

353/2299

पावती

Original/Duplicate

Wednesday, March 26, 2014

नोंदणी क्र.: 39M

3:27 PM

Regn.: 39M

पावती क्र.: 2350

दिनांक: 26/03/2014

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवन2-2299-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विकास रामचंद्र जाधव - -

नोंदणी फी

₹. 18000.00

दस्त हाताळणी फी

₹. 920.00

पृष्ठांची संख्या: 46

एकूण:

₹. 18920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 3:39 PM ह्या वेळेस मिळाले।

Jointly Panvel 2

बाजार मुल्य: ₹.1734500 /-

मोबदला: ₹.1800000/-

भरलेले मुद्रांक शुल्क : ₹. 90000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.18000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002173292201314R दिनांक: 25/03/2014
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 920/-

मूळ दस्तऐवज परत मिळाला


प्राप्तकाराची सहाय



26/03/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 2299/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) तळोजा पाचनंद

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1734500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: सदनिका क्र 204 दुसरा मजला पार्सन बुड टॉवर भुखंड क्र 5 सेक्टर 9 तळोजा पाचनंद ता पनवेल - क्षेत्रफळ 35.25 चौ मी कारपेट ((Plot Number : 5 ; SECTOR NUMBER : 9 ;))
(5) क्षेत्रफळ	1) 35.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- जी के आर इन्फ्रास्ट्रक्चर्स तर्फे भागीदार संजय एस रावलानी - - वय:- 27; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सिमरन प्राईड सेक्टर 30 खारघर , ब्लॉक नं. -, रोड नं. -, . . पिन कोड:- 410210 पॅन नं:- AAJFG6858K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विकास रामचंद्र जाधव - - वय:- 32; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जाधववाडी येरुल मलकापुर शाहूवाडी कोल्हापुर , ब्लॉक नं. -, रोड नं. -, . . पिन कोड:- 416001 पॅन नं:- ALPPJ0724N 2): नाव:- बालाबाई रामचंद्र जाधव - - वय:- 55; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जाधववाडी येरुल मलकापुर शाहूवाडी कोल्हापुर , ब्लॉक नं. -, रोड नं. -, . . पिन कोड:- 416001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2014
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2014
(11) अनुक्रमांक, खंड व पृष्ठ	2299/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	90000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14) शेरा	



सहदुय्यम निबंधक, वर्ग २
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Hot Payment Successful. Your Payment Confirmation Number is 32334967



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002173292201314R	BARCODE	Form ID : Date: 25-03-2014
Department	IGR	Payee Details	22 EC 2098
Receipt Type	RE	Dept. ID (If Any)	9 / 18E
Office Name	IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-ALPPJ0724N
Year	Period: From : 25/03/2014 To : 31/03/2099	Full Name	VIKAS RAMCHANDRA JADHAV
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 204 PINewood TOWER
0030046401-75	0.00	Road/Street, Area /Locality	PLOT NO 05 SECTOR 09
0030063301-70	18000.00	Town/ City/ District	TALOJA PANCHNAND PANVEL RAIGAD Maharashtra
	0.00	PIN	4 1 10 2 0
	0.00	Remarks (If Any)	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	18000.00	Amount in words	in Rupees Eighteen Thousand Only
Payment Details: IDBI NetBanking Payment ID : 39243272		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332014032650049	
Cheque- DD No.		Date	25-03-2014
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

AGREEMENT FOR SALE

For G. K. R. INFRASTRUCTURE

Sangay
PRINCE

J. Jadhav

पं ब ल-२
 २००८
 २०१४

Defenced no.
 0000887274201374
 Date 26/3/2014

सहदुय्यम निरुधक, वर्ग २
 (पनवेल-२)

Customer's Copy

Deposit Br. _____ Date _____

Pay to : Acct. No. 00437200010056-Idbi bank A/C stamp duty

Type of Document	Agreement	
Type of Stamp	Special Adhesive	
Franking Value	Rs.	90,000
Service Charges	Rs.	10
Total	Rs.	90,010

Name of stamp duty paying party
 VIRAS R. JADHAV

Cheque / DD. No. ~~167087~~

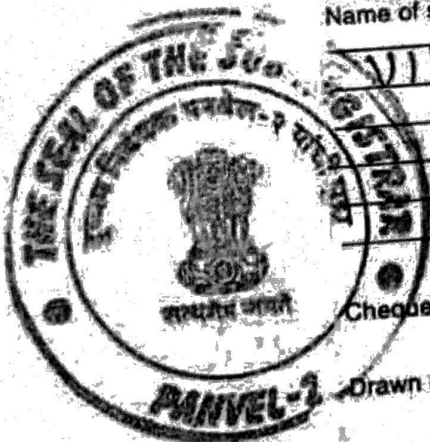
Drawn on Bank _____

Signature of Purchaser / Applicant
 (For Bank's Use Only)

IC No. _____ Date: _____

Franking Sr. No. _____

Authorized By
 (Sign, Name & EIN)



AGREEMENT FOR...

दस्तावेज प्रकार (Nature of Document)	AGREEMENT
वस्तु नोंदणीयता स्थिति (Registrable / Non Registrable)	Registrable / Non Registrable
वस्तु नोंदणीयता नाम (If Registrable Name of S R C)	PWL-2
उपलब्ध भूखण्ड संख्या (Plot/Block No)	86358
प्लॉट/ब्लॉक संख्या (Plot/Block No)	FLAT NO. 204
मूल्य (Price)	18,00,000/-
पुस्तक संख्या (Book No)	V. R. JADHAV
कंपनी/व्यक्ति (Company/Person)	G. K. R. INFRASTRUCTURE
मूल्य (Price)	90,000/-
प्रमाणित व्यक्ति/कार्यवाही पूर्ण स्वाक्षरी व सिंगल (Authorised Person's full Signature & Seal)	DRAS

प व ल - २
 DEC 2013
 B 10E

उपरोक्त मॉकेट में किंग अल्टा कायलेट लॉप खाली
 जायकाच्याशी दुख्खनोचतन संवर्क सापून,
 मेल बरोबर आडकुन आला.

AGREEMENT FOR SALE

OF

FLAT NO. 204

ब.लि./क.लि.

साह/दुख्खनोचतन in the building known / to known as

PINE WOOD TOWER

Plot No.-5, Sector- 9, Taloja, Navi Mumbai, 410208

This Agreement for Sale made and entered into at Navi Mumbai, this 31 day of DEC.....2013 BETWEEN M/s. G.K.R. Infrastructure through its Partner Shri. Sanjay S. Rawlani, having his office at 1 Simran Pride, Plot No. 29, 30, Sector-30, Owe Village, Kharghar, Navi Mumbai, hereinafter referred to as the **BUILDER/DEVELOPER** (which expression shall unless repugnant to the context includes their heirs, executors, assignor administrators, successors) having PAN No. AAJFG6858K of the **ONE PART.**

AND

MR. VIKAS RAMCHANDRA JADHAV, age about 32 years having Pan Card No. **ALPPJ0724N** & her Mother **MRS. BALABAI RAMCHANDRA JADHAV** age about 55 years adult, Indian Inhabitant residing at **386 AT POST JADHAVWADI (YELUR), MALKAPUR, KOLHAPUR RATNAGIRI ROAD, TAL. SHAHUWADI, DIS. KOLHAPUR.** hereinafter referred to as the **PURCHASER/S** (which expression shall unless repugnant to the context include his/her heirs, executors, assignor, successors) of the **OTHER PART.**

For G. K. R. INFRASTRUCTURE

Sanjay
 Partner

(Signature)
 [Fingerprint]



पंजीकृत रस्ता/वेव्हार/अथॉरिज्ड सिगनेचरी
 शेरी (ई), शाखा/ANDHERI (E) BR. (SOL-039)

फॉर आइडीबी बँक लि.
 FOR IDBI BANK LTD.



Industrial Development Bank of India Ltd.
 Margold House, Plot No. A-14,
 Cross Road No-2, Marol MDC, Andheri (E),
 Mumbai-400 093.
 शाखा 86358
 171907
 Special Address
 DEC 30 2013
 R. 00900001-985120
 16:39
 MAHARASHTRA

AND WHEREAS

The City and Industrial Development Corporation of Maharashtra Limited, a company incorporated under the companies Act of 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021, (hereinafter referred to as "THE CORPORATION") is the New Town Development Authority declared for the area designated as a site for the New Town of New Bombay by the Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966, hereinafter referred to as "The said Act")

The State Government has acquired land and vested the lands in the Corporation for development and disposal.

The Corporation laid down plots, in its 12.5% Scheme, at Taloje Panchnand, Panvel, Dist. Raigad, on one of such piece of land so acquired by the State Government and vested in the Corporation for being leased to its intending leases.

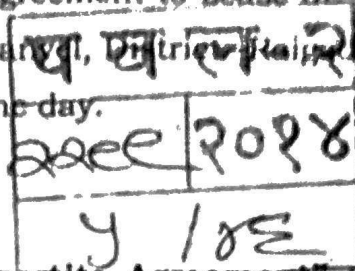
By and under Agreement to Lease dated 17th July 2007, made between the City and Industrial Development Corporation of Maharashtra Limited (therein referred to as "THE CORPORATION") of the one part and **Smt. Chandrabai Sitaram Gharat** therein referred to as "THE ORIGINAL LICENSEE" adult Indian inhabitant, residing at Papadichapada, Tal. Panvel, District- Raigad, hereinafter referred to as the said "ORIGINAL LICENSEE" of the other part (hereinafter referred to as the said "Agreement to Lease"), the corporation has agreed to lease one plot bearing Plot No. 05, admeasuring about 649.77 Sq.mtrs. or thereabout in Sector-09, in its 12.5% Scheme, at Taloje, Panchnand, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the "Said Plot") to **Smt. Chandrabai Sitaram Gharat** in consideration of a premium of Rs. 15,925/- (Rs. Fifteen Thousand Nine Hundred Twenty Five Only) as agreed to be paid by **Smt. Chandrabai Sitaram Gharat** to the Corporation subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

For G. K. R. INFRASTRUCTURE

Sanjay
Partner

[Handwritten Signature]
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The Licensees **Smt. Chandrabai Sitaram Gharat** have paid the said premium of Rs. 15,925/- (Rs. Fifteen Thousand Nine Hundred Twenty Five Only) in full as agreed to be paid by the Original Licensee to the Corporation and the Corporation granted permission or license to the Original Licensee to enter upon the said Land for the purpose of erecting a building or buildings there upon. The said Agreement to Lease dt. 17th July 2007, was registered with sub-registrar, Panvel, District - Raigad, on 17/07/2007, under serial No.: -7463/2007 of the day.

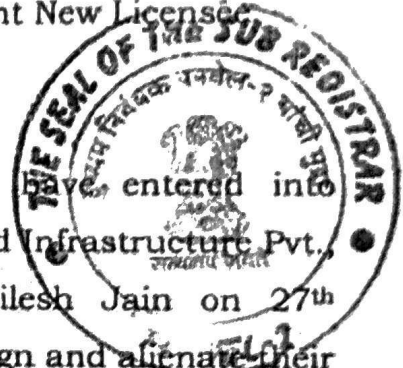


AND WHEREAS

The Original Licensee have entered into "**Tripartite Agreement**" with the M/s. Omkar Krupa Builders & Developers, through its Proprietor Shri. Shashikant Krishnaji Patil on 1st August 2007 and agreed to convey, transfer, assign and alienate their entire rights, titles and interest in/or benefits under the said Plot and in and upon the Said Agreement to Lease dated 17th July 2007, was registered with sub-registrar, Panvel, District - Raigad, on 1st August 2007, under serial No.: -8007 of the day, hereinafter referred to as Subsequent New Licensee.

AND WHEREAS

The M/s. Omkar Krupa Builders & Developers have entered into "**Tripartite Agreement**" with the M/s. Tirupati Land Infrastructure Pvt., Ltd., through its Authorized signatory Mr. Akhilesh Jain on 27th September 2007 and agreed to convey, transfer, assign and alienate their entire rights, titles and interest in/or benefits under the said Plot and in and upon the Said Tripartite Agreement dated 27th September 2007, was registered with sub-registrar, Panvel, District - Raigad, on 28th September 2007, under serial No.: -9635 of the day, hereinafter referred to as Subsequent New Licensee.



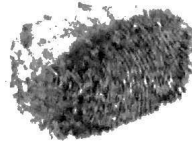
AND WHEREAS

The M/s. Tirupati Land Infrastructure Pvt., Ltd., through its through its Director Mr. Paresh J. Lodhya have entered into "**Tripartite Agreement**" with the Mr. Rameshbhai K. Nakrani and Mr. Himatbhai B. Nakrani, on 10th May 2010 and agreed to convey, transfer, assign and alienate their entire rights, titles and interest in/or benefits under the said Plot and in

For G. K. R. INFRASTRUCTURE

Sangay
Patil

(Signature)



and upon the Said Tripartite Agreement dated 10th May 2010, was registered with sub-registrar, Panvel-2, District -Raigad, on 10th May 2010,, under serial No.:-5064 of the day. hereinafter referred to as Subsequent New Licensee.

AND WHEREAS

The M/s. G.K.R. Infrastructure through its Partners 1. Shri. Vijay S. Rawlani, 2. Shri. Sanjay S. Rawlani, 3. Shri. Ashok Kishinchand Rawlani (HUF), 4. Smt. Reshma Pratab Rawlani, have entered into "**Tripartite Agreement**" with the Mr. Rameshbhai K. Nakrani and Mr. Himatbhai B. Nakrani on 17th March 2011 and agreed to convey, transfer, assign and alienate their entire rights, titles and interest in/or benefits under the said Plot and in and upon the Said Tripartite Agreement dated 10th May 2010, was registered with sub-registrar, Panvel-3 District -Raigad, on 17/03/2011, under serial No.:-2971 of the day. hereinafter referred to as the "**SAID PROPERTY**" to the Builders/Developers for consideration, as per terms and conditions laid down in the said "**Tripartite Agreement**" dated 17th March 2011, made between the Subsequent New Licensee and the Developers, referred to above.

AND WHEREAS, by the said "**Tripartite Agreement**" the builders/developers have rights to develop **THE SAID PLOT** of land containing by admeasurements **649.77 sq. mtrs** or thereabouts and construct building on it as well as the developers have the right to alienate, sell and/or dispose of the Flats and Shops in the proposed building/s on ownership basis and to enter into Agreement/s with the purchaser/s of the said Flats and Shops, therein and to receive the sale price in respect of the Flat and Shops as per the said development agreement.

AND WHEREAS, the developers have applied for construction of Ground plus 7 upper floors building to The Town Planning Authority (hereinafter referred to as "The Planning Authority").

AND WHEREAS, the developers has given inspection to the purchaser/s

of the said Agreement relating to **THE SAID PLOT** of land, The Plans, designs and specifications prepared by the **developer's** Architects and such other documents.

AND WHEREAS, the developers have lawfully acquired right, title and interest and well sufficiently seized and possessed **THE SAID PLOT** of land bearing Plot No. 05, Sector-09, situated at ~~Taloje Panchmand,~~ Panvel, admeasuring about 649.77 sq. mtrs or thereabouts.

AND WHEREAS the Developers propose to construct a building comprising of Ground plus 7 upper floors on the ~~said plots of Land.~~ Accordingly, the Developers have commenced construction of the said building known as "**Pinewood Tower**" on the said plots of Land (hereinafter referred to as "the said Building"). The plans for construction of the said building have been approved by CIDCO Ltd., and the Commencement Certificate No. REF NO. CIDCO/ATPO/207 dated 28/04/2011 has been issued by CIDCO Ltd., presently for construction of Ground Floor +7 floors. The said building plans will be subject to such changes as may be proposed by the Developers and approved by CIDCO. The purchaser /s hereby gives his / their irrevocable consent for the same and confirms that the purchaser/s will not be entitled to raise any objections in that regard.

By virtue if the said Lease Agreement, the Developers have the sole and exclusive right to sell the flats/units and shops etc., in the said building being constructed by the Developers on the said plot of land and to enter into Agreement with the purchaser/s of the flats, unites, shops etc., and to receive the sale price thereof.

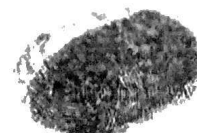
AND WHEREAS, the purchaser/s had approached to the developers for purchase of Flat No. **204** in the said building known as "**Pinewood Tower**" being constructed by the Developers on the said plot of land and the Developers have agreed to sell the said Flat to the purchaser/s at the price and on the terms and conditions hereinafter appearing.

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For G. K. R. INFRASTRUCTURE

Savraj
Partner

R. K. Kulkarni



AND WHEREAS, the Developers have agreed to sell to the purchaser/s Flat 204 on 2nd Floor in "Pinewood Tower" for the valuable consideration of **Rs. 18,00,000/-** (Rupees Eighteen Lakh Only)

The purchaser/s demanded from the developers and the developers have given full, free and complete inspection to the Purchaser/s of all the documents of title relating to the said plot of land and the plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats Act and the rules made there under and the Purchaser/s being fully satisfied of the same has agreed to enter into this Agreement.

The Developers are entering into separate Agreements with other prospective purchasers for sale of flats, units, shops, garages and other premises in the said building.

A copy of the Certificate of title issued by the advocate of the developers, showing the nature of the title of the Developers to the said plots of land on which the said building is being constructed is annexed hereto and marked as **Annexure "A"**.

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

1. The BUILDERS/DEVELOPERS shall construct the said building known as "Pinewood Tower" consisting of Ground floor plus 7 upper floors on the said plot in accordance with the plans, designs and specifications approved by the authorities concerned and which have been seen and approved by the purchaser/s with such variations, modifications and alterations as the developers may consider necessary or as may be required and also by the concerned local authority and/or the Government from time to time.

2. The purchaser/s hereby agrees to Purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s the said Flat

For G. K. R. INFRASTRUCTURE

Sanyal
Partner

P. Kishore

..7

bearing No. 204 admeasuring carpet area 35.25 sq. mtrs on 2nd floor of the said building known as "Pinewood Tower" being constructed on the said plots of land described in the schedule hereunder written and shown in the floor plan thereof hereof annexed (hereinafter referred to as "the said flat"). For the price of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), including the proportionate price of the common areas and facilities.

3. Rs. 3,00,000/- (Rupees Three Lakh Only) being the part Amount of sale price towards the said premises on or before execution hereof, receipt and payment whereof the Builder hereby admit and acknowledge.

4. The purchaser/s hereby agrees to pay balance amount of consideration towards the said premises, of Rs. 15,00,000/- (Rupees Fifteen Lakh Only) within the time as mentioned in Payment Schedule annexed below at Annexure. TIME BEING ESSENCE OF CONTRACT. The Agreement will stant automatically cancelled if the PURCHASER'S fails to make the payment as per the schedule of payment.

ANNEXURE

- | | | |
|---|---|-----|
| a. Earnest money deposit on booking | | |
| b. On completion of Plinth | | |
| c. On completion of 1 st Slab | | |
| d. On completion of 2 nd Slab | : | 6 % |
| e. On completion of 3 rd Slab | : | 6 % |
| f. On completion of 4 th Slab | : | 6 % |
| g. On completion of 5 th Slab | : | 6 % |
| h. On completion of 6 th Slab | : | 6 % |
| i. On completion of 7 th Slab | : | 6 % |
| j. On completion of slab on terrace level | : | 6 % |



..8

- k. On completion of Brick Work : 6 %
- l. On completion of External & internal Plaster : 6 %
- m. On completion of flooring work : 4%
- n. On intimation of the developers regarding possession : 2 %

all payments to be made by the purchaser/s under this Agreement shall

<p>be by cheques, demand drafts and/or pay orders (including remittances from abroad) made out in the name of "M/s. G.K.R. Infrastructure,</p>
<p>Current A/c No. 32990200000097 of Bank Of Baroda Bank, Sea Wood</p>
<p>Branch.</p>
<p>90/8E</p>

4. The purchaser/s agrees to pay to the builders/developers interest at 24% per annum on all the amounts which become due or payable by the purchaser/s to the developers under the terms of this Agreement and remain unpaid, from the due date of such amounts till payment thereof.

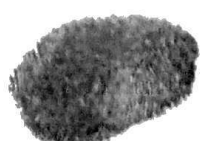
5. In addition to the purchase price for the said Flat as set out hereinabove, the purchaser/s shall be liable to pay the transfer fees/charges payable to CIDCO Ltd., and also the service tax and valued added tax (VAT) liability at the prevailing rates as notified by the Central or State Government and all the new/additional taxes, cess, levied etc. of whatsoever nature as may be imposed by any government or local authority whether payable now or at any time hereafter shall be payable by the Purchaser(s). The Purchaser(s) shall indemnify and keep the Developers indemnified for any such claims or liability at any time in future.

6. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by CIDCO or any other concerned local authority at the time of sanctioning the building plans or thereafter.

[Handwritten Signature]

For G. K. R. INFRASTRUCTURE

Sangay
Partno



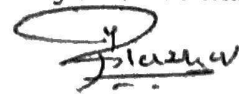
7. On the Purchaser/s committing any default in payment on due date of any amount due and payable by the purchaser/s to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) or on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at their own option to terminate this Agreement.

PROVIDED ALWAYS THAT the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to purchaser/s fifteen days prior notice in writing of his intention to terminate this Agreement and default shall have been made by the Purchaser/s remedying such breach within fifteen days after giving of such notice:

PROVIDED FURTHER THAT upon the termination of this Agreement as aforesaid, the Developers shall be entitled to forfeit the amount paid by the purchaser/s till then, subject to minimum of 15% of the cost of the flat and upon termination of this Agreement, the Developers shall be at liberty to dispose of and sell the said Flat to such person and at such price as the Developers may in its absolute discretion think fit. In any such event the Purchaser/s shall not be entitled to make any claim whatsoever against the Developers.

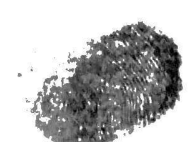
8. The fixtures, fitting and amenities to be provided by the Developers in the said building and the said Flat are those that are set out in **Annexure-B** annexed thereto. However, the Developers shall be entitled to modify/change the said amenities at its sole discretion and the purchaser/s hereby gives consents for the same.

9. If due to any unavoidable circumstances there is any increase in the price of building materials such as cement, steel, sand, bricks etc. The DEVELOPERS shall be entitled to increase the price of THE SAID FLAT / SHOP; this amount of escalation shall be paid by the PURCHASER/S to the DEVELOPERS within 7 days on demand. The



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For G. K. R. INFRASTRUCTURE

Sangay
Partner

PURCHASER/S shall bear and pay such increase in price without raising objection in respect thereof.

10. The said building is expected to be completed and possession of the said flat is expected to be delivered in or about 24.01.2014 unless prevented by or due to any acts of God, or acts or state or force measure or labors troubles or any litigation or any objection of the Municipal or other authorities or for any reason or circumstance whatsoever beyond

the control of the Developers/Promoters and in such event the time of completion of the Wing/building/complex and delivery of the possession of the said unit/flat/shop shall be automatically extended for such further time as the Developers/Promoters may determine. PROVIDED THAT the Developers shall be entitled to reasonable extension of time for giving delivery of the said Flat on the aforesaid date, if the Completion of building in which the Flat is to be situated is delayed on account of -

- i) Non-availability of steel, cement, other building material water or electric supply;
- ii) For delay in receipt of permission relating to height to construction of building from the authorities concerned and/or any deviation resulting from such permission
- iii) War, civil commotion or act of God:
- iv) Any notice, order, rule, notification of the Government and/or other public or competent authority; or
- v) Any other reason beyond the control of the Developers.

11. If the Developers fails or neglects to give possession of the said Flat to the purchaser/s on account of reason beyond its control and of its agents as per the provisions of Section 8 of Maharashtra Ownership Flat Act by the aforesaid date or the date or dates prescribed in Section 8 of the said Act, then the Developers shall be liable to refund to the

For G. K. R. INFRASTRUCTURE

Sangay
Partner

S. K. R.

..11

purchaser/s further agrees that till the purchaser's share is so determined, the Purchaser/s shall pay to the Developers a monthly contribution @ **Rs. 2/-** per Sq. ft. of the Flat as aforesaid towards the outgoings. The amounts so paid by the purchaser/s to the Developers shall not carry any interest. The municipal and other local taxes will be payable by Purchaser/s separately. The Purchaser/s undertakes to pay such monthly contribution and such proportionate share of outgoings in advance for a period of 11 months at the time of taking possession of the Flat and thereafter on or before 5th of every month and shall not withhold the same for any reason whatsoever.

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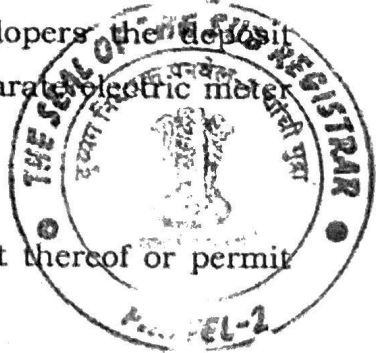
17. In addition to the price of the said flat and applicable taxes etc., as aforesaid, the Purchaser/s shall on or before delivery of possession of the said Flat, pay to the Developers charges towards the share:

- (a) Application money and entrance fee for membership of the Society, and
- (b) Charges towards the cost of Society Formation and legal charges.

18. The purchaser/s shall also pay to the Developers the deposit payable to Electricity Company for installation of separate electric meter for the said Flat.

19. The purchaser/s shall use the Flat or any part thereof or permit the same to be used only for purpose of residence.

20. The purchaser/s along with other purchasers of flats in the buildings shall join in forming and registering the Society or Limited Company and or this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society.



[Handwritten Signature]

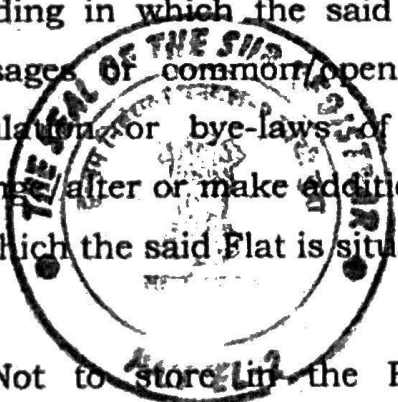
30. The Purchaser/s do hereby irrevocably accord his/her/their consent to the Developers/Promoters for making additions and alternations in any application and or Annexure or accompaniments, byelaws, or rules to be submitted in connection with the registration of the Society even subsequent to the same being signed or approved by the Purchaser/s as may be required by the Developers/Promoters. The Purchaser/s further agree/s to pay admission fees and share subscription amounts for becoming the member of the society/company.

31. The Purchaser/s shall, within 7 days of the Developers/Promoters calling upon the Purchaser/s do and execute all acts, deeds, documents and papers for or in connection with becoming the member of the Society.

32. The Purchaser/s hereby covenants with Developers as follows :

a) To maintain the said Flat at Purchaser's own costs in good tenantable repair and condition from the date of possession of the Flat is taken and s not to do or suffered to be done anything in or to the building in which the said Flat is situated and the staircase or any passages or common/open areas which may be against the rules, regulation or bye-laws of the Society and/or local authority nor change/alter or make addition in or to the said Flat and/or the building in which the said Flat is situated.

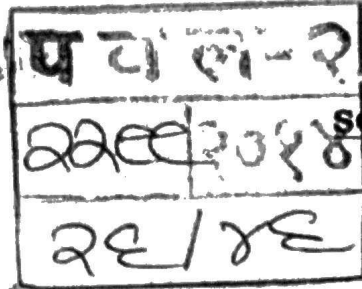
b) Not to store in the Flat any goods which are of hazardous, inflammable, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building wherein the Flat is situated or storing of which goods is objected to or prohibited by the local or other authority and not to carry or cause to be carried heavy packages which may damage or likely to damage the entrance, staircases, common passages or the structure of the building in which the Flat is situated and in case any damage is caused to the building or Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s



[Handwritten Signature]

Purchaser/s by Registered Post A.D./Under Certificate of Posting at his/her address specified above or such other address as may be provided by the Purchaser/s to the Developer/s.

IN WITNESS WHEREOF the parties have executed these presents the day and year first hereinabove written.



SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land known as Plot No. 05, in Sector-09, in its 12.5% Scheme, at Taloje, Panchnand, Tal. Panvel, Dist. Raigad containing by admeasurements about admeasuring about 649.77 Sq. mtrs. or thereabout and bounded as follows:

THAT IS TO SAY:

ON OR TOWARDS THE NORTH BY : 17 (Garden)

ON OR TOWARDS THE SOUTH BY : 11.00m wide Road

ON OR TOWARDS THE EAST BY : Plot no.4, Sec-9

ON OR TOWARDS THE WEST BY : 15m/11m wide Road



And delighted on the Plan annexed hereto and shown thereon by colour boundary **Panel-2**

For G. K. R. INFRASTRUCTURE

Sanghy
Partne



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREINTO and subscribed their respective hands and seals the day the year hereinabove written.

Handwritten date in a box: 26/08/2020

SIGNED, SEALED AND DELIVERED

By the within named BUILDERS/DEVELOPERS of M/S. G.K.R. INFRASTRUCTURE

through its Partner,

SHRI. SANJAY S. RAWLANI

For G. K. R. INFRASTRUCTURE



In the presence of

1. M. N. THAKARE [Signature]

2. R. S. JADHAV [Signature]

SIGNED, SEALED AND DELIVERED

By the within named PURCHASER/S

MR. VIKAS RAMCHANDRA JADHAV

[Signature of Mr. Vikas Ramchandra Jadhav]



MRS. BALABAI RAMCHANDRA JADHAV

In the presence of

1. [Signature]

2. [Signature]



L.H.T.



PINEWOOD TOWER

PLOT NO. 05, SECTOR NO. 09,
TALOJE, NAVI MUMBAI

DEVELOPERS:

G.K.R. INFRASTRUCTURE

SHOP NO 01, SIMRAN PRIDE, PLOT NO. 29 & 30,
SECTOR NO. 30, KHARGHAR, NAVI MUMBAI

CERTIFICATE:

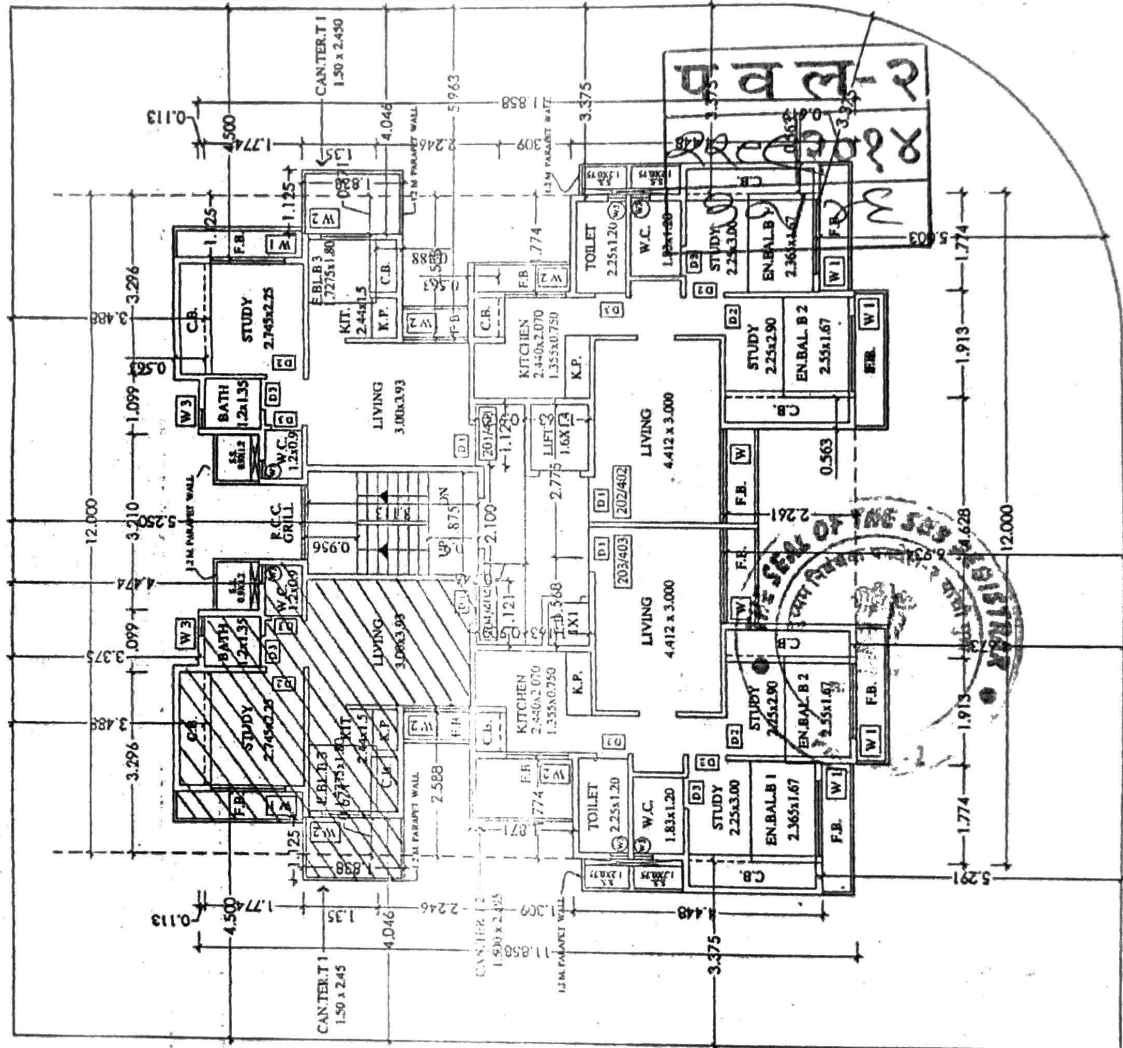
THIS PART PLAN IS A TRUE COPY OF THE
ORIGINAL PLAN APPROVED BY A.T.P.O. VIDE
LETTER NO. 207 DATED 28/04/2011

SHESENATH C. SALVANKAR

ARCHITECT

REGN.NO. CA/88/11419

SECOND FLOOR PLAN



For G.K.R. INFRASTRUCTURE

16/05/2011
P.T.



PIN

PLOT NO
TALOJE,

DEVELO

G.K.R.I

SHOP NO 01

SECTOR.NO

CERTIFI

THIS PART

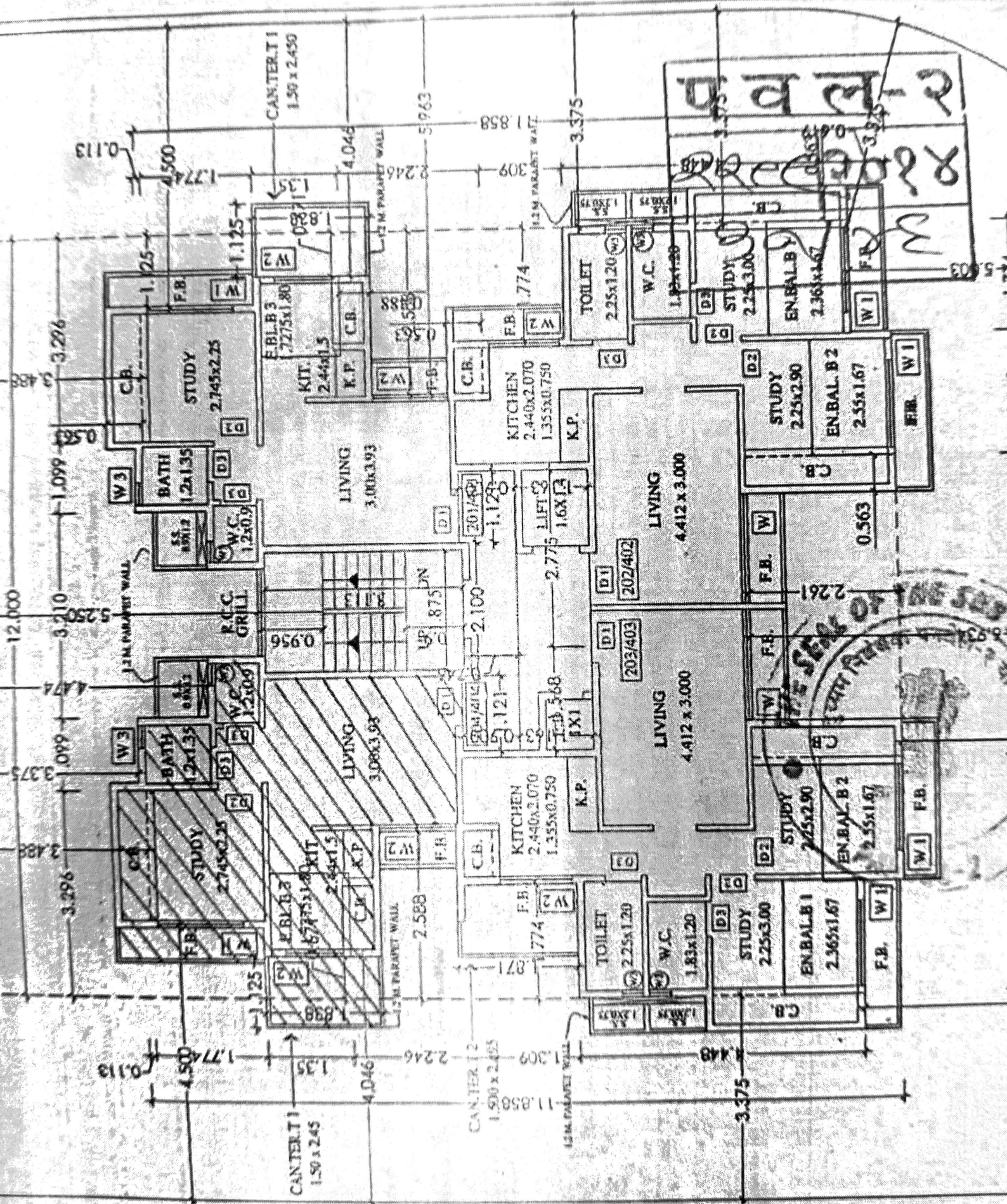
ORIGINAL P

LETTER NO

SHESHINAT

ARCHITECT

REGN.NO. C



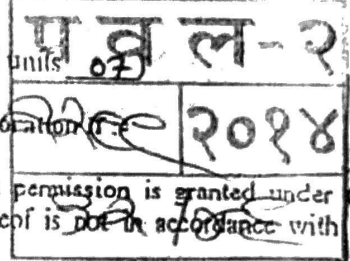
REF. NO. C/D/C/O/ATPO: 207 = - =

28 APR 2011

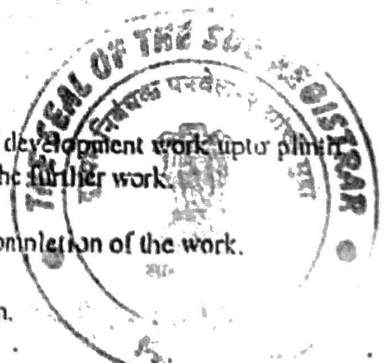
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

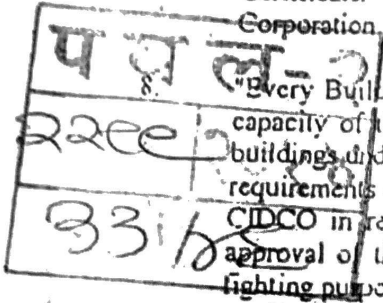
Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/s. G.K.R. Infrastructure
Partners Mr. Vajay S. Rawland & others. Three
Unit/Plot No. 05 Road No. - Sector 09 Node Taloja of
Navi Mumbai. As per the approved plans and subject to the following conditions for the
development work of the proposed Residential Bldg (G+7) str.
Comm. BUA = 94.017 m², Resi BUA = 873.354 m²,
Total BUA = 967.376 m².
(Nos. of Residential Units 26 Nos. of Commercial units 07)



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 GDCRs - 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.

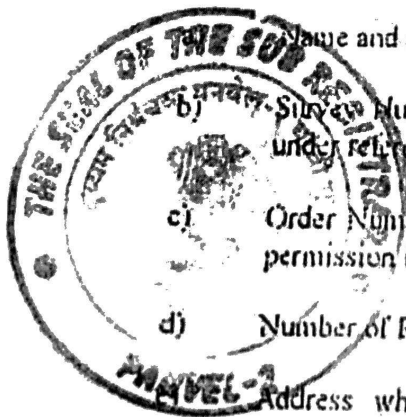


5. The conditions of this certificate shall be binding not only on the applicant but also on his successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 3500 deposited with CIDCO as security deposit 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.



"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 & Node 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.
- 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.

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/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

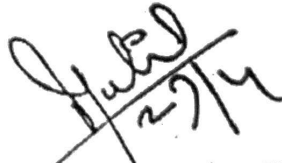
The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra under Section-154 of MR&TP Act-1966 and vide Provision No. TPB-32601/233/CR-230/01/UD-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.


ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT

sheshmath & Associates

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

Annexure - A

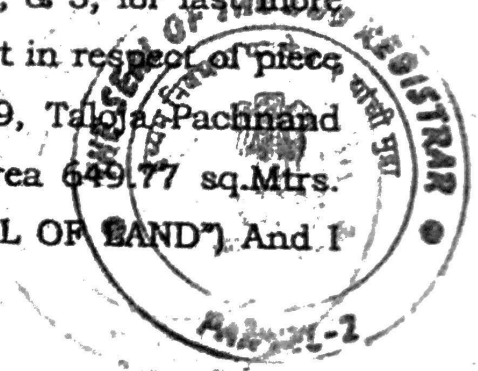
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२२००	२०१४
३५ / १६	

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref.: All that piece and parcel of land bearing Plot No. - 5, situated in Sector-9, Taloja Pachnand Taluka Panvel Dist Raigad. admeasuring 649.77 sq. Mtrs.

THIS IS TO CERTIFY that I have taken information from the document (original/Photo copy) submitted to me and also I have taken search in the office of Sub-Registrar of Assurance Panvel-1,2, & 3, for last more than 10 yrs to prepare Legal Opinion / Title Report in respect of piece and parcel of land bearing Plot No-5, in Sector 9, Taloja Pachnand Taluka Panvel, Dist Raigad, admeasuring of an area 649.77 sq.Mtrs. (hereinafter referred to as "SAID PIECE OR PARCEL OF LAND"). And I gives my findings as under.



WHEREAS CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED a Company incorporated under the Companies act 1956 (1 of 1956) and having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400021, (hereinafter referred to as (THE CORPORATION") is the New Town Development authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power under Sub-Section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning act 1962 (Maharashtra XXXVII 1966).



Wf

Ref.:

Date :

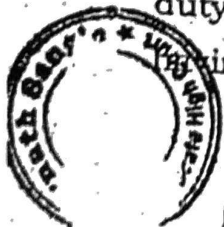
AND WHEREAS
The State Government in pursuant to section 113(A) of the said Act,
acquiring land described therein and vesting such land with Corporation
for Development and disposal.

AND WHEREAS

By an Agreement to Lease dated 17/7/2007 and by an allotment letter dated 30.08.07 the said Corporation agreed to lease a piece or parcel of land bearing Plot No- 5, in Sector-9, Talaja Pachnand, Navi Mumbai Tal Panvel & Dist. Raigad, admeasuring of an area 649.77 Sq.Mtrs to SMT CHANDRABAI SITARAM GHARAT, Adult Indian Inhabitant having her address at Paudinchapada, Tq. Panvel Dist Raigad, (hereinafter referred to as SAID VILLAGER/ORIGINAL LICENSEE OF CIDCO Ltd), under Gaothan Expansion Scheme, popularly known as 12.5% scheme, being implemented by CIDCO Ltd.

AND WHEREAS

CIDCO Ltd by its letter dated 18.10.07, on the request of Original Licensee granted permission to transfer the above said plot in the name of M/S. OMKAR KRUPA BUILDERS & DEVELOPERS, through its Proprietor. SHRI. SHASHIKANT KRISHNAJI PATIL, having office at-01, Saffron, Panvel Matheran Road, New Panvel (Hereinafter referred to as "NEW LICENSEE and subsequently Tripartite Agreement dated- 1/8/2007, has been executed between CIDCO Ltd, said villager and M/S. OMKAR KRUPA BUILDERS & DEVELOPERS, and the same was duly stamped and Registered with Sub-Registrar of Assurance Panvel-3, Registering Document No-07930-2007, Receipt No-8007,



WPS

Naonath Sangle

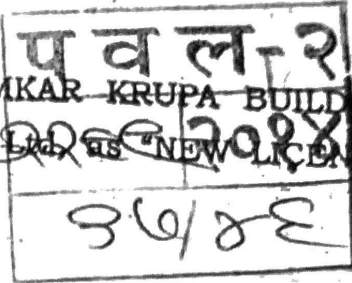
Advocate High Court
LL.B., G.D.C. & A

321, C-Wing, Vashi P
Sector-17, Vashi,
Navi Mumbai - 400 7
Off. : 6511 2523
Mob. : 9821072586
Resl. : 2770 1165

Ref.:

Date:

thereby entering the name of M/S. **OMKAR KRUPA BUILDERS & DEVELOPERS**, in the records of CIDCO Ltd. as **NEW LICENSEE** of CIDCO Ltd.



AND WHEREAS:

CIDCO Ltd by its letter dated-22.10.07 on the request of the New Licensee M/S. **OMKAR KRUPA BUILDERS & DEVELOPERS**, through its Proprietor. **SHRI. SHASHIKANT KRISHNAJI PATIL**, granted permission to transfer the above plot in the name of M/S **TIRUPATI LAND INFRASTRUCTURE PVT Ltd.** through its Authorized Signatory **SHRI. AKHILESH JAIN**, having office at-Banglow No-14, Swati Park, Killa Gaothan, CBD, Belapur, Navi Mumbai, hereinafter referred to as **THE SUBSEQUENT NEW LICENSEE** and subsequently tripartite Agreement dated-27/9/2007, executed between CIDCO Ltd, M/S. **OMKAR KRUPA BUILDERS & DEVELOPERS**, and M/S **TIRUPATI - 1 LAND INFRASTRUCTURE PVT Ltd.** through its Authorized Signatory **SHRI. AKHILESH JAIN** and the same was duly stamped and Registered with sub-register of Assurance Panel-3, having Document No-पपल-०९५४३-३००९, dated-28/9/2007, having Receipt No-9635, thereby entering the name of M/S **TIRUPATI LAND INFRASTRUCTURE PVT Ltd.**, in the records of CIDCO Ltd, with its final order dated-22.10.07, as a **SUBSEQUENT NEW LICENSEE** of CIDCO Ltd.



Ref.:

Date:

Office at-1, Simran Pride, Plot No-29/30, Sector-30, Kharghar, Navi Mumbai, hereinafter referred as the **SUBSEQUENT NEW LICENSEE** and subsequently tripartite Agreement dated-17/3/2011, has been executed between CIDCO Ltd, 1. MR. RAMESHBHAI K. NAKRANI AND 2 MR. HIMATBHAI B. MAKRANI, and M/S. G.K.R. INFRASTRUCTURE and the same was duly stamped and registered sub-registrar of Assurance Panvel-3, having Document No. 17-3-02927-2011, dated-17/3/2011, having Receipt No-2971, thereby entering the name of M/S. G.K.R. INFRASTRUCTURE, in the records of CIDCO Ltd, as a "SUBSEQUENT NEW LICENSEE" vide its final order dated 21.03.11.

AND WHEREAS

M/S. G.K.R. INFRASTRUCTURE is seized and well possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land & fully empowered and authorized to lease and transfer the said plot of land subject to the permission of the CIDCO Ltd. The demised piece of land is free from all encumbrance charges, claim, or lien of whatsoever nature.

In view of all relevant documents and by virtue of Tripartite Agreement dated-17/3/2011, executed, in the name of **SUBSEQUENT NEW LICENSEE (M/S. G.K.R. INFRASTRUCTURE)** the Plot No-5, in Sector-9, Talaja Panchnand, Navi Mumbai, Tq. Panvel Dist Raigad admeasuring of an area 649.77 Sq. Mtrs, now stand transferred in the name of M/S. M/S. G.K.R. INFRASTRUCTURE. I hereby certify that the title in respect of aforesaid plot is now clear, free from all encumbrances & marketable.



WPS

Friday, June 27, 2014
6:58 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 7076 दिनांक: 27/06/2014

गावाचे नाव: Taloja Pachanar

फाईलिंगचा अनुक्रमांक: PNL4-3-1-2014

दस्तऐवजाचा प्रकार : Notice of Cancellation of Mortgage by way of Deposite of title Deed

सादर करणाऱ्याचे नाव: VIKAS KUMAR CHANDRA JADHAV

Document Handling रु. 300.00
Filing Fee रु. 1000.00

एकूण: रु. 1300.00

सादरकर्ता STATE BANK OF PATIALA यांनी यांचेकडून दि. 10/06/2014 रोजी
घेतलेल्या रु. 1500000/- कर्जाबाबतचे मोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.
GRN is MH00147352920 Defaced vide 0000914257301415
Dated.27/06/2014.

Joint S.R. Panvel 4

रु हुय्यम निशेयक पनवेल जं. ४

mutation received
Jadhav



Notice of Intimation regarding Mortgage of Deposit Of Title Deed

Token No. : 9992506141015

Date : 27/06/2014

We, the undersigned parties, are by this notice of intimation to the public at large that, the mortgagor herein had deposited the title deeds of the property for the security of the loan given/ agreed to be given by the mortgagee herein.

(1) Party Details:

Name Of Party/Address	Party Photo	Party Thumb
(Mortgagee) STATE BANK OF PATIALA Address: KARJAT BRANCH		
(Mortgagor) VIKAS RAMCHANDRA JADHAV Address: Building Name:LIG BUILDING NO 2 TENAMENT 8 , Block Sector:10, City:NERUL, State:MAHARASHTRA, District:THANE, Pin:400706	Photo	Thumb
(Mortgagor) BALABAS RAMCHANDRA JADHAV Address: Building Name:LIG BUILDING NO 2 TENAMENT 8 , Block Sector:10, City:NERUL, State:MAHARASHTRA, District:THANE, Pin:400706	Photo	Thumb

(2) Property Location: District: Raigad, Taluka: Panavel, Village: Taloja Pachanand .

(3) Property Details: 1) Building Name:PINE WOOD TOWER, PLOT NO 05, Floor No:2ND, Flat No:204,
Village/ City:Taloja Pachanand , Taluka:Panavel, District:RaigadS.No/CTS NO etc.:
SECTOR NUMBER :09, Area: 35.25 Sq.mt.Documents Deposited with
Bank: Index II :PVL-2-2299/2014

(4) Mortgage details: Date of Mortgage : 10/06/2014 Loan Amount: Rs. 1500000 /- Rate of Interest :10.25%

Payment Details:

-Total Stamp Duty of Rs.: 3000/- has been paid vide Stamp Paper No.:7/1997-96 Stamp Paper Amount Rs.3000/-
Dated :24/06/2014

-Filing Fee of Rs.: 1000/- has been paid vide eChallan No.:MH001473529201415R eChallan Amount Rs.1000/-
Dated :27/06/2014, - By Cash Amount Rs.300/-

Tokennumber 9992506141015 dated 10/06/2014 has been generated for eFiling on date 27/06/2014

NOTE : Please take printout of this page, sign it and submit it to Sub-Registrar