

C.C.

CUSTOMER COPY

DEPARTMENT OF POST, INDIA,
MAHARASHTRA CIRCLE

NAME OF POST OFFICE, VASHI HEAD POST OFFICE DATE 2/6/10

NAME OF DOCUMENT Tripartite Agreement

FRANKING VALUE RS. 57,400/-

NAME & ADDRESS OF STAMP DUTY PAYING PARTY.
Smt. Anubai Baban Patil - 756, Sec-1, New

PAN NO. _____

TEL NO. MOBILE NO. 9226538483 →

NAME & ADDRESS OF COUNTER PARTY.
Nirmal - 2nd floor, Nariman

TEL NO. MOBILE NO. _____

SIGNATURE [Signature]

PAY ORDER NO IF ANY _____

DRAWN ON BANK _____

DD/PO/CHEQUE/CASH AMOUNT RS. 57,400/-

RS. (IN WORDS) Fifty Seven Thousand

FOR POST OFFICE USE ONLY

TRANSACTION ID 2885-145097-2881

FRANKING NO _____

POST OFFICE STAMP IMPRESSION

AUTHORISED SIGNATORY (M.F.A. No. _____)

TRIPARTITE AGREEMENT

THIS AGREEMENT is made at CBD, Belapur, Navi Mumbai, on this day of 3rd June 2010 between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 and having its Registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400021, (hereinafter referred to as the Corporation, which expression shall, unless it be repugnant to the context or meaning thereof, include its, successor or successors and assign or assignees) of the **FIRST PART.**

AND

SMT. ANUBAI BABAN PATIL, residing at House No. 327, Vashi gaon, Post : Vashi, Taluka & Dist. Thane (hereinafter referred as "THE ORIGINAL LICENSEE", which expression shall unless it be repugnant to the context or meaning thereof, include his/her/their successor or successors or assign or assignees) of the **SECOND PART.**

त न न - ६
दस्तावेज क्रमांक ४२०१०
२ - २



For Jay Ratan Developers
Anubai
 Proprietor

MANAGER (TOWN SERVICES-II)
 CIDCO of Maharashtra
 CIDCO of New Belapur,
 C.B.D., Belapur

INDIA
 STAMP DUTY
 R.0057400/-P90771
 JUN 02 2010
 145097
 02081
 SPECIAL
 JUN 02 2010
 11:12

AND

SHRI HUKUMCHAND BABULALJI GANDHI (JAIN), Proprietor, M/s. JAY RATAN DEVELOPERS, having address at Arihant Niwas, Plot No. 756, Shiravane, Sector 1, Nerul, Navi Mumbai (hereinafter referred to as **THE NEW LICENSEE** which expression shall where the context so admits be deemed to include their successor or successors and assign or assigns) of the **OTHER PART.**

WHEREAS BY an Agreement to Lease made at CBD, Belapur on **14th January 2010** executed by the Corporation of the One part in favour of the original licensee herein, therein referred to the Licensee of the other part (hereinafter referred to as "the said Agreement), the Corporation agreed to grant a lease to the Original Licensee herein, and Original Licensee agreed to accept the Lease of land under Greater Expansion Scheme of 12.5% scheme Plot No. 24, Sector 21, Ghansoli, Taluka & District Thane, admeasuring **99.89 sq.mtr.**, and the said Agreement was duly registered.



AND WHEREAS the Original Licensee paid to the Corporation lease premium of **Rs.1,450/- (Rupees One thousand four hundred fifty only)** and the Corporation delivered the possession of the said plot to the original Licensee in pursuance of the Agreement executed on **14th January 2010.**

AND WHEREAS the Original Licensee requested the Corporation to grant to him / her the permission to transfer and assign its rights, interest in or benefits in respect of the pertaining to the said Plot No. 24, Sector 21, Ghansoli, Taluka & District Thane, admeasuring 99.89 sq.mtr. area to the New Licensee in accordance with the



For Jay Ratan Developers

(Handwritten Signature)

Proprietor

MANAGER (TOWN SERVICES-II)
CIDCO of Maharashtra Limited
CIDCO Bhavan, 1st Floor,
C.B.D., Belapur,
Mumbai - 400 086

ट न न - ६
दिनांक १४/०१/२०१०

terms and conditions of the said agreement and the Corporation having granted permission to the Original Licensee agreed to do so on the terms and conditions appearing hereinafter.

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

1. The Corporation shall, in pursuance of the 'said agreement' and in consideration of the permission contained herein a grant lease of the Plot No. 24, Sector 21, Ghansoli, Taluka & District Thane, admeasuring 99.89 sq.mtr. area.

2. The New Licensee shall be substituted for the Original Licensee in the said agreement and shall have all the rights, obligation, liabilities, benefits and equities accordingly there under.

3. The Original Licensee relinquish and release all his/her/their right, titles, benefit, interest, claims or demands whatsoever in the said agreement and discharge the Corporation from all obligations or liabilities required to be performed to him/her/them by the Corporation under the 'Said Agreement'

4. The Original Licensee indemnify and save harmless the Corporation against any loss or damage that may be caused to the Corporation in consequences of this agreement or the permission granted to him/her/them as aforesaid.

5. The Stamp Duty payable under this Tripartite Agreement shall be borne and paid by the New Licensee wholly and exclusively.



For Jai Rajan Developers

Habari

Proprietor

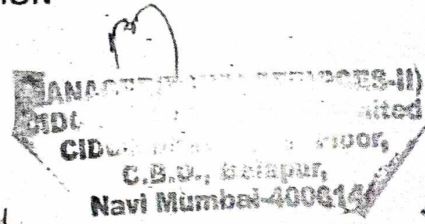
MANAGER (TOWN SERVICES-II)
CIDCO of Maharashtra Limited
CIDCO Bhavan, 7th Floor,
C.B.D., Belapur,
Navi Mumbai-400610

ट न न - ६
दस्तावेज संख्या २४६८/२०१०
४ - २

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

SIGNED, SEALED AND DELIVERED
For and on behalf of THE CORPORATION
by

Shri B. R. Gadhe



In the presence of

- 1) Shri S. R. Kadam [Signature]
- 2) Shri R. G. Tandale [Signature]

SIGNED, SEALED AND DELIVERED
BY THE ORIGINAL LICENSEE

SMT. ANUBAI BABAN PATIL



In the presence of

- 1) Shri S. R. Kadam [Signature]
- 2) Shri R. G. Tandale [Signature]

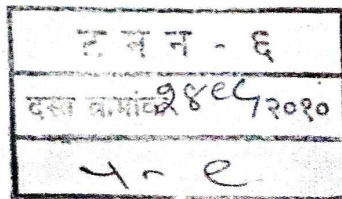
SIGNED, SEALED AND DELIVERED BY
THE NEW LICENSEE

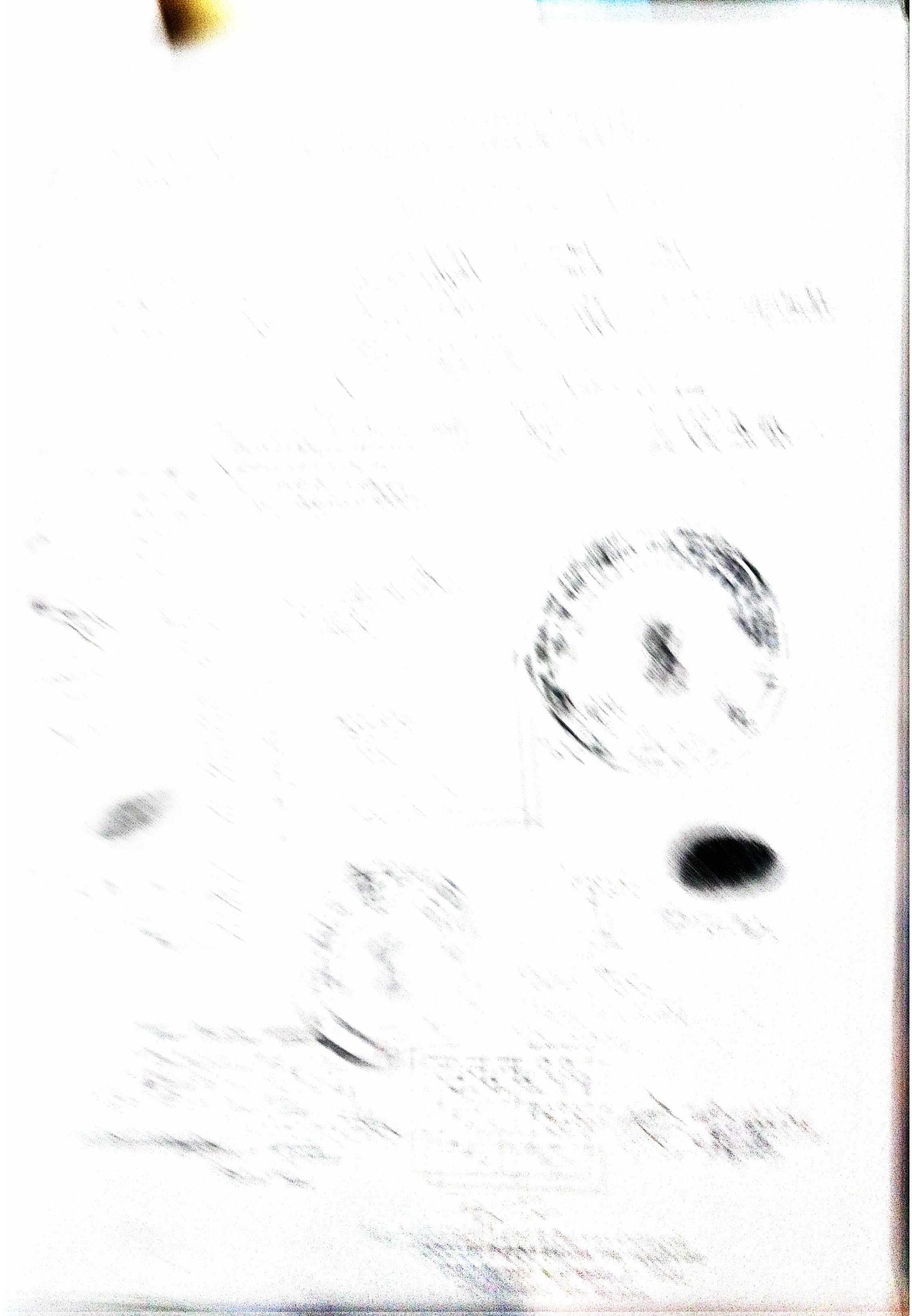
SHRI HUKUMCHAND BABULALJI GANDHI (JAIN),
Proprietor, M/s. JAY RATAN DEVELOPERS

For Jay Ratan Developers
[Signature]
Proprietor

In the presence of

- 1) Shri S. R. Kadam [Signature]
- 2) Shri R. G. Tandale [Signature]







दस्त गोषवारा भाग - 2

टनन6
दस्त क्रमांक (2498/2010)
e.e

दस्त क्र. [टनन6-2498-2010] चा गोषवारा
बाजार मुल्य: 1146500 मोबदला 1450 भरतेले मुद्रांक शुल्क : 57400

दस्त हजर केल्याचा दिनांक : 03/06/2010 05:37 PM
निष्पादनाचा दिनांक : 03/06/2010
दस्त हजर करणा-याची सही :

[Handwritten Signature]

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 03/06/2010 05:37 PM
शिकका क्र. 2 ची वेळ : (फ्री) 03/06/2010 05:43 PM
शिकका क्र. 3 ची वेळ : (कबुली) 03/06/2010 05:44 PM
शिकका क्र. 4 ची वेळ : (ओळख) 03/06/2010 05:45 PM

दस्त गोंद केल्याचा दिनांक : 03/06/2010 05:45 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात,
व त्यांची ओळख घटवितात.

- 1) - मुकुंद अरुण केळकर , घर/फ्लॉट नं: दुकान नं 39 फळ मार्केट से19 वाशी नवी मुंबई
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
- 2) - विलास सुर्यवंशी , घर/फ्लॉट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेट/वसाहत: -
शहर/गाव: कल्याण
तालुका: -
पिन: -

[Handwritten Signature]



[Handwritten Signature]



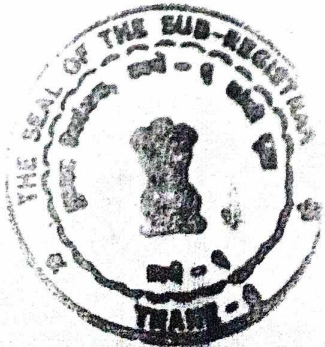
[Handwritten Signature]
दु. निबंधकाची सही
टाणे 6


प्रमाणित करण्यास येते की सदर दस्तऐवज
पाने आहेत.

साह दुधम निबंधक, टाणे-6 (वर्ग-2)

पुस्तक क्र. 1
क्रमांक 282

साह दुधम निबंधक, टाणे-6 (वर्ग-2)
दिनांक 3 माहे 6 सन 2010





MAHARASHTRA STATE MOTOR DRIVING LICENCE
 THE UNION OF INDIA
 EX. NO. MH43 2008013178 (XV) 29-01-2007
 Valid Till: 18-12-2023 (NT)

DLO: 01-05-2008
 AUTHORITY TO DRIVE FOLLOWING CLASSES
 OF VEHICLES THROUGHOUT INDIA
 CCV (XV)
 LMV (29-01-2007)
 LMV (29-01-2007)


Name: MUNIND NELKAR
 S/O: GANESH NELKAR
 A/C: CENTRAL FACILITY, APMC FRUIT MARKET, PLOT 212,
 SEC-18, VASHI, NAVI, MUMBAI.

DOB: 15-12-1973 AG: ON
 SEX: M
 Signature & E of Issuing Authority: MH43 2008250


 Signature/Thumb Imposition of Holder




टनन - ६
 रकम क्रमांक २४०१२०१०
 ७ - ०


MAHARASHTRA STATE MOTOR DRIVING LICENCE
 THE UNION OF INDIA
 EX. NO. MH43 2007013178 (XV) 29-01-2007
 Valid Till: 25-11-2010 (TR)

AUTHORITY TO DRIVE FOLLOWING CLASSES
 OF VEHICLES THROUGHOUT INDIA
 CCV (XV)
 LMV-TR (29-01-2007)

Name: VILAS SURYAVANSHI
 S/O: GANESH SURYAVANSHI
 A/C: JAGAN KRISHN CHAWL, R NO-8,
 NATEBRANVLI, KALYAN (E),
 DIST: THANE

DOB: 01-06-1978 AG: MH
 SEX: M
 Signature & E of Issuing Authority: MH05 200713


 Signature/Thumb Imposition of Holder

शहर च औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

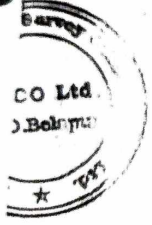
सिडको भवन, ७ वा मजला, भूमि विभाग

नवी मुंबई १२.५% योजना अंतर्गत मौजे दखोदे ता. दखोदे जि. दखोदे
विभाग क्र. २९ भूखंड क्र. २४ चा विभाजन नकाशा.
संदर्भ : सहा.भूमि व भूमापन अधिकारी (१) (२) (३) क्र.सिडको/भूमि/२४९/१२.५%/योजना दखोदे
दिनांक : २५/१२/०९

MANAGER(TOWN SERVICES-II)
CIDCO of Maharashtra Limited
CIDCO Bhavan, 7th Floor,
C.B.D., Belapur,
Navi Mumbai-400614

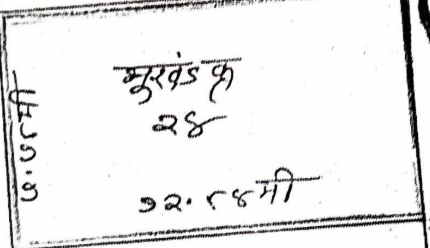
भूखंडाची दद —
भूखंड क्र. २४ क्षेत्र चौ.मी. ९३.६३

त न न - ६
२४/२०१०
E. E

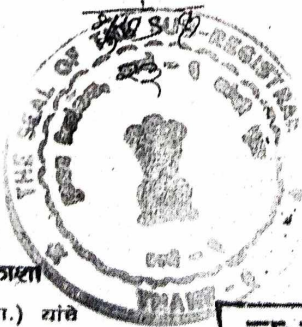


भूखंड क्र. २५

सामाजिक सुविधा
भूखंड



For Jay Ratan Developers
Habtan
Proprietor



'७३'
चि. ५. अ.

प्रमाण १ : २००
नकाशा तयार करणार :
मोजणी दिनांक :

समत सिमाकळ नकाशा
नरिण्ड नियोजक (वि.आ.) यांचे
व सिडको नियोजन (१२.५ % यो.)
६९० दि २५/१२/०९
क्षेत्राधिकारी (भूमापन) (भूमापन)
सिडको मर्या.

त.न.न.११	
१६	२०१०
१६	२७

Pr. Bhupatkar
भूमापक

Asst. Addl. Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.

सिडको

शहरांचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिला मजला,
सिडको भवन, सी.बी.डी. बेलापुर,
नवी मुंबई ४०० ६१
दि. ८/०६/२०१०

सिडको/वसाहत/साटयो/घनसोली/२३९/२०१०

प्रति,

मे. जय रतन डेव्हलपर्स तर्फे प्रो प्रा हुकुमचंद बाबुलालजी गांधी(जैन)

भूखंड नं. ७५६,से.१, शिरवणे,

नेरुळ,

नवी मुंबई.

विषय:- साडेबारा टक्के योजनेनुसार मौजे घनसोली येथे वाटप करण्यात आलेल्या
भूखंडाच्या हस्तांतरणाबाबत.

संदर्भ :- इकडील कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/घनसोली/२३९
दिनांक.-

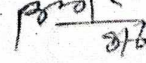
महोदय,

साडेबारा टक्के योजनेप्रमाणे मौजे घनसोली येथे वाटप करण्यात आलेल्या श्री अनुबाई बबन पाटील यांनी धारण
कलेल्या सेक्टर -२१ मधील भूखंड क्रमांक-२४, क्षेत्र १९.८९ चौ.मी.घनसोली, ता. जि.ठाणे, मे. जय रतन
डेव्हलपर्स तर्फे प्रो.प्रा. हुकुमचंद बाबुलालजी गांधी(जैन), यांचे नावे हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये
परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक ०३/०६/२०१० रोजी सिडको, श्री अनुबाई बबन पाटील आणि
मे. जय रतन डेव्हलपर्स तर्फे प्रो.प्रा. हुकुमचंद बाबुलालजी गांधी(जैन),यांच्यामध्ये करण्यात आला असून या
त्रिपक्षीय करारनाम्याची नोंदनी दुय्यम निबंधक ठाणे यांचेकडे नोंदनी क्रमांक टनन६/०२४९८/२०१० दिनांक
०३.०६.२०१० अन्वये करण्यात आली असल्याने व सदर करारनाम्याची सत्यप्रत आपण आमचकडे सादर केली
असल्यामुळे उपरोक्त भूखंडास परवानाधारक म्हणुन मे. जय रतन डेव्हलपर्स तर्फे प्रो प्रा हुकुमचंद बाबुलालजी
गांधी(जैन) यांचे नाव सिडकोच्या दफ्तरी नोंदण्यात आले आहे.

कळावे,

आपला विश्वासु,



व्यवस्थापक (शहरसेवा)-II

प्रति,

श्री अनुबाई बबन पाटील,

३२७, वाशी गाव, नवी मुंबई.