



D'silva Enterprises

C-304/305, Vashi Plaza, Sector 17, Vashi, Navi Mumbai -705.
Tel. : 2765 8902 / 2765 3925 / 5591 3501 / 5591 3500

Ref. No. :

Date : _____

Date: 25/5/003

To,

Gautam Shankar Jadhav

Sub:- Possession of Shop/Flat no. 505 in building no. 7 wing B at Manssarovar Complex Phase-I at Kamothe.

Sir,

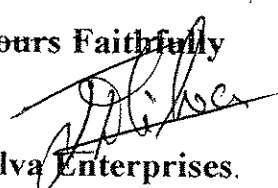
We are thankful to you for booking the above flat/shop in our project "Manssarovar Complex".

We have received all payment as final and full settlement of the cost of the flat/shop.

We are glad to give you the possession of your Flat/Shop 505 in Building No. 7 wing B at "Manasarovar Complex" Phase-I, at Kamothe node with effect from Ready Possession

Thanking you,

Yours Faithfully


For D'silva Enterprises.

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बंलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९१-२२-५५९९ ८९००

फॅक्स : ००-९१-२२-५५९९ ८९६६

संदर्भ क्र.:

REF NO: CIDCO/EE(BP)/ATPO/1248

दिनांक :

27/10/03

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res.BUA= 19064.556 Sq.mtrs. Comm. BUA=748.8455 Sq. mtrs., Total BUA=19813.4015 Sq.mtrs.(No. of units R-574, C-57)] on Plot no. 1, 2,4,5,19 to 26, Sector-34 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Creations has been inspected on 20/02/2003 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 6/12/2000 & 14/02/2002 and that the development is fit for the use for which it has been carried out.

डिसिल्वा एंटरप्राइजेस

ए-३०४, वाशी प्लाजा, सेक्टर-१७

वाशी, नवी मुंबई - ४००७०५

(S.V.JOSHI)

EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२९.

दुरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., नवी मुंबई,
नवी मुंबई - ४०० ६१४.

दुरध्वनी : ००-९१-२२-५५९९ ८९००

फॅक्स : ००-९१-२२-५५९९ ८९६६

संदर्भ क्र.:

CIDCO/EE(BP)/ATPO/ 1748

दिनांक : 28/10/2003

To:

✓ Smt. Umabai Suryakant Puranik & Others,
Resinding at Panvel, Tal Panvel.
Dist-Kaigad

Sub:- Occupancy Certificate for Residential Building on Plot no.1,2,4,5,19
to 26, Sector-34 at Kamothe (12.5% Scheme)

Ref:- 1) Your architect's letter dated 29/01/2003, 27/03/2003 & 17/10/2003,

2) C.C. granted by this office on 6/12/2000

3) C.C. granted by this office on 14/02/2002

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for
Residential Building No. 5,6,7,8,9,10,11,12 & 13 on above mentioned plot alongwith
as built drawing duly approved.

Thanking you,

Yours faithfully,

(S.V.JOSHIB) 27/10/03
EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER

Mr. GIATAM S. JADHAV

7/3/85

12/11

2601
29/11

MANASSAROVAR COMPLEX

दस्त नोंदविणोस हजर करण्यापूर्ती पक्षकारने सादर करावयाची माहिती.

१) सादर करणा-याचे नाव :

आडनांव	नाव	वडिलांचे / पतीचे नाव
जाधव	गौतम	शंकर

२) नोंदणी :-

अ) दस्तऐवजाचा प्रकार	अग्री मेटे प्लॉट अँड	उ) मोबदल्याची रक्कम	4,40,000/-
ब) जिल्हाचे नाव	अपराड	उ) भिलकतीचे बाजारमूल्य	—
क) तालुक्याचे नाव	पलवेल	घ) देय मुद्रांक शुल्क	11,400/-
ड) गावाचे नाव	कामोठे से. 34	ङ) दिलेले मुद्रांक शुल्क	11,400/-
ड) मुद्रांक खारेजी केल्याचे दिनांक	26/11/01	ऑ) मुद्रांक शुल्कामधील फरक	
ई) दस्त निष्पादनाचा दिनांक	27/11/01		

३) भिलकतीचे वर्णन :-

अ) जमिन :- बागायत / खिरायत / डोंगरपड / गवतपड / पावसपड / कातळपड / पीटखाराबा / तशी / फळबागा / नगरी भिंत

सिटी एस. नं.		गट नं.	
सर्व्हे नं.		पोट हिस्सा नं.	
जागेचे क्षेत्र		मालकी.	स्वतःच्या मालकीची / भाड्याची
आकार		जमिनीचा प्रकारचा	बिगरोती / शेती व्यपपत्री / आक्योमिक
आरक्षण	झेय / नाही	लीज रेंट	
सी.आर.झेड		इतर अधिकार	विहीर / झाडे / रस्त्याची वडिवाट पाईप लाईन / एम.एस.ड.बी.लाईन / कालवा इ.

ब) इमारती :-

स्थळ व चतुःसिमा	महामार्गालगत / दोन रस्त्यांच्या लगत	वॉर्ड नं.	
इमारतीचा प्रकार	स्दनिका / बंगलो / रो हाऊस / फार्म हाऊस / आदयोगिक गाळा		
सिटी एस नं.	मिसवणे से. 34	गट नं.	
सर्व्हे नं.	एस. 34 फार्म	पोट हिस्सा नं.	432. विल्लुपी टीपा
टीपीएस स्कीम नं.	कामोठे से. 34	जमिनीचे क्षेत्र	2.00.00.00
बांधीव क्षेत्र		अनुज्ञेय एफ.एस.आय	
वापरलेला एफ.एस.आय		शिल्लक एफ.एस.आय	
लिफ्ट	आहे / नाही	कितवा मजला	(पाचवा)
इमारतीचे वय		उपयोग	(निवासी) वाणिज्य / आदयोगिक
भाड्याने असल्यास	दरमहा भाडे		
बांधकामाचा प्रकार	लॉड बेअरिंग / आर.सी.सी. / रोड / कटचे बांधकाम / पक्के बांधकाम		
सुविधा	जॉइंग पार्क / क्लब / विल्डन पार्क / स्विमिंग पूल / A.C. / Non A.C. / कमर्शियल प्रिमायरोस		

दिनांक :- 27/11/01

ठिकाण :- पलवेल

पक्षकाराची स्वाक्षरी / आगठ्याचा ठसा

Gadga

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १६०९

दिनांक २०/११/२०११ सन २९

दस्तऐवजाचा प्रकार-

१०२१११

सादर करणाराचे नाव-

गोमय शिंपर साधु

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी
नक्कल फी (फोलिओ)
पृष्ठांकनाची नक्कल फी
टपालखर्च
नकला किंवा शापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ
इतर फी (सागील पानावरील) बाब क्र.
"
"
"
"

११४००/-
४६२०/-

र.	र.
१	६००
२	१००
३	१२
४	२
५	२
६	३६
७	१६१०
एकूण	

दस्तऐवज

नक्कल

११/११/११ रीती तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

दुय्यम निबंधक पनवेल

सादरकर्ता

मुक दस्तऐवज मिळाला.

Prakash S. Gangrade.

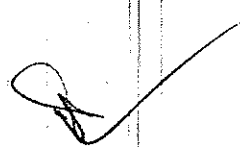
Prakash
29/11/01.

1120973

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रूजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्यून आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तऐवज परत केला.


दुय्यम निबंधक

नोंदणी करावयाच्या दस्तासोबत सादर करावयाची पूरक कागदपत्रे.

अ. क्र.	कागदपत्राचे नाव	लागू आहे किंवा नाही	जोडलेले आहे किंवा नाही
१.	बाजारमूल्य किंवा मोबदला रु. ५ लाखापेक्षा जास्त असल्यास आयकर अधिनियम १९६१ चे कलम २३० आ अन्वयेचे प्रमाणपत्र	आहे / नाही	आहे / नाही
२.	आयकर अधिनियम १९६१ चे सेक्शन २६९ III अन्वये फार्म नं ३७ / मधील जाहरकत प्रमाणपत्र. १. मुंबई व उपनगरासाठी मोबदला रु. ७५ लाखा किंवा त्यापेक्षा जास्त. २. पुणे शहरासाठी २५ लाखा ३. नागपूरसाठी २० लाखा.	आहे / नाही	आहे / नाही
३.	आयकर विभागामार्फत प्राप्त झालेला लेखा क. फार्म (PAN) किंवा सर्वसाधारण सूची किंवा फार्म नं. ६० किंवा ६१	आहे / नाही	आहे / नाही
४.	जिल्हा पुनर्वसन अधिकारी यांनी दिलेल्या पुनर्वसन दाखला.	आहे / नाही	आहे / नाही
५.	मुख्यातार (पत्र आवश्यकता असल्यास)	आहे / नाही	आहे / नाही
६.	नागरी कमाल जमीन धारणा अन्वये कलम २६ किंवा २७ खालील प्रतिज्ञापत्र / जाहरकत प्रमाणपत्र	आहे / नाही	आहे / नाही
७.	७ / १२ किंवा ८ अ	आहे / नाही	आहे / नाही
८.	मिळकतीचा दाखला (Property Card)	आहे / नाही	आहे / नाही
९.	नागपूर शहरासाठी 'नागपूर विकास न्यास' यांनी दिलेले ना हरकत प्रमाणपत्र	आहे / नाही	आहे / नाही
१०.	इमारतीचा नकाशा / रेखांकन नकाशा	आहे / नाही	आहे / नाही
११.	बिल्डर किंवा सहकारी सोसायटीचे पत्र	आहे / नाही	आहे / नाही
१२.	आदिवासींच्या मिळकती संबंधी दस्तऐवज असल्यास संबंधित संक्षम अधिका-याचे प्रमाणपत्र	आहे / नाही	आहे / नाही

वरील कारणास्तव आपला दस्तऐवज या सोबत परत करण्यात येत आहे.

दूर्यम निबंधकाचे नांव व हुद्या

वरील तपशिलाप्रमाणे दस्तऐवज दूर्यम निबंधक यांचेकडून परत मिळाला.

पक्षकाराचे नांव व स्वाक्षरी

टिप :- १) वरील दस्तऐवज मिळपादनाच्या दिनांकापासून ४ महिन्यात दंडविरहित नोंदणीसाठी हजर करता येईल. व दंडासह आठ महिन्यापर्यंत हजर करता येईल. त्यानंतर सादरचा दस्तऐवज नोंदणीसाठी रिक्तभरला जाणार नाही.

२) विकत घेतलेला मूद्रांक हा विकत घेतलेल्या दिनांकापासून ६ आठ महिन्याच्या बाबतच गैर, किंवा त्याच्या परतचा माऊन येतो.

OFFICE OF THE SUB-REGISTRAR
PANVEL, DIST. - RAIGAD
MAH/CCRA/02/YEAR - 2000

1153 SPECIAL ADHESIVE
114711 NOV 26 2001
R. 0011400 PB 0006
INDIA STAMP DUTY MAHARASHTRA

Am't Rs. 11400/-, Eleven thousand four hundred

Paid by Challan No. 38

Date 26/11/2001

2001

26/11
PROPER OFFICER
Sub. Registrar Panvel
Dist. Raigad.

प व ल
(80919-39)
2001

AGREEMENT FOR SALE

THIS AGREEMENT for sale of Flat/Shop on ownership is made and entered into at Vashi, Navi Mumbai, on this 27th day of the month of NOVEMBER, 2001, BETWEEN M/S. D'SILVA ENTERPRISES a proprietary firm through its Proprietor MR. JAMES D'SILVA having his Office at Radhabai Niwas, Ground Floor, Opposite M. S. Building No 27, 241, M. G. A. Gandhi Nagar, Sindhi Camp Chembur, Mumbai - 400 074 (herein after called and referred to as "THE DEVELOPERS" (which expression shall, unless it be repugnant to the context or meaning thereof

Dm
Qadav

Dm

Qadav

प व ल
(८०१२-३१)
२००१

: 2 :

be deemed to mean and include his respective heirs, executors, administrators and assigns) of the FIRST PART AND SHRI / SMT / -MS.

Gautam Shankar Jadhav 35 years, Indian

Inhabitant residing at Karmvir Dada saheb Gaikwad Jaikar wadi, Shaikh mistri Road, wadega (B) - 37 hereinafter called and referred to as the

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

WHEREAS :

1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as " CIDCO LTD") having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 (thereinafter referred to as "the said Act") for the New town of Navi Mumbai by

Dudik

Gadgil



प व ल
८६०१३-३९
२००१

: 3 :

Government of Maharashtra in the exercise of its powers for the area designated as site for New Town under Sub Section (1) of Section 144 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by and Order duly made in that behalf as per the provision of Section 113 of the said Act.

3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4. SHRI SURYAKANT MAHADEO PURANIK AND SHRI MAHADEO VISHNU PURANIK residing at Panvel, District Raigad (hereinafter referred to as the Lessees) were holding the land at village Panvel.

5. The said land was acquired by the Govt. of Maharashtra for the purpose of raising a satellite City and Utilization and development of the lands for Industrial, commercial and residential purpose.

Dandik

@ Achal



प व ल
८०११४-३९
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6. Pursuant to the said acquisition by the Special Land Acquisition Officer, Metro Centre (I) and Metro Centre (III) passed their award.

7. Vide Resolution No. LQN/ 1985 / 1710 / CR-217 / 85 / NEW / 10 dated 8th March, 1990. Urban Development Department of the Govt. of Maharashtra, notified that the persons affected by the acquisition of the land shall be allotted plots of land for residential purpose to the extent of the area equivalent to 12.5% of the area of the land acquired which was later amended to include 15% of commercial use of the land.

8. In accordance with the said notification published by the Government of Maharashtra, the LESSEES herein, were entitled for the allotment of 12.5% of the area of the land acquired by CIDCO and the LESSEE had filed an application with City and Industrial Development Corporation for allotment of the residential cum Commercial plot in terms of the aforesaid resolution passed and notified by the Urban Development Department of the Government of Maharashtra

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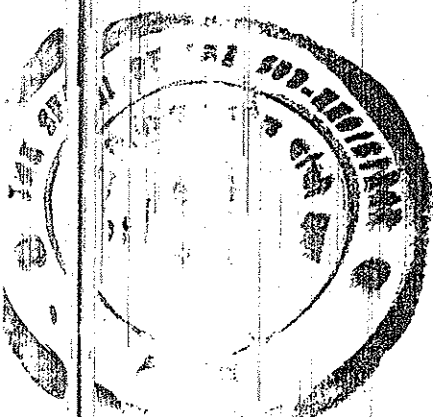
9. The said SHRI SURYAKANT MAHADEO PURANIK and SHRI MAHADEO VISHNU PURANIK expired and 1. SMT. UMABAI SURYAKANT PURANIK 2. SMT. DURGABAI MAHADEO PURANIK 3. KUM BHAVANA SURYAKANT, PURANIK 4. SMT. AVANI DHANANJAY GADRE being the legal heirs of late SHRI SURYAKANT MAHADEO PURANIK and SHRI MAHADEO VISHNU PURANIK were brought on record as per Heirship Certificate issued by Court of Joint Civil Judge (J.D.) Parvel.

10. The LESSEES were allotted Plot Nos. 1, 2, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25, 26, at Kamothe admeasuring 21,050 sq.mts by CIDCO LTD. in terms of the resolution passed by Urban Development Department of the Government of Maharashtra (hereinafter referred to as "the said Plots of Land")

11. The Lessees on 21.02.2000 paid a sum of Rs. 3,68,375/- (Rupees Three Lakh Sixty Eight Thousand Three Hundred Seventy Five Only.) for plots being the full lease premium required to be paid by them to CIDCO Ltd.

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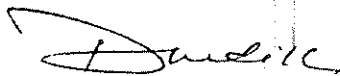
12. On receipt of full premium for the said plots of Land CIDCO Ltd. has entered into an Agreement of Lease with the Lessees dated 11.04.2000 and the Lessees took over the vacant, peaceful and physical possession of the said plots of Land from CIDCO Ltd.

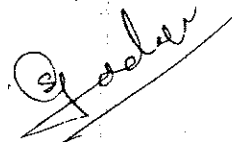
13. Under the Agreement dated 11.04.2000, the LESSEE have been permitted to use the said Plots of Land and develop the same for residential cum commercial use.

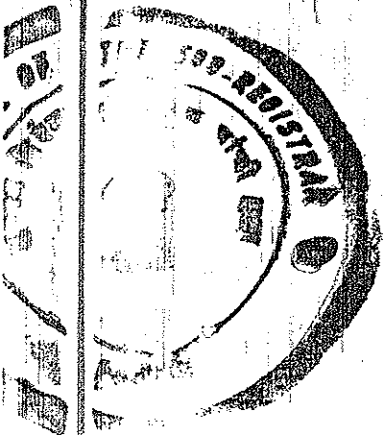
14. The LESSEES having no know how, experience and fund to develop the said Plots of land and unable to complete the said building, were in search for a Developer.

15. The LESSEES approached the BUILDERS/DEVELOPERS herein who is experienced in developing the land and construction of building and offered to him to develop the said Plots of land allotted to them by CIDCO Ltd. on certain condition which offer was accepted by the BUILDER / DEVELOPER.

16. After negotiations the BUILDER/DEVELOPER decided to develop the Plot Nos. 1, 2, 4, 5, 6, 19.







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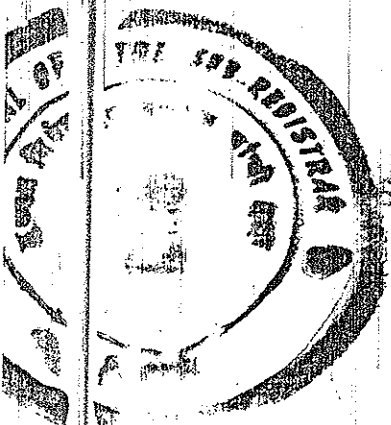
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20, 22, 23, 24, 25, 26 and construct residential and commercial units on the said Plot Nos. 1, 2, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25, 26.

17. In pursuance thereof the LESSEE and the BUILDER/DEVELOPER executed the Agreement of Development dated 21.04.2000 and Central Power of Attorney dated 21.04.2000 and the LESSEE handed over the vacant, peaceful and physical possession of the Plots to the BUILDER/DEVELOPER.

18. The BUILDER/DEVELOPERS got the plans sanctioned from CIDCO LTD as per Development permission letter bearing No. 2812 dated 6/12/2000 issued by CIDCO LTD.

19. The Purchaser being interested in purchasing a flat/shop in the said building has approached the Developer and on persual of the plans and documents and specifications he/she/they has/have approved booked flat/shop No. 505 admeasuring 315 sq.ft of Carpet area on 5th floor in the said building No. 7, B Wing known as "MANASSAROVAR APARTMENT" more particularly described in second schedule attached hereto for a total consideration of Rs. 440000/-



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AND WHEREAS other terms and conditions agreed between the parties are appearing herein below:

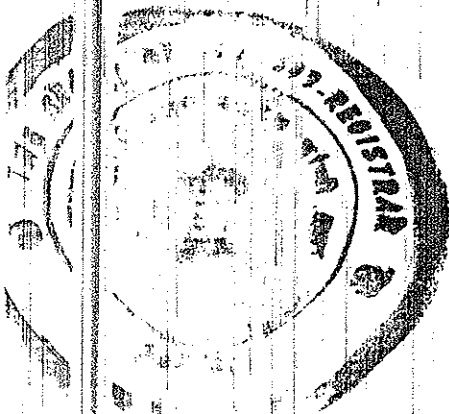
NOW THEREFORE, THIS AGREEMENT FOR SALE OF FLAT/SHOP ON OWNERSHIP BASIS WITNESSETH AS FOLLOWS :

1. That the Purchaser/s has/have taken inspection of the documents in respect of the title of the Developers to the said land hereditaments and premises described in the First and Second Schedule hereunder written and is fully satisfied with it and accept the same as it is and shall not question the Developers as to their title to the plots of land described in the First and Second Schedule hereunder written and have also gone through the list of amenities / specification written in the schedule attached hereto.

2. The Developers will construct building as per the said permission and plan approved by CIDCO LTD with such variations and modification thereof, acceptable to the Town Planning Office, CIDCO Ltd., on the said plots of land more particularly described in the First Schedule hereunder written.

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3. That the Purchaser doth do hereby agree

to acquire the Flat Shop No. 505 on the 5th floor
admeasuring 315 sq. ft Carpet area in the

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Building No. 7 B Wing known as
'MANASSAROVAR APARTMENTS' delineated on the
plan in red coloured boundry as per the price
ascertained and fixed at Rs. 440000/- (Rupees

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Four Lakh Fourty thousand only) and further to

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pay to the Local Authorities his/her/their share in
respect of Local Authority taxes and other payments of
said flat shop from the date of possession. However

the Seblele area of the said Flat Shop is per present
market conditions is 450 Sq.ft it is specifically agreed

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that the consideration payable herein in for the Carpet
area of 315 Sq.ft only.

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4. The Purchasers hereby agree to pay the aforesaid
price to the Developers as under:

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(A) (1) By payment of Rs. 15000/- of the
Purchase price as earnest money on execution of the
this Agreement which price the Developers doth hereby
admit of having received the same.

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(2) The balance of the Purchase price shall be paid by
the Purchaser to the developer in the manner indicated
below:

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IN CASE OF FLAT

Rs. 15000/- of the purchase price on
 Commencement of work Rs. 20%

Rs. 139000/- of the purchase price on
 Completion of plinth Rs. ~~15%~~ 3L

Rs. 22000/- of the purchase price on
 Completion of first slab Rs. 5%

Rs. 22000/- of the purchase price on
 Completion of 2nd slab Rs. 5%

Rs. 22000/- of the purchase price on
 Completion of 3rd slab Rs. 5%

Rs. 22000/- of the purchase price on
 Completion of 4th slab Rs. 5%

Rs. 22000/- of the purchase price on
 Completion of 5th slab Rs. 5%

Rs. 22000/- of the purchase price on
 Completion of 6th slab Rs. 5%

Rs. 22000/- of the purchase price on
 Completion of 7th slab Rs. 5%

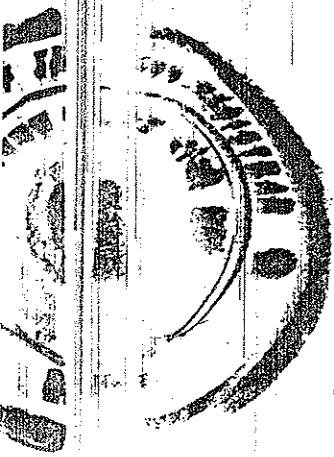
Rs. 22000/- of the purchase price on
 Completion of 8th slab Rs. 5%

Rs. 22000/- of the purchase price on
 Completion of Brick work & Plaster Rs. 5%

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Rs. 22000/- of the purchase price on
Completion of Electric Work Rs. 5%

Rs. 22000/- of the purchase price on
Completion of the flooring
and Tiling work Rs. 5%

Rs. 22000/- of the purchase price on
Completion of the Doors
and Windows work Rs. 5%

Rs. 22000/- of the purchase price on
Possession Rs. 5%

100%

IN CASE OF SHOP

Rs. _____ On Booking Rs. 20%

Rs. _____ On or before completion

Of Plinth Work Rs. 25%

Rs. _____ On or before completion

Of First Slab Rs. 30%

Rs. _____ On or before completion

Of Brick Work Rs. 5%

Rs. _____ On or before completion

Of Plaster Work Rs. 5%

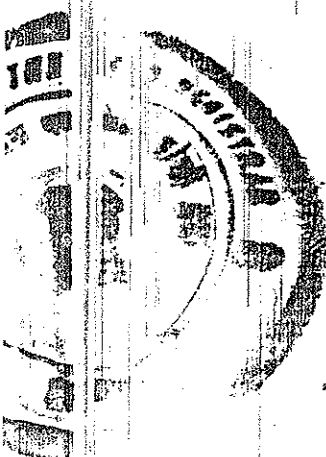
Rs. _____ On or before completion

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H. Jindal

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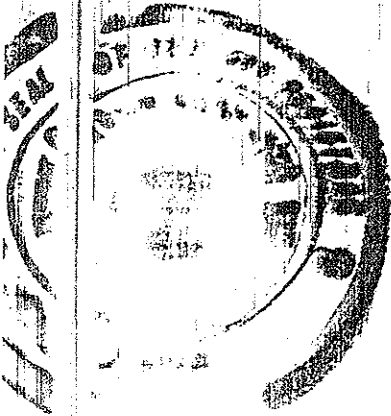
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Rs. _____	On or before completion	
	of Flooring and Tiling Rs.	4%
Rs. _____	On or before completion	
	of Plumbing and Electric Rs.	3%
Rs. _____	On Possession	Rs. 3%
		100%

It is expressly agreed by and between the Developer & Purchaser hereio that in respect of the above payments, time is the essence of the contract.

(B) The Purchaser/s agrees to and bind himself / herself / themselves after possession of flat / shop to pay his / her / their proportionate share in property taxes or any other rates or collectors bills as determined by the appropriate local authority which is empowered to levy such property taxes and rates, or Collector bills etc. in respect of the entire building being constructed on the land as described in the first schedule of this Agreement including any arrears of such taxes rates as may be determined by the local authority in respect of the said property.



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(C) That the Purchaser/s shall before taking possession of the said flat/shop pay a sum of Rs. 1500/- (Rupees One Thousand Five Hundred Only.) to the Developers as legal cost of and incidental to this Agreement only as fixed costs and Rs. 260/- (Rupees Two Hundred Sixty Only) for the Purchaser/s of five shares in the said co-operative Society and Rs. 1/- as membership of the said Co-operative Society to be formed.

4. That the possession of the ready flat/shop in all respect shall be delivered by

or any other or further date or dates agreed to by the parties, hereto, or their agents. If the completion is delayed by reason as of non-availability of steel and/or cement or any other building material or by reason of war, commotion, or any act of God or as a result of any notice, order, rule, regulation or modification of the government and / or any other public authority or are unable to give possession of the said flat/shop etc. to the Purchaser/s, the Purchaser/s shall not be entitled to any damage whatsoever

5. Nothing contained in these presents shall be construed to confer upon the Purchaser/s any right.

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7. Under no circumstances the possession of the said flats/shops shall be given by the Developers to the Purchaser/s unless and until all payments required to be made under this Agreement by the Purchaser/s shall have been made to the Developers.

8. The Developers shall in respect of any amount paid by the Purchaser/s under the terms and condition of this Agreement have first lien and charge on the said flat/shop etc. agreed to be acquired by the Purchaser/s.

9. The Purchaser/s shall from the date of receipt by him of the notice from the developers to take possession of the said flat/shop regularly pay every month the provisional amount payable by him, towards, taxes, maintenance charges and other outgoings as mentioned in Clause 4 (B) of this Agreement more specifically set out in the Second Schedule hereunder written.

10. The Purchaser/s hereby agree/s to contribute and pay his/her/their proportionate share towards the taxes and other payments and outgoing mentioned in the second Schedule hereto.

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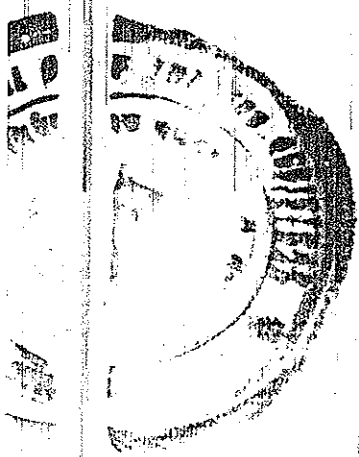
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title or interest of any kind whatsoever into or over the said land or the building or any part thereof such confirmation to take place only upon the execution of the Assignment by the Developers in favour of the Co-operative Society. The Purchaser/s shall not be entitled to claim partition of his/her/their share in the said land and/or the said building thereof and the same shall always remain undivided and imputable of the said Co-operative Society to be formed and to attend to the water tanks if any placed on the said terrace without causing any inconvenience to the Developers.

6. As soon as the building is notified by the Developers as ready for occupation, each of the acquirer including the Purchaser/s shall pay their respective arrears of price, if any, due by them within 15 days of the receipt of such notice (time being the essence of the contract in this respect) served individually or put up at some prominent place in the said building. If any or the Purchasers of flat/shop including purchaser/s herein fails to pay the arrears as aforesaid the Developers will be entitled to withhold the handing over of possession of the flat to the Purchaser.

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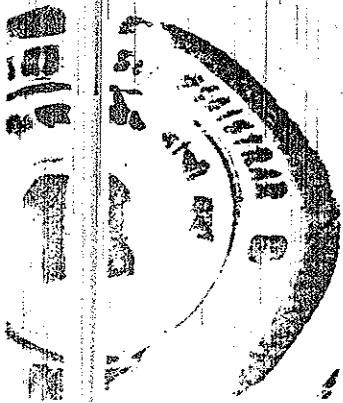
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11. So long as each flat/shop shall be separately assessed for taxes, water charges and other taxes the Purchaser/s shall pay a proportionate share of the above assessed on the whole building that in case any security deposit is demanded by the water department of the Municipal Corporation or local authority for time being in power giving Electric supply to the proposed building the same shall be paid by the Purchaser/s in proportion to the share to be decided by the Developers. Further in case the authorities required meters to be fixed for individual flats/shop etc. the proportionate charges for the same shall be paid by the Purchaser/s in respect thereof within four day from demand.

12. The Purchaser/s, shall maintain at his/her/their own costs the flat/shop acquired by him in the same good condition, state and order in which it is delivered to him and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO or Electric company as the case may be and shall attend answer and be responsible for breach or non-performance or non-observance or any of the condition or bye-laws and shall indemnify and keep

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indemnified the Developers in respect of any such breach, non-performance or non-observance of any of the condition, rules or bye-laws.

13. That the Purchaser/s shall also pay his/her/their proportionate share of Insurance premium to keep the building insured against loss or damage by fire and to get an insurance policy in a sum equivalent to the total sale price of all the flats/shops in the said building with a company to be approved by the Developers. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said building or any part thereof be destroyed or damaged for any reasons whatsoever the Purchaser/s shall pay his/her/their proportionate share for reinstating or replacing the same and shall nevertheless continue to pay all the payments to be made as per the Agreement as no such destruction or damage has happened. The Purchaser/s shall pay his proportionate share of expenses for keeping the said building in good and substantial repairs and conditions to the satisfaction of the Developers.


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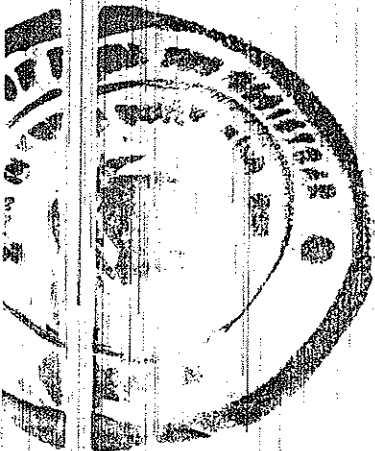
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14. The Purchaser/s hereby agree/s to pay all the amounts under the terms of this Agreement as and when become due and payable time in this respect being the essence of contract. Further the Developers are not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

15. The Purchaser/s hereby covenant/s with the Developers to pay money liable to be paid by him/her/them under this Agreement and to observe and perform the covenant and conditions contained in this Agreement and to keep the Developers indemnified against and in respect of the said payments and observance and performance of the said covenant and conditions.

16. The Purchaser/s shall not keep or store in the said flat/shop etc. any goods of hazardous or combustible or obnoxious nature or which are too heavy to effect the construction of the structure of the said building.



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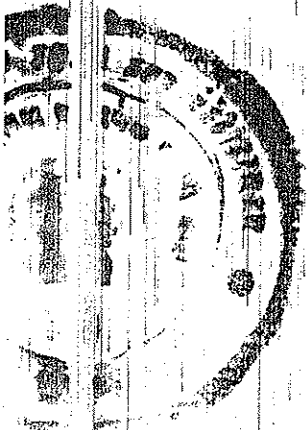
17. The Purchaser/s hereby agree and undertake to fulfill all the conditions of CIDCO Ltd. to be member of the Society to be formed and also pay the required transfer fees pertaining to the Society to be paid to the CIDCO Ltd.

18. The Purchaser/s hereby covenant to keep the walls of the flat/shop and partition walls, sewerage, drains, pipes, appurtenances thereto belongings in good tenantable repair and conditions and in particular so as to support and protect the parts of the building other than his flat/shop.

19. The Purchaser/s, shall not let, sub-let, transfer, convey, mortgage, charge or in any way encumber, or deal with or dispose of his/her/their flat/shops nor assigns, underlet or part with his/her/their interest under or the benefit of this agreement or any part thereof till all his/her/their dues of whatsoever nature owing to the Developers are fully paid up and only if the Purchaser/s has not been guilty of breach or of non-compliance with any of terms and conditions of this Agreement.

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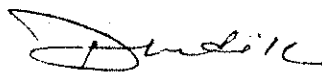
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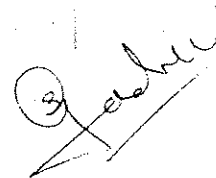
20. The Purchaser/s shall not use the flat/shop or permit the same to be used for any purpose whatsoever which may or is likely to cause nuisance or annoyance to the occupant in the neighbouring properties nor for any illegal or immoral purposes.

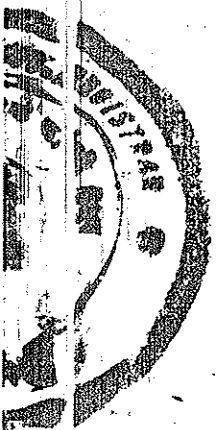
21. The Purchaser/s shall not use the said flat/shop for any purpose other than for which the said flat/shop is agreed to be acquired by him/her/them except with the written permission of the developers.

22. The Purchaser/s shall not at anytime demolish or cause to be demolished the said flat/shop or any part thereof to be taken by him or her at any time or make or cause to be made any additions or alterations of whatsoever nature to the said flat/shop or any part thereof. The Purchaser/s shall not permit the closing of verandah or balconies or make any alterations in the elevations and outside colour scheme of the flat/shop to be acquired by him/her/them.

23. After the possession of the flat/shop is handed over to the Purchaser/s any additions or alterations in or about or relating to the building are thereafter required to be carried out by the







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government, Municipal or any statutory authority, the same shall be carried out by the Purchaser/s in Co-operation with the acquirers of the other flat/shop in the building/s at his/ her/ their own costs and the Developers shall not in any manner be liable or responsible for the same.

24. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any flat/shop in or any part of the building or cause any increase in premium to be payable in respect thereof.

25. The Purchaser/s shall not decorate exterior of his/ her/ their flat/ shop otherwise than in a manner agreed with developers or in the manner as near as may be in which the same was previously decorated.

26. The Purchaser/s shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown from his/ her/ their flat/ shop in the compound or any portion of the building.

27. The building shall always be known as "MANSSAROVAR APARTMENTS" and this name shall not be



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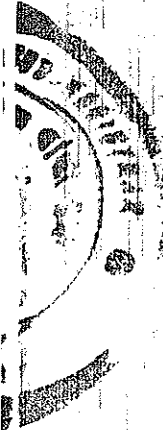
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changed without the written permission of the Developers.

28. After the building is complete and ready and fit for occupation after all the flats/shops in the building have been sold and disposed off by the developers and after they have received all dues payable to them under the terms of the Agreement from various flats/shops and purchasers, the Developers shall arrange for execution of an Assignment in respect of the said land in favour of the said Co-Operative Society to be formed as the case may be in the manner hereinabove stated.

29. Any delay or indulgence by the developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s shall not be considered as a Waiver on the part of Developers of any breach or non compliance of any of the terms and conditions of the Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

30. All letters, receipts and/or notices issued by the Developers and dispatched Under Certificate of


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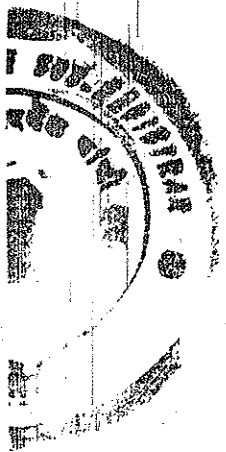
Posting to the address known to them of the Purchaser's shall fully and effectually discharge the Developers.

31. Provided further that upon termination of this Agreement as aforesaid, the DEVELOPER shall refund to the Purchaser the advance and part payment out of the total sale price of the flat/shop which may till then have been paid by the Purchaser to the DEVELOPER but the DEVELOPER shall not be liable to pay to the Purchaser any interest on the amount so refunded upon termination of this Agreement if it is refunded within three months of the aforesaid notice of termination of the Agreement by the DEVELOPER and the DEVELOPER shall be at liberty to dispose of and sell the said flat/shop to such person and at such price as the DEVELOPER may in his absolute discretion think fit.

32. All costs, charge and expenses in connection with the formation of the Co-operative Society as well as the cost for preparing, engrossing, stamping and registering of all the agreement, conveyance, transfer, deeds or any other documents required to be executed by the Developers and

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Purchasers as well as the entire professional costs of the Solicitors of the Developers in preparing and approving all such documents shall be borne proportionately by all the Purchasers of flats/shops of the building. The Developers shall not contribute anything towards such expenses.

33. This agreement shall be executed in duplicate, the original shall be lodged by the Purchaser/s for registration with the Sub-Registrar of Assurances at Navi Mumbai.

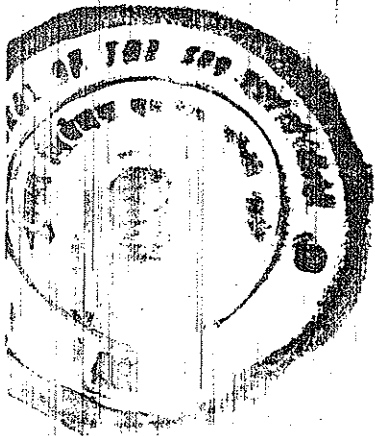
34. At the time of Registration, the purchaser shall pay to the DEVELOPER, the Purchasers share of Transfer charges. Stamp duty and Registration charges payable, if any, by the said society or Limited company.

FIRST SCHEDULE OF LAND

(A) All that piece or parcel of land known as Gaothan Plot No. 1, 2, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25, 26 situate at kamothle containing by admeasuring 21.050 sq.mtrs. and bounded as follows:

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ON THE NORTH BY : 3 Mtrs Pathway
 ON THE SOUTH BY : 30 Mtr Road
 ON THE EAST BY : 34 Mtr Road
 ON THE WEST BY : Plot No. 29 & 30

SECOND SCHEDULE OF FLAT/SHOP

FLAT/SHOP NO. 505 admeasuring 3/5 Sq.ft.
 of Carpet area and 450 Sq. ft. of Seable
 Area on 5th floor in the building No.
7 B. Wing known as "MANSSAROVAR
 APARTMENT" being constructed on PLOTS No.1, 2, 4, 5,
 6, 19, 20, 21, 22, 23, 24, 25 and 26 and bounded as follows :

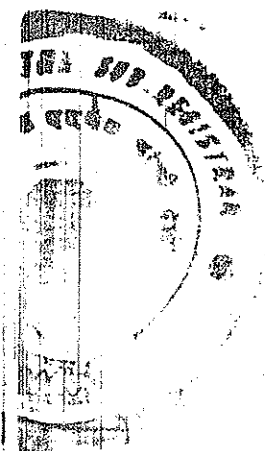
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Di

ON THE NORTH BY :
 ON THE SOUTH BY :
 ON THE EAST BY :
 ON THE WEST BY :

As Above.

Dudhik

Shachal



प व ल
८९०१२६-३९
२००१

: 26 :

IN WITNESS WHEREOF the Developers and the Purchaser's have hereunto set and subscribed their hands and seal on the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED)
 by the withinnamed 'DEVELOPERS')
 M/s. D'SILVA ENTERPRISES)
 THROUGH ITS PROPRIETOR)
 SHRI JAMES D'SILVA)

J. D'Silva

In the presence of)

1. Usha Devendra Dewtkhar. *Usha*)

2. Sanjay. O. Arnavel. *Sanjay*)

SIGNED SEALED AND DELIVERED)

by the withinnamed 'PURCHASER/S')

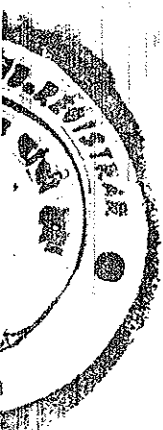
SHRI SMT MS. Gaubam shankar Jadhav. *Gauche*

Gauche

In the presence of)

1. Usha Devendra Dewtkhar. *Usha*)

2. Sanjay. O. Arnavel. *Sanjay*)



प व ल
८८९१२०-३९
२००१

: 27 :

RECEIPT

RECEIVED on the day and year first hereinabove written of and from the withinnamed Purchaser's the sum of

Rs. 15000/- (Rupees Fifteen thousand Rs. only

Only.) being the amount of earnest money deposit to

be paid by him ~~her them~~ to us by cash cheque No.

drawn on

Bank.

WITNESSES:

1. Usha Devendra Dawkharr *[Signature]*

2. Sampy. O. Amawale *[Signature]*

I SAY RECEIVED

[Signature]

MR. JAMES D'SILVA
Proprietor

M/s. D'SILVA ENTERPRISES



[Handwritten signature]

MY WATER

प द ल
C89126-39
2001

AMNITIES

WELL DECORATED ENTRANCE LOBBY

WHITE MOSAIC TILES FLOORING

GIRIN MARBAL KITCHEN PLATFORM & S/S SINK

CONSEALED WIRING

CONSEALED PLUMBING

ANTENNA & TELEPHONE POINTS

*FLUSH SHUTTERS ON WOOD FRAMES

SYNTEX IXXOR TO TOILET

FULLTIL TILING 8"X6"

TANIXOR FLOORING IN TOILETS

BEAUTIFULL LANDSCAPE WITH PLAY EQUIPMENTS

ALUMINIUM SLIDING WINDOWS WITH GRILL

CEMENT PAINT EXTARNALLY

COLOUR WASH INTERNALLY

D. Silva

Y. Dhotre

Developer

D'SILVA ENTERPRISES

CHEMBUR
5586022

Project

MANASSAROVAR

SECTOR-34
KAMOTHE NAVI MUMBAI

Architect

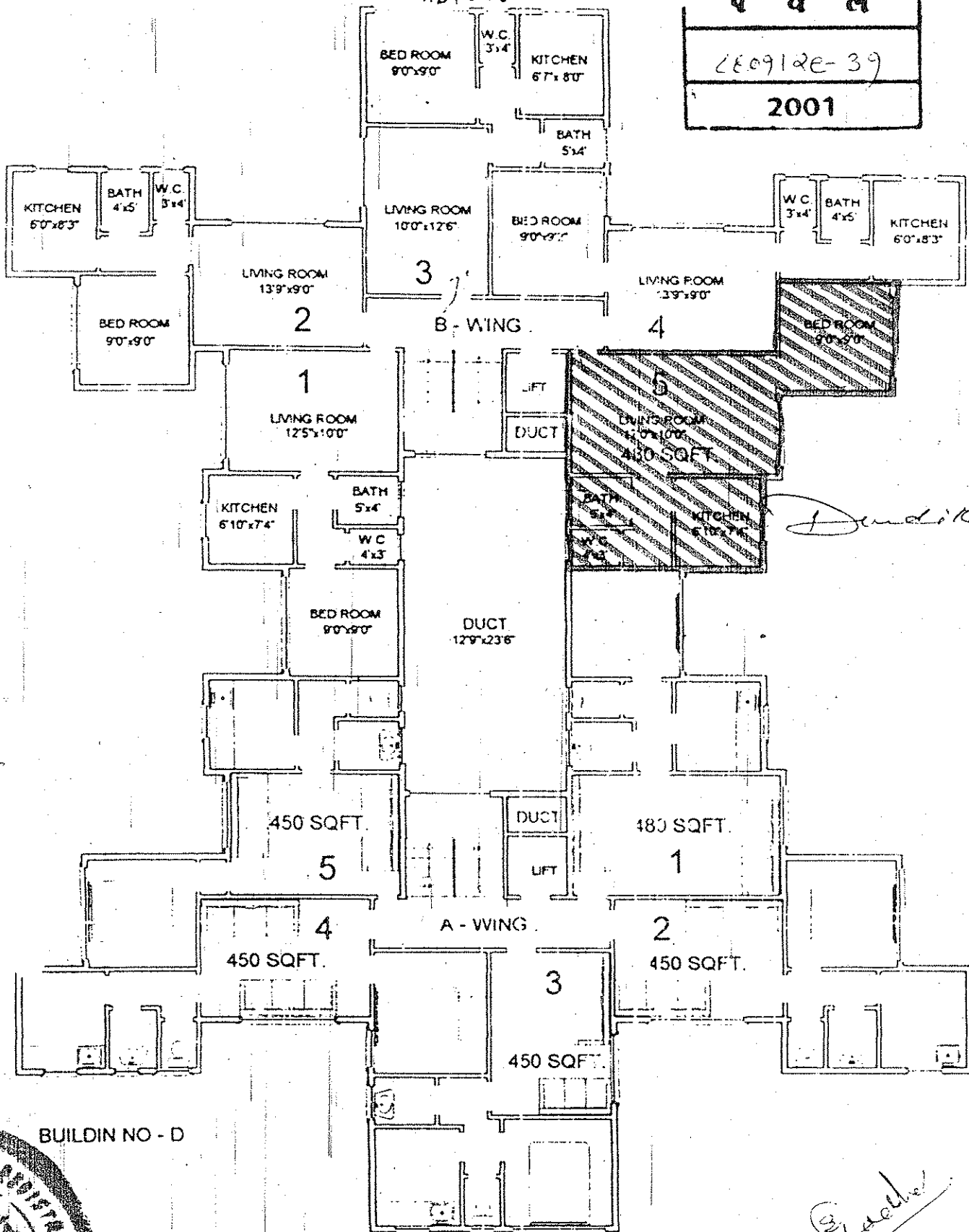
YOGIRAJ DHOTRE

VASHI,
7658902 / 22



MR. NATAM Shankar Jadhav
71B/505

प व ल
LEO912E-39
2001



BUILDIN NO - D

TYPICAL 3RD TO 7TH FLOOR PLAN.
BUILDIN NO - 7

Developer
D'SILVA ENTERPRISES
CHEMBUR
5586022

Project
MANASSAROVAR
SECTOR-34
KAMCITHE

Architect
YOGIRAJ DHOTRE
VASHI
7658932/7658922

30/09/2009

1 पत्रवेल
 (६०७) 30-39
 २००७

अवकाश क्रम ६०७
 वर्ष २००७ दिनांक २००
 नारायण १२-३०
 नारायण कार्यालय कृपया नियंत्रण
 यांचे कार्यालयाला आणून द्या.

Google

वै. पत्रवेली	१५
गोपनी	४४००
संयोजक	१६०
ज. व. व.	१२
संयोजक पत्र	२
पत्रवेली पत्र	२
टपवेल	३४
एकूण रकम	४६२०

दुःखीत दिवसधक पत्रवेल

३) म. डिसिल्व्हा, हटरप्रायजेस लफे
 प्रा.प्रा. मी. नमस डिसिल्व्हा
 यांचे लफे अथवा सारी म्हणून
 मी. दिवाप महडिक सज्ञान
 व्यापार रा. वाशी

दुःखीत दिवसधक पत्रवेल

४) मी. गोतम शंकर ग्राधव
 सज्ञान, वय. उपवर्ष
 रा. वडाळा

५) मी. संजय ओ. अग्रवा
 सज्ञान, नांदेड
 रा. नवी मुंबई
 ६) मी. सुजल डिंगारती
 सज्ञान, नांदेड
 रा. नवी मुंबई

करनामेचन करून देणार

मार्गदर्शक
 करनामेचन करून दिल्याचे कथन
 द्याता.

Dandik

Google

हे घरील करनामेचन करून देणारा
 स्वतः ओळखून अगल्याचे याचनात
 व त्याची ओळख देणारा.

१) Sanjay. O. Agrawal
 Agency
 Service, Navi Mumbai

२) Sanil D. Patil
 Service, Navi Mumbai

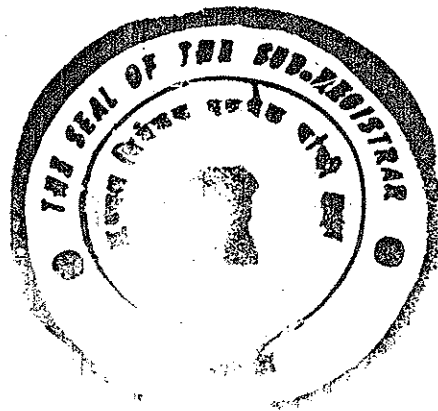
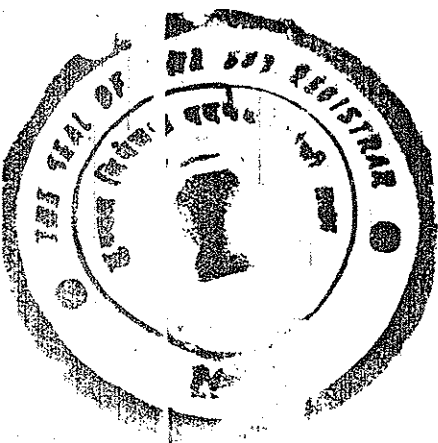
दि. २०/११/२००७

दुःखीत दिवसधक पत्रवेल



प व ल
८६९१३५-३९
२००१

पुस्तक क्रमांक
क्रमांक ६०९ बर
नौदला
दस्तावेज नंबर
क्रमांक १०० माहे १०/०६/२००१



Date this _____ Day of _____ 200_____

Developers

D'silva Enterprises

BUILDERS & DEVELOPERS

1,2,4,5,19 TO 26,
Sector 34 , KAMOTHE , Navi Mumbai .

Shri Smt./Kumari / Ms. _____

Address _____

Telephone No. _____

Agreement

Flat /Shop / Office / Showroom No. _____

Floor _____

Car Parking No. _____

**D'silva
Enterprises**

1,2,4,5,19 TO 26,
Sector 34 , KAMOTHE , Navi Mumbai