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पावती क्र.: 1449

ाागचे नाव

दिनांक 02/03/2009

दल्तऐवजाचा अनुक्रमाक

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दरता ऐवजाचा प्रकार

सादर करणाराचे नाव:सुरेद्रबहादूर के सिंह - -

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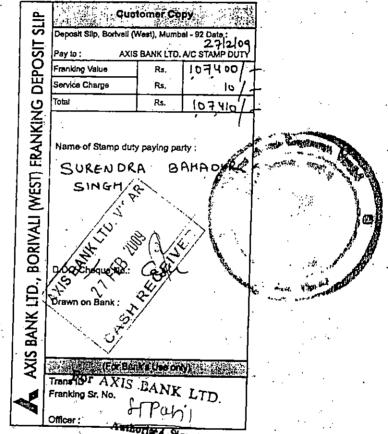
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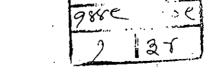
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In Words:



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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, in the Christian year Two Thousand



For AXIS LAP

AXIS HANK L TD.

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BETWEEN: M/S. BALAJI CONSTRUCTION, a Partnership Firm, duly registered under Indian Partnership Act, 1932, having its office at Shop No.1, Shanta Niketan, Raja Chhatrapati Shivaji Marg, Virar (West), Taluka Vasai, District Thane, hereinafter called "THE BUILDERS" (which expressions shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the partners) of the FIRST PART.

AND

SHRI/SMT. SURENDRA BAHADUR K. SINGH 4

MRS. MUNNI SURENDRA SINGH

residing at A-603, Gokul Height, Agaswal Gorden

Phase -I, Gokul Township, Visas (West) - 401 303

hereinafter called "THE PURCHASER/S" (which expression shall unless!) to be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS:

- a) M/s. Ameya Builders And Property Developers are the owners of N.A. land bearing Survey No. 343, admeasuring 34470 square metres, assessed at Rs.689.40 Paise, Survey No. 344, admeasuring 27700 square metres, assessed at Rs.554.00 Paise, Survey No. 345, admeasuring 26860 square metres, assessed at Rs.337.20 Paise, lying, being and situated at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II (Virar).
- b) The said land bearing Survey No. 343, 344 and 345 has been amalgamated and converted into Non Agricultural land by the Office of Collector, Thane vide its order bearing No. REV/K-1/I 3/NAP/SR-109/2002, dated 21/01/2003.
- c) The Commencement Certificate for the proposed lay out is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VV 17 CC/BP-2762/W/4491, pated 27/02/2003.
- d) The Commencement Catificate for the propose Residential Building Type A & A-1 is granted by the City of multi-vevelopment Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4492, dated 27/02/2003.

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The Commencement Certificate for the proposed Residential Building

B is granted by the City And Industrial Development Corporation of

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Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4493, dated 27/02/2003.

- f) The Commencement Certificate for the proposed Residential Building Type C is granted by the City And Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4494, dated 27/02/2003.
- g) The Commencement Certificate for the proposed Residential Building Type D is granted by the City And Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4495, idated 27/02/2003.
- h) The Commencement Certificate for the proposed Residential Bungalows is granted by the City And Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4496, dated 27/02/2003.
- i) The amended order for approval of plan have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/8P-2762/W/1396, dated 06/10/2003.
- j) The amended order for approval of plan for residential building/s have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1397, dated 06/10/2003.
- k) The amended order for approval of plan for layout have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1584, dated 31/10/2003.
- The amended order for approval of plain for residential with shopline Building Type "A" to "F" & Residential Buildings Type 1. K have been obtained from CIDCO vide its grader to. CIDCO/VVSR/4W/BP-27.62/W/1585, dated 31/10/2003.
- m) The Commencement Certificate for the proposed School Building is granted by the City and Industrial Development Corporation Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/1589 ated 31/10/2003.
- n) The amended order for approval of plan for residential with shopline Building F3, F4, F5 & F6 & Residential Buildings No. H1, H2 & G1 have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/. W/1792, dated 01/12/2003.

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- o) The amended order for approval of plan have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1234, dated 07/02/2005.
- p) The amended order for approval of plan for the proposed Residential / Residential with Shopline Buildings have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/619, dated 09/05/2006.
- q) By an Development Agreement dated 12th May 2006, entered into between M/s. AMEYA BUILDERS AND PROPERTY DEVELOPERS (therein called "The Owners") of the First Part and M/s. BALAJI CONSTRUCTION (therein called "The Developers"), of the Second Part and hereinafter called "the Builders," the said M/s. Ameya Builders and Property Developers have agreed to grant the development right in respect of land admeasuring 4100 square metres approximately and utilise the F.S.I. of Building Nos! 11 & 12 (Lily), admeasuring 100007 square feet (Built up area) together with all balconies and staircases area approved by the CIDCO to M/s. BALAJI CONSTRUCTION, on the terms & conditions mentioned in the said agreement.
- r) The Owners have executed a Power of Attorney in favour of M/s. BALAJI CONSTRUCTION with a right to develop the same.
- s). The aforesaid owners have given peaceful and vacant possession of the land to the extend of the said F.S.I. to construct the building/s thereon.
- t) M/s. BALAJI CONSTRUCTION are constructing the Bullding Nos. 11 & 12 known as "LILY" in the complex known as "Agarwal's Heritage" in the scheme known as "YASHWANT NAGAR" on the part of the said land.
- u) The Builders are entering into several agreement similar to this agreement with several parties who may agree to take acquire premises on ownership basis except and subject to such modifications as may be necessary or considerable desirable or proper by the builder, with a view ultimately that the Purchaser/s of the various premises alongwith occupants of the other premises shall form a co-operative Housing premises alongwith occupants of the other premises shall form a co-operative Housing Society or Limited Company and the said plot of land together with the building/s thereon will be conveyed as herein provided.
- v) The Purchaser/s has/have demanded from the Builders for inspection of the aforesaid building/s plans, specifications of and other documents referred to above including the agreement and such inspection has been duly given to and taken by the Purchaser/s. The durchaser/s has/have also satisfied himself/herself/themselves about the same.

w) The Builders have engaged the service of Mr. Abhay Damodar Raut as a Architect and the Builders accepts the professional supervision of the Architect till the completion of the building/s.

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x) The Flat Purchaser/s demanded from the Builders and the Builders have given inspection to the Flat Purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared by the Builders Architect and Structural Engineers and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred to as "The Said Act") and the rules made thereunder, such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.

y) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in Rule 4 of the Maharashtra Ownership Mac Rules 1964, as demanded by the Purchaser/s.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The Builders shall construct the said building/s on the said plot of land more particularly described in schedule 'A' hereinunder written in accordance with the plans, designs, specifications approved by the concerned, local authority with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them.

The Flat Purchaser/s hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Flat Purchaser/s One Flat bearing No. Clol admeasuring 57=00 square metres (Carpet area) on Fuel floor, in C. Wing, as shown in Building plan thereof hereto annexed and marked annexure. In Building 12 known as "LILY" in the complex known as "AGARWAL'S HERITAGE" in the scheme knows as "YASHWANT NAGAR" (hereinafter referred to as "The Flat") for the price of Rs. 208000 / Rupees Tuesdy Lacks Eighly Thomas Only including price of the common area and acilities appurtenanto the premises, the nature, extent and description of the common facilities which are more particularly described in the Schedule "B" hereunder written.

3,	The said consideration of Rs. 2080000 /- (Rupees Tuesty Lath
	Eighty Thousand Only - only)
·	shall be payable in the following manner.

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a) Rs5/000 /-	on booking of the Flat.
b) Rs. <u>2000</u> /-	on or before completion of plinth.
c) Rs. 1829000 /-	on or before completion of 1st slab.
d) Rs :/-	on or before completion of 2nd slab.
e) Rs/-	on or before completion of 3rd slab. \mathcal{C}'
f) Rs/-	on or before completion of 4th slab.
g) Rs/-	on or before completion of 5th slab.
h) Rs/-	on or before completion of 6th slab.
i) Rs/-	on or before complection of 7th slab.
j) Rs/-	on or before complection of 8th slab.
k) Rs/-	on or before completion of brick work
I) Rs/	on or before completion of Plaster. (Internal & External)
m)Rs/-	on or before completion of Flooring and Plumbing.
n) Rs/-	remaining before the possession of the Said Flat.

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- 4. The Builders hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may flave been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall obtain from the concerned local authority occupation and/or completion certification respect of the Flat.
- 5. The Flat Purchaser/s agrees to pay to the Builders interest at Eighteen percent per annum on all the amounts which become due and payable by the Flat Purchaser/s to the Builders under the terms of this agreement from the date of the said amount is payable by the Flat urchaser/s to the Builders.
- On the Flat Purchaser/s committing default in payment on due date of any amount due and payable by the Flat Purchaser/s to the Builders under this agreement (including his/her/their proportionate share of taxes levied

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ider vied by concerned local authority and other outgoing) and on the Flat Purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their own option to terminate this agreement:

PROVIDED always that the power of termination herein before contained shall not be exercised by the Builders unless and until the Builders shall have given to the Flat Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and in case, the Flat Purchaser/s fails to remedy such breach or breaches within 15 days from the date of giving such notice, the Flat Purchaser/s shall lose all his right, title & interest in the said flat & this agreement shall automatically stand cancelled without giving any further notice or correspondence to the Flat Purchaser/s.

Upon cancellation of the said agreement as aforesaid, the Builders shall refund to the Flat Purchaser/s the instalments of Sale Price of the flat, which may till have been paid by the Flat Purchaser/s to the Builders but the Builders shall not be liable to pay to the Flat Purhcaser/s any interest on the amount so refunded and upon termation of this agreement, the Builders shall be at liberty to dispose off and sell the flat to such person and at such price as the Builders may in their absolute discretion think fit.

The fixtures, fittings and amenities to be provided by the Builders in the premises and the said building are those that are ser out in Schedule D hereunder written.

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interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator.

PROVIDED that the Builders shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if, the completion of buildings in which that Flat is to be situated is delayed on account of:

i) Non - Availability of steel, cement, other buildings material, water or electric supply.

ii) War, civil Commotion or act of God.

iii) Any notice, order rule, notification of the Government a public or competent authority.

The Flat Purchaser/s shall take possession of the Flat within seven days of the Builders giving notice to the Flat Purchaser/s intimating that the said Flat is ready for use and occupation.

10. The Flat Purchaser/s shall use the Flat or any part therof or permit the same to be used only for purpose of RESIDENCE.

The Flat Purchaser/s alongwith other purchaser/s of Flats in the buildings shall join in forming and registering the society/societies or a limited company to be known by the name as LILY (AGARWAL'S HERITAGE) CO-OPERATIVE HOUSING SOCIETY LTD., The Flat Purchaser/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society/societies or limited company and for becoming a member, including the bye - laws of the proposed society and full fill and sign and returns to the suilders within seven days of the same being forwarded by the Builders to met Flat Purchaser/s. So as to enable Builders to register the organisation of the Flat Purchaser/s under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the promotion of Construction, Sale, Managanent and Transfer), Rutes, 464. No objection shall be taken by the Flat Pukhaser/s, frany changes or modifications are made in draft bye - laws or the Methoganduring for Articles of Association, as may be required by the registrar of Co-Operative Societies or the Registrar of Companies, as the case may be, or any other competent authority. The Builders shall have right to form one or more societies for convenience.

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Commencing a week after the Builder inform to the Flat Purchaser/s that 12) the Flat is ready for use, the Flat Purchaser/s shall Le liable to bear and pay the outgoings in respect of the said land and building/s namely local taxes, betterment charges or such other levis by the concern local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other experses necessary and incidental to the management and maintenance of the said land and building/s. Until the society/limited company is formed and building transferred to it, the Flat Purchaser/s'shall pay to the Builders such share of outgoings as may be determined. The Flat Purchaser/s shall pay to the Builders initially provisional monthly contribution of Rs. 800 month towards the outgoings, which shall be revised by the Builders from time to time and payment of any such increase in intitial contribution shall not be with held by the Flat Purchaser/s for any reason whatsoever. The Flat Purchaser/s undertakes to pay such provisional monthly contribution and such share of outgoings in advance of 12 months before the possession of the said Flat and thereafter regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

The Flat Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Builders the following amounts:-

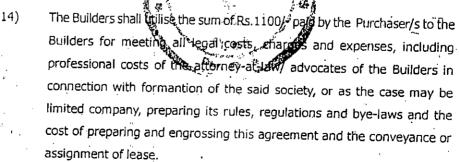
i) Rs. 250/- for legal charges.

ii) Rs. 350/- for share money, application entrance fee of the society or limited company.

iii) Rs. 500/- for formation and registration of the society or limited company.

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At the time of registration, the Flat Purchaser/s shall pay to the Builders the Flat purchaser's share of stamp duty and registration charges parable, if any, by the said society/societies or limited company on the conveyance or lease or any documents or instrument of transfer in respect of the said land and the building/s to be executed in favour of the society/societies or limited company.

- The Flat Purchaser/s himself/herself/themselves with intention to bring all persons into whatsoever hands the Flat may come, doth hereby covenant with the Builders as follows:
 - a) To maintain the Flat, at Flat purchaser's own costs any good tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffered to be done anything in or to the building/s in which the Flat is situated, staircase or any passages which may be against the rule, regulations or bye-laws or concerned local or any other authority or change/alter to make addition in or to the building/s in which the Flat is situated the Flat itself or any part thereof.
 - b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the building/s in which the Flat is situated or storing of which good is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building/s in which Flat is situated, including entrances of the building/s in which the Flat is situated and in case any damage is caused to the building/s in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the sansequences of the breach.
 - c) To carry at his/her/their own, cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by he Builders to the Flat Purchaser/s and shall not do or suffering to be done any using in or to the building/s in which the Flat is situated or the Flat. which may give the use and regulations and byelaws of the concerned local authority or other part authority and in the event of the Flat Purchaser/s committing any act the contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Flat or any part

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thereof, nor at any time make or cause to be made any addition or alteration of whatsover nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building/s in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the building/s in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or it.C.C. pardis or other structural members in the Flat without the prior written permission of the Builders and/or the society/societies or limited company.

- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building/s in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building/s in which the Flat is situated.
- g) Pay to the Builders within seven days of demand by the Builders, their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building/s in which the Flat is situated.
- h) To bear and pay increase in local taxes, water charges, instance and such other levys, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Flat Purchaser/s viz user for any purposes other than for residential purpose.
- i) The Flat Purchaser's shall not let, sub-let, transfer, assign or part with Flat purchaser's interest or benefit factor of this agreement or part with the possession of the Flat until all the dues parable by the Flat Purchaser's to the Builders under this agreement are fully paid up and only if the Flat Purchaser's had not been guilty or breach of or non-observance of any of the terms and conditions of this agreement and until the Flat Purchaser's has/have intimated in writing to the Builders.
- j) The Flat Purchaser/s shall observe and perform all the rules and regulations which the society/societies or the limited company may adopt at its inceptions and the additions, alterations or amendments thereof that may

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be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the said building/s Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat Purchaser/s shall also observe and perfrom all the stipulation and condition laid down by the society/societies/limited company regarding the occupation and use of the Flat in the building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

- k) Till a conveyance of building/s in which Flat is situated is executed the Flat Purchaser/s shall permit the Builders and their surveyors and agents, with or without workmen and orhers, at all reasonable times, to enter into and uopn the said land and building/s or any part thereof to view and examine the state and condition thereof.
- The Builders shall maintain a separate account in respect of sums received by the Builders from the Flat Purchaser/s as advance or deposits, sums received on account of the share capital for the promotion of the cooperative society or a company or towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which he has been received.
- Nothing contained in this agreement is intended to be for sharp of construed as a grant, demise or assignment in law of the said Flats or of the said plot of land and building/s or any part thereof. The Flat Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc., will remain the property of the Builder until the said land and building/s is transferred to the society/ societies/limited company as hereinbefore mentioned.
- Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the Flat Purchaser/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this agreement by Flat Purchaser/s or shall the same in any manner prejudice the right of the Builders.
- 20) The Flat Purchaser/s and/or the Builders shall present this agreement as well as the conveyance/assignment of lease at the proper registration office for registration within the time limit prescribed by the registration act and the Builders will attend such office and admit execution thereof.

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ording the orthe Flat in the part terms and e same in

eement as egistration registration All notices to be served on the Flat Purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent, to the Flat Purchaser/s, by registered post A.D./Under Certificate of posting at his/her/their address specified below:-

VIZ: A-603, Gokul Height, Agaqual Garden Phase - I, Gokul Township, Visas (West)-401303.

IT IS AGREED BETWEEN the Builders and Purchaser/s that in case any additional F. S. I. is granted or construction of additional floor or floors is allowed then the Builders are entitled to construct, dispose and sell of the said additional F.S.I. / Construction and the Builders shall have exclusive right to construct, Sale & realize the said additional construction / F.S.I. mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of Co-Operative Housing society/societies shall be incorporated.

It is agreed that the Builders shall be entitled, without affecting the rights of the Purchaser/s to the said premises including the area thereof, to revise the plans in respect of the said building/s or layout and to utilise the total F. S. I. or any additional F.S.I. and the development rights available in respect of the said property by suitably modifying the plans in respect of the said layout as the Builders may desire and the Purchaser/s hereby irrevocably consents to the right of the Builders to revise and Thirdify plans in respect of the said layout from time to time

In the event of any society/societies being formed and registered before the sale and disposal by the Builders of all the premises, the powers and the authority of the society/societies or limited tempany or Condominium of Apartment so formed or the Purchaser/s and other holders of the premises shall be subject to the over all authority and control of the Builders in respect of all the matters concerning the said building/s and in particular the Builders shall have absolute authority and control as regards the unsold premises and the disposal the of APOVICED AS ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the said society/societies and/or Limited Company or Condominium of Apartment being formed earlier than the Builders dealing with or disposing of the said building/s on the said property then and in that event any allottee or Purchaser/s of premises from the Builders shall be admitted to such co-operative society/societies, limited company of Condominium of Apartment on being called

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upon by the Builders without payment of any premium or any additional charges save and except Rs. 250/- for the share money and Rs. 100/- entrance fee and such allottee Purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such co-operative society/societies, limited company or Condominium or Apartment as the case may be.

- The Purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the Builders to the Government or City and Industrial Development Corporation or Grampanchayat or municipality or to any other public body in respect of the said property, the same shall be reimbursed by the Purchaser/s in proportion to the area of his/her/their Flat.
- The Purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Bolinj Grampanchayat/Municipality or the State Government or CIDCO or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a similar nature becoming payable by the Builders the same shall be paid by the Purchaser/s to the Builders in proportion to the area of the said premises and in determining such amount, the discretion of the Builders shall be conclusive and binding upon the Purchaser/s.
- The Purchaser/s shall not decorate the exterior of the said premises otherwise that in a manner agreed to with the Buildes that this agreement.
- The Purchaser/s shall, at no time, demand partition of his/her their interesting the said building and of the said property and/or the said Flat.
- 29) Until the execution of the Conveyance heavy of the organisation of the Purchasers, the Builders shall be entitled to purtip hoarding/s on the said property or on the said building or buildings to be constructed on the said property and the said hoarding/s may be illuminated or may comprise of neon signs and for the purpose, the Builders are fully authorised to allow temporary or permanent construction or erections and installations either on the exterior of the said building organistic the said property and the Purchaser/s agree/s not to object or raise any dispute in respect of the same.
- Pursuant to the Group Housing Scheme developed by the owners, all the Developers, including the Builders herein in the said entire scheme to be known and described as "YASHWANT NAGAR" will form their respective

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operative housing societies will form a Federal cooperative society, for the purpose of managing day to day management of entire property by looking after maintenance of internal road, gardens, sewage line, pipe line etc. and the Federal Cooperative Society shall be handed over all the common facilities & amenities in respect of said layour. The owners may execute the conveyance in favour of the said Federal Society/ Individual Society in respect of the said land in the layout and individual society shall not have any objection for the same. Each society shall bear the expenses for formation and registration of Federal Society.

- The Builders shall have absolute right on the stilt area and the common space in the said building and the Flat Purchaser/s shall not claim any right, title and interest in the said stilt and common space area.
- The stamp duty and registration charges (and all penalties, fines, levies and impositions thereof) whatsoever of and incidental to this agreement and of the Conveyance and other writings to be executed in pursuance hereof shall be borne and paid by the Purchaser/s alone. It is mutually agreed and understood by and between the Builders and the Purchaser/s that the Purchaser/s shall stamp this Agreement as required in law at their own risks and costs and shall immediately after the execution or agreement, lodge the stamped copy of the Agreement handed over by the Builders to the Purchaser/s for registration with the concerned Subregistrar of Assurance and inform the Builders about the number under which and day on which the same has been lodged for registration alongwith a xerox copy of the lodgement receipt to enable the Builders or Power of Attorney Holder, within a reasonable time thereafter, to attend the office of the said Sub-Registrar of Assurance and admit execution thereof.
- The Flat Purchaser/s shall be liable to pay the service tax or any other tax, if applicable on purchasing the Flat to be imposed by the Central and/or State Government or any other isovernment body at their own cost and expenses.
- This agreement shall always be subject to the provision of Maharashtra co-operative societies Act, 1960 with rules made thereunder and also The Maharashtra Ownership Flats (Regulation of the promotions of construction, sale, Management and Transfer) Act, 1963.
- The Courts of Vasai, Palghar and Thane will have exclusive jurisdiction in the matter.

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<u>SCHEDULE 'A'</u>

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of N.A. land admeasuring 4100 square metres. Out of Survey No. 343, admeasuring 34470 square metres, Survey No. 344, admeasuring 27700 square metres, Survey No. 345, admeasuring 26860 square metres, lying, being and situated at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II (Virar).

SCHEDULE 'B'

THE SCHEDULE ABOVE REFERRED TO FLAT

Flat No. CIOI on Free floor, in C wing
admeasuring 57 00 square metres (Carpet area) in the building No.
12- known as "LILY" in the complex known as "AGARWAL'S HERITAGE"
in the scheme known as "YASHWANT NAGAR" constructed on N.A. Land
admeasuring 4100 sq. meter out of S.No. 343 admeasuring 34470 square metres,
Survey No. 344, admeasuring 27700 square metres, Survey No. 345, admeasuring
26860 square metres, lying, being and situate at Village Boling, Taluka Yasai,
District Thane, within the area of Sub-Registrar Vasai No. II (Virgr).

SCHEDULE 'C'

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No. 343, admeasuring 34470 square metres, assessed at Rs. 589.40 Paíse, Survey No. 344, admeasuring 27700 square metres, assessed at Rs. 554.00 Paíse, Survey No. 345, admeasuring 26860 square metres, assessed at Rs. 337.20 Paíse, lying, being and situated at Village Bolini, Taluka, Vasai, District Thane, within the area of Sub-Registrar Vasai No. II (Virar) belonging to M/s. Ameya Builders And Property Developers and the title thereof is clear, marketable, and without any encumbrances.

By a Development Agreement dated 12th May 2006, entered into by and between M/s. AMBYA BUILDERS & PROPERTY DEVELOPERS (therein called "The Owners") of the First Part and M/s. BALAJI CONSTRUCTION (therein called "The Developers") of the Second Part, and here after called "The Builders", the said M/s. Ameya Builders & Property Developers have agreed to grant the development right in respect of land admeasuring 4100 square metres approximately and utilise the F.S.I. of Buildings Nos. 11 & 12 (Lily), admeasuring 100007 square feet (Built up area) together with all balconies and staircases area approved by the CIDCO to M/s. BALAJI CONSTRUCTION, on the terms & conditions mentioned in the said agreement.

Direct St. more

N.B. DESHMUKH & CO.

(ADVOCATE)

SCHEDULE 'D'

LIST OF AMENITIES

- 1) Designer Kitchen trolley with kitchen cabinet.
- 2) Flooring in full flat.
- 3) POP ceiling in Living Room.
- 4) Concealed Plumbing.
- 5) One Water Tank.
- 6) Wash Basin.
- 7) Flush Tank in W.C.
- 8) Full dado tiles in bath and W.C.
- 9) Electric wiring with sufficient points.
- 10) Attractive main door with attractive fittings for safety.
- 11) Aluminium sliding windows with Marble frame.
- 12) Granite kitchen platform with 4' dado tiles above kitchen platform wall.
- 13) Acrylic Distemper Paint in all the rooms.

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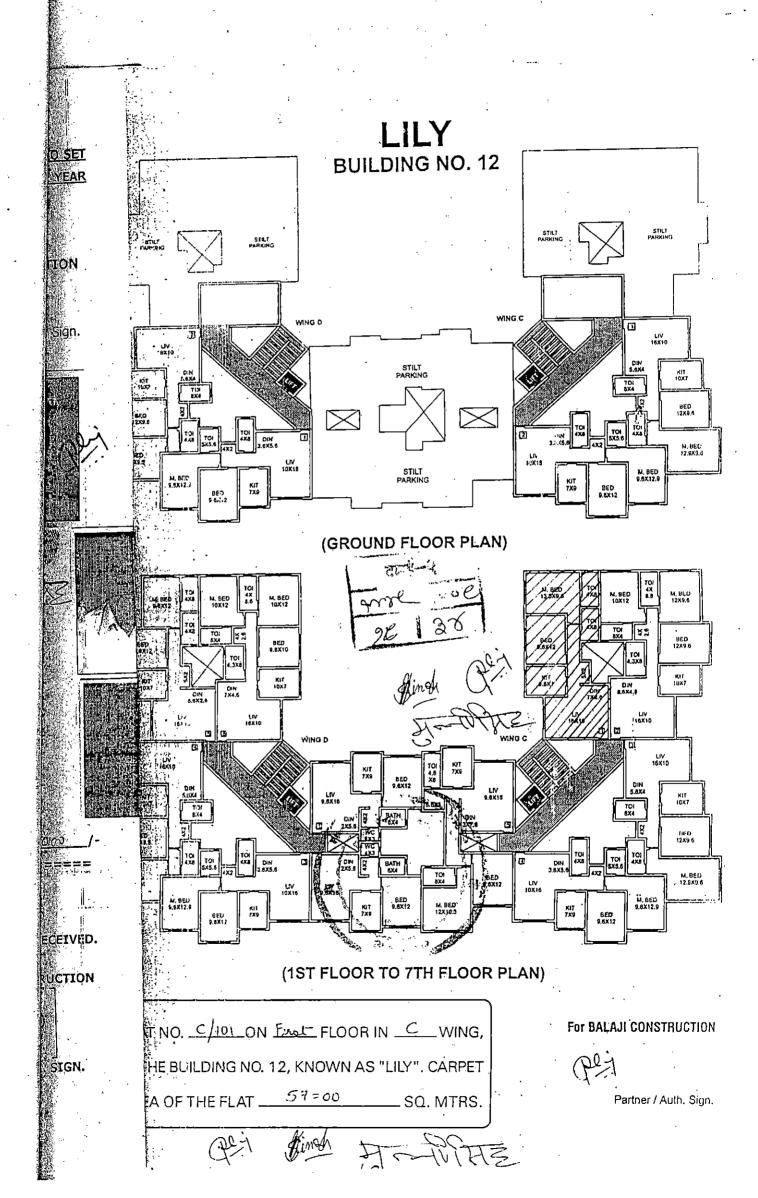
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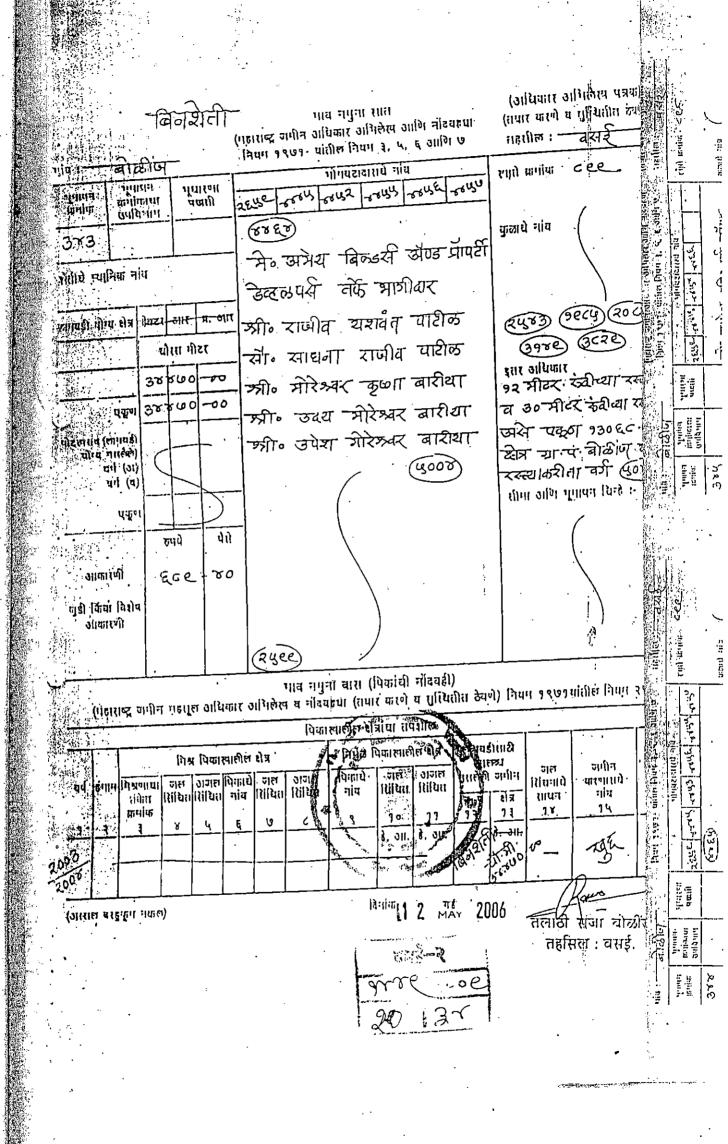
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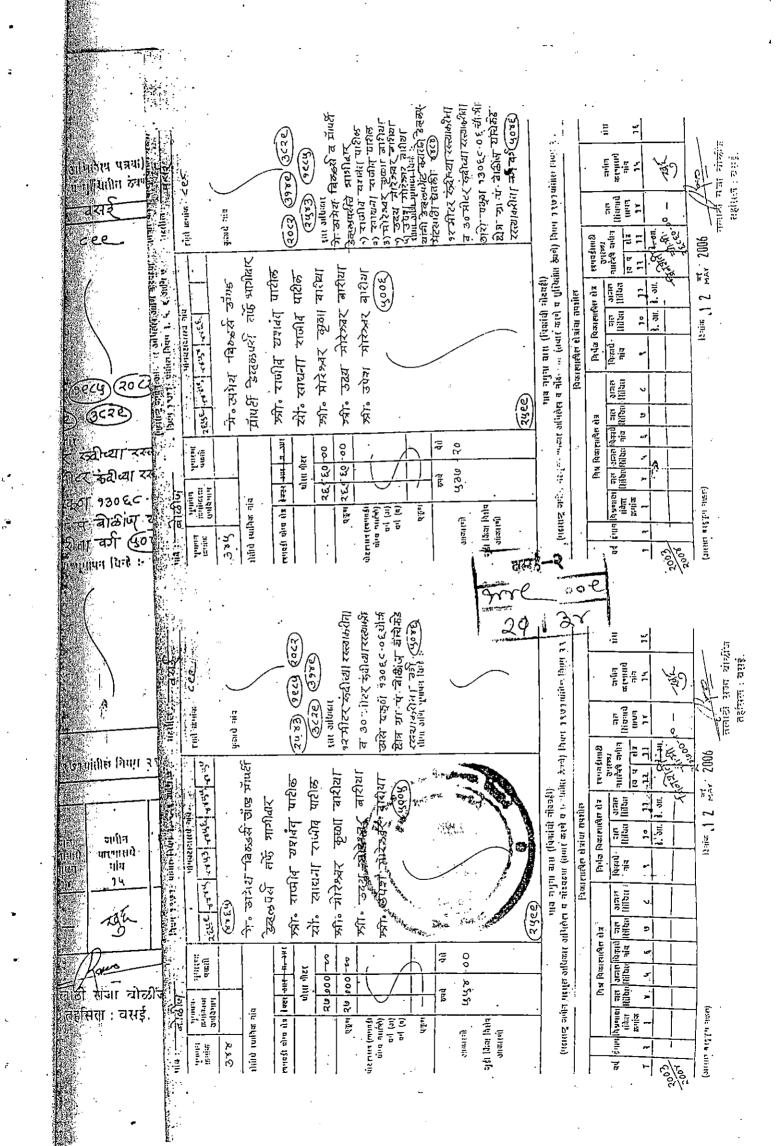


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ाजिल्लानिकारी जापतिष जुन Rais 29 (2,7300) थी मोहन मारदीशिष देशमृत्र कर्ता न धारी कुळापूक्रत्यास्थारक थी. मीरिशर कृष्णा पारीधा II. fatte ni. and Band uru, and ib. 14/10/2009

ம்வான் பிழக்கி/ अगो.सीना, सिरमो धाई यांचा जिन्नोतीसाठी नाहास्त टाग्रजा ביייו/נו/גו הואשן איזר/בישא/איניוןיה/הערונוין/הערט/אורשוןשולש

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धाम पंचायत घोठील गांचे पदील राजता पत्र फ.७४७/२००३/२००३ हि.१४/१७/२००३ T.6.4 10/1001/1001 R.14/10/1001

મમંવાદન માદ્યેવ અનોવવારિક ઘંદમે જ્ઞવાંત મામાત્ર/ક્શ-૪/ટેન્૧/માં/ક્રાંગિ-૧૦૧/૨૦૦૨ \$71 c/1/3001

इक्द्रीत कार्यातमा दि. २३/१३/२००२ रोजीये दैभिक भगायार या गृत्तप्रात प्रसिद्ध अजीदार वांनी दिलेले हमीवत हि. ४/१/२००३ च हि.१३/१/२००३

मोना भाक्षामा

क्वा अर्थी, भी मोहन गालां।गब देशगुळ वगी २ वांचे मुळ्जाुळात्यारका शी, मोरेगर

क्षेत्रीय हुए विकाश एक रोम, १४४ व १४५ मधील जभीनीतील होत ८९०३०-०० थी.मा. आगेधा अधीय सेंग अधी, या क्यावाचान हि. ३३/१३/२००२ रोनीचे देनिक मुन्या अधिमान्यस्तित्वाता. गाई जि.स.चे वांनी वाणे जिल्ह्यातील वार्ध तालुववाति भोजे रिवासु या चिनारतीनकी प्रविद्धाय वापर करण्याची परवात्रा। मिळण्या घावा अर्ज केलेला आहे.

संगानार या गुरावशत जाहितों दिहीती होती.य त्यायर मुदातीत कोणतीही हरक्ता/तज्ञार धा ाता जायहिमात्म्वादेतात् जभीत्र महभूत अधिनिषम १९६६ चे वत्ता ४४ कापीलवास प्राप्त शालेली गार्ही

भू सी. जयश्री मोहन देशमुख ३) भी. मोहन मार्ल्जाराव) मुच्हें में. ४०० ०६३ यांतर ता.यतह मधील मीओ १४': मधील दीत्र ८९०३०-०० ची.मी. दीत्रा वैक्षी -८८ घी.मी. शैत्राची रहिवास था विगरगेतकी प्रयोजनाये अनुमा (पापीशात) देण्यांत मेत अभूग मिड्डपी कडील मंगुर दु अधिकारांचा वापर करून उया जिल्हायियारी बाहारे, रीजावर चांधकाम आनुत्रीय नाही. ्रात्त्र हेत्या जायह जाता अध्यात अधि अन्यये त्यांच्यांच्छे सिहित करण्यात अभि गणव (एच.प.एक.) ग. मार्गिणांज् प्रांता १) और महिन मास्त्रारात द्वानीय पुर्जीज पेगील म.नं. ३५३, ग्लोस् फनात अस्तिते

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ररुध-८। ची.मी. २०२४-५६ ची.मी.

३) डी वो सी वे आरस्पा कार्तात क्षेत्र र) १२ मी. डी वी गोड क्यालीत होत्र THE PER PARTY

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है। परचनमां अभिषय त्यावातीत केतेते निषम धांना अधिन वेशून देष्यांत आसेती

देखांत आहो मुगान, तुप मध्यत्र नाथ प्रदेश क्या पाहिने. आणि त्याने अशे द्वारा मान्त्र अन्य योष्कासचा उपयोग अस असंसीचा ज्या प्रयोजनायी अर्थांग करण्योग परयानगी अनुमामकी व्यक्रीने (मंदीने) अभा मधीनीया षावर व त्यावरीत कुमारताच्या आणि किया

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मित्झांपिकारि अणे पाणाज्यम नाम अधीया अधारा नेथी परवाल्यी मिल्यिनीयण anita fani filar almain, film batt beit genen ger alutale gurand मनी क्रमानी देशन्य मुन्निमंत्रम्युत् अच्य भूतंत्राची क्रिया साथ ने ब्रोफोडी वापर काता कामा न्ये, क्ष्मारवीक्या कावरायस्त जीन्दीचा जावर वाविष्णांत ग्रेइत-

उपमूज्य वनण्या वावत मंत्रुरी मिळाली असंस का उपमूखंडाची आणक्षी पीट विभागणी

करता कामा नथ.

जियाम क्टून प्रशा मूखंडाची मोजनो व खांचे सीलंकन फरून ही जनान था आर्रमाच्या तारते पासून एक पर्वाच्या आंत मंत्रुर आराक्ष्यवा प्रमाणेच काहेकीएणी विक्तीत देकी अनुनामाही स्मन्तीने (अ) फ्रिह्मफिकाहि च नव्यचलिका/ प्रानच्चायत प्राधिकाण यांचे मामान होईस असा सीवी असा नेमीवीत एस्ने महारे क्योर बाह्य अर्थन (ए) मुमामन वाहिते, आणि अशा रीतीये ती जमीत विक्रित केली जाई चर्रत त्या जगीनीथी फोलावाड़ी तितीने फिन्हेषाट सावता फन्मा नथे.

अनुजागाही व्ययामि असा भूखंड फिकाययण असेल क्रिया खांनी हुता ब्रमारे जिल्हेगड नगुर वेन्तेत्या शतीये पातन कहनच विक्रणे फिका अभा शतीनुसारच त्याची अन्य प्रकार भिन्देगत सावणे आणि त्यांचे निष्मारित वेद्योत्या पित्रेग्रात तता धाम उत्तीय काणे है तावायची असेत तर अरार अनुत्रावाही व्यक्तीने तो भूखंड ्य आदेशात आणि मनदीषध त्यांचे क्लीय आगेत.

पा भीवत जोदरीस्या शिडकीने मंजूर पेलेखा स्थल आगम्ब्रधात आणि जिया इपार्गाच्या नियान निर्देष्ट केन्या प्रमान इत्रयम जीते शिमपर कायमान परन्या वित्रवी ही परवाना देण्यांत अलीती आहे. सदर मूचहातील नकाशाल दर्शियत्या प्रशाणीय उधीरत होत्र थिना पांचकाम मोक्टो मोडले पाध्नि

प्रकाशित घांचवाम है शिष्ठको मंजूर नकागात दर्शवितोत्सा मजत्या पेशा जाता प्रजात्याचे ગણ ગયે.

करण्यापुर्वे अलुजाणाही व्यक्तांत्रे (ग्रंहीते) सिडक्ती धांची आसे बांधकाम करण्या विषयाची प्रज्ञाधित दुषाता किंगा कोगोही काम (अमत्यासः) त्यांच्या बांधकामास गुरुपात अवग्वक ती पाचानगी मित्रधिषे हे अभा बान्धांचा धंयनकारक अमेल.

2 PHO अनुत्राग्नाही प्यन्तीने मीयत जोडतेत्या निडकी मंजूर नकाशात दर्शांपित्या तिमांतिक भोक्टो अंतर (अपित मार्जीयत डिस्टेमेस) मोडले पाहिले.

जर्गानीचा विशार गोती प्रयोजनामाठी यापर करण्यास गुरुचता पेन्ही पाहिली, मात्र पेटांवेटी या आदेशाच्या दिशंका वर्षात्र एक वर्षाच्या कालावचीत अनुगामाहा व्यवसीने अश असा कातावर्धा शद्मीष्यांत आता असेत तर ती गोष्ट अताहिदा. अनुगणकी व्यत्तांने उपाक्षित प्रमाणे न केन्यास ही परधानमी आयोआप रह दुमती असत्यापे मन्त्रान्यांत

पमून नुस्यत केंनी अमेत किंग जा दिनांभत तांने आग जमानीचा पत्पात ब्दत पेता असेत तर तो दिनांत्र स्थाने एष्ट<u>्रमहिचाष्मा अकि क्रा</u>ड्या मेर्पन काई अनुतागक्षी व्यक्तीने अशा ज्यीनीचे विषर तीतको प्रवीजनाचै यावर फरण्योत ज्या दिनांका तहरितन्दारांन फंजिपिने वाहिते. जर तो अने फरण्यांस पुष्टेल तर महाराष्ट्र जनीन महात (जमीनीचा वादातील वदत व बिमाशेवदी आकारणी) निवम १९९९ मणील निवम ६ (मानाच्या प्रत्याचा स्थावाही न्तरणात अस अनुत्राताही पात तीस. द्वान्त्रेन द्वा।।। उ ٥

> अस्तरिक अस्ति । अस्ति क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रि अस्ति सीमितिको अस्ति क्षात्रिकी क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक क्षात्रिक मिन्ता है। मोनी, मोने कुछ कुकर में बत्ती मिनर काणी जाना है। Riff sulbalfret quartifar nired mi gelagfi pritiget buge

योगायाही प्रकारण घडत करण्यात आरा। तर त्यावसंती निसाज्ञ्या दसरी विभारतीत्ती मुस्तिम अमानात मेनामें विश्वती अन्यार हैने बंधनमारक प्रहिता अमा नामनी का प्रापत भारतरणीया हमांचा पुरव प्रमुच मगाल दलगांची आहे हैं। बोट कियास येज्यांत

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रिलेसी ही परचान्ती मुंबई फ्लब्बिहिशाट य भीस्त्रमीन अधिनियम १९४० महाराष्ट्र गम्पेचायत अभिनेष्म आणि नैनेपालिका अधिनियंभ इ.सारक्या त्या वेळी अनसात क महमुत्र कि 1/2-8/ एनएवी/ एसआर-109/ नवन

क्षांत आतो नेगोल, त्या द्योजनार्य क्षेत्र कालि माने आणि त्याने आगे हिंगो है। भन्न वरिज्ञमत्या प्रपाम उसा बार्गनीया ज्या प्रयोजनाये प्रपाम करेणांस प्रवानमा अनुमाणकी चन्नानि ६ हिंटिने) अंतर अंति वी है। वाष्ट्र में स्वाचतित इमात्तीका व्यक्ति दिया

्यस्त्रभूकृष्ण भूतास्थायं वाष्ट्रा स्वाच्यात् प्राक्ति स्वाच्यास्थिति वाष्ट्रा स्वाच्यास्था स्वाच्यास्था स्वाच्यास्था स्वाच्यास्था स्वाच्यास्था स्वाच्यास्था स्वाच्यास्य स्वच्यास्य स्वाच्यास्य स्वाच तिसी आहेती क्या परवामी व्या तारही व्या पुरेत्रही क्यांबाने अवता

कोगमाही प्रसास कदल काण्यांन आहार तर त्यवसंती निसाञ्चार हारते जिनस्तीतको व्यानीए अपनात चेनारे विनयोती अपनार हेर्ग बंधनकारक पाहित,अया नांपनीचन थाएसत आसारणीच्या हमार्था गुरुत उत्यूत्र समादा व्यवचारी आहे ही मोट वियासों घेण्यांत मेगार नाही.

क्लाकित जीवतीयो अर्कततवद्वाया भागमा भी एकत्त हचये १,,०००/-(अदारी सात्तीत हिलार मात्र का कुड़/२००१ दि.३१/१/२००३ अन्य वासाम काम वेसी आहे.

भूगायन विभागायनून जनीसीची मोजणी करण्यां आत्या नंतर प्रथा गर्भाती विहास रोजपक आद्युन वेईल तित्रवय होउष्ण्यमुक्षार या आदेशत आणि सन्दीमध्ये नमूद पेलीते दीत्र गार्थिय विभारशेतकी आव्यास्त्री गांत घटन फरण्यांत धेईत.

मटा जनीवीच्या जिमशीतथी धावसम झारेंभ केंत्याच्या दिनांका पानून दीन घवीचन क्तिवधीत अनुत्रधीने असा जमीनीजर आवश्वक ती इपात कांपती पाहिने, अन्यक्ष मदाहु आदेस स्टट सम्बन्धांत छेड्नेन. च अनुजाधादी यांना अनुविक परधानीरत्तां नयत अर्ज धादर प्रसंख तम्बेत

पुर्वीय मंत्रुर केसंत्रमा नमसमायस्युग्म अमोरग्य बांध्तेत्वा समायीत अनुसाधक्षेत्र कीनाीही भर पालत क्याना नये छिता ती मध्ये कांचताही चेत्रपटन मनता मना नये, भाज अशी भर, पत्तवपामसुक्रम्भार्थं पर्रायक्षित्रं भाषाम् ।।।वी वित्वविधानना यो प्रथानमां नात्ता Buggeffegint, igt wer daet gentler ar ift sude anfer

जित्राभुष्यः दक्षिमान्ति अन्त्रकता व पाग नियांन होगार नाहा असा भित्रत्या धर्मतं अपनी प्रणीपाच्डवाची च माद्रभारताया (भगम 我曾 明 五 नेट येन्टी यारण्याची #E

क्स्मीत्रसारी कंत्रतीने गरापद्र वर्गान मृत्यात्रह्म वर्गामाया वरासार घरता य वर्गनीकार्वीकार्वीका वाष्टास प्रांत हेलाया दिसंका प्राप्त एक पहिचारता प्रमाणे दिल्लामा नगान्यात एक न्त्रियं अतः अन्तृगणाही ज्या भारत्यानंतर उक्त क्षांत्र क्रिक्य भूष्यंद्र में त्याम वयनवारक आंत निष्यादा शतीचे अनुभागक्षी केड देश वाष्ट्राय क्रिन्सिक्सिन्यस गरीदाराच्या वाचात सह देण्याचा गांकहार असेत. मी मिरिट कांत भर्ने कोणत्याही आक्ष 매매 작 상관 Parell 바카드바

त्तप्याचे काम फर्युन धन्याच्या उत्ताचन व्याचन प्रधान्य। अधिकार आक्षां असिन महसूताची धक्ताची क्रमून बहुन कहन पेण्याचा अधिकार आक्षां हमार्ताच्या क्रिया यांज्यानाया थावर क्तच्यांत आता अहेन तर विनिद्धेन्द्र मुख्नांच्या आंत वरीत खंड आ गये काहोही अंतर्भूत अबले संदेश घा रहन च्याचा तरमुर्गगब्दय जाजन फाण्यापिषमी साव्याच्या जिल्हायियानैयत् सिर्देश हेशे विधी संमन्न असेत. तारंच सम्याच्या वित्वायिका-याता आगे इचरता क्रिंचा वायकाम कानूत्र राकणाये दिया गीत वेनदत वराण्याचे याम ब्लानूत वेग्यत्या क्रिंचा त्ये दीवर्थ आदीता क्ये अन्तिका क्ये कीपोदी इमात किया बांयवाम उमे फरण्यांत आले अहर रेज्या तरमूरी विख्य थ अशा सिनि उभारतेली इमारत काङ्गन टाकण्या विषयी किंग तीत केराबदले 2

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अगर्य कायातर कांचारी करणांत अमा अनुभवारी पात ठीत. द्वार्म्भ्याता १

जगानीचा गमानीत प्रटत व जिमानोक्से आकार्गी । नियम ११९१ मुगति नियम

दिलेली ही परयानिती मुंबई कृट्टब्रियाट य शीतज्ञमीन अपिनियम १९४८, महाराष्ट्र गामपंचायत अधिनियम आणि नेमप्पातिका अधिनियम इ.सारच्या त्या वेळी अनतात असनेत्या इतर फीणत्याही कायग्राचे काणतेही उपवंध प्रकरणाच्या अन्य संबंधीत बार्चीच्या क महमूल कि एट-१/एनएपी/एसआत-१०१/२००२ वाचनीत तागू होतील. त्या उपवंधाच्या अधिन असेत:

अशरी रु. एकोणनव्यद हजार तीस भात्र) गष्ट विकास अधिकारी, पंचायत समिती पराई प्रसापित जिमेनी चर जिल्हा परिषद ठाणे यांनी जभविलेला विशेष कर रक्कम रु.८९०३०/-यांचेमार्पता, ठाणे जिल्हा मध्यवर्ती सहत्तारी धॅक लि ठाणे, शास्त्रा ६ तई येथे दिनांक २१/1/२००३ रोजी भरणा केले आहेत.

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अनुगागाही यांनी सिडको यांचे कडील मंजूर नकाशाबाहुकुमच नांधकाम केले पाहिजे. त्यति सिडफो य महसूल छात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार ~

अगर बांपकामा मध्ये बदल करन जादा चटाईक्षेत्र निदेशांक वापरत्पास अनुशाग्राही हे उन्जायाही यांनी सिडफो कडील वांघकांम नकाशा व्यक्तिरियत जादा बांचकाम केत्यास महाराष्ट्र प्रादेशिक नगराचना अधिनियम १९६६ चे कलम ५२ अन्वये की जवारी स्वरुपाचा æ

असो. लॅनर सिडको यसई यांचे दिनांक १२/१२/२००२ ने दिलेल्या परवानगी मधील सर्व ानहा दाखल करण्यांस पात्र रहातील य असे जादा बांधकाम दूर करण्यांस पात्र राष्ट्रील. शती अनुजाग्राही यांचेयर बंधनकारक राहतील

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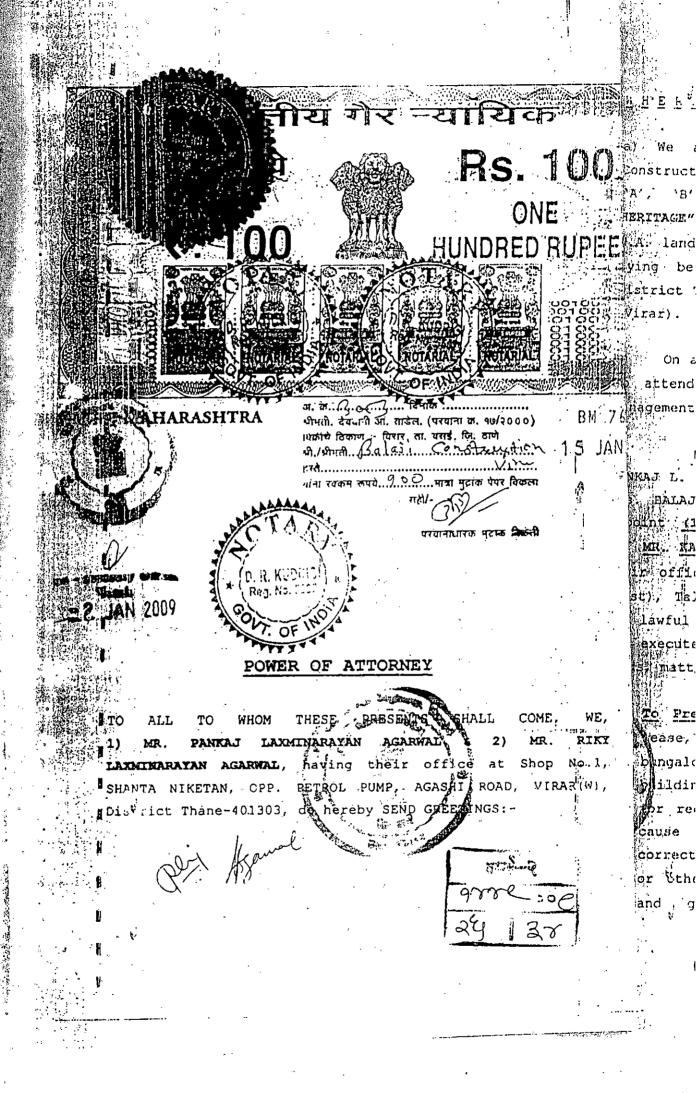
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COPY	A SULTANA SULT	Provide as amended in properties the Cooditions mentioned in the conditions mentioned in the conditions mentioned in the conditions mentioned in the conditions of the conditi	TRUE TRUE M 619 CIBCE TRAITE ASSECIATE PLAKENT CIBCE TRAITE ALLUM. TOI ST. ST. CENTRICATE OF AREA PERANES ON 22.04.02. AND THAT THE SIGNATURE OF L	EXAMPLE DESIGN INCLUDING GINEER AT CHICKETHY ABHAY RAUT
COPY	A SULTANA SULT	Provide as amended in properties the Cooditions mentioned in the conditions mentioned in the conditions mentioned in the conditions mentioned in the conditions of the conditi	TRUE TRUE M 619 CIBCE TRAITE ASSECIATE PLAKENT CIBCE TRAITE ALLUM. TOI ST. ST. CENTRICATE OF AREA PERANES ON 22.04.02. AND THAT THE SIGNATURE OF L	PY (X3A) CAMPINATION SAFETY REQUIREMENT DESIGN INCLUDING GINEER AT S44,345 ORAMING ONLY FOR LATOUT CHECKETS AY
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LAYOUT PLAN,

DRG.

NEGO-OFFICE : 51mar 2nd Foot Hamisa Pood, Builgai - 100 011, Proces : 5650 0500 - Fast, 0091-22 2007, 259 HEAD OFFICE : CIDCO Bravan, CBD-Beland, Navi Sambai 400 614, Proces : 5591 8100 - Fast: 00-91-22 4591 816



we are the Partners of M/s. BALAJI CONSTRUCTION and constructing the Building No.11 AND 12, known as "LILY" (wing A', 'B', 'C' & 'D') in the complex known as "AGARWAL'S RETTAGE" in the scheme known as Yashwan' Magary constructed or DEE A. land bearing Survey No. 343, Survey No.344, Survey No.345, Lulving being and situate at Village Bolinj, Taluka Vasai, strict Thane, within the area of Sub-Registrar at Vasai No. Virar).

On account of our pre-occupation it is not possible for is artend, manage, supervise or look after the day to day BM 7 stagement of the said business.

15 JAN NOW, THEREFORE, THESE PRESENTS WITNESSES AND WE 1) MR. KAJ L. AGARWAL, 2)MR. RIKY LAXMINARAYAN AGARWAL, Partners of HALAJI CONSTRUCTION , do hereby jointly and/or severally COLDE (1) MR. MARENDRA GUPTA (2) MR. VAIBHAV S. GUDEKAR MR. KALPESH D. BHOSALE & (4) MR. KISHORE CHOUDHARY having in office at Shop No.1, Shanta Niketan, Agashi Road, Virar. Et), Taluka Vasai, District Thane to be my agents and true lawful attorneys for me in my name and on my behalf to do execute or cause to be done and executed following acts, inatters and things that is to say

nop No.1, VIRAR (W),

Present agreement for sale, correction, cancellation, ease, assignment, supplementary agreement of flats, shops, bangalow/s, unit/s, amenities agreement in the said milding/s or any other document executed by me/any of us or registration, admit execution or herwise perfect of cause to be registered and perfected any agreement, correction, cancellation, lease, assignments of surrender or ther instruments and assurance which may be executed and gred by any of us.

2) To apply for certified copies, receive the certified contains and also receive back the registered documents in respective thereof and for the same sign all forms, applications etc.

3) is Power of Attorney is given for registration of document executed by me/any of us and not to sign execute any document.

This Power of Attorney is revocable and can be revoke any time giving notice to the attorney.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET AND SUBSCRIBED
RESPECTIVE HANDS AND SIGNATURE ON THIS _____ DAY
2009.

SCHED AND DELIVERED by the

thinnamed THE EXECUTANT



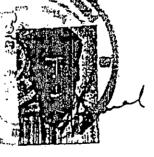
PANKAJ L. ACARWAL

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(MR. RIKY L. AGARWAL,

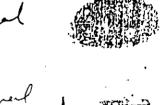
in the presence of





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EXECUTANT.



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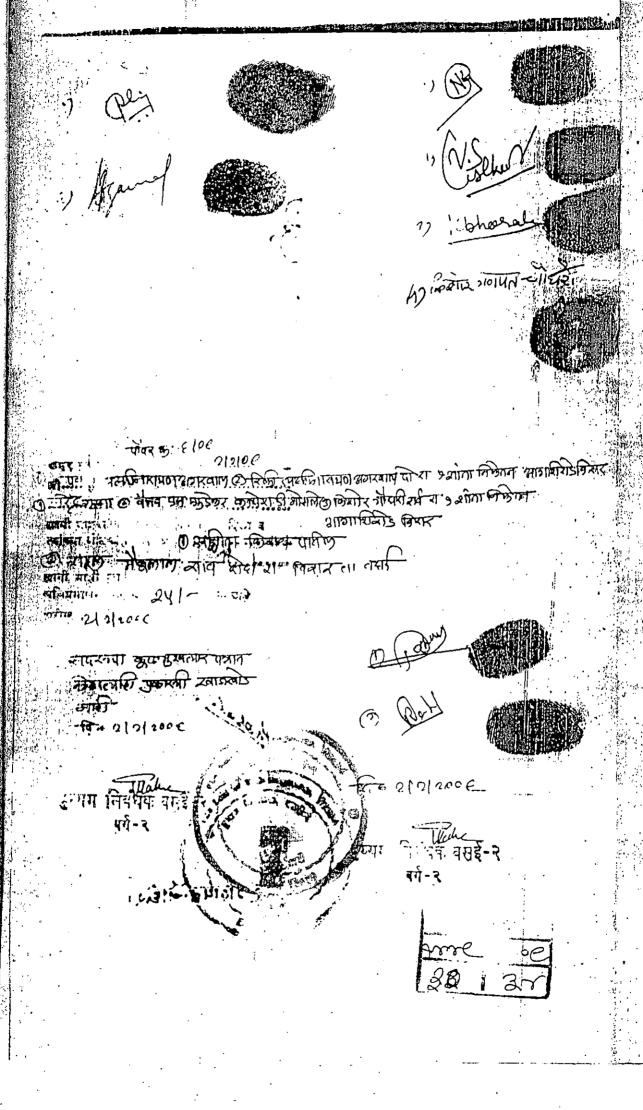
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Accepted by us, certified cd. 1) its in respe cations etc ation∥ of (MR. NARENDRA GUPTA) be revoke MR. VAIBHAV S. GUDEKAR) SUBSCRIBED OF DAY MR. KALPESH D. BHOSALE) KISHORE CHOUDHARY) tified by me and the executant. BEFORE ME B.A., B.Ed., LL.E OCATE HIGH COURT D. R. KUDRIGI Advocate & History Seer C

801. (14) 11.0 **☎** 2582 €



ंन्संध्व गंदशोक्षा दि. १-| सादद होन्द्र

शहर कार पानी भुक्त

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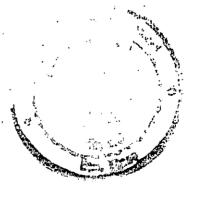
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कृष्णण्यत्यारपत्रधारकाचे नाव व ससी



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आयकर विभाग INCOMETAX DEPARTMENT

मारत संरकार GOVT. OF INDIA

MEKHULAL KANTAPRASAD SHAH

10/01/1989 ERJP\$3713H



आयकर विमान INCOMETAX DEPAKTMEN ANITA KISHAN PATIL WAMANRAO PATIL 10/12/1984

वसइ2 दस्त क्र 1449/2009 दस्त गोषवारा भाग-1 दुय्यमं निबंधकः 02/03/2009 वसई 2 12:59:21 pm 1449/2009 दस्त क्रमांक : दस्ताचा प्रकार: करारनामा अंगठ्याचा ठसा छायाचित्र पक्षकाराचा प्रकार अनु क्र. पक्षकाराचे नाव व पत्ता ुनावः पुरद्रवहादूर के सिर्छ । लिहून घेणार ्रं पत्ताः बर/फ्लंट नः अ/६०३ गल्ली/**रस्ताः** गांकुळ टासुनांशप वय ईमारतीचं नातः गाङुळ हाईटस सही रमारत में: -प्रह/गलाहतः · शहर/गाव:योळील,विशाः भालुका: यस्ट धिनः : नामः मुत्री सुरद्र सिह लिहून घेणार ्रे<mark>2</mark> पत्ताः चर/फ्लॅट नः चरीलप्रमाण वय गल्ली/रस्ताः ्रास्तीचे नाव -सही ईमारत नः -भेड/यसाहतः शहर/गावः-নালুকা -पिन: -पॅन नम्बर: फॉमे नं 60. मावः में,वालाजी कंन्स्ट तर्कः भागितार पंकज एल लिहून देणार जायः म.पालाना कः प्राच्यातः वृद्धकर ताः चर/पलॅट नः यु म ..सा/रहसाः **ईमारतीये भारत साता निकल**्य ईगारत मः -पेट/वसाहतः -शहर/भावः दि

दस्त गोषवारा भाग - 2

दरत क्रमांक (1449/2009)

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ं प्राचना क्रान्त्रबन् -दिनांक:02/03/2009 पावतीच वर्णन

नीय, सुरद्रवहादूर क सिंह

(ग्रह्म) : नोदणी फी ६८६ - (नाकल (अ. १४१)), पृष्टांकनाची नकल (36 - 44(2)), रुजनान् (अ. १२) च **छायाचिद्र**ण्य (अ. ४३) मकाका की

21480: एकूण

द. निवधकाची सही, यंसई 2

दस्त क्र. [चसइ२ १४४५ २००५] चा गांपवारा बाजार मुख्य :820800 गायदला 2080000 भरतिल मुदाव हुन्छ : 107400

ं दरः व्हेजर करूराधा दिनांक :U2/03/2009 12:54 PM

.निष्पादनाचा दिनांक : 02/03/2009

दस्न हजः करणा-याची सही .

दस्ताचा प्रकार १२५) ४.सम्बाह

शिक्का क. 1 घं थळ : (सादरीकरण) 02/03/2009 12:54 PM शिक्का क. 2 ची वळ : (फी) 52/03/2009 12:5/ PM शिक्का क्र. 3 ची वेळ . क्षयुती। 0. 03/2009 12:59 PM शिवका क्र. 4 ची वेळ (आजना) 02/03/2009 12:59 PM

दस्त नींद करन्याचा दिशांक . 02/03/2009 12:59 PM

रक्षातील इसम् असे निवेदील करतात की, ते दस्तऐयज करून दणा-यांना व्यक्तीण आञ्चलात. व त्यांची ओळख पटवितात.

1) अनिता पाटील 🕟 घर वर्लेट 👻 -

गल्लो/२स्ता.

रगारताचे नावः ईमारत नः पेठ/वसाहतः शहर/राज्य

शहर/नाव: :देशर प

तालुका: वसई

पिन: -

2) राहुल साव पर/पलट नं: वरीलप्रभाणे

गल्ली/रस्ताः -ईमारतीचे नावः

पेठ/वसःहतः

शहर/गाव:

तालुकाः -त्यनः



दु. निधंधवीची ज्यद्धे २

श्रीभारत् १_{५५५} તાલ જુવા 🔑