

Saturday, August 07, 2010

12:41:54 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8057

दिनांक 07/08/2010

गावाचे नाव तळोजे

दस्तऐवजाचा अनुक्रमांक

पवल3 - 07815 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: सचिन बन्सीधर डीडोळकर - -

नोंदणी फी

: - 20840.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (47)
अतिरीक्त मुद्रांक शुल्क

: - 940.00

: - 7.00

एकूण रु. 21787.00

आणगास हा दस्त अंदाजे 12:53PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि पनवेल 3

बाजार मुल्य: 1171000 रु. मोबदला: 2083200 रु.

भरलेले मुद्रांक शुल्क: 107600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक ;

डीडी/धनाकर्ष क्रमांक: 469710; रक्कम: 20840 रु.; दिनांक: 31/07/2010

पक्षकाराची सही
मूळ दस्त परत दिला

लिपिक,
दुय्यम निबंधक पनवेल

व्यवहार के लिए प्रिंट किया गया है
 VALID ONLY IF COMPUTER PRINTED
 वैधता छ: महीनों के लिए ही है
 VALID FOR SIX MONTHS ONLY

जारी करने वाली शाखा
 Issuing Branch: KONKAN BHAVAN (NAVI MUMBAI)
 कोड नं. / CODE No: 06240
 Tel No. 022-27571030

भारतीय स्टेट बैंक
 State Bank of India

मांग द्राफ्ट
 DEMAND DRAFT

श. नं. 50/2009-पूर्व अथवा के निम्न दो अधिनियमों द्वारा स्थापित किए गए हैं (श. नं. 1)
 INSTRUMENTS FOR RS. 50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

दिनांक / DATE: 31/07/2010
 Key: RIKHIW
 Sr. No: 731324

9 8 7 6 5 4 3 2 1

मांगे जाने पर ON DEMAND PAY JT. SUB REGISTRAR PANVEL *****

***** JT. SUB REGISTRAR PANVEL ***** या अकेले आदेश पर OR ORDER

TWO	ZERO	EIGHT	FOUR	ZERO
T'HTDS	T'HTDS	HUNDS	TENS	UNITS

रुपये
 RUPEES

PAISE ZERO ONLY

अदा करें /
 भुख प्राप्त / VALUE RECEIVED

₹ 2018410 पैसे 00

AMOUNT BELOW 20841(2/5)

भारतीय स्टेट बैंक

STATE BANK OF INDIA

अधिकृत शाखा / DRAWEE BRANCH-SERVICE BRANCH, MUMBAI

कोड नं. / CODE No: 07690

IOI 000151468710

अधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY

(हस्ताक्षर संख्या क्र० / S.S. NO.)

Key: RIKHIW Sr. No: 731324

शाखा प्रबंधक / BRANCH MANAGER

UTTAM KUMAR

U-494

॥ 46971011 00002000 000511 7



पवल - 3
 06/08/2010
 9 / 80

M. Nayam
 Shalika
 Shalika

MAHARASHTRA
 5001-PB5338
 15:43
 AUG 04 2010
 SPECIAL CHEQUE

PUNJAB & MAHARASHTRA CO-OP. BANK LTD.
 (MULTI-STATE SCHEDULED BANK)
 पंजाब ओपेड महाराष्ट्र को-ऑप. बँक लि.
 शाखा/Br. Washi दिनांक/Date 08/10/2010
 मुद्रांक शुल्क/Stamp Duty रु./Rs. 800701
 सेवा आकारणी शुल्क/रु. 000701
 Service Charges / Rs. 000701
 No. of Documents 1
 एकूण / Total रु./Rs. 000701
 अक्षरी स्वरु/Amoount in Words 800701 रुपये
 मुद्रांक शुल्क भरणाऱ्याचे नाव/Name of Stamp Duty Paying Party, Saehin Dholakar.
 पैन नं./Pan No. 301.A
 पत्ता/Address & Tel. No. Geetanjali, 301.A, Plot No. 162, Sector-2, Ulwe, Navi Mumbai.
 समोऱ्या पक्षकाराचे नाव/Name of Counter Party Shri. Saehin Dholakar.
 व्यवहाराच्या उद्देशाने करणारे/Purpose of Transaction पुढील उद्देशाने
 मालकी देणारे/अपणव करणारे/दिलेला/दिले जाईल असे नोंदवले जाणारे/Name of the Drawee Bank & Branch पुढील उद्देशाने
 प.ड. / P.O. / Cheque No. if any 6019
 Sign. of Purchaser [Signature]
 अधिकार्याची सही / Authorised Signatory [Signature]
 मूद्रांक केलेले दस्तावेज घेण्यास येताना ही पावती आपण आरक्षक आहे / This counterfoil has to be presented at the time of delivery of stamped documents.



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C-1

AGREEMENT FOR SALE

FLAT NO.301, 'A' WING THIRD FLOOR,
 BLDG. KNOWN AS "GEETANJALI"
 PLOT NO.162, SECTOR-2,
 ULWE, NAVI MUMBAI.

[Signature]
 GURBACHAN S. CHUATE
 E-569

BUILDING CONSISTS	: GROUND + 4 FLOORS (WITH LIFT)
CARPET AREA IN SQ.FTS	:552.43
CARPET AREA IN SQ.MTRS	:51.322
DECK AREA IN SQ.FTS	:92.03
DECK AREA IN SQ.MTRS	:8.55
STAMP DUTY	: RS.86,760/-
1% GRAMIN TAX	: RS.20,840/-
TOTAL STAMP DUTY	: RS.1,07,600/-
REGISTRATION FEE	: RS.20,840/-
SALE PRICE	: RS.20,83,200/-

Punjab And Maharashtra Co-operative Bank Ltd., Washi Branch, Apna Bazar Bldg, Plot No.2, Washi, Navi Mumbai.
 D-5/STPM/C.R. 1052/06/05/1529-32

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 08th day of August 2010

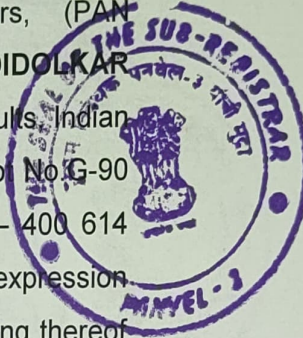
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भारत 95808
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 SPECIAL ADHESIVE
 AUG 04 2010
 15:43
 MAHARASHTRA

BETWEEN

M/S. KUBER LAXMI REALATORS Through its Partners
1) SHRI. MAHESH RAMCHAND DARYANI, 2) SHRI. ANIL
AMBUMAL BUDHRANI, having Office at 459,460, Central
Facility Building, Bldg No. 1, Masala Market, A.P.M.C, Vashi,
Turbhe, Navi Mumbai, hereinafter referred to as 'THE
DEVELOPERS' (which expression shall unless it be
repugnant to the context or meaning thereof mean and include
its successors and assigns), of the One Part,

Amil
M. Daryani
M. Daryani
Sachin
Sachin
BANSIDHAR AND
1) MR. SACHIN DIDOLKAR, aged 34 years, (PAN
NO. AIUPD2740E) 2) MRS. SNEHAL SACHIN DIDOLKAR
aged 30 years, (PAN NO. AJCPD2394R) both adults, Indian
Inhabitants, residing at, B-601, Sawan Harmony, Plot No G-90
to G-95, Sector-20, CBD, Belapur, Navi Mumbai - 400 614
hereinafter called 'THE PURCHASERS' (Which expression
shall unless it be repugnant to the context or meaning thereof
be deemed to mean and include their heirs, executors,
administrators and assigns) of the Other Part.



DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
301	A	THIRD	162	2

BUILDING : "GEETANJALI"

NODE : ULWE, NAVI MUMBAI.

CARPET AREA IN SQ.FTS : 552.43
CARPET AREA IN SQ.MTRS : 51.322
DECK AREA IN SQ.FTS : 92.03
DECK AREA IN SQ.MTRS : 8.55

BUILDING CONSISTS : GROUND + 4 FLOORS (WITH LIFT)

SALE PRICE : Rs.20,83,200/- (Rupees Twenty Lakhs Eighty
Three Thousand Two Hundred Only).

hereinafter referred to as 'THE SAID FLAT'

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M. Daryani

Sachin

Sachin

WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

AND WHEREAS:

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

AND WHEREAS

By an Agreement to Lease dated: 24th day of JULY 2009, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI. RAMESH BABURAO MUNDHEKAR therein referred to as the LESSEE and herein referred to as the ORIGINAL ALLOTTEE, and CIDCO leased Plot of land in lieu of compensation being Plot No.162, Sector 2, admeasuring 1199.34 Sq. Mtrs. under the 12.5% Expansion Scheme at village Ulwe, Taluka - Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT')

AND WHEREAS:

THE ORIGINAL Allottee paid the Premium in full agreed to be paid to the Corporation said premium in full.

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AND WHEREAS

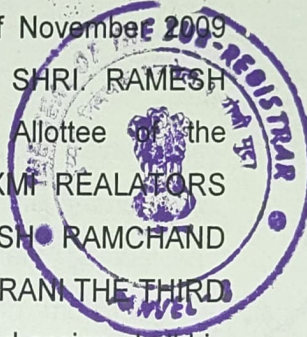
The Physical possession of the same has handed over to the Original Allottee for Development and Construction thereof Building for Residential and Commercial purposes. The corporation granted permission or licence to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.

AND WHEREAS

The said Agreement to Lease dated: 24th day of JULY 2009, has been Registered at the Office of Sub Registrar Assurance Panvel-1, vide Receipt No. 4735, Document No. 04626-2009, Dt. 29/07/2009.

AND WHEREAS

By Tripartite Agreement dated 25th day of November 2009 between the CIDCO THE FIRST PART, SHRI. RAMESH BABURAO MUNDHEKAR the Original Allottee of the SECOND PART & the M/s. KUBER LAXMI REALATORS Through its Partners 1) SHRI. MAHESH RAMCHAND DARYANI, 2) SHRI. ANIL AMBUMAL BUDHRANI THE THIRD PART. The said original Allottee has sold and assigned all his rights and interests in and upon the said Plot to the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.



AND WHEREAS

The said Tripartite Agreement dated 25th day of November, 2009, has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No. 8244, Document No. 08069-2009, Dt. 25/11/2009.

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in favour of	

AND WHEREAS

The CIDCO has transferred the said Plot in favour of M/s. KUBER LAXMI REALATORS Through its Partners 1) SHRI. MAHESH RAMCHAND DARYANI, 2) SHRI. ANIL AMBUMAL BUDHRANI, vide its CIDCO Letter No. CIDCO/VASAHAT/NA/12.5%SCHEMES/ULWE/1403/2009, Dt. 10/12/2009.

[Handwritten signatures and initials]

AND WHEREAS:

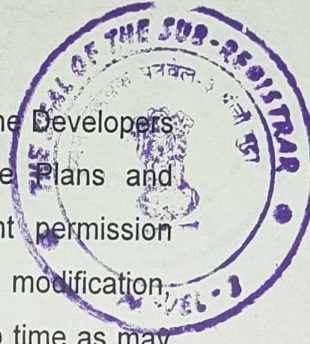
The Developers have entrusted the architect works to "FASCINATE" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

AND WHEREAS:

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum- Commencement Certificate under Reference No. CIDCO/ATPO/960, Date.20/7/2010. granted its permission to develop the said plot and to construct a building on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

AND WHEREAS:

As per the Plans approved by the Corporation the Developers are constructing thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/ Planning Authorities:



AND WHEREAS:

THE DEVELOPERS expressed their intention to dispose off Flats/Shops in the proposed new building as on ownership basis to the prospective Purchaser.

AND WHEREAS:

The Building is being constructed of Flats/Shops on the Plot shall be known as "GEETANJALI"

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AND WHEREAS

The Purchaser has requested the Developers to allot the SAID FLAT and also an undivided interest in common areas and facilities in the said building constructed on the Plot No.162, 12.5% Gaothan Expansion Scheme, Sector - 2 ULWE, Navi Mumbai, on ownership basis as agreed to by and

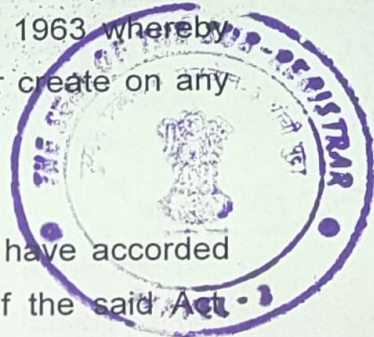
between them which is hereinafter referred to as the said Flat, as per the Floor plan, annexed hereto and marked as ANNEXURE "A".

AND WHEREAS:

THE PURCHASERS agrees to pay price/consideration in respect of the said Flat in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the Construction work of the said new building.

AND WHEREAS:

By executing this Agreement the Purchasers have accorded their consent as required under the said Act, 1963 whereby the Developers will be entitled to mortgage or create on any Flat, which is not hereby agreed to be sold.



AND WHEREAS:

By executing this Agreement the Purchasers have accorded their consent as required under Section 7 of the said Act whereby the Developers will be entitled to make such alterations in the structure in respect of the said flat agreed to be Purchased acquired by the Purchasers and/or in the building as may be necessary and expedient in the opinion of their Architect/Engineer.

AND WHEREAS:

THE DEVELOPERS have entered into a standard Agreement with an Architect, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architect and the Structural Engineer till the completion of the building.

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AND WHEREAS:

While granting the building permission and sanctioning the Plans, the CIDCO authorities have laid down certain terms and conditions to be performed by the Developers and the Developers accordingly incorporated the same terms and

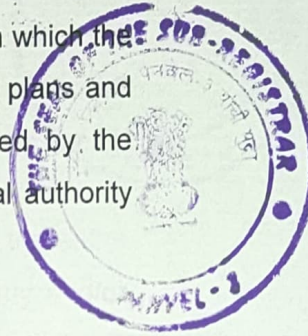
(Signature)
(Signature)

(Signature) *(Signature)*

conditions in their Agreement with the Developers and upon due observance and performance of which only completion and/or the occupation certificate in respect of the new building shall be granted by the concerned authorities of CIDCO and the Developers shall complete the Construction of the said new building known as "GEETANJALI"

AND WHEREAS

The copies of Certificate of Title issued by the Advocate MR. R. R. JINDAL, B. A. LLB. Advocate of High Court and Notary (Govt. of India) of the Developers, showing the nature of the title of the Developers to the said property on which the building is to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Purchasers to be approved by the concerned local authority have been inspected by the Purchasers.



AND WHEREAS

The Purchasers have become fully satisfied about the title of the Developers to the said property and the Purchasers shall not be entitled to further investigate the title of the Developers or to raise any objection with regards to any other matter relating thereto.

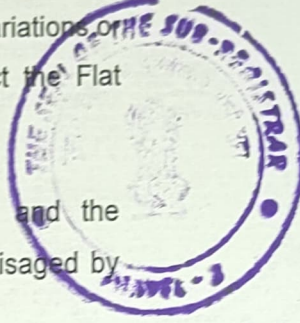
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AND WHEREAS:

THE PURCHASERS have examined and approved the building and floor plan. The nature and quality of Construction and fittings, fixtures, facilities and amenities provided to be provided thereto as per the general specifications stated in the Second Schedule hereunder written agreed to purchase the said FLAT and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as under:

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

1. The Developers shall construct a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the CIDCO and which have been seen and approved by the Purchasers with only such variations and modifications as the Developers may consider necessary or as may be required by the CIDCO provided that the Developers shall have to obtain prior permission or consent in writing of the Purchasers in respect of such variations or modifications which may be adversely affect the Flat tenements of the Purchasers.



The Developers have informed the Purchasers and the Purchasers are aware that as per the scheme envisaged by the Developers:

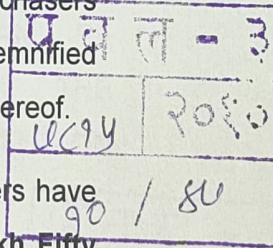
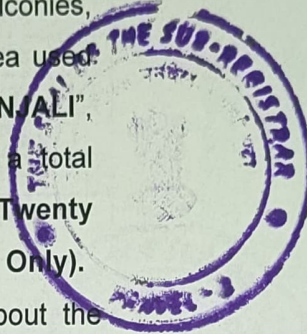
- a) The Developers shall be entitled to consume the entire F.S.I. available in respect of the said property and/or additional F.S.I. or T.D.R. of any property available in any manner whatsoever as provided for in this Agreement.

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- b) The Society or any other organisation or limited company shall be formed and the Conveyance /Lease shall be executed by the Developers in favour of the society or organization or limited company only upon the completion of all the buildings and development of entire property more particularly described in the schedule hereunder written and Purchasers shall not insist upon the conveyance/Lease prior to the completion of the entire development of the said property more particularly described in the schedule hereunder written.

Aforesaid conditions are of the essence of this Agreement and only upon the Purchasers agreeing to the said conditions, the Developers have agreed to sell the said Flat to the Purchasers.

2. The Purchasers hereby agrees and satisfied about the title of the Developers to the said Property and declares that he shall not be entitled to raise any objection in matter relating to the title or otherwise whatsoever.
3. The Purchasers agrees to Purchase and the Developers agrees to sell to the Purchasers the said FLAT open terrace, inclusive of the area of lofts, common premises, terrace, passages, lifts and recessed spaces below window cills, balconies, staircase, common passage and any other area used as amenity etc. in building known as "GEETANALI", being constructed on the said property, for a total consideration of **Rs.20,83,200/- (Rupees Twenty Lakhs Eighty Three Thousand Two Hundred Only)**.
4. The Purchasers hereby agrees to confirm about the area of the said Flat as mentioned hereinabove and hereafter shall not raise any objection with regard to the same. However, the Car Parking/Still/Open Space whatever, shall be kept open to sky by the Purchasers, failing which, the Purchasers shall be liable for the consequences arising there from, and the Purchasers hereby indemnify and keep the Developers indemnified of and against said liability and consequences thereof.
5. Prior to execution of this presents the Purchasers have paid a sum of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)** as Earnest Money Deposit/Booking amount adjustable towards the sale price of the Flat agreed to be sold by the Developers to the Purchasers. The Purchasers shall pay to the Developers the balance sum of **Rs.19,33,200/- (Rupees Nineteen Lakhs Thirty Three Thousand Two Hundred Only)** in the following Schedule:-



Mh

Amir D

Subal

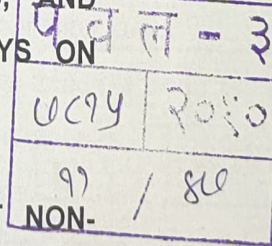
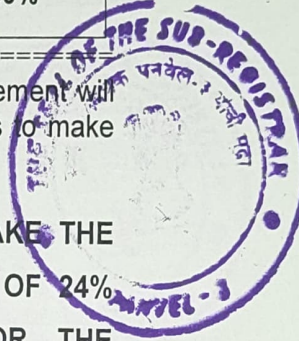
ANNEXURE 'B'
SCHEDULE OF PAYMENT

		%
1.	On Booking	10%
2.	On Plinth	25%
3.	On commencement of 1 st slab	8%
4.	On commencement of 2 nd slab	8%
5.	On commencement of 3 rd slab	8%
6.	On commencement of 4 th slab	8%
7.	On commencement of 5 th slab	8%
8.	On completion of Brickwork	7%
9.	On Completion of brick work	7%
10.	On Completion of internal Plaster	7%
11.	On Possession	4%
	Total	100%

TIME BEING ESSENCE OF CONTRACT. the agreement will stand automatically cancelled if the Purchasers fails to make the payment within time.

6. IN CASE THE PURCHASERS FAILS TO MAKE THE BALANCE PAYMENT, THEN AN INTEREST OF 24% PER ANNUM SHALL BE CHARGED FOR THE REMAINING PAYMENT, AND IN CONTINUATION OF THE DEFAULT, THE AGREEMENT CAN BE CANCELLED AT THE DISCRETION OF THE DEVELOPERS AND 5% SHALL BE DEDUCTED ON ACCOUNT OF ADMINISTRATIVE CHARGES, AND BALANCE SHALL BE PAID WITHIN 7 DAYS ON CANCELLATION OF THE AGREEMENT.

IT IS CLEARLY MENTIONED HEREIN THAT NON-AVAILABILITY OF LOAN FROM THE FINANCIAL INSTITUTION SHALL NOT BE A CONDITION FOR MAKING DEFAULT OF THE INSTALLMENT OR PAYMENT TOWARDS THE SALE PRICE.

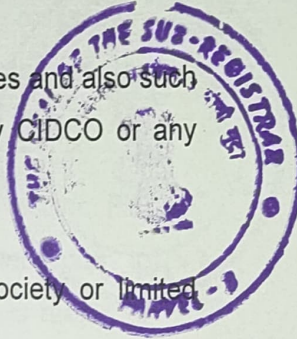


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7. The above purchase does not include the following charges :-

- a) Stamp Duty, Registration and other charges payable to the concerned authorities.
- b) Water connection charges and electricity connection charges.
- c) Electric cable laying charges.
- d) Development charges for Land and Building and infrastructure charges.
- e) Legal charges for documentation.
- f) Transfer fees.
- g) Water Resources Development charges.
- h) Any other taxes, cesses that shall be levied or become leviable
- i) By CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- j) Proportionate share of Property taxes.
- k) Share money, entrance Fee of the society or limited Company.
- i) Service Tax is as applicable.



8. The Developers hereby agree to observe, perform and comply with all the terms, condition, stipulations and restrictions, if any which may have been imposed by the concerned competent authority at the time of sanction in the said plans and thereafter and shall, before handing

over possession of the said Flat to the Purchasers/s, obtain Occupation and/or Completion Certificate.

9. WITHOUT Prejudice to the Developers, other rights under this Agreement and/or in law the Purchasers shall be liable and shall at the option of the Developers, pay to the Developers interest at the rate of 24% per annum on all amounts due and payable by the Purchasers under this Agreement.

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10. The Developers agree that the possession of the said Flat shall be delivered to the Purchaser after the completion of the project. The Developers shall give the possession as aforesaid on or before **30th September 2012**. The Developers shall not incur any liability if they are unable to deliver possession of the Flat by the date aforesaid, if the completion of the building is delayed on account of non-availability of materials or by reason of war, civil commotion or any act of God or if non-delivery of possession is a result of any notice, order rules notification of the Government Court of law and/or other public authority or for non-availability of water and/or electric connection from the concerned authorities or non-payment of the amounts by the Purchaser on due dates and as per schedule of payment or for any reasons unforeseen or beyond the control of the Developers.



11. THE PURCHASER shall take possession of the Flat within 7 days of the Developers giving written notice to the Purchaser intimating that the said Flat is ready for use and occupation. PROVIDED that if within a period of SIX MONTHS from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Developers any defect pertaining to civil work only in the Flat are situated or the material used in the construction of the said building, then wherever possible such defects shall be rectified by the Developers at their own cost.

पंचवेल - ३	
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12. UPON POSSESSION of the said Flat being delivered to the Purchaser, the Purchaser shall be entitled to use and occupy the said Flat and shall not claim against the Developers in respect of any item of work in the said Flat which may be utilised not have been carried out or completed. THE PURCHASER shall use the Flat or any

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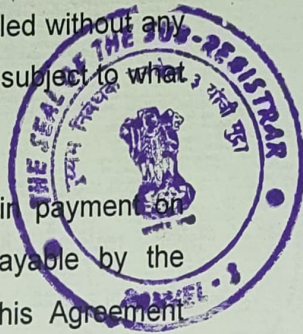
any part there of or permit the same to be used only for the purpose to which it is allotted. The Purchasers agrees not to change use of the Flat or COVER the open space without prior consent in writing of the Developers.

13. The Developers have No Objection whatever in mortgaging the said Flat of the Purchasers with any Financial Institution including the employer of the Purchasers. In case the Purchasers are not qualified for the loan facility or fails to pay the said amount on or before their respective due dates, then in that event, this Agreement shall automatically be cancelled without any further Deed or Document in this behalf, subject to what is stated in Para 6 herein above.

14. On the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Developers under this Agreement (including his proportionate share of taxes levied by CIDCO and other outgoings) and committing breach of any of the terms and conditions herein contained, the Developers shall be entitled to their own option to terminate this Agreement.

Provided always that the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchasers ten 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/or default shall have been made by the Purchasers in remedying such breach or breaches, within the period of ten days after giving of such notice.

Provided further that upon termination of this agreement as aforesaid, the Developers shall refund to the

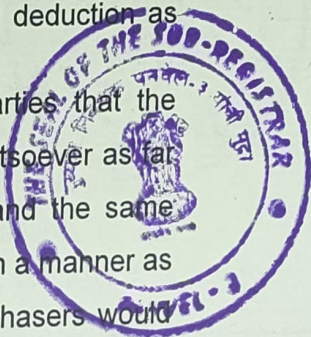


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Purchasers the installments of sale price of the Flat etc. which may till then have been paid by the Purchasers to the Developers after deducting there from the Administrative expenses, Earnest Money deposit and out of pocket expenses and service charges etc. as may be determined by the Developers. The Developers shall not be liable to pay to Purchasers any interest on the amount so refunded and upon termination of this Agreement, pending refund of the amount as aforesaid, the Developers shall be at liberty to dispose off and sell the said Flat to such person and at such price as the Developers may in their absolute discretion think fit and only after the sale of the said Flat and realisation of the amount from the sale of the said Flat, the amount shall be refunded to Purchasers, after making deduction as aforesaid.



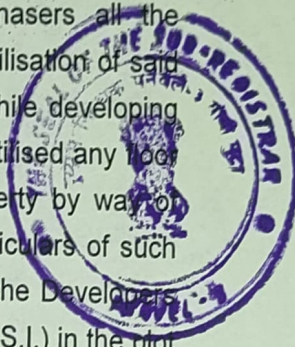
15. It is further understood between the parties that the Purchasers would not have any right whatsoever as far as the remaining Flats are concerned, and the same would be disposed off by the Developers in a manner as the Developers would deem fit. The Purchasers would however become the members of the Society and pay all necessary charges and deposits apart from the said sale price.
16. If, for any reason outside the control of the Developers and/or the Society the whole or part of the project is abandoned, no claim will be preferred by either party to the contract.
17. The Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO Ltd., or the Local Authority causing delay in giving/ supplying permanent water connection or such other service connections necessary for using/occupying the said

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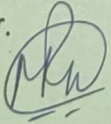
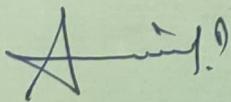
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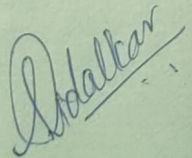
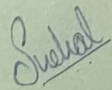
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18. The Developers shall in respect of any amount unpaid by the Purchasers under the terms and conditions of this Agreement have a first lien and charge on the said Flat agreed to be acquired by the Purchasers.
19. The Developers hereby declare that the entire Floor Space Index available in respect of the said property has been consumed in this project only and that no part of the Floor Space Index has been utilized by the Developers elsewhere for any other purpose whatsoever. In case the said Floor Space Index has been utilised by the Developers elsewhere, then the Developers shall furnish to the Purchasers all the detailed particulars in respect of such utilisation of said Floor Space Index by them. In case while developing the said property the Developers have utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Developers to the Purchasers. The residual F.A.R (F.S.I.) in the plot or the layout not consumed will be available to the Developers alone till the said property is conveyed to society or Incorporate Body of the Purchasers or till the completion of the project which ever is later. Where as only after the said conveyance is executed or the project is completed the residual F.A.R. (F.S.I.) shall be available to the Purchasers or their body.
20. The Purchasers along with other Purchasers' of Flat in the said building shall join in forming and Apartment Owners /Co. Operative registering the Association of Housing Society/Private Limited Company as the case may be and for this purpose also from time to time sign and execute the application for registration and/or membership and/or other papers and registration of the Company/Society as the case may be and for becoming a member including the bye-laws, Rules and Regulations of the Proposed Association and duly fill in sign and return to the Developers so as to enable the Developers to register the Organisation of the Flat Purchasers under the said Act and Rules made there under.

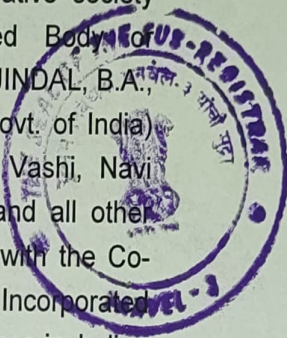


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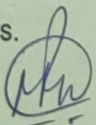
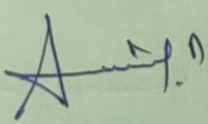
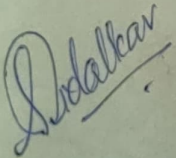
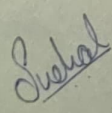



21. After the building is complete and fit for occupation and after the Society (ies) or Limited Company (ies) incorporated Body(ies) or condominium of Apartments is registered and only after all the said Flat in the said building have been sold and disposed off by the Developers and after the Developers have received all dues payable to him under the terms of the Agreement with various Flat holders etc. and after the completion of all buildings as developments of the entire property the Developers will execute a Deed of Lease and/or any other documents in favour of a Co-operative society (ies) Limited company(ies) Incorporated Body of condominium of Apartments by MR. R. R. JINDAL, B.A., LLB, Advocate High Court and Notary (Govt. of India) having his office at B-3/6/0:2, Sector-2, Vashi, Navi Mumbai, shall prepare the Conveyance and all other documents to be executed in connection with the Co-operative Society or Limited Company or Incorporated body and all the costs, charges and expenses including stamp duty, registration fees and other expenses in connection with preparation of the execution of the Lease Deed and other documents and formation or registration incorporation of the Co-Operative Society or Limited Company or Incorporated Body or condominium of Apartments or other corporate body shall be borne and paid by the Purchaser.



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22. The Developers shall get a Deed of Lease/ conveyance to be executed by the said Corporation in favour of the Company/Association/Society as the case may be in respect of the said property and the building erected thereon within the prescribed time from the formation and registration of the Association/ Society or from the date on which the Developers have sold and received payment for all the Flats/shops sold and handed over possession of the Flats/shops to the respective Purchaser whichever is later PROVIDED THAT the Developers have been paid and have received full consideration amount payable by all the Flats/Shops Holders.

23. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post or Under Certificate of posting at their address specified below:

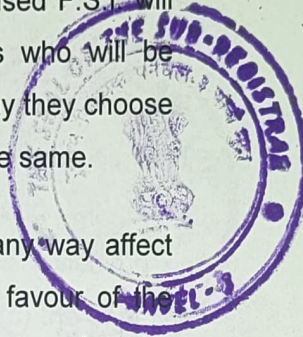
- Sachin*
Didolkar
Sachin
M. Danyani
- 1) MR.SACHIN DIDOLKAR**
2) MRS.SNEHAL SACHIN DIDOLKAR

B-601, Sawan Harmony, Plot No.G-90 to G-95,
Sector-20, CBD, Belapur, Navi Mumbai – 400 614

24. The Developers shall have the right to make additions, alterations, raise stories or put additional structures at any time as may be permitted by the Corporation and other Competent Authorities, such additional alterations, structures and stories and remaining unused F.S.I. will be the sole property of the Developers who will be entitled to use and dispose it off in any way they choose and the Purchasers hereby consents to the same.

25. Provided that the Developers do not, in any way affect or prejudice the right hereby granted in favour of the Purchasers in respect of the said Flat agreed to be Purchased by the Purchasers the Developers shall be at liberty to sell, mortgage or otherwise deal with or dispose of their right, title and interest in the said land, hereditaments and the building construction/s and hereafter to be constructed thereon.

26. All costs, charges and expenses in connection with formation registration of the said Association/society as the case may be shall be borne and paid by the members of the said Association/Society and all costs, charges and expenses including Advocate's and Solicitor's fee for preparing and engrossing this agreement and the Lease Deed and Conveyance Deed in respect of this property and stamp duty and registration charges in respect of the said Lease Deed



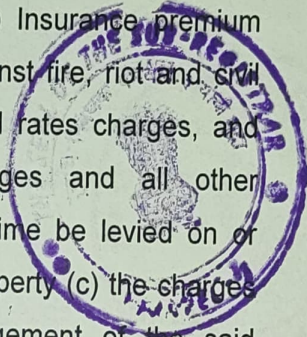
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
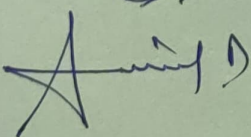
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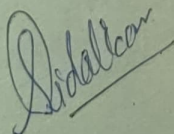
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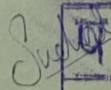
and Conveyance Deed thereto, shall be borne and paid by the members of the said Association/ Society/Private Ltd. Company as the case may be.

27. Commencing a week after the notice in writing is given by the Developers to the Purchasers that the said Flat is ready for use and occupation, the Purchasers shall pay on or before the 5th day of every month to the Developers until the said property together with the building constructed thereon is transferred to the proposed Society/ Association as provided herein, a provisional monthly contribution as decided by the Developers and shall be paid for one year in advance towards the proportionate share that may be ascertained by the Developers (a) Insurance premium for insuring the said building against fire, riot and civil commotion etc, (b) The municipal rates charges, and taxes including collector's charges and all other outgoing that may from time to time be levied on or incurred in respect of the said Property (c) the charges for the maintenance and Management of the said building including wages and salaries of watchmen, sweeper bill collector and accountant (d) Electricity charges of common lights, meter pump etc. The said payment shall be on the ad-hoc basis and the Purchasers shall be liable to pay actual proportionate taxes and outgoing. On such lease Deed/Conveyance Deed being executed the aforesaid deposits shall be transferred by the Developers to the proposed Association/Society as the case may be. However the Developers shall be entitled to deduct there from and appropriated to themselves any amount that may be due and payable by the Purchasers to the Developers. The Purchasers undertakes to pay such proportionate share of outgoings regularly on the 5th day of each and every month in advance.



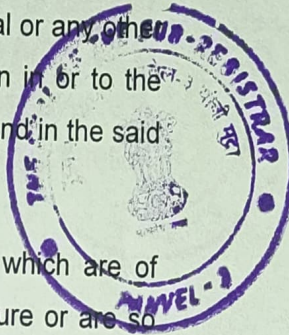





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28. After the said society limited company association the case may be is formed/registered incorporated, the Purchasers will pay their share of the aforesaid outgoings directly to the society/limited company/ association.
29. The Purchasers of themselves with the intention to bring all persons into whomsoever hands the said Flat may come (in accordance with terms of presents) doth hereby covenant with the Developers as follows:
- a) To maintain the said Flat at Purchasers' own cost in good tenantable repair and condition from the date of taking possession of the said Flat is situated, staircase or any passages which may be against the rules, regulations or Bye-Laws of concerned local or any other authority or change/alter or make addition in or to the building in which the said Flat is situated and in the said Flat itself any part thereof.
- b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which said Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structures of the building in which the said Flat is situated and in case any damage is caused to the building in which the said Flat is situated or the said Flat on account of negligence or default of the Purchasers in this behalf the Purchasers shall be liable for the consequences of the breach.



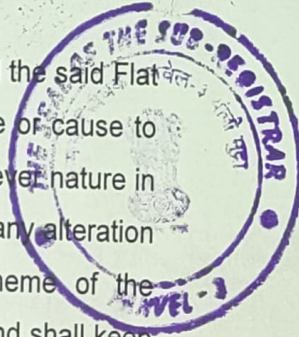
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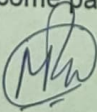
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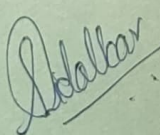
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- c) To carry out at their own cost all internal repairs to the said Flat and maintain the said Flat in the same conditions state and order in which it was delivered by the Builder to the PURCHASERS and shall not do or suffering to be done anything in or to the building in which the said Flat is situated, the Purchasers should followed the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchasers committing any act in contravention of the above provision, the Purchasers 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 said Flat or any part thereof, now at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat is situated and shall keep the portion, sewers, drains, pipes, in the said 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 in which the said Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC Pardi or other structural members in the said Flat without the prior written permission of the Developers and/or the society or the Limited Company or other corporate body.
- 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 in which the said Flat is situated or any thereof or whereby any increase premium shall become payable in respect of the insurance.

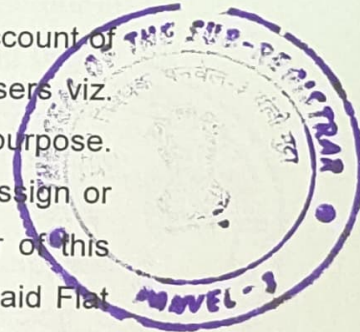


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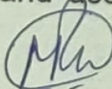

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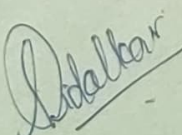
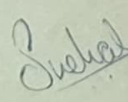
- f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the said Flat is situated.
- g) Pay to the Developers within 7 days of demand by the Developers, his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the said Flat is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, 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 said Flat by the Purchasers viz. use for any purpose/other than for residential purpose. The Purchasers shall not let, sub-let transfer, assign or part with Purchasers interests or benefit factor of this Agreement or part with the possession of the said Flat until all the dues payable by the Purchasers to the Developers under this Agreement are duly paid up and only if the Purchasers had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchasers has obtained prior consent in writing of the Developers.



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- i) The Purchasers shall observe and perform all the rules regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the said Flat therein and for the time being the concerned local authority and of Government and other public bodies. The Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society Limited Company regarding the occupation and use of the said Flat in the building and shall pay


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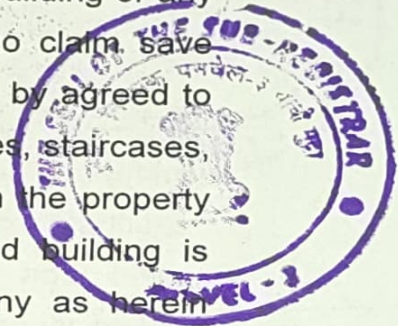
and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

j) Till the Lease of building in which said Flat is situated is executed the Purchasers shall permit the Developers and their surveyors and agents, with or without workmen and other at all reasonable times, to enter into and upon the said Flat and buildings or any part thereof to view and examine the state and condition thereof.

30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law of the said Flat or of the said plot and building or any part thereof, the Purchasers shall have no claim save and except in respect of the said Flat here by agreed to be sold to them and all open spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Developers until the said land and building is transferred to the Society/Limited Company as herein mentioned.

31. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement of any forbearance of giving of time to the Purchasers by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Developers.

32. It is agreed that this Agreement shall be registered with Sub-Registrar of Assurances as required under Maharashtra Ownership Flats Act. The Purchasers shall lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Developers the Serial number of registration under which it has been



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lodged to enable the Developers to appear before the sub-Registrar and admit the execution thereof.

33. If there is any increase in F.S.I. or any other benefits then such increased FSI or such benefits shall go to the Developers and the Purchasers or the members of the Society shall not raise any objections to the Developers utilising such increased F.S.I. and/or using/appropriating such benefits.

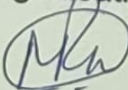
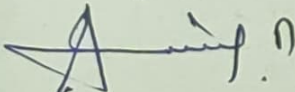
34. The members shall form and constitute a Co. Operative Housing Society on their own costs, however the developer shall Co-operate in getting society formed by obtaining the signature of all the members.

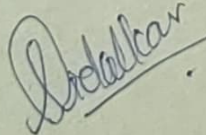
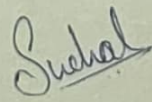
35. The Purchasers hereby agree and bind themselves to pay the stamp duty, Registration Charges, Advocate's fees and other expenses pertaining to this Agreement and also bear and pay their proportionate contributions the Stamp Duty, Registration charges, and other expenses that may have to be paid in respect of the Lease Deed to be executed by CIDCO Ltd., in favour of the said Society.



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36. THE PURCHASERS along with the other Purchasers' of Flat in the building shall join in forming and registering a Society or a limited Company to be known by such name as the Purchasers may decide for this purpose and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society or Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within fifteen days of the same being forwarded by the Developers to Purchasers, so as to enable the Developers to register the Organisation of the Purchasers under Section-10 of the

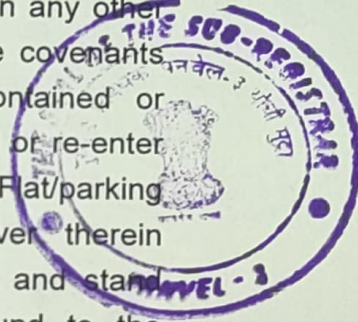



Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats Act 1964. No objection shall be taken by the Purchasers if any changes or modifications are made in the draft/bye-laws or the Memorandum and/or Articles of the Association as may be required by the Registrar of Companies, as the case may be, or by any other Competent Authority.

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37. If the Purchasers neglect, omit or fails in any manner whatsoever to pay to the Developers any of the amount due and payable by the Purchasers under the terms and conditions of this agreement (whether before or after the delivery of the possession within the time herein specified or if the Purchasers shall in any other way fails to perform or observe any of the covenants and stipulations of their part thereto contained or referred to, the Developers shall be entitled to re-enter and resume possession of the said Flat/parking space/stilt and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the Developers shall refund to the Purchasers the installments of sale price of the Flat etc. which may till then have been paid by the Purchasers to the Developers after forfeiting the earnest money and after deducting there from the administrative expenses, out of pocket expenses and service charges etc as may be determined by the Developers. The Developers shall not be liable to pay to Purchasers and interest on the amount so refunded and upon termination of this agreement and promising to refund the aforesaid amount by the Developers, the Developers shall be at liberty to dispose of and sell the Flat/parking space/stilt etc. to such person and at such person and at such price as the Developers may be in their absolute discretion think fit. The said amount shall be refunded to the Purchasers only after the said Flat/parking space/stilt etc. is sold/disposed off. And the Purchasers shall have no claim for refund or payment of the said earnest money and / or the said other amounts and the

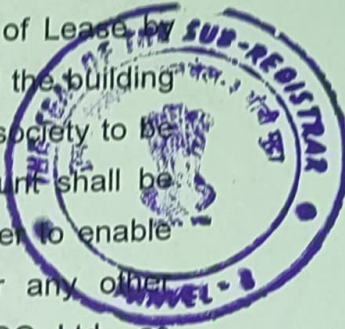


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Purchasers hereby agree to forfeit all their rights, title and interest in the said Flat all amount already paid and in such event the Purchasers shall be liable to be immediately ejected as tress-passer but the right given by this clause to the Developers shall be without prejudice to the other rights, remedies and claim, whatsoever at law or under this Agreement of the Developers against the Purchasers.

38. It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if CIDCO charges any premium and/or any other amount for the purpose of execution of the deed of Lease by CIDCO Ltd. in respect of the said Plot and the building to be constructed thereon in favour of the society to be formed then such premium or other amount shall be borne and paid by the Purchasers. In order to enable the Society to pay any premium and/or any other amount that may be demanded by CIDCO Ltd., as aforesaid, the Purchasers hereby agree and bind themselves to pay to the said Society, his share in such premium and/or amount payable to the said CIDCO in proportion to which the area of the said Flat hereby agreed to be acquired by the Purchasers in the said building.



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39. UNLESS it is otherwise agreed to by and between the parties hereto, the Developers shall within Six Months of the Registration of the Society or Limited Company as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and interest of the Developers by an assignment of the lease of the said land and the said building in favour of such Society or Limited Company as the case may be and such conveyance or assignment of lease shall be in keeping with the terms and provisions of this Agreement.

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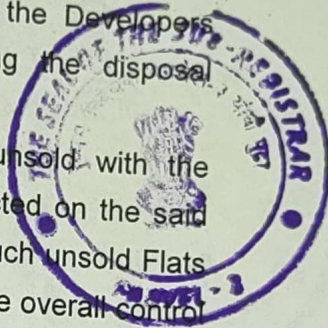
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40. In the event of the society (ies), Limited Company (ies), Incorporated Body (ies) or Condominium of Apartments being formed and registered before the sale and disposal by the Developers of all the Flat etc. in the said building the powers and authority of the society so formed or the Purchasers and other Purchasers of the Flat in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building the construction and completion thereof and all amenities, appertaining to the same and in particularly the Developers shall have absolute authority and control as regards and unsold said Flat of which the Agreement are cancelled at any stage for some reason or other and the Developers have the absolute authority regarding the disposal thereof.

41. In the event of the Flat remaining unsold with the Developers in building/s to be constructed on the said property, the powers and authority of such unsold Flats in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building the construction and completion thereof and all amenities. The unsold Flats also mean the flats on which the agreements are cancelled at any stage for any reason and the Developers have the absolute authority regarding the disposal thereof.

42. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Flats Rules 1964 and New Bombay Disposal of Lands Regulations 1975 as amended upto date or any other provisions of law applicable thereto.

43. THIS Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Flats Rules 1964 and New Bombay Disposal of Lands Regulation 1975 as

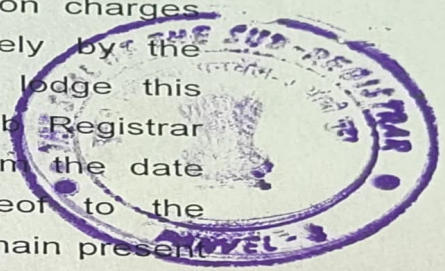


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44. The Purchaser declare that he has every intention to sell transfer the said FLAT within a period of One year from the date of execution of this Agreement for sale as the ' investor Purchaser' and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5 of schedule 1, of Bombay stamp Act 1958. The requisite stamp duty on this Agreement for Sale is being paid by the Purchaser with a right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Flat within a period of One Year or within such period as may be prescribed from time to time in this regard.
45. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable thereon shall be paid exclusively by the Purchaser. It is for the Purchaser to lodge this agreement for registration before the Sub Registrar Panvel within a period of one month from the date thereof by giving prior intimation thereof to the Developers so that the Developers can remain present and sign the same before the Sub Registrar.



SCHEDULE

All that piece and parcel of Land known as Plot No.162, Sector-2, in village/Site Ulwe, OF 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tai. Panvel, District : Raigad, Containing by measurement 1199.34 Sq.Mtrs. or thereabout and bounded as follows that is to say:

- On the North by : Plot No.163 & 164
On the South by : Plot No.161
On the East by : Open Space
On the west by : 24.0 Mtr. Wide Road

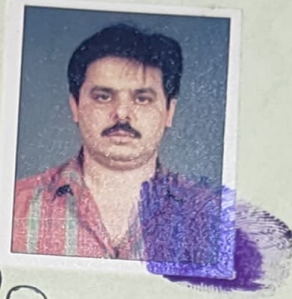
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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED by the)
Within named DEVELOPERS)

M/s. KUBER LAXMI REALATORS
Through its Partners

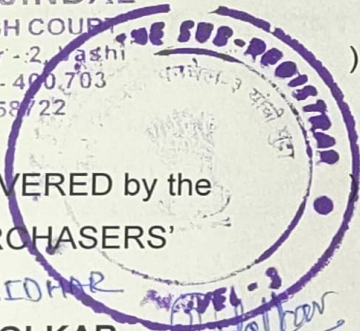
- 1) SHRI. MAHESH RAMCHAND DARYANI,
 - 2) SHRI. ANIL AMBUMAL BUDHRANI
- In the presence of)



M. Daryani
Anil Budhrani

- 1))
- 2))

To be
RAHUL R. JINDAL
ADVOCATE HIGH COURT
B-3/6/0:2, Sector - 2, Vashi
NAVI MUMBAI - 400 703
PH.: 9987058722



SIGNED AND DELIVERED by the)
Within named 'PURCHASERS'

- 1) MR. SACHIN DIDOLKAR



- 2) MRS. SNEHAL SACHIN DIDOLKAR

in the presence of :)

- 1))
- 2))

To be
RAHUL R. JINDAL
ADVOCATE HIGH COURT
B-3/6/0:2, Sector - 2, Vashi
NAVI MUMBAI - 400 703
PH.: 9987058722



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RECEIPT

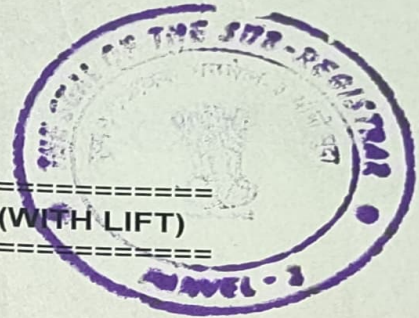
Received of and From the within named Purchasers 1) **MR.SACHIN DIDOLKAR** 2) **MRS.SNEHAL SACHIN DIDOLKAR** a sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) being the Part Payment amount of Sale Price of Flat being

FLAT NO.	WING	FLOOR	PLOT NO.	SECTOR
301	A	THIRD	162	2

BUILDING : "GEETANJALI"
NODE : ULWE, NAVI MUMBAI.

CARPET AREA IN SQ.FTS :552.43
CARPET AREA IN SQ.MTRS :51.322
DECK AREA IN SQ.FTS :92.03
DECK AREA IN SQ.MTRS :8.55

BUILDING CONSISTS : GROUND + 4 FLOORS (WITH LIFT)



DETAILS OF PAYMENT

CHEQUE/D.D.NO.	DATE	AMOUNT	BANK
531514	5/2/2010	Rs.1,50,000/-	Sate Bank of India

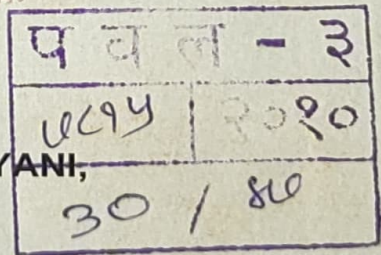
I SAY RECEIVED
Rs.1,50,000/-



M/s. KUBER LAXMI REALATORS

Through its Partners

- 1) SHRI. MAHESH RAMCHAND DARYANI,
- 2) SHRI. ANIL AMBUMAL BUDHRANI



Witnesses:

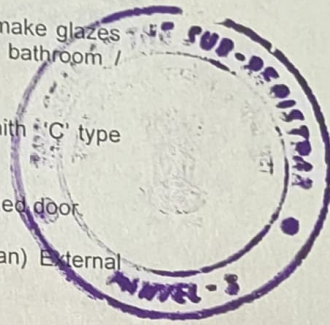
- 1) *[Signature]*
- 2) **RAHUL R. JINDAL**
ADVOCATE HIGH COURT
B-3/6/0:2, Sector - 2, Vashi
NAVI MUMBAI - 400 703
H.: 9987058722

[Signature]
[Signature]

[Handwritten notes in left margin: 'Didolkar', 'Sachin', 'Daryani']

AMENITIES

1. 2ftx2ft designer Marbonite / verified flooring for all rooms
2. 2ft wide granite (brown) kitchen platform & 2ft wide service platform with stainless steel sink (Nirali make)
3. Refrigerator, Exhaust fan, water filter, washing machine point will be provide in the kitchen.
4. A/C point master bedroom (for 3 BHK, A/C point in 2 rooms)
5. Power coated sliding windows with glass and granite / marble still (extra width for Netlon Net).
6. Concealed wiring of 'polycab' make with ample electrical points & modular switches of 'ROMA' make.
7. Teak wood laminate finished main door. (Main door Godrej night latch with brass oxidized decorative fitting of handle & sliding bold).
8. Cable & telephone point in living and Master bedroom (for 3BHK in living and 2 bedrooms)
9. Full glazes tiles in bath / toilets & kitchen. Kajaria make glazes tiles up to ceiling for walls and non skid tiles for bathroom / toilets floor.
10. Concealed plumbing with fancy C.P. fitting (Zenith 'C' type GI pipe with Jaguar basic fittings).
11. All internal door commercial laminate finished flushed door.
12. All walls with putty finish and acrylic paint (Asian) External paint apex of Asian make.
13. Decorative and spacious entrance lobby
14. Automatic high speed branded lifts (Kone make)
15. Attractive compound walls with decorative M.S. entrance Gate with Security Cabin (2 Securities cabins with permanent brickwork type for 'in' & 'out' gate).
16. Generator back up for lifts staircase light and water pump of Kirlosker make with canopy.
17. Checkered heavy-duty type tiles for movements of vehicles for the compound including parking.
18. Intercom facility for each flat and security gate.
19. Individuals parking with proper marking of flat. Free movement passage for smooth flow of vehicle property shown.
20. Loft on toilet for storing.
21. Provision of society office room.
22. The building will have proper modern fire fighting system.
23. Tree plantation along the boundary wall of the premises.
24. Wiring and provision of points for security camera in all flats entrance, common lobby in all floors and entrance lobby.
25. Assurance regarding not to allow any shop for hotel / bar business or nuisance making activities business.
26. Provision of toilet / bath for watchmen and addition water tap for cleaning vehicles / watering plants.
27. Wiring for inverter and internet connection.



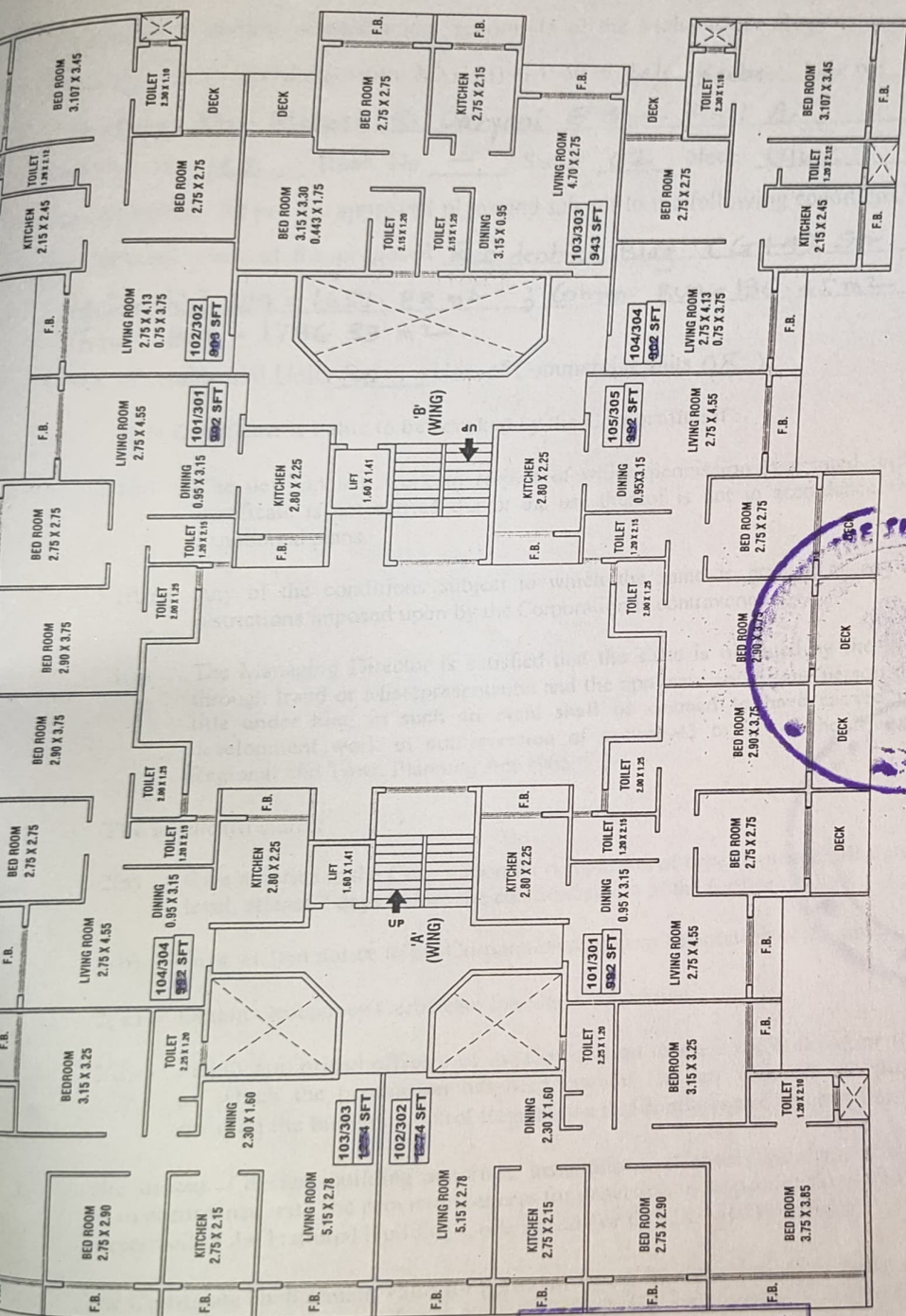
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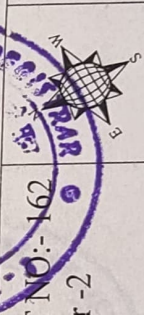
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Developers :-
Kuber Laxmi Realators

PLOT NO:- 162
Sector -2
Ulwe

SALE PLAN
1st & 3rd
Floor Plan

FASCINATE
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
F-4, Neighbourhood Shopping Complex, Sector-4, New/UP, Navi-Mumbai
Tel:- 022-27723214, 27789098, e-mail:- fascinate_architects@rediffmail.com



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-13 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/s. Kuber Laxmi Realtors

Partner. Shri- Mahesh R. Daryani & Shri- Anil A.

Plot No. 162 Road No. — Sector 02 Node Ulur of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg (G+4) Str.

Residential BUA = 1659.88 m² ; Comm. BUA = 136.45 m²
Total BUA = 1796.33 m²

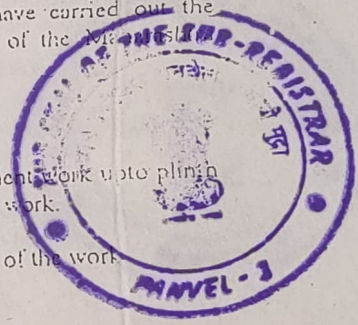
(Nos. of Residential Units 36 Nos. of Commercial units 08)

1. This Certificate is liable to be revoked by the Corporation if:-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him; in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.



3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCR - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 6000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot. Number/Sector & Nucleus of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential Flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language



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RAIN WATER HARVESTING

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/JD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

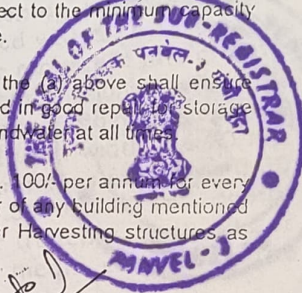
12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/JD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



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ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
fascinate

C.C. TO: Separately to :

- M(TS)
- CUC
- EE(KHR/PNL/KLMD/DRON)
- EE(WS)

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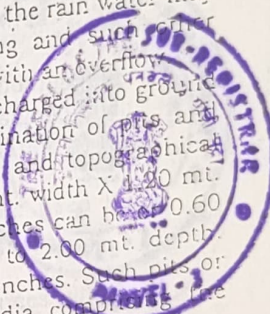
SCHEDULE

RAIN WATER HARVESTING

Water Harvesting in a building site includes storage or recharging into and of rain water falling on the terrace or on any paved or unpaved surface in the building site.

The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow. The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
 - c) Coarse sand as upper middle layer upto 20% of the depth;
 - d) A thin layer of fine sand as top layer.



ROTA/H-984(B) (400-03-2005)-3

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- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/trenches.

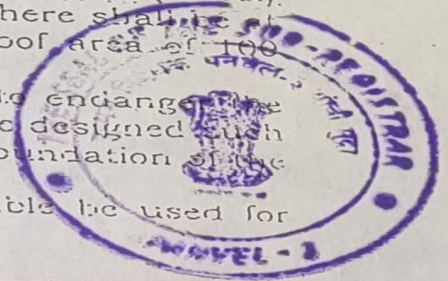
- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



INDAL
B.A., LL.B.

HIGH COURT

NOTARY

2, Opp. Bombay Mercantile Co. op Bank

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... पुणे दिनांक/Date..... २४/१२/२०१० यांच्याकडून

Received from..... श्री. मा. आ. जिंदल

रु./Rs..... ३३५/- (रुपये/Rupess. तीनशे पन्नास केवळ)

on account of..... प्लॉट नं. १४२, से-२, उल्हे याकरिता मिळाले.

शेखपाल व. लेखापाल
Cashier or Accountant.

Maury
दख्खम विवेकानंद पत्रिका-३
(पदनाम/Designation)

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काळावडी - १३ वर
१२२८ ते २०१०



1. The City and Industrial Development Corporation Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') registered Office at Neral, 2nd Floor, Nanran P... 400021, is a New Town Development Authority, as per the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. xxxviii of 1966) hereinafter referred to as 'the said Act'

2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act

प व ल - ३
०८१५ २०१०
३८१ ८०

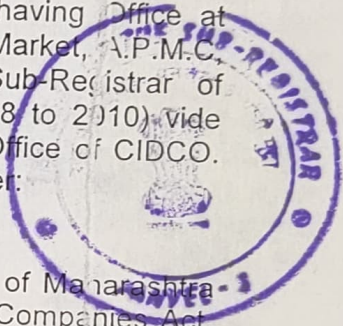
अर्ज क्र. १२३०/२०१०

Date :

08/07/10

**SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE
OF GES PLOT NO.162,
SECTOR 2, ULWE, NAVI MUMBAI.**

I have carried out search of title of the GES Plot No.162, Sector 2, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1199.34 Sq. Mtrs. which now stands in the name of M/S. KUBER LAXMI REALATORS Through its Partners 1) SHRI. MAHESH RAMCHAND DARYANI, 2) SHRI. ANIL AMBUMAL BUDHRANI, having Office at 459,460, Central Facility Building, Bldg No. 1, Masala Market, A.P.M.C. Vashi, Turbhe, Navi Mumbai, at the office of Sub-Registrar of Assurances Panvel-3 for the last 13 years (from 1998 to 2010) vide receipt No.1230/2010, dt. June 24, 2010 also in the Office of CIDCO. My year-wise search report and observations are as under:



1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

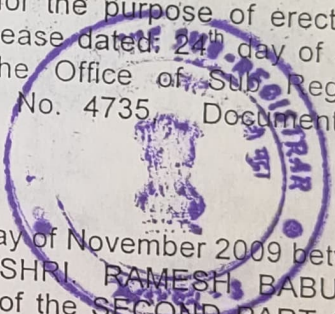
8/7/10

R. R. JINDAL
B.A., LL.B.
ADVOCATE HIGH COURT & NOTARY
B-3/16/02, Sector-2, Vashi,
Navi Mumbai-400703, INDIA
PH : 09867680789 / 27825356

प व ल - ३	
७८१५	२०१०
३८	१०

Date :

3. By an Agreement to Lease dated: 24th day of JULY 2009, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI. RAMESH BABURAO MUNDHEKAR therein referred to as the LESSEE and herein referred to as the ORIGINAL ALLOTTEE, and CIDCO leased Plot of land in lieu of compensation being Plot No.162, Sector 2, admeasuring 1199.34 Sq. Mtrs. under the 12.5% Expansion Scheme at village Ulwe, Taluka - Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). The original Allottee paid the Premium in full agreed to be paid to the Corporation said premium in full. The Physical possession of the same has handed over to the Original Allottee for Development and Construction thereof Building for Residential and Commercial purposes. The corporation granted permission or licence to the Original Allottee to enter upon the said Plots of land for the purpose of erecting a building/s. The said Agreement to Lease dated: 24th day of JULY 2009, has been Registered at the Office of Sub Registrar Assurance Panvel-1, vide Receipt No. 4735, Document No. 04626-2009, Dt. 29/07/2009.



4. By Tripartite Agreement dated 25th day of November 2009 between the CIDCO THE FIRST PART, SHRI. RAMESH BABURAO MUNDHEKAR the Original Allottee of the SECOND PART & the M/s. KUBER LAXMI REALATORS Through its Partners 1) SHRI. MAHESH RAMCHAND DARYANI, 2) SHRI. ANIL AMBUMAL BUDHRANI THE THIRD PART. The said original Allottee has sold and assigned all his rights and interests in and upon the said Plot to the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement. The said Tripartite Agreement dated 25th day of November, 2009, has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No. 8244, Document No. 08069-2009, Dt. 25/11/2009.

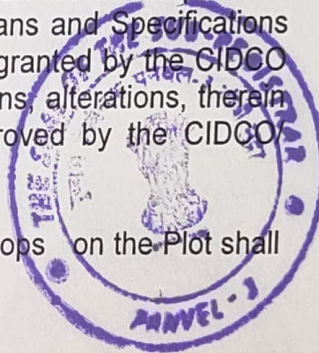
R. R. JINDAL
B.A., LL.B.
ADVOCATE HIGH COURT & NOTARY
B-3/6/0-2, Sector-2, Vashi,
Navi Mumbai-400 703, INDIA
PH. : 09867680789 / 27825356

प व ल - ३
०८/११/२०१०
४० / ४०

08/11/10

Date :

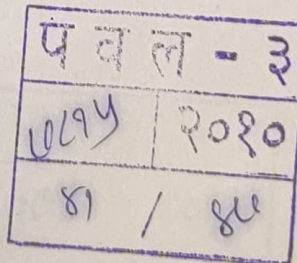
5. The CIDCO has transferred the said Plot in favour of M/s. KUBER LAXMI REALATORS Through its Partners 1) SHRI. MAHESH RAMCHAND DARYANI, 2) SHRI. ANIL AMBUMAL BUDHRANI, vide its CIDCO Letter No. CIDCO/VASAHAT/NA/12.5%SCHEMES/ULWE/1403/2009 Dt. 10/12/2009.
6. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/ATPO/960, Date.20/7/2010 granted its permission to develop the said plot and to construct a building on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
7. As per the Plans approved by the Corporation the Developers are constructing thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO Planning/Authorities:
8. The Building is being constructed of Flats/Shops on the Plot shall be known as "GEETANJALI"



SCHEDULE

All that piece and parcel of Land known as Plot No.162, Sector-2, in village/Site Ulwe, OF 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Panvel, District : Raigad, Containing by measurement 1199.34 Sq.Mtrs. or thereabout and bounded as follows that is to say:

On the North by : Plot No.163 & 164
On the South by : Plot No.161
On the East by : Open Space
On the west by : 24.0 Mtr. Wide Road



R. JINDAL
B.A., LL.B.

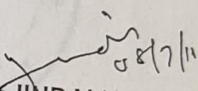
ADVOCATE HIGH COURT
Notary by Govt. of INDIA, Regn. No. 4334/2007 Dt. 20/7/07

Tel.: Office : 278
278
Tel. : (Res): 276
2031
Mobile : 99870587.

B-3/6/0:2, Sector-2, Opp. Bombay Mercantile Co.op Bank Vashi, Navi Mumbai - 4007

Date :

I am therefore of the opinion that title of the said GES Plot No.162, Sector 2, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1199.34 Sq. Mtrs. now stands in the name of M/S. KUBER LAXMI REALATORS Through its Partners 1) SHRI. MAHESH RAMCHAND DARYANI, 2) SHRI. ANIL AMBUMAL BUDHRANI, is clear and marketable and is free from all encumbrances, subject to the terms and conditions of the said Agreement to Lease dt. 24th day of JULY 2009 and also Tripartite Agreement dt. 25th day of November 2009.

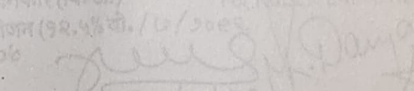

(R. R. JINDAL)
Advocate & Notary

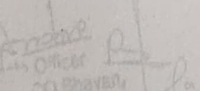
i/geetanjali.search title

THE SEAL OF THE ADVOCATE HIGH COURT & NOTARY
B.A., LL.B.
ADVOCATE HIGH COURT & NOTARY
B-3/6/0:2, Sector-2, Vashi,
Navi Mumbai-400 709, INDIA
PH - 09987058703/07825856

प व ल - ३
2009 | 2010
82 / 80

संमत सिमांकन नकाशा
वा. प्रतिष्ठ निबोधनकार (वि. आ.)
सं. नं. निबोधन/निबोधन (92.4% लो.) / 15/2009
दि. 24/07/2009


PARTNER

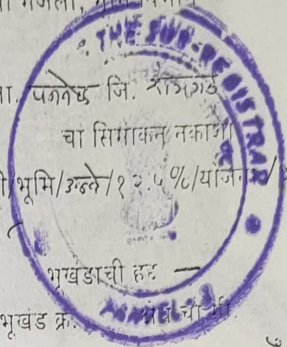

CISCO Ltd., CO. SEVEN,
Navi Mumbai - 400 709

संमत भूभाग

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

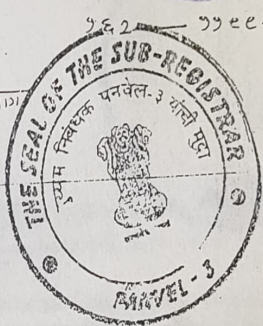
सिडको भवन, ७ वा मजला, भावि विभाग



नवी मुंबई १२.५% योजना अंतर्गत मोजे इच्छे ता. पत्रवेळ जि. राजगड
विभाग क्र. २ भूखंड क्र. १६२ चा सिमांकन नकाशा
संदर्भ : सहा.भूमि व भूमापन अधिकारी (१) (२) (३) क्र.सिडको भूमि/शहरे/१२.५%/योजना/१४०३
दिनांक : २/५/२००९

भूखंडाची हद्द -
भूखंड क्र. १६२ - ११६६.३४ चौ.मी.

१६.५	१६.५
१६३	१६४
१६५	१६६
१६७	१६८
१६९	१७०



प व ल
१०६५/२००९
१०६ / १०

For KUSHER LAXMI REALATORS

प्रमाण १:१०००
नकाशा तयार करणारा
दिनांक : २५/७/१९

प व ल - ३
१०६५ २००९
१०६ / १०

क्षेत्राधिकारी (भूमापन)
सिडको मर्या

Member
Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 634, India

(मि.न.आळेकर)
भूमापक

(एम.नाथ.शिंदे)
भूमापक

Assistant Land & Survey Officer,
CIDCO Ltd., CIDCO Bhavan, 7th Floor,
CBD, Belapur, Navi Mumbai.

प व ल - ३
१०६५ २०१०
१०६ / १०

MH 03/2004 / 3262



24/12/2019

Specimen Signature/Thumb Impression of the Holder of the licence

Name to be written across the photograph

FORM 6
[See Rule 16(1)]
Driving Licence

MH 03/2004 / 3262
Driving Licence No.

Date of issue 07/09/19

Name of the Licence Holder

Jaameer Beg

Son/wife/daughter of

MR. Deans Beg



2
Temporary address/ Official address (if any)

Permanent Address
Ambika Nagar Adash
Nagar, R. S. Mang. N.P.
Collector, Colony
Date of birth 21/11/85

Blood group with RH factor (Optional)

3
A MOTOR VEHICLE WITH CAPACITY UP TO AND ABOVE 50 L.

The holder of this licence is licensed to drive throughout India the vehicles of the following description

NON TRANSPORT
LIGHT MOTOR VEHICLE

07/09/19 to 06/09/2024

The licence to drive a motor vehicle other than transport vehicle is valid

from 03/07/18 to 02/07/19

Signature and designation of the Licensing Authority
REGIONAL TRANSPORT AUTHORITY
MUMBAI (E)

प व ल - ३
०९५ २०१०
४१ / १८०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MANISH JAGTANI

TEKCHAND JAGTANI

23/11/1968

Permanent Account Number

AHOPJ0462E

Signature



प व ल - ३	
८८५	२०१०
४५	४८

दस्त गोषवारा भाग-1

पवल3

दस्त क्र 7815/2010

88180

दुय्यम निबंधकः

सह दु.नि.पनवेल 3

7815/2010

करारनामा

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

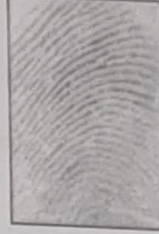
पक्षकाराचे नाव व पत्ता

लिहून घेणार

वय 34

सही

Dadalkar



सचिन बन्सीधर डीडोळकर
घर/प्लॉट नं. बी -601, सावन हार्मोनी, प्लॉट नं
-95, सेक्टर 20, सि बी डी बेलापूर

पत्ता नं. -
महाराष्ट्र नं. -
जिल्हा नं. -
तालुका -

सचिन डीडोळकर
घर/प्लॉट नं. -/-

पत्ता नं. -
महाराष्ट्र नं. -
जिल्हा नं. -
तालुका -

लिहून घेणार

वय 39

सही

Sachal



न नंबर: AJCPD 2394R

कुबेर लक्ष्मी रियल्टर्स तर्फे भागीदार महेश
दयानी

घर/प्लॉट नं: ए पी एम सी मार्केट, वाशी

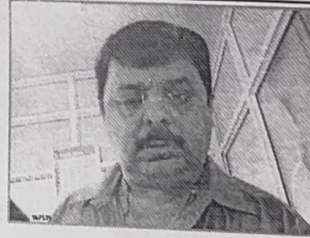
पत्ता नं. -
महाराष्ट्र नं. -
जिल्हा नं. -
तालुका -

लिहून देणार

वय 42

सही

M. Danyani



कुबेर लक्ष्मी रियल्टर्स तर्फे भागीदार अनिल
दुमल दुबरानी

घर/प्लॉट नं: -/-

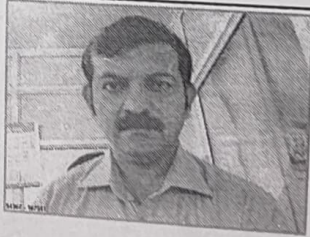
पत्ता नं. -
महाराष्ट्र नं. -
जिल्हा नं. -
तालुका -

लिहून देणार

वय 42

सही

Anil?



hawp

दुय्यम निबंधक, पनवेल-3
(वर्ग-3)



दस्तावेज जासोबत जोडलेली कागदपत्रे
कुळमुख्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपर्क
दस्त निषेध

पक्षकार करून देणार तथाकथीत (करारनामा)

पुल करतात.

दस्त गोषवारा भाग - 2

पवल3

दस्त क्रमांक (7815/2010)

80180

क्र. [पवल3-7815-2010] चा गोषवारा
मुल्य : 1171000 मोबदला 2083200 भरलेले मुद्रांक शुल्क : 107600

जमिनीचे नोंद केल्याचा दिनांक : 07/08/2010 12:32 PM
नावाचा दिनांक : 07/08/2010
जमिनीचे नोंद करणा-याची सही :

Dodalkar

प्रकार : 25) करारनामा
क्र. 1 ची वेळ : (सादरीकरण) 07/08/2010 12:32 PM
क्र. 2 ची वेळ : (फी) 07/08/2010 12:39 PM
क्र. 3 ची वेळ : (कबुली) 07/08/2010 12:43 PM
क्र. 4 ची वेळ : (ओळख) 07/08/2010 12:43 PM

नोंद केल्याचा दिनांक : 07/08/2010 12:44 PM

पावती क्र.: 8057 दिनांक: 07/08/2010
पावतीचे वर्णन
नांव: सचिन बन्सीधर डीडोळकर - -

20840 : नोंदणी फी
940 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
7 : अतिरिक्त मुद्रांक शुल्क

21787: एकूण

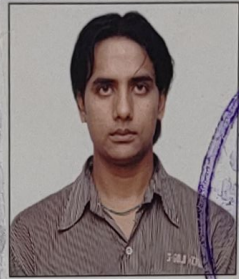
दु. निबंधकाची सही, सह दु.नि.पनवेल 3

ल इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
ची ओळख पटविताने.

चेन वेग - - , घर/प्लॉट नं: चेबुंर

रस्ता: -
तीचे नाव: -
त नं: ---
साहत: ---
गाव:-
ना:-

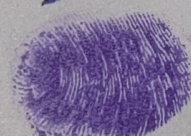
समीक्षे



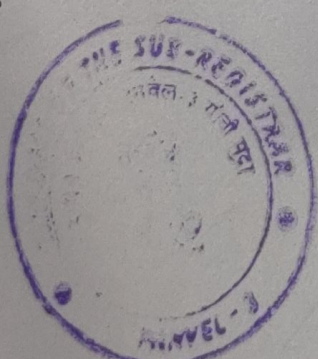
निष जगतानी - - , घर/प्लॉट नं: नेरुळ

रस्ता: -
तीचे नाव: -
त नं: -
साहत: -
गाव:-
का: --

Mark



दु. निबंधकाची सही
सह दु.नि.पनवेल 3



प्रमाणित करण्यास येते की सदर दस्तास एकूण 20
पाने आहेत.

दुय्यम निबंधक, पनवेल-३ (वर्ग-२)

पुस्तक क्र. १
कर्मांक 6099 वर नोंदला

दुय्यम निबंधक, पनवेल-३ (वर्ग-२)
दिनांक 6 माहे 8 सन २०१०

सूची क्र. दोन INDEX NO. II

गावाचे नाव : तळोजे

दस्तावेजाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,083,200.00
बा.भा. रु. 1,171,000.00

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

(2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा

(8) नोंदणीचा

(9) अनुक्रमांक, खंड व पृष्ठ

(10) बाजारभावप्रमाणे मुद्रांक शुल्क

(11) बाजारभावप्रमाणे नोंदणी

(12) शेंरा

(1) वर्णन: सदनिका क्र 301, तिसरा मजला, ए विंग, प्लॉट नं 162, गितांजली, सेक्टर 2,
उलवे ता पनवेल जि रायगड ** 51.322 चौ मी कारपेट + 78.55 चौ मी टेरेस

(1)

(1)

(1) मे / कुबेर लक्ष्मी रियल्टर्स तर्फे भागीदार महेश रामचंद्र दर्यानी - -; घर/प्लॉट नं: ए पी एम
सी मार्केट, वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAIFK 7841B. **दुधराती**

(2) मे / कुबेर लक्ष्मी रियल्टर्स तर्फे भागीदार अनिल अंबुमल कुबर्समी - -; घर/प्लॉट नं: -/-;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -;
पिन: -; पॅन नम्बर: -/-.

(1) सचिन बन्सीधर डीडोलकर - -; घर/प्लॉट नं: बी -601, सावन हार्मोनी, प्लॉट नं जी
-90, जी -95, सेक्टर 20, सि बी डी बेलापूर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AIUPD 2740E.

(2) स्नेहल सचिन डीडोलकर - -; घर/प्लॉट नं: -/-; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AJCPD 2394R.

07/08/2010

07/08/2010

7815 /2010

रु 107607.00

रु 20840.00

दुय्यम निबंधक, पनवेल-१
(वर्ग-२)

