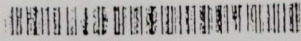


CERTIFICATE COPY



Wednesday August 01 2012
12:10:54 PM

Original
नोंदणी 39 म
Ragn 4 M

पावती

पावती क्र. 7524

दिनांक 01/08/2012

मालाचे नाव

दस्तावेजाचा अनुक्रमांक वसई2 - 07473 - 2012

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: भगेश रमेश घाडीगांवकर -

नोंदणी फी	-	15200.00
नक्कल (अ. 11(1)), प्रुटाकनाची नक्कल (अ. 11(2)), अनुयाय (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (72)	-	1440.00
एकूण	रु.	16640.00

सादरपत्राचा प्रत जवानी 12:25PM ह्या वेळेस मिळेल

दुय्यम अधिकारक

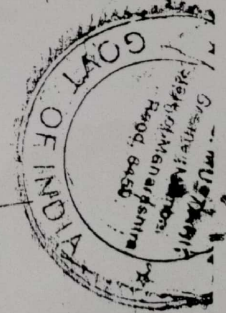
सह दुय्यम अधिकारक वर्ग 2

मागणार मूल्य 826500 रु. मोबदला: 1517000रु.

मरलेल मूल्य शुल्क 11100 रु.

जोमेश्वरी पु.

दिनांक 27/07/2012



CERTIFIED TRUE COPY

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Wednesday, August 1, 2012
10:02:27AM

मूल्यांकनाचे वर्ष 2012
जिल्हा ठाणे
प्रमुख मुख्य विभाग 246-गावाचे नांव - मौजे बोळीज (25) (वसई विरार शहर महानगरपालिका)
उप मुख्य विभाग 5 विकसित/विकसन क्षमता असलेल्या जमिनी
क्षेत्राचे नांव A Class Palika
सर्व्हे नंबर सर्व्हे नंबर-13

वसई
246-गावाचे नांव - मौजे बोळीज (25)
9/02

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

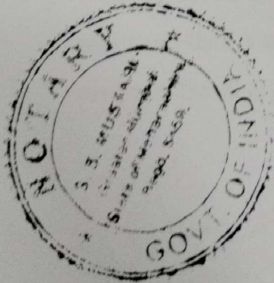
खुशी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
9500.00	28700.00	37700.00	41900.00	37700.00
मिळकतीचे क्षेत्र 31.99		बांधकामाचे वर्गीकरण 1-आर सी सी		
मिळकतीचा वापर निवासी सदनिका		उद्दवाहन स्विधा		
मिळकतीचा प्रकार बांधीव		बांधकामाचा दर		
मिळकतीचे वय 0 TO 2 वर्षे		मजला Third		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नयिन दर) * मजला निहाय घट/वाढ
= (28700.00 * 100 /100) * (90.00 /100)
= 25830.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 25830.00 * 31.99
= 826353.36

एकत्रित अंतिम मूल्य = अंतिम मूल्य दर +तळघराचे मूल्य + पोटभाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +वेदिस्त वाहन तळाचे
+ लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H
= 826,353.36 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
= 826,353.36 /-



CERTIFIED TRUE COPY

S. B. Mustari

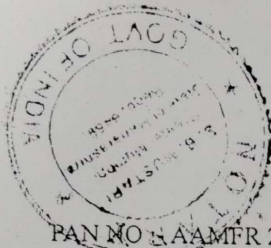


S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No B/4 Sai Dham Hsg. Sn
Tilak Nagar Saki Naka
Mumbai 400 077

Rishabh Gold

Vasai II

प्रमाणित प्रकार Nature of Document	Sale Agreement
दस्तावेज नोंदणीय/ नगण्य Registrable/ Non Registrable	Registrable
नोंदणीचे तपशील Registration Details	Vasai 2 (Vasai)
प्रशासक नंबर (Franchising Unique No.)	
मिळकतीचे थोडक्यात वर्णन (Property Description in Brief)	M/S. Rishabh Realty 221/223, Shripal Shopping Centre Vasai (West)
मोबदला रक्कम (If by cash payment)	15,17,000/-
मुद्रांक खरेदीदाराचे नाव (Purchaser's Name)	Mr. Mangesh Ramesh, Chhadigambkar
दस्तावेज दुसऱ्या पक्षाकरीबे नाव (Name of the other Party)	M/S. Rishabh Realty
हस्तो असल्यास नाव व पत्ता (If through Name & Address)	
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	Ninety One thousand one hundred only
प्राधिकृत अधिकार्याची पूर्ण स्वाक्षरी व शिक्का (Authorized Person's full Signature & Seal)	



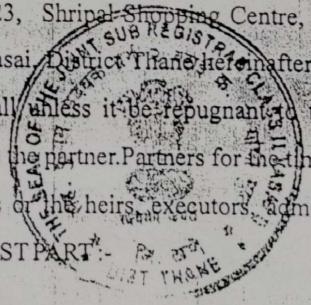
वसाई-२
 221/223
 3/62

उपर मुद्रांक प्रीटिंग आर्ट्स कॉम्प्लेट सॅम्युअल तयारले व एच.एम.एस. संबंधित प्राधिकृत अधिकार्यांनी दुरुवनीवरून संपूर्ण साजुरीचे तयार आदरून आला.

(SANDILK & SONS)
 Authorized Signatory

AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on the 01 day of August in the Christian year Two Thousand Two and 02 BETWEEN M/S. RISHABH REALTY, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at 221/223, Shripal Shopping Centre, Second Floor, Agashi Road, Virar (West), Taluka Vasai, District Thane hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner/partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the other partners) of the FIRST PART:-



(Signature)
(Signature)

PURCHASER

BUILDER

801 Shreechandra Ltd
 Shopping Building, Opp. A. High School,
 S.V. Road, Anandwadi,
 Mumbai - 400 058.
 D-85711/1/1 R. 109/20/2011/1094388
 00911001-PB5211
 07 30 2012
 17 25

वराई-२
७४७३ / २०१२
२१७२

10010

Token No: **154**

Document Type : REGISTERED

Nature Of Document Agreement

BOI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP

Shop No.3/4,Ramjharukha CHS,Shopping Building

S.V. Road ,Andheri(West),Mumbai-400 058

Telephone No :022-26252880

License no. : D-5/SIF(V)/C.R.1002/02/05/1094 - 98

Receipt No. : 23222 Date : 30/07/2012

Pay to : BOI SHAREHOLDING LTD.

Total No. of Documents:	1
Franking Value : Rs.	91,100.00
Service Chg @ Rs.10 per Doc: Rs.	10.00
Total : Rs.	91,110.00

Name of the stamp duty paying party :
MANGESH R GHADIGAONKAR

Payment Mode : PO Cash: 10.00
No.: 6708 Dt: 27/07/12 Amt : 91,100.00
Drawn on Bank : HDFC BANK LTD

(For Office Use Only)

Tran
Franking Sk. No.

(Signature)

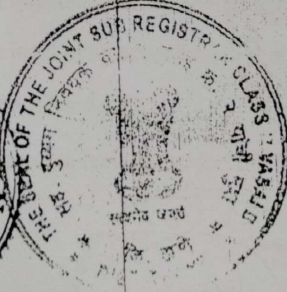
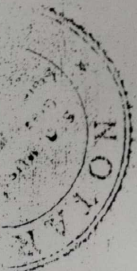
(Franking Value x Number of Documents)

91100 X 1

संज्ञा नं: 73419

BOI SHAREHOLDING LTD.

BELIEVED TO BE FRANKED DOCUMENTS



Rishabh Gold

60763
2102

A N D

MR Mangesh Ramesh Ghadiagonkar
& Mrs. Parhi Mangesh Ghadiagonkar

Residing at:-

Room no. 15, Paulshon chawl, Hansi swadi;

Jogeshwari (East)

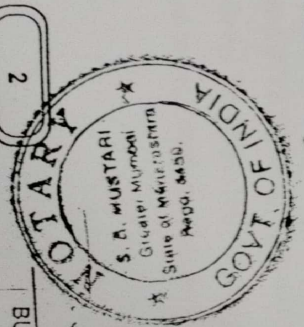
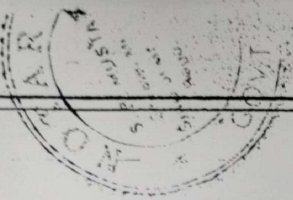
Mable :- 9920969196.

Mumbai - 60.

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

WHEREAS:-

- a) Survey No. 13, Hissa No. 1, admeasuring H.R. 0-63-1, assessed at Rs. 126.00 Paise, lying being and situated at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.
- i) Mr. Motya Atu Kurel was the tenant in respect of said land who purchased the said land from the owner Siliu Motya Kurel under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 2389, dated 21/12/1989.
- ii) Mr. Motya Atu Kurel died intestate on 07/11/1973, leaving behind him 1) Anton Motya Tuscan 2) Piter Motya Tuscan 3) Francis Motya Tuscan 4) Sanjay Motya Tuscan 5) Mary Louis Ludrick 6) Usha Francis Dias being the legal heirs according to the Indian Succession Act by which he was governed at the time of his death.
- iii) Mary Louis Ludrick died intestate leaving behind her 1) Sany Louis Ludrick 2) Michael Louis Ludrick being the legal heirs according to the Indian Succession Act by which she was governed at the time of her death.
- iv) Usha Francis Dias died intestate leaving behind her Gabrel



M. S. Ghadiagonkar
Parhi

PURCHASER

2

BUILDER

Rishabh Gold

1982
1982

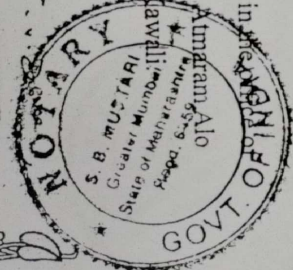
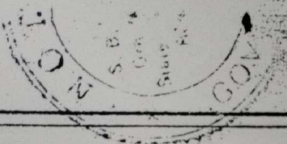
Francis Dias, being the legal heirs according to the Indian Succession Act by which she was governed at the time of her death.

- v) Anton Motya Tuscan died intestate on 19/06/1988, leaving behind him 1) Joseph Anton Tuscan 2) Nazreth Anton Tuscan 3) Sirel Anton Tuscan 4) Mary Piter Pereira 5) Jebibal Anton Tuscan being the legal heirs according to the Indian Succession Act by which he was governed at the time of his death.
- vi) Piter Motya Tuscan died intestate on 14/02/1991, leaving behind him 1) Mozes Peter Tuscan 2) Jems Peter Tuscan 3) Marshal Peter Tuscan 4) Rajesh Peter Tuscan 5) Vijay Peter Tuscan 6) Tereja Diago Pereira 7) Asha Peter Tuscan, being the legal heirs according to the Indian Succession Act by which he was governed at the time of his death.
- vii) The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Mozes Peter Tuscan and others obtained the Permission from the Additional Collector, Thane vide its Order bearing No. R.B.DESK-4/TNCS-2/SP/SR-1037/94, dated 22/11/1995.

viii) By an Conveyance Deed dated 02/11/1995 and registered in the office of Sub-Registrar Vasai No. II Virar, at Serial No. Print-2642/95, 1) Mozes Peter Tuscan 2) Jems Peter Tuscan 3) Marshal Peter Tuscan 4) Rajesh Peter Tuscan 5) Vijay Peter Tuscan 6) Tereja Diago Pereira 7) Asha Peter Tuscan 8) Francis Motya Tuscan 9) Sanjay Motya Tuscan 10) Salu Luis Ludrik 11) Gabrel Francis Dias 12) Joseph Anton Tuscan 13) Sirel Anton Tuscan 15) Mery Peter Pereira 16) Jebibal Anton Tuscan sold and conveyed the said land to Mr. Purushottam Anant Kawali.

b) Survey No. 13, Hissa No.2, admeasuring H.R. 0-38-4, assessed at Rs. 76.80 Paise, Survey No. 387-B, admeasuring H.R. 0-25-25, assessed at Rs. 201.84 Paise, lying being and situated at village Bolim, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar

- i) 1) Yashwant Arjun Raut 2) Harishchandra Arjun Raut 3) Kamlibai Balkrishna Raut were the owners of said land.
- ii) By an Conveyance Deed dated 08/05/1957, 1) Yashwant Arjun Raut 2) Harishchandra Arjun Raut 3) Kamlibai Balkrishna Raut sold and conveyed the said land to Mr. Amaram Alo Patil.
- iii) By an Conveyance Deed dated 09/06/1995 and registered in the office of Sub-Registrar Vasai No. II Virar, at Serial No. Photo-1563/95, Mr. Amaram Alo Patil sold and conveyed the said land to Mr. Purushottam Anant Kawali.



M. Purushottam Anant Kawali

PURCHASER

3

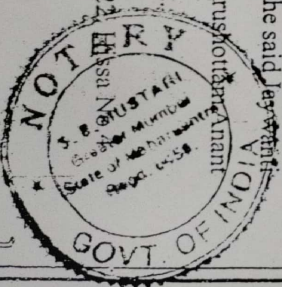
BUILDER

Rishabh Gold

- c) Survey No.387-B, admeasuring H.R. 1, 92-2, lying being and situate at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar
- | | |
|--------|-----|
| 198623 | 102 |
| 2102 | |
- i) Mr. Alo Babul Patil was the owner of said land.
 - ii) Mr. Alo Babul Patil died intestate on 04/09/1951, leaving behind the legal heir being the legal heir according to the Hindu Succession Act by which he was governed at the time of his death.
 - iii) By an Conveyance Deed dated 09/06/1995 and registered in the office of Sub-Registrar Vasai No. II Virar, at Serial No. Photo-1564/95, 1) Atmaram Alo Patil 2) Manibai A. Patil 3) Manda Ashok Patil 4) Bhupendra Ashok Patil 5) Narsingh Atmaram Patil 6) Vanita Narsingh Patil 7) Nanda Atmaram Patil 8) Tara Nanda Patil 9) Pushpa Prakash Patil 10) Arvind Ramchandra Patil 11) Kishor Ramchandra Patil 12) Kashinath Hari Patil 13) Kashbai Kashinath Patil 14) Vishnu Hari Patil 15) Saraswati Vishnu Patil 16) Manisha Vishnu Patil 17) Jayashree Vishnu Patil sold and conveyed the said land to Mr. Purushottam Anant Kawali.
 - d) Survey No.22, Hissa No.4, admeasuring H.R. 0-65-7, lying being and situate at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar

- i) 1) Jaywanti Vasant Gharat 2) Pramila Ramdas Meshram 3) Kiran Vasant Gharat 4) Prakash Vasant Gharat 5) Hansa Vasant Gharat 6) Rohini Vasant Gharat 7) Nayana Chandrashekhar 8) Darshana Balkrishna Patil 9) Vaishali Balkrishna Patil 10) Jitendra Patil are the owners of said land.
- ii) By an Agreement for sale dated 20/10/1993, executed between 1) Jaywanti Vasant Gharat 2) Pramila Ramdas Meshram 3) Kiran Vasant Gharat 4) Prakash Vasant Gharat 5) Hansa Vasant Gharat 6) Rohini Vasant Gharat 7) Nayana Chandrashekhar 8) Darshana Balkrishna Patil 9) Vaishali Balkrishna Patil 10) Jitendra Patil (therein called "The Vendors") of the First Part And Mr. Purushottam Anant Kawali (therein called "The Purchaser") of the Second Part, the said Jaywanti Vasant Gharat And Others have agreed to sell the said land to Mr. Purushottam Anant Kawali, on the terms and conditions mentioned in the said agreement.

- 1) The land bearing Survey No. 13, Hissa No. 1, 2, Survey No. 2



PURCHASER

4

BUILDER

Rishabh Gold

Survey No. 387-B have been amalgamated and converted into A.A. by the Office of Collector of Thane, vide its Order bearing No. REV/DESK/1/T-9/NAP/SR-3/96, dated 07/02/1997.

g) The Commencement Certificate in respect of the Group Housing Complex has been obtained to construct the residential with shopline buildings on the said land from the City and Industrial Development Corporation of Maharashtra Ltd., vide its letter bearing No. CIDCO/VVSR/CC/BP-1087/W/2500, dated 05/03/2004.

h) By an Development Agreement dated 2nd July 2004, entered into by and between Mr. Purushottam Anant Kawali (therein called "The Owner") of the First Part and MR. KUVVERJI BACHHU SHAH (therein called "The Developer") of the Second Part, the said Mr. Purushottam Anant Kawali has agreed to grant the development right in respect of the F.S.I. admeasuring 4,09,272 Square feet (Built up area) i.e. approved F.S.I. admeasuring 2,74,272 Sq.ft. and proposed F.S.I. admeasuring 135000 Sq.ft. of Sector I Building No. 1, Wing No. A, B, C, Building No. 2, Wing No. A, B Building No. 3, Wing No. A, B, C, Sector II, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, C, Building No. 3, Wing No. A, B, Sector III, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, Building No. 3, Wing No. A, B, Building No. 4, Wing No. A, B, Sector IV, Building No. 1, Wing No. A, B, C, Building No. 2, Wing No. A, B, C, Building No. 3, Wing No. A, B, C to MR. KUVVERJI BACHHU SHAH, on the terms and conditions mentioned in the said agreement.

i) By an Another Development Agreement dated 5th July 2004, entered into between MR. KUVVERJI BACHHU SHAH (therein called "The Vendor") of the First Part and M/s. ADINATH DEVELOPERS, a partnership firm (therein called "The Developers") of the Second Part, MR. KUVVERJI BACHHU SHAH, has agreed to transfer and assign the right, title and interest under the said agreement dated 5th July 2004 and grant the development right in respect of the F.S.I. admeasuring 2,74,272 Square feet (Built up area) i.e. approved F.S.I. admeasuring 2,74,272 Sq.ft. and proposed F.S.I. admeasuring 135000 Sq.ft. of Sector I Building No. 1, Wing No. A, B, C, Building No. 2, Wing No. A, B Building No. 3, Wing No. A, B, C, Sector II, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, C, Building No. 3, Wing No. A, B, Sector III, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, Building No. 3, Wing No. A, B, Building No. 4, Wing No. A, B, Sector IV, Building No. 1, Wing No. A, B, C, Building No. 2, Wing No. A, B, C, Building No. 3, Wing No. A, B, C, Sector V, Building No. 1, Wing No. A, B, C to M/s. ADINATH

2003

20102

2003

M. S. K. K. K.

Subscribed

PURCHASER

5



Page 2
2192

terms and conditions mentioned in the said agreement.

j) By an Conveyance Deed dated 02/12/2007, 1) Jaywanti Vasant Gharat 2) Pramila Ramdas Meshram 3) Kiran Vasant Gharat 4) Prakash Vasant Gharat 5) Hansa Vasant Gharat 6) Rohini Vasant Gharat 7) Nayana Chandrashekhar 8) Darshana Balkrishna Patil 9) Vaishali Balkrishna Patil 10) Jitendra Patil (therein called "The Vendor") of the First Part and KUNWARJI BACCUBHAI SHAH (therein called "The Confirming Party") of the Second Part sold and conveyed the said land bearing Survey No. 22, Hissa No. 4, admeasuring 6570 Square metres, to M/s. KRISH ENTERPRISES through its partner Mrs. Gunvanti Vimalchand Dhoka. The said conveyance was registered in the office of Sub-Registrar at Vasai No. II under Serial No.02645/2010 dated 17/02/2010.

k) By an Settlement Deed dated 01/03/2008 entered into by an between M/s. Adinath Developers (therein called "The Party of the First Part") and 1) Mr. Ganpatraj Badarraj Mehta, .2) Mr. Naresh Ganpatraj Mehta, 3) Mr. Pradeep Ganpatraj Mehta, 4) Mr. Ganpatraj Badarraj Mehta (H.U.F.) through its Karta Mr. Ganpatraj Badarraj Mehta, 5) Mr. Naresh Ganpatraj Mehta (HUF) Karta, 6) Mr. Prakash Vimalchand Dhoka, (HUF), Karta, 7) Mrs. Gunvanti Vimalchand Dhoka, 8) Smt. Kesarben Kunwarji Shah (therein called "The Party of the Second Part"). The FSI of the following Buildings :-

Sector	Building No.	Wing	Area Sq./Ft
III	1	A	17858.44
		C	5353.80
		ABC	15243.38
IV	2	ABC	15181.55
		D	107.19
III	1	C	25137.81
		B	26155.22
		B	

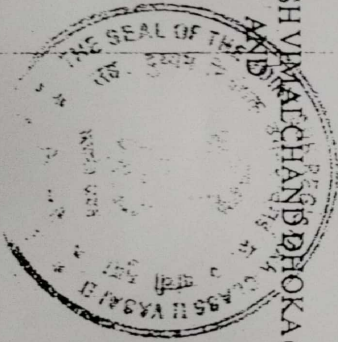
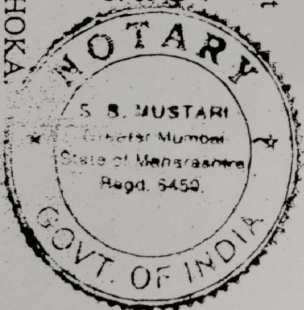
has came to the share of MRS. GUNVANTI VIMALCHAND DHOKA.

AND

Sector	Building No.	Wing	Area Sq. Ft
III	1	C	25137.81
		B	26155.22
		B	

has came to the share of MR. PRAKASH VIMALCHAND DHOKA (H.U.F.).

DEVELOPERS, on the



M. S. J. J.
Amal Singh

PURCHASER

6

BUILDER

Rishabh Gold

Sector	Building No.	Wing	Area Sq. Ft
IV	1	D	6472.931
V	1	A	18058.978
	1	B	2 6 7 7 3 . 9 4 3
	1	C	18058.978
IV	1	C(50%)	5353.80
	2	ABC(50%)	1 5 2 4 3 . 3 8
	3	ABC(50%)	15181.55

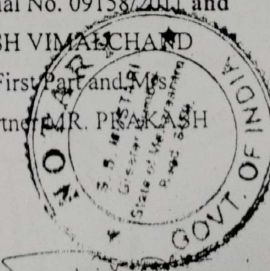
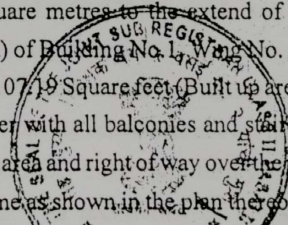
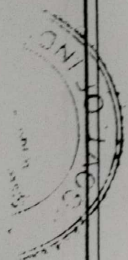
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has come to the share of SMT. KESARBEN KUNWARJI SHAH.

1) The Revised Development Permission for the proposed layout of residential / residential with shophline buildings on the said land from the City and Industrial Development Corporation of Maharashtra Ltd., vide its letter bearing No. CIDCO/VVSR/RDP/ BP-1087/W/6048, dated 23/03/2010.

m) By an Development Agreement dated 27/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 09157/2011 and 27/07/2011, entered into by and between MRS. GUNVANTI VIMALCHAND DHOKA (therein called "The Vendor") of the First Part and M/s. RISHABH REALTY, a partnership firm, through its partner MR. PRAKASH VIMALCHAND DHOKA (H.U.F.) (therein called "The Developers") of the Second Part and M/s. ADINATH DEVELOPERS (therein called "The Confirming Party") of the Third Part, the said MRS. GUNVANTI VIMALCHAND DHOKA has granted the development rights in respect of N.A. land admeasuring _____ Square metres to the extend of F.S.I admeasuring 17858.44 Square feet (Built up area) of Building No. 1, Wing No. A, of Sector III, 'III' AND Balance F.S.I. admeasuring 107.19 Square feet (Built up area) of Building No. 1, Wing 'D' in Sector 'IV', together with all balconies and staircases area and the land thereunder together with garden area and right of way over the roads and other common facilities of the housing scheme as shown in the plan thereof, out of total F.S.I. approved by the CIDCO in the said land to M/s. RISHABH REALTY, on the terms and conditions mentioned in the said agreement and M/s. ADINATH DEVELOPERS, being the First Developers have confirm the said agreement.

n) By an Development Agreement dated 27/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 09158/2011 and 27/07/2011, entered into by and between MR. PRAKASH VIMALCHAND DHOKA (H.U.F.) (therein called "The Vendor") of the First Part and M/s. RISHABH REALTY, a partnership firm, through its partner MR. PRAKASH



M. Prakash
Prakash

PURCHASER

7

BUILDER

Rishabh Gold

Case 90102

VIMALCHAND DHOKA (H.U.F.) (therein called "The Developers") of the Second Part and M/s. ADINATH DEVELOPERS (therein called "The Confirming Party") of the Third Part, the said MR. PRAKASH VIMALCHAND DHOKA (H.U.F.) has granted the development rights in respect of N.A. land admeasuring _____ Square metres to the extend of F.S.I. of Building No.1 Wing No. 'B' and 'C', of Sector 'III', admeasuring 51,293.03 Square feet (Built up area), together with all balconies and staircases area and the land thereunder together with garden area and right of way over the roads and other common facilities of the housing scheme as shown in the plan thereof, out of total F.S.I. approved by the CIDCO in the said land to M/s. RISHABH REALTY, on the terms and conditions mentioned in the said agreement and M/s. ADINATH DEVELOPERS, being the First Developers have confirm the said agreement.

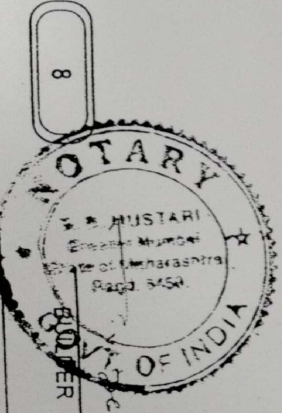
o) By an Development Agreement dated 27/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 09156/2011 and 27/07/2011, entered into by and between SMT. KESARBEN KUNWARJI SHAH (therein called "The Vendor") of the First Part and M/s. RISHABH REALTY, a partnership firm, through its partner MR. PRAKASH VIMALCHAND DHOKA (H.U.F.) (therein called "The Developers") of the Second Part and M/s. ADINATH DEVELOPERS (therein called "The Confirming Party") of the Third Part, the said SMT. KESARBEN KUNWARJI SHAH has granted the development rights in respect of N.A. land admeasuring _____ Square metres to the extend of F.S.I. of Building No.1, Wing No. D, admeasuring 6472.931 Square feet (Built up area), in Sector IV AND F.S.I. admeasuring 18058.978 Square feet (Built up area) of Building No.1 Wing No. 'C', of Sector 'V', together with all balconies and staircases area and the land thereunder together with garden area and right of way over the roads and other common facilities of the housing scheme as shown in the plan thereof, out of total F.S.I. approved by the CIDCO in the said land to M/s. RISHABH REALTY, on the terms and conditions mentioned in the said agreement and M/s. ADINATH DEVELOPERS, being the First Developers have confirm the said agreement.

p) The Builders are constructing Building No.1, Wing Nos. A, B, C in Sector III, having Ground Plus 7 upper floors, Building No.1, Wing No. D, in Sector IV, having Ground Plus 4 upper floors and Building No.1, Wing No. C in Sector V, having Ground Plus 7 upper floors in the Complex known as "PADMAVATI NAGAR" on the said land.



M. J. Ambekar

PURCHASER



Rishabh Gold

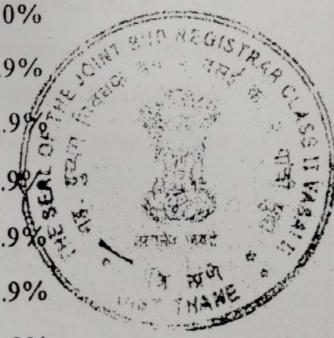
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particularly described in schedule 'A' hereunder written concerned local authority and with such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

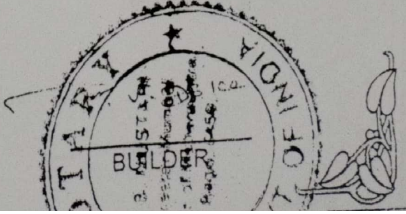
2) The Purchaser/s hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser/s, one Flat bearing No 304 measuring 26.66 Square metres (Carpet area) (which is inclusive of the area of balconies) on 1st Floor in "D" Wing as shown in the floor plan thereof hereto annexed and marked annexures '-' in Building No. 1, Sector III known as "RISHABH TOWER" AND in Building No. 1, in Sector IV known as "RISHABH GOLD" AND Building No. 1, in Sector V, known as "RISHABH PLATINUM" in the Complex known as "PADMAVATI NAGAR" (hereinafter referred to as "The Flat/Shop") for the price of Rs. 15,17,000/- (Rupees fifteen lacs Seventeen thousand only) including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the schedule 'B' hereunder written

3) The said consideration of Rs. 12,13,600/- (Rupees twelve lacs thirteen thousand hundred only) shall be payable by the Purchaser/s in the following manner:-

- a) Rs. 2,27,550/- on booking of the Flat/Shop.....15%
- b) Rs. 1,51,700/- on or before completion of plinth.....10%
- c) Rs. 1,36,530/- on or before completion of 1st slab.....9%
- d) Rs. 1,36,530/- on or before completion of 2nd slab.....9%
- e) Rs. 1,36,530/- on or before completion of 3rd slab.....9%
- f) Rs. u on or before completion of 4th slab.....9%
- g) Rs. u on or before completion of 5th slab.....9%
- h) Rs. 1,21,366/- on or before completion of brick wor.....8%
- i) Rs. u on or before completion of plaster (Internal and External). 8%
- j) Rs. 75,850/- on or before completion of Tiles & flooring and Work.....5%
- k) Rs. 60,680/- on or before completion of Sanitary Fitting / Plumbing &..Coloring4%
- l) Rs. 75,850/- remaining before the possession of the said Flat/Shop...5%



(Signature)
PURCHASER



Rishabh Gold

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

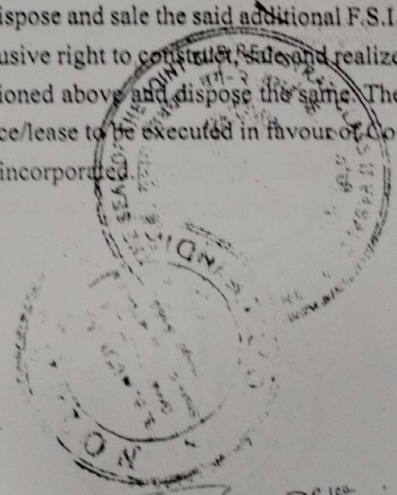
VIZ: Mangesh Ramesh Ghadiyaankar
Mrs. Parvati Mangesh Ghadiyaankar

Residing at Room no. 15 Paul Shan chawl, Franciswadi
Jogeshwari (East) Mumbai - 400060

20) The stamp duty and registration charges (and all penalties, fines, levies, taxes and this agreement and of the conveyance/lease and incidental to this agreement and of the conveyance hereof shall be borne and paid by the Purchaser/s shall alone. It is mutually agreed and understood by and between the Builders and the Purchaser/s that the Purchaser/s shall stamp this agreement handed over by the Builders to the Purchaser/s for registration with concerned Sub-registrar of Assurance and inform the Builders about the number under which and day on which the same has been lodged for registration alongwith a Xerox copy of the lodgement receipt to enable the Builders or Power of Attorney Holder, within a reasonable time thereafter, to attend the office of the said Sub-registrar/s shall lodge this agreement for registration within 15 days of paying stamp duty on this agreement.

21) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace Flat in the said building/s, if any, shall belong exclusively to the respective Purchaser/s of the terrace Flat/Shop and such terrace spaces are intended for the exclusive use of the respective terrace Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders or the society, or as the case may be, the limited company.

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



M. Ghadiyaankar
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PURCHASER

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BUILDER



Rishabh Gold

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

24) In the event of any society/societies being formed and registered before the sale and disposal by the Builders of all the premises, the powers and the authority of the society/societies or limited company or Condominium of Apartment so formed or the Purchaser/s and other holders of the premises shall be subject to the over all authority and control of the Builders in respect of all the matters concerning the said building/s and in particular the Builders shall have absolute authority and control as regards the unsold premises and the disposal thereof. PROVIDED AND ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the said society/societies and/or Limited Company or Condominium of Apartment being formed earlier than the Builders dealing with or disposing of the said building/s on the said property then and in that event any allottee or Purchaser/s of premises from the Builders shall be admitted to such co-operative society/Societies limited company of Condominium of Apartment on being called upon by the Builders without payment of any premium or any additional charges save and except Rs.250/- for the share money and Rs.100/- entrance fee and such allottee Purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such co-operative society/societies, limited company or Condominium or Apartment as the case may be.

25) The Purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the Builders to the Government or City and Industrial Development Corporation or Grampanchayat or to any other public body in respect of the said property, the same shall be reimbursed by the purchaser/s in proportion to the area of his/her/their Flat/Shop.

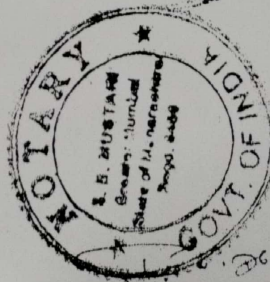
26) The Purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Municipal Corporation or the State Government or CIDCO or betterment charges or development tax or security deposit for the purpose of giving water

M. A. Singh
Anhadigat

PURCHASER

18

BUILDER



2012

Rishabh Gold

to the Builders/Owners for mortgaging the said property along with the said buildings being constructed in the said township.

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48) The Deed of Conveyance/Lease and other documents for transferring the right, title and interest of the said property being land appurtenant to the said buildings along with other buildings, as the case may be, shall be prepared by the Builders/Owners Advocate and the same will contain such covenants and conditions as the said Advocate/Builders/Owners shall think reasonable and necessary having regard to the development of said Township.

49) This agreement shall always be subject to the Provision of Maharashtra Co-Operative Societies Act, 1960 with rules made thereunder and also The Maharashtra Ownership Flats (Regulation of the Promotions of Construction Sale Management and Transfer) Act, 1963.

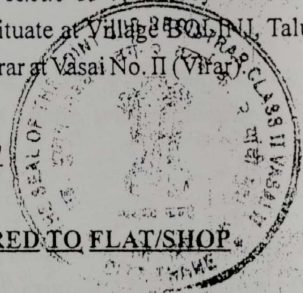
SCHEDULE 'A' THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of N.A. land bearing Survey No. 13, Hissa No. 1, admeasuring H.R. 0-63-1, Survey No. 13, Hissa No.2, admeasuring H.R. 0-38-4, Survey No. 22, Hissa No. 4, admeasuring H.R.0-65-7, Survey No.387-B, admeasuring H.R. 1-92-2, lying being and situate at Village BOLI, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Vihar)

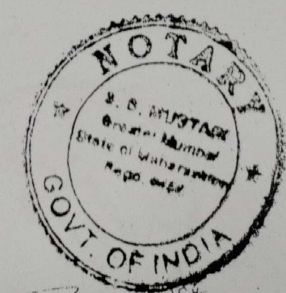
SCHEDULE 'B'

THE SCHEDULE ABOVE REFERRED TO FLAT/SHOP

Flat/Shop No. 304 on the Third Floor, admeasuring 287 Square feet i.e. 26.66 square metres (Carpet up area), in "D" Wing, in Building No. 1, in Sector III known as "RISHABH TOWER" AND in Building No. 1, in Sector IV known as "RISHABH GOLD" AND Building No. 1, in Sector V, known as "RISHABH PLATINUM", in the Complex known as "PADMAVATI NAGAR", constructed on N.A. land bearing Survey No. 13, Hissa No. 1, admeasuring H.R. 0-63-1, Survey No. 13, Hissa No.2, admeasuring H.R. 0-38-4, Survey No. 22, Hissa No. 4, admeasuring H.R.0-65-7, Survey No.387-B, admeasuring H.R.



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PURCHASER

BUILDER

1-92-2, lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

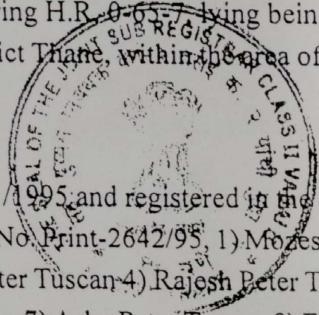
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SCHEDULE 'C'

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. I, II (Virar), III (Nallasopara) of land bearing :-

- a) Survey No. 13, Hissa No. 1, admeasuring H.R. 0-63-1, assessed at Rs. 126.00 Paise, lying being and situated at Villae Bolinj, Taluka Vasai, District Thane, within the area of Sub-Regittrar Vasai No. II Virar.
- b) Survey No.13, Hissa No.2, admeasuring H.R.0-38-4, assessed at Rs.76.80 Paise, Survey No. 387-B, admeasuring H.R. 1-92-2, assessed at Rs.201.84 Paise, lying being and situated at Villae Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.
- c) Survey No.387-B, admeasuring H.R. 1-92-2, lying being and situate at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No.II Virar.
- d) Survey No.22, Hissa No.4, admeasuring H.R. 0-63-7 lying being and situate at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

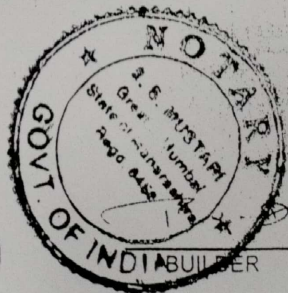


By an Conveyance Deed dated 02/11/1995, and registered in the office of Sub-Registrar Vasai No.II Virar, at Serial No. Print-2642/95, 1) Motes Peter Tuscan 2) Jems Peter Tuscan 3) Marshal Peter Tuscan 4) Rajesh Peter Tuscan 5) Vijay Peter Tuscan 6) Tereja Diago Pereira 7) Asha Peter Tuscan 8) Francis Motya Tuscan 9) Sanjav Motya Tuscan 10) Salu Luis Ludrik 11) Gabrel Francis Dias 12) Joseph Anton Tuskan 13) Sirel Anton Tuskan 15) Mery Peter Pereira 16) Jebibai Anton Tuskan sold and conveyed the land bearing Survey No. 13, Hissa No. 1, to Mr. Purushottam Anant Kawali.

By an Conveyance Deed dated 08/05/1957, 1) Yashwant Arjun Raut 2) Harishchandra Arjun Raut 3) Kamlibai Balkrishna Raut sold and conveyed the land bearing Survey No. 13, Hissa No.2,

(Handwritten signatures)

PURCHASER



admeasuring H.R. 0-38-4, Survey No. 387-B, admeasuring H.R. 1-92-2, to Mr. Atmaram Alo Patil.

By an Conveyance Deed dated 09/06/1995 and registered in the office of Sub-registrar Vasai No. II Virar, at Serial No. Photo-1563/95, Mr. Atmaram Alo Patil sold and conveyed the said land to Mr. Purushottam Anant Kawali.

By an Conveyance Deed dated 09/06/1995 and registered in the office of Sub-Registrar Vasai No. II Virar, at Serial No. Photo-1564/95, 1) Atmaram Alo Patil 2) Manibai A. Patil 3) Manda Ashok Patil 4) Bhupendra Ashok Patil 5) Narsinh Atmaram Patil 6) Vanita Narsinh Patil 7) Nanda Atmaram Patil 8) Tara Nanda Patil 9) Pushpa Prakash Patil 10) Arvind Ramchandra Patil 11) Kishor Ramchandra Patil 12) Kashinath Hari Patil 13) Kashibai Kashinath Patil 14) Vishnu Hari Patil 15) Saraswati Vishnu Patil 16) Manisha Vishnu Patil 17) Jayashree Vishnu Patil sold and conveyed the land bearing Survey No.387-B, admeasuring H.R. 1-92-2 to Mr. Purushottam Anant Kawali.

By an Agreement for sale dated 20/10/1993, executed between 1) Jaywanti Vasant Gharat 2) Pramila Ramdas Meshram 3) Kiran Vasant Gharat 4) Prakash Vasant Gharat 5) Hansa Vasant Gharat 6) Rohini Vasant Gharat 7) Nayana Chandrashekhar 8) Darshana Balkrishna Patil 9) Vaishali Balkrishna Patil 10) Jitendra Patil (therein called "The Vendors") of the First Part And Mr. Purushottam Anant Kawali (therein called "The Purchaser") of the Second Part, the said Jaywanti Vasant Gharat And Others have agreed to sell the land bearing Survey No.22, Hissa No.4, admeasuring H.R. 0-65-7, to Mr. Purushottam Anant Kawali, on the terms and conditions mentioned in the said agreement.

By an Development Agreement dated 2nd July 2004, entered into by and between Mr. Purushottam Anant Kawali (therein called "The Owner") of the First Part and MR. KUNVERJI BACHHU SHAH (therein called "The Developer") of the Second Part, the said Mr. Purushottam Anant Kawali has agreed to grant the development right in respect of the F.S.I. admeasuring 4,09,272 Square feet (Built up area) i.e. approved F.S.I. admeasuring 2,74,272 Sq.ft. and proposed F.S.I. admeasuring 135000 Sq.ft. of Sector I Building No. 1, Wing No. A, B, C, Building No. 2, Wing No. A, B Building No. 3, Wing No. A, B, C, Sector II, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, C, Building No. 3, Wing No. A, B, Sector III, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, Building No. 3, Wing No. A, B, Building No. 4, Wing No. A, B, Sector IV, Building No.1, Wing No. A, B, C, Building No. 2, Wing No. A, B, C, Building No.3, Wing No. A, B, C, Sector V.

M. Atmaram Alo Patil
Anant Kawali

PURCHASER

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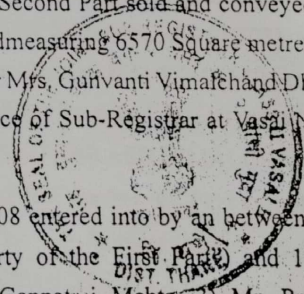
Rishabh Gold

Building No.1, Wing No. A, B, C to MR. KUNVERJI BACHHU SHAH, on the terms and conditions mentioned in the said agreement.

26102

By an Another Development Agreement dated 5th July 2004, entered into between MR. KUNVERJI BACHHU SHAH (therein called "The Vendor") of the First Part and M/s. ADINATH DEVELOPERS a partnership firm (therein called "The Developers") of the Second Part, MR. KUNVERJI BACHHU SHAH, has agreed to transfer and assign the right, title and interest under the said agreement dated 5th July 2004 and grant the development right in respect of the F.S.I. admeasuring 4,09,272 Square feet (Built up area) i.e. approved F.S.I. admeasuring 2,74,272 Sq.ft. and proposed F.S.I. admeasuring 135000 Sq.ft. of Sector I Building No. 1, Wing No. A, B, C, Building No. 2, Wing No. A, B Building No. 3, Wing No. A, B, C, Sector II, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, C, Building No. 3, Wing No. A, B, Sector III, Building No. 1, Wing No. A, B, Building No. 2, Wing No. A, B, Building No. 3, Wing No. A, B, Building No. 4, Wing No. A, B, Sector IV, Building No.1, Wing No. A, B,C, Building No. 2, Wing No. A, B, C, Building No.3, Wing No. A, B, C, Sector V, Building No.1, Wing No. A, B, C to M/s. ADINATH DEVELOPERS, on the terms and conditions mentioned in the said agreement.

By an Conveyance Deed dated 02/12/2007, 1) Jaywanti Vasant Gharat 2) Pramila Ramdas Meshram 3) Kiran Vasant Gharat 4) Prakash Vasant Gharat 5) Hansa Vasant Gharat 6) Rohini Vasant Gharat 7) Nayana Chandrashekhar 8) Darshana Balkrishna Patil 9) Vaishali Balkrishna Patil 10) Jitendra Patil (therein called "The Vendor") of the First Part and KUWARJI BACCHUBHAI SHAH (therein called "The Confirming Party") of the Second Part sold and conveyed the said land bearing Survey No. 22, Hissa No. 4, admeasuring 6570 Square metres. to M/s. KRISH ENTERPRISES through its partner Mrs. Gunvanti Vimalchand Dhoka. The said conveyance was registered in the office of Sub-Registrar at Vasai No. 11 under Serial No.02645/2010 dated 17/02/2010.



k) By an Settlement Deed dated 01/03/2008 entered into by an between M/s. Adinath Developers (therein called "The Party of the First Part") and 1) Mr. Ganpatraj Badanraj Mehta, 2) Mr. Naresh Ganpatraj Mehta, 3) Mr. Pradeep Ganpatraj Mehta, 4) Mr. Ganpatraj Badanraj Mehta (H.U.F.) through its Karta Mr. Ganpatraj Badanraj Mehta, 5) Mr. Naresh Ganpatraj Mehta (HUF) Karta, 6) Mr. Prakash Vimalchand Dhoka, Huf, Karta, 7) Mrs. Gunvanti Vimalchand Dhoka, 8) Smt. Kesarben Kunwarji Shah (therein called "The Party of the Second Part") of the FSI of the following Buildings :-

Sector	Building No.	Wing	Area Sq. Ft.
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M. B. Mehta
Ambedkar



PURCHASER

26

BUILDER

Rishabh Gold

III	1	A	17858.44
IV	1	C	5353.80
	2	ABC	15243.38
	3	ABC	15181.55
IV	1	D	107.19

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has come to the share of **MRS. GUNVANTI VIMALCHAND DHOKA.**
AND

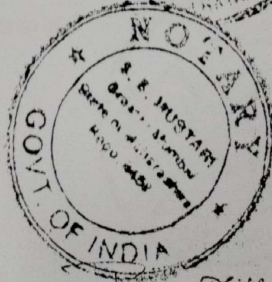
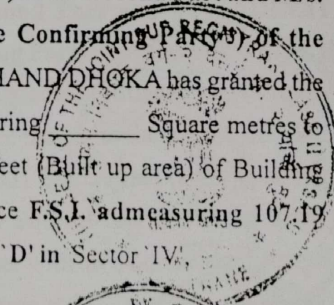
Sector	Building No.	Wing	Area Sq. Ft
III	1	C	25137.81
III	1	B	26155.22

has come to the share of **MR. PRAKASH VIMALCHAND DHOKA (H.U.F.).**
AND

Sector	Building No.	Wing	Area Sq. Ft
IV	1	D	6472.931
V	1	A	18058.978
	1	B	2 6 7 7 3 . 9 4 3
IV	1	C	18058.978
	1	C (50%)	5353.80
	2	ABC (50%)	1 5 2 4 3 . 3 8
	3	ABC (50%)	15181.55

has come to the share of **SMT. KESARBEN KUNWARJI SHAH.**

By an Development Agreement dated 27/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 09157/2011 and 27/07/2011, entered into by and between **MRS. GUNVANTI VIMALCHAND DHOKA** (therein called "The Vendor") of the First Part and **M/s. RISHABH REALTY**, a partnership firm, through its partner **MR. PRAKASH VIMALCHAND DHOKA (H.U.F.)** (therein called "The Developers") of the Second Part and **M/s. ADINATH DEVELOPERS** (therein called "The Confirming Party") of the Third Part, the said **MRS. GUNVANTI VIMALCHAND DHOKA** has granted the development rights in respect of N.A. land admeasuring _____ Square metres to the extend of F.S.I admeasuring 17858.44 Square feet (Built up area) of Building No.1, Wing No. A, of Sector III, 'III' AND Balance F.S.I. admeasuring 107.19 Square feet (Built up area) of Building No. 1, Wing 'D' in Sector 'IV',



M. Prakash
Ambadi gaud

PURCHASER

27

BUILDER

Rishabh Gold

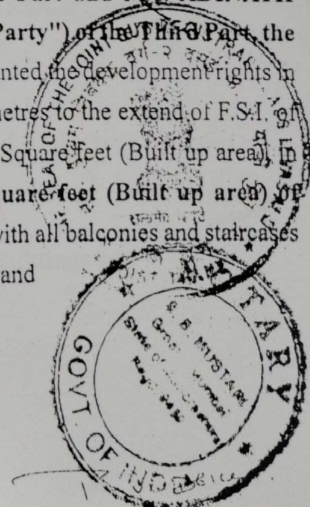
915-3
Date 3/20/2012
20/02

together with all balconies and staircases area and the land thereunder together with garden area and right of way over the roads and other common facilities of the housing scheme as shown in the plan thereof, out of total F.S.I. approved by the CIDCO in the said land to M/s. RISHABH REALTY, on the terms and conditions mentioned in the said agreement and M/s. ADINATH DEVELOPERS, being the First Developers have confirm the said agreement.

By an Development Agreement dated 27/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 09158/2011 and 27/07/2011, entered into by and between MR. PRAKASH VIMALCHAND DHOKA (H.U.F.) (therein called "The Vendor") of the First Part and M/s. RISHABH REALTY, a partnership firm, through its partner MR. PRAKASH VIMALCHAND DHOKA (H.U.F.) (therein called "The Developers") of the Second Part and M/s. ADINATH DEVELOPERS (therein called "The Confirming Party") of the Third Part, the said MR. PRAKASH VIMALCHAND DHOKA (H.U.F.) has granted the development rights in respect of N.A. land admeasuring _____ Square metres to the extend of F.S.I. of Building No.1 Wing No. 'B' and 'C', of Sector 'III', admeasuring 51,293.03 Square feet (Built up area), together with all balconies and staircases area and the land thereunder together with garden area and right of way over the roads and other common facilities of the housing scheme as shown in the plan thereof, out of total F.S.I. approved by the CIDCO in the said land to M/s. RISHABH REALTY, on the terms and conditions mentioned in the said agreement and M/s. ADINATH DEVELOPERS, being the First Developers have confirm the said agreement.

By an Development Agreement dated 27/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 09156/2011 and 27/07/2011, entered into by and between SMT. KESARBEN KUNWARJI SHAH (therein called "The Vendor") of the First Part and M/s. RISHABH REALTY, a partnership firm, through its partner MR. PRAKASH VIMALCHAND DHOKA (therein called "The Developers") of the Second Part and M/s. ADINATH DEVELOPERS (therein called "The Confirming Party") of the Third Part, the said SMT. KESARBEN KUNWARJI SHAH has granted the development rights in respect of N.A. land admeasuring _____ Square metres to the extend of F.S.I. of Building No.1, Wing No. D, admeasuring 6472.931 Square feet (Built up area), in Sector IV AND F.S.I. admeasuring 18058.978 Square feet (Built up area) of Building No.1 Wing No. 'C', of Sector 'V', together with all balconies and staircases area and the land thereunder together with garden area and

Malya
Amhadigock



PURCHASER

BUILDER

Rishabh Gold

right of way over the roads and other common facilities of the housing scheme as shown in the plan thereof, out of total F.S.I. approved by the CIDCO in the said land to M/s. RISHABH REALTY, on the terms and conditions mentioned in the said agreement and M/s. ADINATH DEVELOPERS, being the First Developers have confirm the said agreement.

I have investigated the title and the same is found clear, marketable and without any encumbrance.

sd/-

(N.B.DESHMUKH &
CO.)
ADVOCATE

SCHEDULE 'D' LIST OF AMENITIES

- * Decorative entrance door
- * Decorative flush door to bedrooms
- * Marine ply water proof doors to toilets
- * Decorative Fitting for all doors.

WINDOWS

- * Powder-coated aluminum sliding windows
- * Aluminum louvers for toilet.

FLOORING

- * Vitrified tile flooring
- * Coloured, anti skid ceramic tiles for toilets

KITCHEN

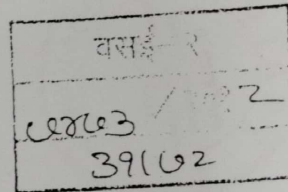
- * Granite kitchen platform with Stainless steel sink.
- * Modular kitchen trolley

LANDSCAPING

- * Ample green spaces and landscaping to blend with nature

TOILETS

- * Concealed plumbing with chromium plated fittings of



[Handwritten signatures]

PURCHASER

29

BUILDER

Rishabh Gold

1. *[Signature]*

Name:

Address:

वसई--२
७४५३/२०१२
३३७२

2. *[Signature]*

Name: Sushil m. gharniya

Address: vira (K)



SIGNED AND DELIVERED by the
withinnamed "THE PURCHASER/S"

M. Mangesh R. Ghadigaonkar
& *Mrs. Anil Mangesh Ghadigaonkar*
in the presence of

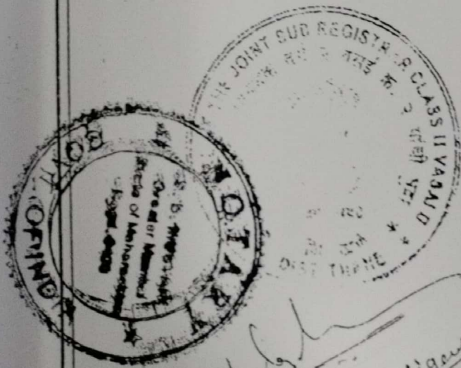
[Signature]



1. *[Signature]*

2. *[Signature]*

[Signature]



CERTIFIED TRUE COPY

[Signature] *[Signature]*
J. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No 24 Sai Dharm Hsq. Soc
Tilak Nagar Saki Naka
Mumbai 400 072

[Signature]
[Signature]

PURCHASER

31

BUILDER

0802 2
42102

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No. : CIDCO/VVSR/CC/BP-1087/W/2511

Date : 5/03/2004

To,
Shri Purshottam Anant Kavli,
C/o. M/s. Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor,
Ambadi Road, Vasai Road(W),
Dist. Thane.

Sub: Commencement Certificate for the proposed Residential Building No.1, Type-B, A1 & A1 (Sector-IV) (EWS Scheme) on land bearing S.No.387-B, S.No.22, H.No.1,2, S.No.23, H.No.4 of Village Bolinj of Village Diwanman, Taluka Vasai, Dist. Thane.

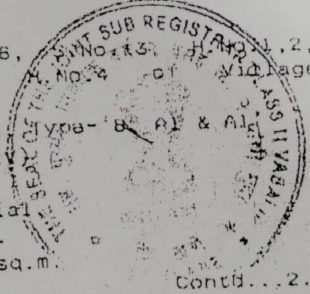
- Ref: 1) Commencement certificate No. CIDCO/VVSR/CC/BP-1087/W/5400, dated 15/12/1995.
 2) N.A. Order No.BEV/D-1/1-9/SR-3/96, dated 7/02/1997 from the Collector, Thane.
 3) TLR M.R.No.126, dated 1/05/1992 for measurement.
 4) GSDA letter No.1004/14/15CH/10/1/24/94, dated 10/08/1994 for availability of possible water.
 5) NUC for construction work from Grampanchayat, Molind vide letter dated 25/07/2004.
 6) EE(BP-VV)'s Report dated 14/08/1995.
 7) Your Licensed Surveyor's letter dated

Sir/Madam,

Development Permission is hereby granted under Maharashtra Regional and Town Planning Act, 1966 to Shri Purshottam Anant Kavli.

This drawing shall be read with the layout plan approved by the letter No. CIDCO/VVSR/CC/BP-1087/W/2500 dated 25/02/2004 and the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-1087/W/2498, dated 5/03/2004. The details of the building are given below.

- | | | |
|---------------------|---|------------------------------|
| 1) Location | : | S.No.387-B, S.No.22, Bolinj. |
| 2) Building No. | : | Bldg.No.1 (Sector-I) |
| 3) No. of floors | : | G + 4. |
| 4) Use | : | Residential |
| 5) No. of tenements | : | 78 Flats. |
| 6) Built-up Area | : | 1959.37 sq.m. |



REGD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2202 9137 • Fax : 00-91-22-3332 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 5591 8103 • Fax : 00-91-22-3591 8166

TRUE COPY
Kalpana S. Mhatre
MRS. KALPANA S. MHATRE
Advocate,
Office : ... Road
Vasai (W), Dist. Thane - 401 210

10803
42/162

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No. :

...2...

Date :

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

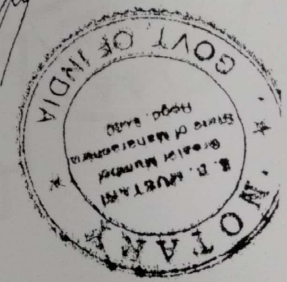
Encl: a/a.

Yours faithfully,

ASSOCIATE PLANNER/ADL TPO (W)

c.c. to :

1. M/s. Ajay Wade & Associates,
A/6, Sai Tower, Ambadi Road,
Ambadi Road, Vasai(W), Tal. Vasai,
Dist. Thane.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai.
4. CUC (VV) For information please.

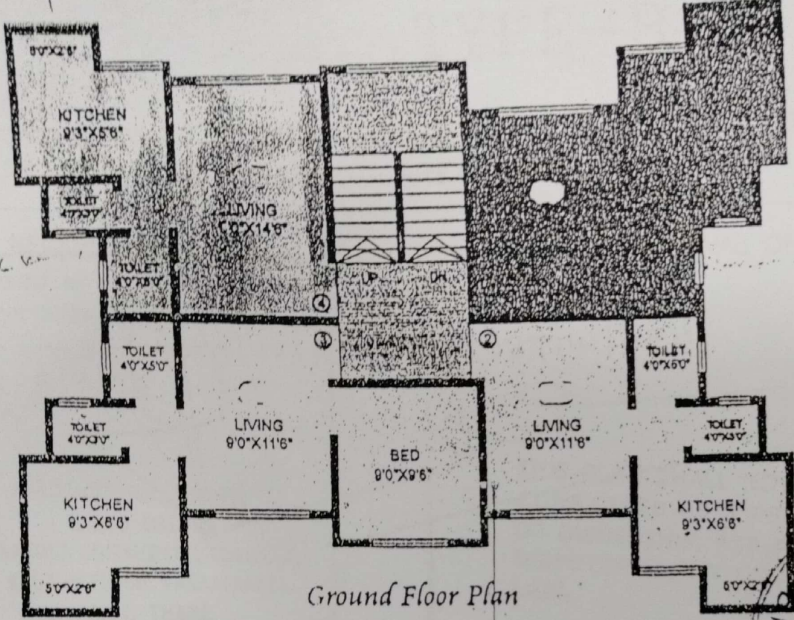


REGD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021, Phone : 2202 9197 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614, Phone : 5591 8100 • Fax : 00-91-22-5591 8166

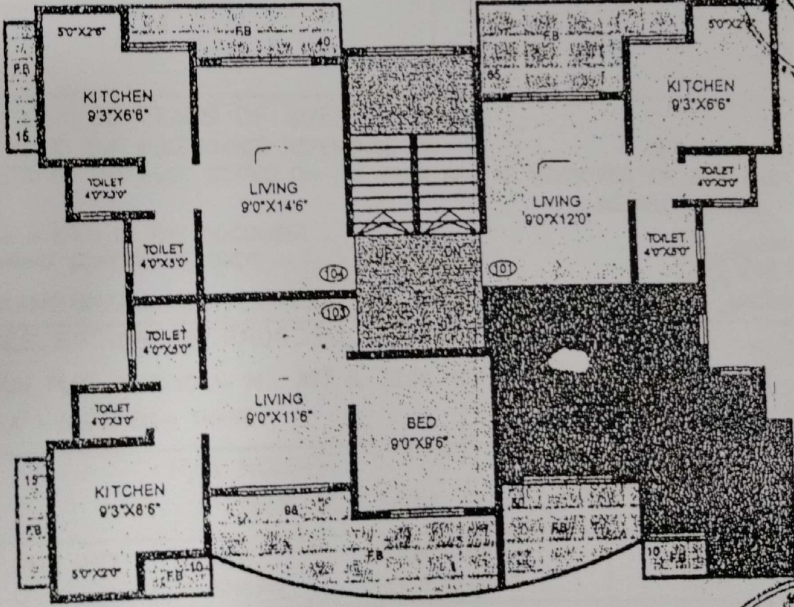
0803 2.
E0/02

D/304

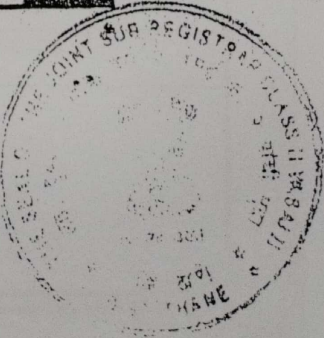
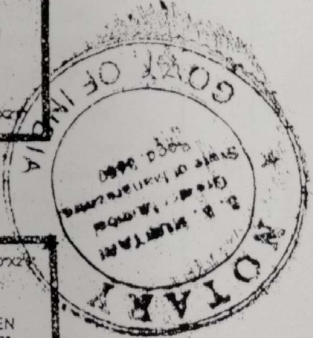
Floor Plans



Ground Floor Plan



1st-4th Floor Plan



M. R. Gyan
Ambedkar

दस्त गोषवारा भाग-1

वसई 2

दस्त क्र 7473/2012

09102

01/08/2012

दुय्यम निबंधक:

12:12:22 pm

वसई 2

दस्त क्रमांक : 7473/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मंगेश रमेश घाडीगावकर
पत्ता: घर/फ्लॅट नं
गल्ली/रस्ता: फ्रान्सीस वाडी
ईमारतीचे नाव: फौल जान चाळ
ईमारत नं:
पेट/यसाहत:
शहर/गाव: जोगेश्वरी पु
तांदुळा: गुणई
पिन:
पॅन नम्बर:

लिहून घेणार

वय 35

सही

M. R. Ghate



2 नाव: आरती मंगेश घाडीगावकर
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/यसाहत:
शहर/गाव:
तालुका:
पिन:
पॅन नम्बर: ATPPC8165Q

लिहून घेणार

वय 34

सही

Arati Ghate



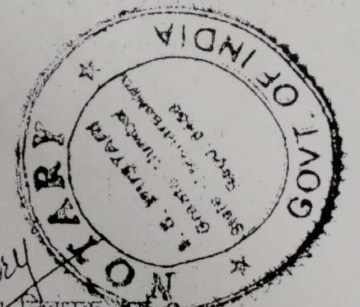
3 नाव: मे. रिषभ रिअल्टी सर्वे भागिदार प्रकाश धोका तर्फे
कु मु दशा पटल
पत्ता: घर/फ्लॅट नं: 121/123
गल्ली/रस्ता:
ईमारतीचे नाव: श्रीपाल शांपीग सेंटर
ईमारत नं:
पेट/यसाहत:
शहर/गाव: विरार

लिहून घेणार

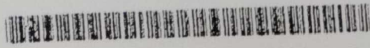
वय 41

सही

M. R. Patil



सह दुय्यम निबंधक वसई 2 (विरार)



दस्त गोषवारा भाग - 2

वसई 2

दस्त क्रमांक (7473/2012)

02/02

दस्त क्र. [वसई2-7473-2012] चा गोषवारा
बाजार भुल्य : 826500 मोबदला 1517000 भरलेले मुद्राक शुल्क : 91100

पावती क्र.: 7524 दिनांक: 01/08/2012
पावतीचे वर्णन
नाव: मंगेश रमेश घाडीकर

दस्त हजर केल्याचा दिनांक : 01/08/2012 12:04 PM
निष्पादनाचा दिनांक : 01/08/2012
दस्त हजर करणा-याची सही

15200 : नोंदणी फी
1440 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

16640: एकूण

दस्ताचा प्रकार: 25) वारारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 01/08/2012 12:04 PM
शिक्का क्र. 2 ची वेळ : (फी) 01/08/2012 12:10 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 01/08/2012 12:12 PM
शिक्का क्र. 4 ची वेळ : (आंखणे) 01/08/2012 12:12 PM

दु. निबंधकाची सही, वसई 2

दस्त नाव केल्याचा दिनांक : 01/08/2012 12:12 PM

आंखणे

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची आंखणे पटविताने.

1) जयेश गुडेकर - घर/फ्लॅट नं: 101

गल्ली/रस्ता: -

ईमारतीचे नाव: धालाजी शॉपींग सेंटर

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: विरार पू

तालुका: वसई

पिन: -

2) सुशिल घरणीया - घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



दु. निबंधकाची सही, वसई 2

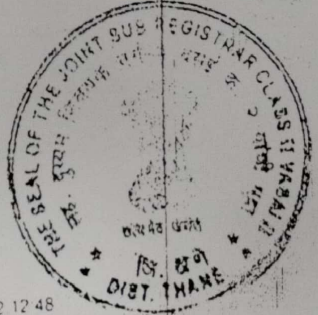
दस्त ऐवज रीत पावतीचे उपायपत्र कुळमुखत्यार
दु. पावती पावती बनावट आढळून आल्यास
त्याची संपूर्ण जबाबदारी पक्षकाराची राहिल.

लिहून देणार सही

लिहून देणार सही

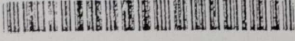
आपला कर पत्रात दस्त का
स्वतः करण. ल. ल. पाजे आहेत

दस्ताची निबंधक वर्ग-२
दस्ता-०



दस्त क्रमांक एक व...
(०४०३) क्रमांकावर नोंदई

दु. निबंधक लिहून देणार, वर्ग-२
दस्ता १ पाजे २ दस्त २००



दुय्यम निबंधक: वसई 2

टस्तक्रमांक व वर्ष: 7473/2012

नोंदणी 83 म

Wednesday, August 01, 2012

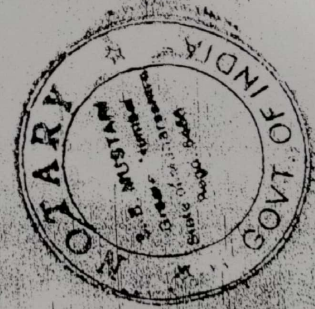
सूची क्र. दोन INDEX NO. II

Regn. 83 m.6

12:12:54 PM

गावाचे नाव : बोळीज

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,517,000.00
बा.भा. रु. 826,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 13/हि नं 1 वर्णन: मौजे बोळीज - उपविभाग क्र - 5, सदनिका क्र - डी/304 तिसरा मजला, रिषभ गोल्ड, पन्नावती नगर, सेक्टर-IV, वि न-1.
- (3) क्षेत्रफळ (1) 26.66 चौ मी कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. रिषभ रिअल्टी, तर्फे भागिदार प्रकाश धोका तर्फे कु मु दक्षा पटेल - घर/फ्लॅट नं: 121/123; गल्ली/रस्ता: - ईमारतीचे नाव: श्रीपाल शॉपींग सेंटर, इमारत नं: -; पेट/वसाहत: -; शहर/गाव: विरार प; तालुका: वसई; पिन: -; पॅन नम्बर: AAMFR2100C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) मंगेश रमेश घाडीगांवकर - घर/फ्लॅट नं: -; गल्ली/रस्ता: फ्रान्सीस वाडी; ईमारतीचे नाव: पॉल जॉन घाळ; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: जोगेश्वरी पू; तालुका: मुंबई; पिन: -; पॅन नम्बर: AMRPG8146Q.
(2) आरती मंगेश घाडीगांवकर - घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ATPPG8168Q.
- (7) दिनांक करून दिल्याचा 01/08/2012
- (8) नोंदणीचा 01/08/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7473 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 91020.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 15200.00
- (12) शेर



खरी प्रत

सह ~~...~~ निबंधक वसई 2 (विरार)

आयकर विभाग
INCOME TAX DEPARTMENT

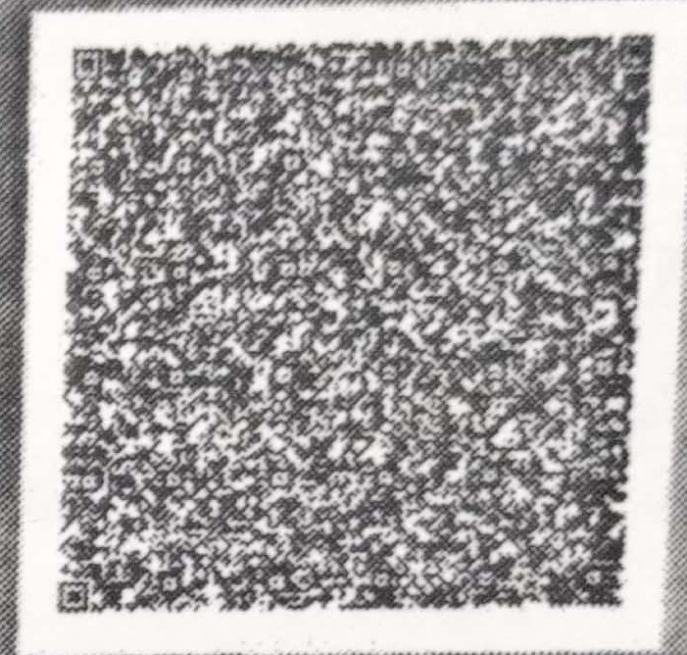


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स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHTPC7233M



नाम / Name

PUSHPARAJ KUNJARAM CHETTIER

पिता का नाम / Father's Name

KUNHIRAMA RAMCHANDRA CHETTIER

जन्म की तारीख /

Date of Birth

25/07/1974

हस्ताक्षर / Signature





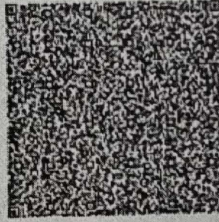
भारत सरकार
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भारतीय विशिष्ट ओळख प्राधिकरण
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नोंदणी क्रमांक / Enrolment No.: 0650/90681/00040

To
पुष्पराज कुंजराम चेतिएर
Pushparaj Kunjaram Chettier
S/O Kunjaram Ramchandra Chettier
Nr. CPWD Office
Valmiki Nagar, Bamavada, K.G.N. Chawl, Chhagal Marg,
CHAKALA
Mumbai Maharashtra - 400099
8767658171

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Date: 2022-01-20 17:37:36
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

3120 6361 9341

VID : 9153 2739 1615 3436

माझे आधार, माझी ओळख



भारत सरकार
Government of India



पुष्पराज कुंजराम चेतिएर
Pushparaj Kunjaram Chettier
जन्म तारीख/DOB: 25/07/1974
पुरुष/ MALE

Issue Date: 16/05/2011

3120 6361 9341

VID : 9153 2739 1615 3436

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

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- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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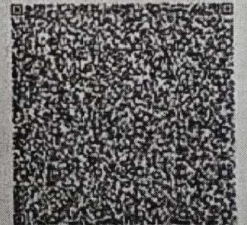
भारतीय विशिष्ट ओळख प्राधिकरण
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पत्ता:
S/O कुंजराम रामचंद्र चेतिएर, नं. बव्ह ऑफिस, बाल्मीकि
नगर, बंमवदा, क.ग.न. चवळ, च्हागल मार्ग,, चकला, मुंबई,
महाराष्ट्र - 400099

Address:
S/O Kunjaram Ramchandra Chettier, Nr.
CPWD Office, Valmiki Nagar, Bamavada,
K.G.N. Chawl, Chhagal Marg,, CHAKALA,
Mumbai,
Maharashtra - 400099

Download Date: 28/01/2022



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INCOME TAX DEPARTMENT



भारत सरकार

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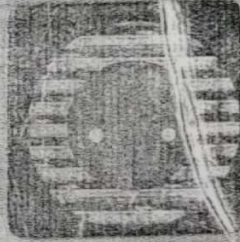
ROHINI PUSHPARAJ CHETTIER

RAMOHANANA MAHIPATI BETKAR

23/02/1981

Permanent Account Number

AOWPC8676G



Rohini

Signature





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Government of India

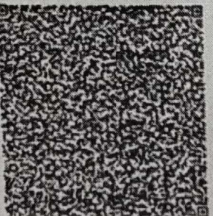


भारतीय विभिन्न पहचान प्रधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1074/50298/00728

To
श्रीमती सुखराज चैट्टीर
Rohini Pushparaj Chettier
W/O: Pushparaj Chettier
K.G.N. Chawl, Room No.420,
Vainildi Nagar
Near C.P.W.D. Office
Chakala, Vile Parle East
Sahar P & T Colony
Mumbai Maharashtra - 400099
9967406566

Signature Not Verified
Name, Gender, Address
Mismatched with the
UID Database
UID No. 9122 1615 5420 6158

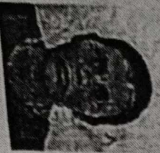


आपका आधार क्रमांक / Your Aadhaar No.:
3902 2268 8017
VID : 9122 1615 5420 6158
श्रेणी आधार, स्त्री पहचान



भारत सरकार
Government of India

श्रीमती सुखराज चैट्टीर
Rohini Pushparaj Chettier
जन्म तिथि/DOB: 23/02/1981
श्रेणी/ FEMALE



3902 2268 8017
VID : 9122 1615 5420 6158
श्रेणी आधार, स्त्री पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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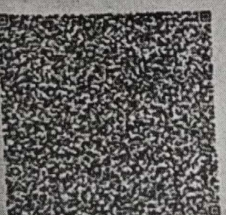
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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नामांकन क्रम/ Enrolment No.: 1074/50298/00728
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Rohini Pushparaj Chettier
जन्म तिथि/DOB: 23/02/1981
श्रेणी/ FEMALE



3902 2268 8017
VID : 9122 1615 5420 6158
श्रेणी आधार, स्त्री पहचान

