

OPERATIVE BANK LTD.  
POST SLIP

Copy 161487  
Date: 19/4/10

OPERATIVE BANK LTD.

168,100/-  
168,100/-

duty paying party

Sign: Sathish  
Apt. B...  
20123805  
For sale

RECEIVED  
only

Co-op. Bank Ltd.  
Authorised Signatory



Monday, April 19, 2010  
3:11:28 PM

Original  
नोंदणी 39 म.  
Regr. 39 M

4/19/2010

### पावती

पावती क्र. : 3738

दिनांक 19/04/2010

गावाचे नाव पी.ए.स.पहाडीगेरेगांव

दस्तऐवजाचा अनुक्रमांक

वदर2 - 03730 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: रविंद्र आल्माराम वागुल

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (60)

1200.00

एकूण

31200.00

आपणास हा दस्त अंदाजे 3:26PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
बोरीवली 1 (मालाड)

बदर उपनगर जिब्ला

बाजार मूल्य: 3709552 रु. मोबदला: 2750000 रु.

भरलेले मुद्रांक शुल्क: 168100 रु.

देयकाचा प्रकार : डीडी/घनाकर्पाद्वारे;  
बँकेचे नाव व पत्ता: एच डी एफ सी ;  
डीडी/घनाकर्प क्रमांक: 006338; रक्कम: 30000 रु.; दिनांक: 19/04/2010

(Rule 5 or 8)

(Rule 19 or 20)

निहाय घट/वाढ  
0 /100

ळाचे मूल्य +

पावतीच्या खुल्या जागेचे मूल्य

+ 0.00 + 0.00 + 0.00 + 0.00  
= 3,709,552.00

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THE COSMOS CO-OPERATIVE BANK LTD.  
FRANKING DEPOSIT SLIP  
ESTD. 1906

Customer Copy  
Branch: Vileparle Date: 19/4/10  
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	168,100/-
Service Charges	Rs.	—
Total	Rs.	168,100/-

Name & Address of Stamp duty paying party

Ravindra. Almaram Bagul. Sathar  
B/303 Siddhivinayak Garden Apt Borivali(E)

Tel. No.: / Mobile No.: 982013805  
Purpose of Transaction: Stamp duty for sale

Cash for Franking Documents  
Rs. 168,100/-

(For Bank's Use only)  
Branch ID: \_\_\_\_\_  
Franking Sr. No.: \_\_\_\_\_

For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No. AAVAT02K298  
Authorized Signatory

H.D.F.C BANK  
(006339)



**AGREEMENT FOR SALE**

**ARTICLES OF AGREEMENT** made at Mumbai this 19<sup>th</sup> day of April in the year Two Thousand Ten, 2010 BETWEEN **M/s. VAISHALI ENTERPRISES**, a Partnership firm (by its partners (1) Mr. Vinod S. Nimbalkar (2) Mr. Hitendra V. Nimbalkar, having its Office at "Vinod", Plot No. 37, L.T.Nagar Road No. 3, Off M. G. Road, Goregaon (West), Mumbai- 400 062, hereinafter called "**the DEVELOPER**" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivors or survivor of them, the heirs, executors and administrators of such last surviving partner his/her/their assigns) of the ONE PART :

**AND**

Mr/Mrs/M/s 1) Ravindra Almaram Bagul. & Rashmi Ravindra Bagul. carrying on business/residing at B/303 Siddhivinayak Garden Apartment, Veer Savarkar Nagar Borivali(E) Mumbai - 400 066. hereinafter collectively

called "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors administrators and permitted assigns) of the OTHER PART.

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Authorized Signatory  
Sanjay A. Oak

For The Cosmos Co-op. Bank Ltd.  
NANDIA  
SARAF  
SARAF

Rs. 0168100/- PB5114  
11:19

One Lacs Sixty Eight Thousand one Hundred and Ninety  
D-5/STP(V)C.R.1004/06/2004/7762-497  
The Cosmos Co-Operative Bank Ltd.  
Vile Parle Branch, Sar Saravali, Mumbai.  
Plot No-45, TFS-1 CTS No 807/A,  
Hannuman Road, Vile Parle (E),  
Mumbai-400 057.  
Special  
APR 19 2010

*(Handwritten initials)*

*(Handwritten initials)*

*(Handwritten signature)*

**WHEREAS:**

i. Mr. BENOY KRISHNA DHAR, (2) Mr. SHYAMA PRASAD DHAR (3) Mrs. BASANA DUTTA (4) Mrs. MANJU DHAR (hereinafter collectively called the Owners) are co-owners and/or otherwise well and sufficiently entitled to all that piece or parcel of land bearing C.T.S. No. 199, Plot No. 92, of Village Pahadi Goregaon, Goregaon (West), Taluka Borivali, admeasuring 450 square meters or thereabouts together with an existing building standing thereon more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property").

ii. By an Agreement dated 3<sup>rd</sup> March, 2007 made between the said Owners therein referred to as "the Owners" of the One Part and the Developer herein therein also referred to as "the Developer" of the Other Part, the former granted development rights in favour of the Developer for constructing a new building comprising of ground floor and six upper floors by demolishing the existing building for the consideration and on the terms and conditions more particularly referred to therein.

iii. The Owners have executed a Power of Attorney dated 3<sup>rd</sup> March 2007 in favour of the partners of the Developer, inter alia authorizing them to do various acts, deeds and things in relation to the construction of the new building.



iv. By a Development Agreement dated 3<sup>rd</sup> March, 2007 made and executed between the Owners, therein called the Owners of the First Part, and the Developers herein and therein called as the Developers of the Second Part and duly registered with the Sub-Registrar of Assurance at Borivali - 4, under Serial No. BDR-10/1553 of 2007 on 3<sup>rd</sup> March, 2007. The said Owners have granted development rights unto and in favour of the Developers to develop the said property with the right to use the available F.S.I of the said property and to load the T.D.R. for the price and upon the terms and conditions therein mentioned.

*[Handwritten signature]*

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**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of land bearing C.T.S.NO.199, Plot No. 92, of Village Pahadi Goregaon, Goregaon (West) Taluka Borivali admeasuring 450 square Meters or thereabouts together with an existing ground floor building standing thereon, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban bounded as follows:

- ON OR TOWARDS EAST: L. T. Road No.5
- ON OR TOWARDS WEST: C.T.S.NO.202
- ON OR TOWARDS NORTH: C.T.S.NO.198
- ON OR TOWARDS SOUTH: C.T.S.NO.200



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective seal and hands the day, month and year first hereinabove written.

SIGNED AND DELIVERED by  
The within named Developer  
**VAISHALI ENTERPRISES**  
by its partners

(1) Mr. Hitendra V. Nimbalkar  
in the presence of .....

*(Handwritten signatures)*

SIGNED AND DELIVERED by  
the within named Purchaser/s

→ *Pravindra A. Bagul.*  
→ *Poojai R. Bagul.*

in the presence of .....

*(Handwritten signatures)*

*(Handwritten signature)*



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THIS L.O.D./C.C IS ISSUED SUBJECT TO THE PROVISION OF URBAN LAND CEILING AND REGULATION ACT 1978

EC-18

346

88

in replying please quote No. and date of this letter.

OFFICE OF THE EX. ENGR. BLDG. PROFL. (W.E) R&P WARD Dt. BABASAHEB AMBEDKAR MARKET BLDG KANDIVALI WEST, MUMBAI-400067.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.B./CE/ 9393 BS/AP of 200 - 200

MORANDUM

Municipal Office.

Mumbai ..... 200

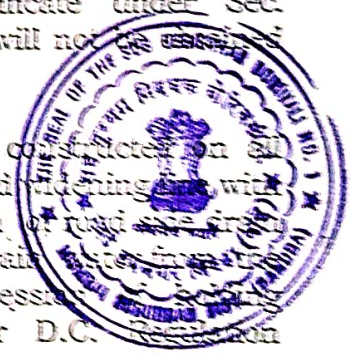
- 5 MAY 2007

G.A. Owner - V.S. Nimbalkar & H.V. Nimbalkar

With reference to your Notice, letter No. 337 590 dated 26/5/2007 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and of your buildings at Prop. bldg. on plot bearing GTS No. 199 of village Panadi, Goregaon at Goregaon (W) under your letter, dated 200. I have to inform you that I cannot approval of the building work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK/BEFORE PLINTH C.C.

1. That the Commencement Certificate under Sec. 44/69(I)(a) of the M.R.T.P.Act will not be issued before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening with foundation below level of bottom of road without obstructing the flow of rain water to adjoining holding to prove possession before starting the work as per D.C. No. 38(27).
3. That the low lying plot will not be filled upto a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.



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2007

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ 9393 /BP(WS)/AP/MSK

13 JAN 2008

COMMENCEMENT CERTIFICATE

r. Vinod Nimbalkar &  
rs. Hitendra Nimbalkar  
C.A. to Owners

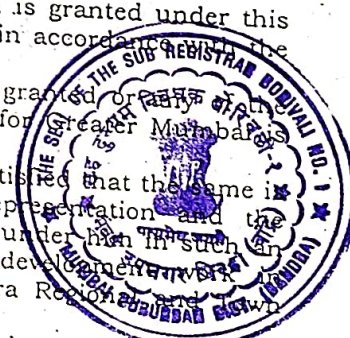
OFFICE OF THE  
EX. ENGR BLDO. PROPL. (W.S.) R & P. WARD  
Dr. BABASAHEB AMBEDKAR MARKET BLDO  
CANDIVALI WEST, MUMBAI-400 067.

With reference to your application No. 6590 dated 26.03.07 for development Permission and grant of Commencement Certificate under Section 45 & 49 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of building

T.S. No. 199  
premises at Street 5th Cross Road, M.G. Road  
Village Pahadi Goregaon Plot No. -  
located at Goregaon (West) Ward P/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai are contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant by on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri V.H. Patil Executive Engineer to exercise his power and functions of the planning Authority under the said Act.

TRUE COPY  
MAGDUM Architect  
OWNED ARCHITECTS

TRUE COPY  
MAGDUM Architect  
OWNED ARCHITECTS

This C.C. is restricted for work up to Plinth level only.

For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

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Signature of Executive Engineer

Executive Engineer, Building Proposal (W. S.)  
K/W & 'P' Wards

FOR  
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CHE/9393 (S.P. (W.S.) A.P.

OFFICE OF THE  
EX. ENGR. BLDG. PROPL. WORKS & P. WARD  
Dr. BABASAHEB AMBEDKAR MARKET BLDG  
KANDIVALI/WEST, MUMBAI-400 067.

This C.C. is now valid & further extended for Ground  
& 2 upper floors only as per approved plan dtd 5.5.2007.

14 FEB 2008

*(Signature)*

EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S) P & K/W WARD

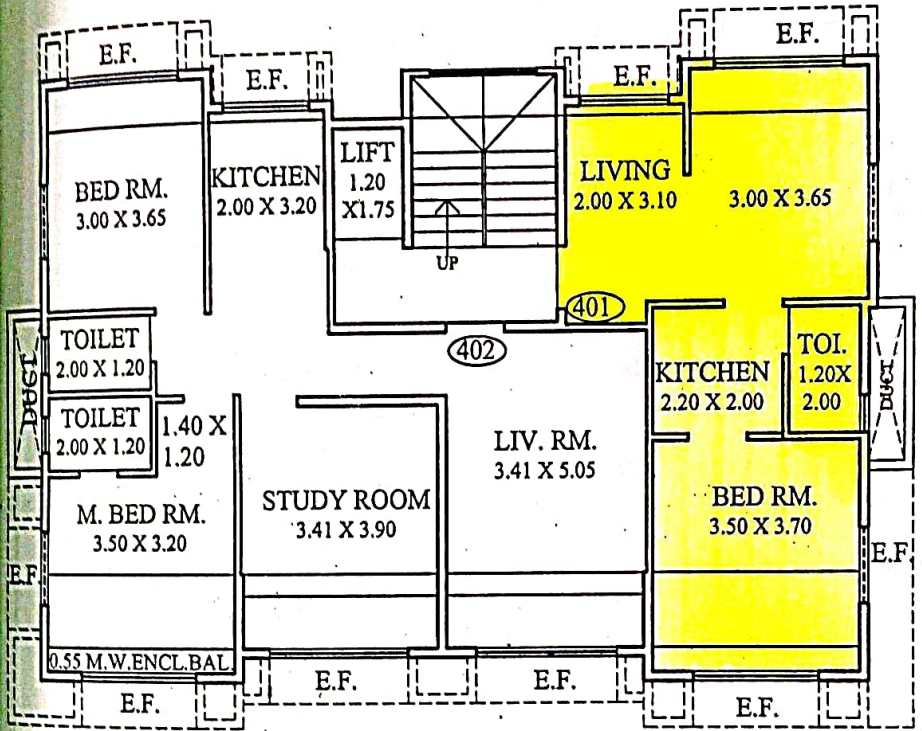
CERTIFIED TRUE COPY  
*(Signature)*  
SUNIL MAGDUM Architect  
REENOWNED ARCHITECTS

CERTIFIED TRUE COPY  
*(Signature)*  
SUNIL MAGDUM Architect  
REENOWNED ARCHITECTS



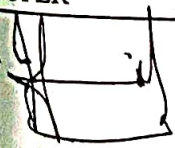
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FLOOR	FOURTH
FLAT NO.	401
AREA	540



4TH FLOOR PLAN



DEVELOPER	PROJECT	ARCHITECT
 DEVELOPER ENTERPRISES	"JATIN .PROBHA" ON PROPOSED BUILDING ON PROPERTY BEARING C.T.S. NO. 199, OF VILLAGE - PAHADI GOREGAON, AT ROAD NO. 5, LOKMANYA TILAK NAGAR, GOREGAON- (WEST), MUMBAI - 400095	<b>REENOWNED ARCHITECTS</b> ARCHITECTS-INTERIOR DESIGNERS- VALUERS B-207, ROLEX SHOPPING CENTER, STATION ROAD, GOREGAON - (WEST), MUMBAI-400062 ☎ + 91 22 2878 1838, + 91 98203 65577 EMAIL : reenowned_architects@rediffmail.com



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