

222'23

PARKWOODS

Ghodbunder Road, Thane (W)



AGREEMENT FOR SALE

Index-2(सूची - २)

08/01/2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 221/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8065000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3992000
(4) धू-मापन, पोटहिस्ता व घरक्रमांक (जसल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्र. 1805, माळा नं: 18 वा मजला, बी -1 टाईप बिल्डिंग, इमारतीचे नाव: पार्कवुडम् कॉम्प्लेक्स, ब्लॉक नं: कावेसर, रोड नं: जी. बी. रोड, ठाणे, इतर माहिती: सर्वे नं. 163/1 ते 9, सर्वे नं. 165/1 पै, 2 पै, सर्वे नं. 166 हिस्ता नं. 1 ते 16, 22 पै ते 24 पै व 30 पै व सर्वे नं. 167 क्षेत्र 57.99 चौ मी कार्पेट व एक कन्वर्ट कार पार्कींग
(5) क्षेत्रफळ	1) 57.99 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, प्रतिबादिचे नाव व पत्ता.	1): नाव:- एनिलार्डन कन्स्ट्रक्शन कंपनी प्रा.लि., चे संचालक आशिष वेद व सुनिता गोयंका यांच्यातर्फे कु. सु. हरी - जाधव बय:-48; पत्ता:- प्लॉट नं:-, माळा नं: 1 सा मजला, इमारतीचे नाव: डायनामिक्स हाऊस, ब्लॉक नं: यशोधाम, रोड नं: जनरल ए. के. वैद्य मार्ग, गोरियांब पूर्व मुंबई, . . पिन कोड:-400063 पॅन नं:-AAACA3479J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:- के.वर्गीस पम्पाचन - - बय:-37; पत्ता:- प्लॉट नं: ए 101, माळा नं:-, इमारतीचे नाव: दोस्ती पर्व 2, ब्लॉक नं: स्टेला पेट्रोल पंपा जवळ, रोड नं: वसई (प) . . . पिन कोड:- 401202 पॅन नं:-ALSPK7105M
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2012
(10) दस्त नोंदणी केल्याचा दिनांक	08/01/2013
(11) अनुक्रमांक, खंड व पृष्ठ	221/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	403250
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक सर्ज २,

ठाणे-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारल्याचा निवडलेला अनुच्छेद :-

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



सहाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल 2012

A-1) महानगर पालिका - ठाणे

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५ / ब
२. सादरकर्त्याचे नाव :- के वी वीस पायाचन
३. तालुका :- ठाणे
४. गावाचे नाव :- कोवेलूर
५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- 163 109
६. मूल्य दरविभाग (झोन) :- 1143 251 उपविभाग :- _____
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
८. प्रति चौ.मी. दर : 50000/-
९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 52.99 कारपेट : विल्ट अप चौ. मीटर + फूट 69.58
१०. कारपार्किंग :- 318 गच्ची :- _____
११. मजला क्रमांक :- 18 वा उदवाहन सुविधा _____
१२. बांधकाम वर्ष :- जारी घसारा :- _____
१३. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे _____
१४. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- 19 * जमिनीविलेली घट / वाढ 10%
१५. निर्धारित केलेले बाजारमूल्य Plot 637-3822000/-
Carparking 165000/-
१६. दस्तामध्ये दर्शविलेली मोबदला :- 3892000/-
8065000/-
१७. देय मुद्रांक शुल्क :- 403250 भरलेले मुद्रांक शुल्क :- 403250
१८. देय नोंदणी फी :- 30,000/-



लिपि [Signature]

सह दुय्यम निबंधक

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३०.०९.१२.१ 1043
१ / १६

फ्रेमिंग / उमट मुद्राकाचा तपशिल

१ उमटाचा मुद्रिक नंबर 34494

२ दस्तऐवजाचा तपशिल _____

३ मिळवणीचा तपशिल _____

४ मंजूरलेला रक्कम _____

५ वसुधामात देणाऱ्याचे नाव Anline Concr Co Pvt Ltd.

६ घालवणाऱ्या घेणाऱ्याचे नाव K. Varghese Pappachan

७ मालक दुसऱ्या व्यक्तीच्या नावावर _____

८ उमट रक्कम Rs 403250/-

९ उमट घ्यावे लागणारे कागदपत्रे: कार्यालय: Thane-1

१० अधिकार्याची स्वाक्षरी _____

११ दिनांक _____

[Signature]
 Authorized Signatory
 For Thane Bharat Sahakari Bank Ltd



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 27th day of December 2012 BETWEEN ANILINE CONSTRUCTION COMPANY PVT LTD, a Company registered under the Companies Act, 1956 and having its registered office at Dynamix house, Jee A.K. Vaidya marg, Jashodham Vargasan (East) Mumbai - 63. hereinafter referred to as the "OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its survivors and assigns) of the ONE PART; AND Mr./Mrs./Messrs. K. VARGHESE PAPPACHAN A -101, Dosti Pearl -2, Nr Stella petrol pump, Vasai (W) Thane 401202 hereinafter called the "PURCHASER/S" (which term in case of individuals shall so far as the context admits be deemed to mean and include his/her/their respective heirs, executors and administrators and his/her/their permitted assigns and in case of partnership firm, partner or partners for the time being and from time to time of the firm and survivor or survivors of them and their respective heirs, executors and administrators and permitted assigns of the last survivor of them and in case of incorporated bodies its successors and permitted assigns) of the OTHER PART:

For Thane Bharat Sahakari Bank Ltd./Dastreyvc R 1006/104/1906-0

Thane Bharat Sahakari Bank Ltd
 Main Branch, Naupada, Thane

21777 34494
 115208
 4032501-PB5151
 12-08
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[Signature]
[Signature]
 2/1/12

WHEREAS:

- a) By diverse Indenture of Conveyances executed in its favour the Owners are seized and possessed of and even otherwise well and fully entitled to all that piece and parcel of land situated at Village Kavesar in Thane District and in aggregate admeasuring to 44,437.70 sq.mts more particularly described in 1st Schedule to 8th Schedule herein written and hereinafter referred to as the "Said Property".
- b) By diverse Exemption Orders the said property was exempted under the Provisions of ULC Act and the conditions of the Exemption Order are complied with by the Owners.
- c) From time to time the FSI originating from the said Larger Property of which the said Property is a part, is utilized and consumed by the Owners and its associate companies and accordingly the developments and constructions are carried out.
- d) The Owners are as such fully entitled to develop and construct on the said property buildings with FSI / TDR potential to be exploited on the said property.
- e) The Owners will accordingly get the plans for building consisting of 4 Wings having basement, stilts and 30 residential Upper Floors each (said buildings) sanctioned by the Planning Authorities. The Owners have presently got the plans approved and duly sanctioned by Planning Authorities and have obtained IOD No. TMC/TDD/897 dated 30/03/2007 and Commencement Certificate dated 25/10/2007. The Owners shall procure for the Commencement Certificate from time to time so as to complete the said buildings (as envisaged and as may be approved finally) and obtain Occupation Certificate from Planning Authorities as per final plans with full CC on or prior to date of possession of flats under these presents (excludable subject to Force Majoure) and the situations beyond control of Owners.
- f) The Owners have accordingly commenced construction;
- g) The entire costs of construction is to be borne and paid by the Owners.
- h) The Owners have entered into Agreement as prescribed by Council of Architects with the Architects, M/s. Spatial Designs Consultants Pvt Ltd; registered with the Council of Architects and also appointed M/s. Y.S. Sane & Co. as Structural Designers/Consultant for preparing structural designs and drawings and specifications of the sale building/s and the Purchaser accepts the professional supervision of the said Architect and of the said Structural Designers/Consultant or any such competent person or entity who may be substituted or replaced in their place by the Owners till the completion of the said Building/s;

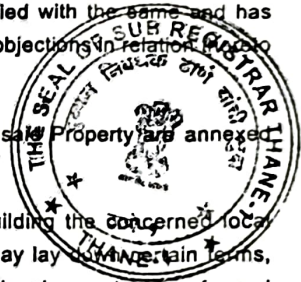


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- i) As a result of the aforesaid, the Owners are entitled to and enjoined upon to construct Building consisting of 4 wings having Still & 3rd residential upper floors each on the said Property more particularly described in the Schedule hereunder written and agree to sell/lease/license etc. the flats, garages, basement/podium/open/covered/stilt car parking spaces, terraces, hoarding spaces, etc. (all of which hereinafter for the sake of brevity and convenience referred to as "flat" and reference to "Purchaser" in this Agreement means only person/entity agreeing to Outright Purchase of such premises in the said Building);
- j) The Purchaser has demanded from the Owners and the Owners have given inspection to the Purchaser of all the documents of title relating to the said Property, the plans, designs and specifications prepared by the Owners' Architect M/s. Spatial Designs Consultants Pvt Ltd., and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made thereunder; and the Purchaser has no query or dispute in respect thereof.
- k) A Copy of the Certificate of Title dated 9th June 2008 Issued by the Advocates and Solicitors of the Owners is annexed hereto and marked as Annexure I which has been perused by the Purchaser and is satisfied with the same and has agreed not to raise any further requisitions or any objections in relation thereto hereafter;
- l) Copies of P.R.Cards in respect or relation to the said Property are annexed hereto and marked as Annexure II (collectively);
- m) While sanctioning the said plans for the said Building the concerned local authorities and/or government have laid down / may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owners while constructing the said building and upon due observance and performance of same the occupation and the completion certificates in respect of the said building shall be granted by the concerned local authority;
- n) The Purchaser has applied to the Owners for agreeing to allot to the Purchaser one Flat No. 1805 admeasuring 57.99 sq.metres of carpet area (exclusive of balconies, niches, flower beds, etc.) in Wing No. B1 on 16th floor of the said Building to be known as "PARKWOODS", which is shown surrounded by red colour boundry line on the concerned floor of concerned wing annexed hereto and marked as Annexure III (hereinafter is referred to as the said Building) and one number of Open/Covered Car Parking space bearing No. _____ ^{To be allotted later} In/on _____ level (hereinafter collectively referred to as the said flat);



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- o) The Purchaser on or prior to execution hereof has executed and handed over to the Owners a Declaration confirming that the Purchaser and the Society and/or any common organisation of the Purchasers in the said Building, shall not at any time including after conveyance / lease or such other document vesting the title is executed in favour of such Society and/or the common organisation, be entitled to any FSI originating from the said Property or any TDR potential even if same may be available for any reason whatsoever and/or any other FSI of any nature whatever FSI/TDR than exceeding the FSI used and consumed in the said Building (when completed and conveyed) and that the Purchaser and/or such Society shall not be entitled to put up any further or additional construction on the said Building or said Project exceeding the FSI consumed therein and transferred at the time of conveyance / lease or such other vesting document;
- p) Relying upon the said representation, applications, declarations and the agreements as contained in this agreement made by the Purchaser, the Owners agree to sell to the Purchaser the said Flat at the price and on the terms and conditions hereinafter appearing;
- q) Prior to the execution of this Agreement for Sale, the Purchaser has paid to the Owners a sum of Rs. 8,06,500/- (Rupees Eight lakh six thousand five hundred only) out of the purchase price of the said Flat as deposit or earnest money (the payment and receipt whereof the Owners do hereby admit and acknowledge) towards the purchase price and the Purchaser has agreed to pay to the Owners the balance of the said purchase price in the manner hereinafter appearing in the operative clause;

The PAN Number of parties hereto are as follows: -

<u>Name of the Party</u>	<u>PAN Number</u>
Owners	<u>AAA CA 3479</u>
Purchasers	<u>ALSPK 7105M</u>



- r) The parties hereto desire to enter into this Agreement;

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

1. The recitals contained above shall form integral and operative part of this agreement as if the same were set out and incorporated in the operative part.
2. The Owners shall construct or cause to be constructed the said Building consisting of 4 wings having Stilt & 2nd residential upper floors each on the said Property (as may be sanctioned and permitted by Thane Municipal Corporation)

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(hereinafter referred to as the said Building) in accordance with the plans approved by the concerned local authority and (which approved and proposed plans have been inspected and approved by the Purchaser), with such variations, amendments, modifications and alterations as the Owners may deem fit and/or as may be required by the concerned local authority or the Government to be made in them or any of them and the Purchaser hereby gives his Irrevocable consent, power and authority to the Owners to add, alter, vary or modify from time to time the said plans, including for putting up further construction whether on the same building horizontally and/or vertically or otherwise howsoever without reference or recourse to the Purchaser subject to the sanction of the same by Thane Municipal Corporation (TMC). However, It is hereby specifically agreed that the Owners shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may materially and adversely affect the carpet area of the flat agreed to be purchased by the Purchaser and save and except that no further consent of the Purchaser is required for any modification, alteration variation or amendment of the plans including for additions in the said building to be constructed on the said property.

3. The Purchaser has prior to the execution of this agreement satisfied (or himself/herself/themselves about the title of the Owners to the said land more particularly described in the Schedule hereunder written and has accepted the same as per the certificate of title issued being Annexure I.
4. The Owners hereby agree to sell to the Purchaser one Flat No. 805 admeasuring 57.99 sq.metres of carpet area 57.99 sq.mts.) in wing No. B1 on 18th floor of the said Building to be known as "PARKWOODS", which is shown surrounded by red colour boundry line on the concerned floor of concerned wing annexed hereto and marked as Annexure III (hereinafter is referred to as the said Building) and 01 number of Open/Covered Car Parking space bearing No. _____ ^{to be allotted later} in/on _____ level (hereinafter collectively referred to as the said flat) at or for the lump-sum price of Rs. 80,65,000/- (Rupees Eighty lakh sixty five thousand only);
5. As recorded above the Purchaser has on or before execution of these presents paid a sum of Rs. 8,06,500/- (Rupees Eight lakh six thousand five hundred only); to the Owners as part payment of consideration as above, (the receipt whereof the Owners doth hereby admit and acknowledge).
6. The Purchaser hereby agrees to pay to the Owner balance consideration amount Rs. 72,58,500/- (Rupees Seventy two lakh fifty eight thousand five hundred only); from time to time within 7 days from the date of Owner's letter intimating about concerned instalment being due and payable on achieving concerned progress

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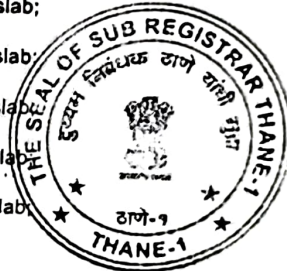
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of work there against mentioned in respect the Project. The balance consideration amount as above shall be accordingly due and payable by Purchaser in the following manner, time being the essence of the contract : -

1. Rs 806500 10% EMD
2. Rs 806500 10% On casting of plinth;
3. Rs 403250 5% on casting of 1st slab;
4. Rs 241950 3% on casting on of 3rd slab;
5. Rs 241950 3% on casting of 5th slab;
6. Rs 241950 3% on casting of 7th slab;
7. Rs 241950 3% on casting of 9th slab;
8. Rs 241950 3% on casting of 11th slab;
9. Rs 241950 3% on casting of 13th slab;
10. Rs 241950 3% on casting of 15th slab;
11. Rs 241950 3% on casting of 17th slab;
12. Rs 241950 3% on casting of 19th slab;
13. Rs 241950 3% on casting of 21st slab;
14. Rs 241950 3% on casting of 23rd slab;
15. Rs 241950 3% on casting of 25th slab;
16. Rs 241950 3% on casting of 27th slab;
17. Rs 241950 3% on Terrace Slab
18. Rs 403250 5% on commencement of brickwork;
19. Rs 403250 5% On commencement of Plasterwork
20. Rs 403250 5% on commencement of plumbing work
21. Rs 403250 5% on commencement of Flooring;
22. Rs 322600 4% on commencement of electric work
23. Rs 322600 4% on commencement of Painting
24. Rs 403250 5% on possession

100% Total

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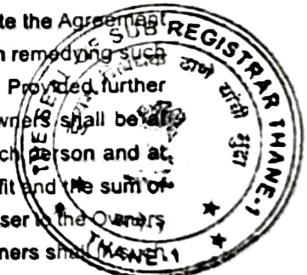


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7. Without prejudice to other rights of the Owners, in case of default in payment of any of the respective installments on or before their due date for any reason whatsoever, the Purchaser agrees to pay the same alongwith 18% interest from the date the said amount is/were payable by the Purchaser to the Owners, till the payment thereof with interest. It is agreed that from every payment made by Purchaser, the interest for delayed payment due till date of such payment shall be adjusted and appropriated and balance thereafter shall be adjusted and appropriated towards installments against consideration in the order if/they became due. Purchaser may at its option pay installments in advance but shall not be entitled to claim interest or any rebate from the Owners therefor.
8. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Owners under this Agreement (time being the essence of the contract) (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions of these presents, the Owners shall be entitled at their option to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Owners unless and until the Owners shall have given to the Purchaser fifteen days prior notice in writing (which shall be deemed to have been duly served and received by the Purchaser, if sent by Registered A.D. or Courier Services or UPC at the address of the Purchaser recorded elsewhere herein or last of such address that may have been recorded with the Owners through written intimation of Purchaser as is duly acknowledged by Owners) of, its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it intends to terminate the Agreement and that the default shall have been made by the Purchaser in remedying such breach or breaches within the said notice period of 15 days. Provided further that upon termination of this Agreement as aforesaid the Owners shall be at liberty to dispose of and sell/agree to sell the said Flat to such person and at such price as the Owners may in its absolute discretion think fit and the sum of Rs. 806500 out of amounts paid by the Purchaser to the Owners till then under these presents shall stand forfeited and the Owners shall in an event be liable only to refund to the Purchaser, without interest, the balance installments paid by Purchaser towards sale price of the said Flat or part thereof if any, which may till then have been paid by the Purchaser to the Owners in accordance with clause hereinabove. The Owners will be liable to refund amount due if any as above only upon sale/agreement for sale the above Flat to/with any other person/entity made by Owner and from sale proceeds as may be received from such sale/agreement for sale, from time to time.
9. The Owner hereby agree to observe perform and comply with or cause to be observed, performed and complied with all the terms, conditions, stipulations



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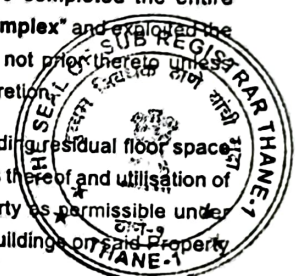
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and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said flat to the Purchaser, obtain or cause to be obtained from the concerned local authority, the occupation certificate in respect of the said Building. The Owners may also obtain part occupation certificate as the Owners may deem fit.

10. The Owner have to the best of their knowledge and belief made full and true disclosure of the nature of their title to the said property and Purchaser has verified, satisfied himself/herself/itself/themselves and accepted the same and shall not raise any dispute in that behalf. The Purchaser hereby gives its consent to Owner creating any charge, lien, mortgage on said Property, the said Building and/or Premises therein for raising finance in course of development of said Property. The Owners, however, agree that before transferring and/or vesting the said Building/s & Property which is constructed thereon in favour of the Society or any other incorporated body formed of acquirers of flats in the said Building/s and the Owners shall ensure that the said Building along with the land, underneath the building and the appurtenant thereto, is free from such mortgage, charge, lien at the time of the execution of such document vesting the same (hereinafter such document/s referred to as the vesting document) and such vesting document shall be executed after the Owners have completed the entire development as permissible within the 'Parkwoods Complex' and employed the entire FSI/TDR potential as permissible to them and not prior thereto unless otherwise determined by the Owners in their sole discretion.

11. The Owners alone will be entitled to all FSI/TDR including residual floor space index in respect of the said Property and/or part or parts thereof and utilisation of any further FSI including TDR, FSI on the said Property as permissible under the D.C. Rules from time to time till completion of all Buildings on said Property in all respects and execution of vesting document..

12. The Owners are/shall be developing the said Property by utilizing the land FSI and by acquiring from time to time Development Right Certificate (DRC)/TDR or FSI in lieu of TDR in respect of other land/properties and the same is as permitted/ to be permitted to be used for the said Building and/or on the said Property under the Development Control Regulation or amendment thereto and Owners shall also be entitled to make additional construction on the said Building/s in future if so permitted and the Owners alone shall be entitled to carry out such additional construction on the said Building vertically and/or horizontally and/or on the portion or portions of the said Property and sell/allot or otherwise howsoever deal with and dispose off the flats, parking spaces, terraces and other premises in such additional construction and shall be entitled to make such changes, additions, alterations, variations and modifications in the plans

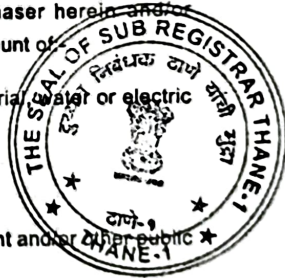


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of the said Building and or in the layout of the said land as it may desire for carrying out / causing to carry out such additional construction and the Purchaser hereby irrevocably and expressly consents to the same. The Purchaser consents, agrees and undertakes and covenants including under section 7 & 7A of MOFA that he/she/they/it shall not raise any objection against the Owners for making such construction and/or additional construction on any ground whatsoever and also agrees and undertakes to extend all facilities to the Owners for making such additional construction even after entering into occupation of the said Flat. The Purchaser shall not be entitled to claim any rebate in price or any other advantage from the Owners on the ground of the Owners making such construction or additional construction or on any other ground whatsoever. If at the time of execution of vesting document in favour of any organisation formed of purchasers of flats in the said Building, any construction planned to be carried out by the Owners on the said Building has not been fully carried out, then in that event, the Owners alone shall, notwithstanding anything to the contrary, be entitled to such construction and derive all advantages in respect of such construction including by selling flats, parking spaces, terraces and other premises in the said Building or otherwise howsoever.

13. The fixtures, fittings and amenities to be provided by the Owners in the said Building and the said Flat shall be as set out in Annexure IV. The Owners reserve their rights to alter or amend the Layout common facilities and amenities and the said fixtures, fittings & amenities as may be necessary including on account of scarcity of any items or becoming obsolete etc.
14. The Owners shall offer possession of the said Flat to the Purchaser on or before 31st day of JAN 2013. Provided Always that the Owners shall be entitled to reasonable extension of time, if the completion of the said Building and/or receipt of Occupation Certificate thereof from BMC is delayed on account of situations beyond the control of the Owners including non receipt or inordinate delay in receiving payment of the installment/s from the Purchaser herein and/or Purchaser of other flat in the said Building as also on account of
 - a) non-availability of steel, cement, other building material, water or electric supply;
 - b) war, civil commotion or Act of God;
 - c) any notice, order, rules, notification of the Government and/or other public or competent authority; or the Court/s.
 - d) any force majeure or vis majeure cause or circumstances.
15. If the Owners fails to give possession of the said Flat to the Purchaser other than on account of reasons beyond its control and of its agents' control as



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aforsaid by the aforsaid date or on the date or dates prescribed in Section 8 of the said Act, then the Owners shall on Purchaser terminating these presents, be liable on execution and registration of the Cancellation Deed that effect, to refund to the Purchaser the amounts already received till then by it in respect of the said Flat with simple interest at the rate of nine percent per annum from the date the Owners had received the said sum/s till the date the said amount/s and interest thereon is repaid to the Purchaser, Provided Always that by mutual consent it is hereby agreed that the dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority under the Act who will act as an Arbitrator. If the Owners are found / adjudged liable then, till the entire amount received by it and interest thereon as aforsaid is refunded as aforsaid by the Owners to the Purchaser, the same shall from date of Deed of Cancellation and subject to prior encumbrances if any, be a charge on the said Flat.

16. The Purchaser hereby grants his Irrevocable power, authority and consent to the Owners including under provisions of MOFA and agrees:-

- a. That even after the vesting document shall not be entitle and subdivision of said Property or any part/s thereof and will be executed on completion of entire development on the said Property, Even after vesting document is executed, the Owners alone shall be entitled to all FSI in respect of the said Property and/or portion or portions thereof whether available at present or in future including the balance FSI, the additional FSI available under D.C. Regulations from time to time and/or by any special concession, modification of present Rules and Regulations granting FSI, FSI available in lieu of the road widening, set back, reservation, by way of transfer of Development Rights (TDR) from the said Property or acquired from other lands or otherwise howsoever;
- b. That under no circumstances the Purchaser and/or Society or other common organisation will be entitled to any FSI or use of TDR in respect of the said Property or shall have any right to consume the same in any manner whatsoever provided always that the flat purchaser shall on completion of sale be entitled only to FSI consumed in construction of the said flat;
- c. That the Owners shall be entitled to develop the said Property and/or portion or portions thereof fully by constructing and/or making additions in the said Building/s and/or by constructing additional buildings /floors/ structures so as to avail of the full FSI permissible at present or in future for the said land and inclusive of staircase, lift, passage, open areas, by way of purchase of floating FSI, TDR, free FSI which may be available on the said Property (including on Layout basis) or acquired otherwise howsoever and including putting up any "Additional Construction" as mentioned above including on



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Handwritten signature 'Varghese'.

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the top terrace and/or pocket terrace and Owners shall alone remain entitled for selling the same and appropriating to themselves the entire sale proceeds thereof without the Purchaser or other acquirers of the flats/ shops in said Building or Buildings and/or their common organisation having any claim thereto or to any part thereof. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the Owners who shall be at liberty to use, deal with, dispose of, sell, transfer etc. the same in any manner the Owners chooses and deem fit. The Purchaser agrees not to raise any objection and/or claim reduction in price and/or claim compensation and/or damages including on the ground of inconvenience and /or nuisance while putting up such additional construction mentioned above in this agreement. The Owners shall be entitled to consume such FSI by raising floor or floors on any structures including the said Building/s and/or putting additional structures and/or by way of extension of said Building/s and/or any structure. The document vesting the title of the said portion, vis-a-vis the said Building, and transfer of rights and benefits of the Owners as herein mentioned shall be subject inter alia to the aforesaid reservation;

- d. That the Owners alone shall be entitled to sell/lease etc. any part of the said Building/s including the open terrace/s, or part of the said Property, stilt / covered parking and garages;
 - e. To admit without any objection the persons who are allotted flats by the Owners in the additional construction being carried out / completed by the Owners as members of the society or incorporated body for registration thereof;
 - f. Not to raise any objection or interfere with Owners' rights reserved hereunder;
 - g. To execute, if any further or other writing, documents, consents, etc. as required by the Owners for carrying out the terms hereof and intentions of the parties hereto;
 - h. To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings, forms, applications, etc. at the costs and expenses of the Purchaser which the Owners in his absolute discretion deem fit for putting into complete effect the provisions of this Agreement.
17. The aforesaid consent, agreement and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said flat is handed over to the Purchaser and/or possession of the said Building/s is handed over to the ad-hoc committee or society or incorporated body of the



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

SIGNED AND DELIVERED by
the within named ANILINE CONSTRUCTION
COMPANY PVT LTD

) For ANILINE CONSTRUCTION
) COMPANY PVT LTD

by hands of its Directors Mr Ashish Vaid
Ms Sunita Joenka

) Sunita Joenka
) Authorised Signatory

In the presence of:

[Signature]

SIGNED AND DELIVERED by
the within named Purchaser

MR K. VARGHEESE PAPPACHAN

Varghese



in the presence of:

[Signature]

RECEIVED on or before the execution of

the within named Purchaser a sum of

Rs. 8,06,500/- (Rupees Eight

lakh six thousand, five hundred

being the amount within mentioned to have

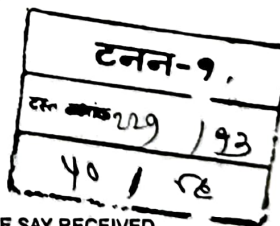
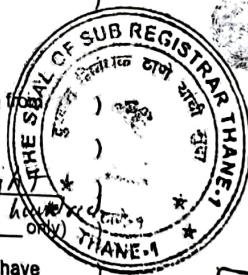
been paid by him/her/them to us out of total

consideration of Rs. 80,65,000/-

(Rupees Eighty lakh sixty

five thousand only)

against flat No. B1/1805



WITNESS :

[Signature]

Sunita Joenka

ANILINE CONSTRUCTION
COMPANY PVT LTD



architects & interior designers

archetype consultants (I). pvt. ltd.

Date : 22/12/2010.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the name of the buildings mentioned in Commencement Certificate for Aniline Dyestuff & Pharmaceuticals Pvt. Ltd., are same as of Architectural plans & sale plans as under.

As per Commencement Certificate:

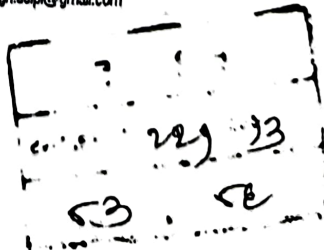
- 1) Building AI = Building A (as per architect & sale plan)
- 2) Building B2 = Building B1 (as per architect & sale plan)
- 3) Building B3 = Building B2 (as per architect & sale plan)
- 4) Building C4 = Building C1 (as per architect & sale plan)



For Archetype Consultants (I) Pvt. Ltd.

(ARCHITECT)
Reg. No. CA/89/12205

of 101.102, three sarika apts., above shivsagar restaurant, panchpakhandi, thane - 400 602.
tel.: 25420661 / 25421386 / 25390094 • telefax : 2536 6868 • e-mail : design.acipl@gmail.com





भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0633/40062/49395

To
विशाल शिवराम भट्टैया
Vishal Shivram Bhatayia
C-1503, Parkwoods CHS
Ghodbunder Road
Opp Kasarvadavall Police Station
Kavesar
Thane
Thane Maharashtra - 400615
9967552172

Validity: unknown
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
UIDAI



आपला आधार क्रमांक / Your Aadhaar No. :

9889 6385 8346

VID : 9109 0728 5662 2544

माझे आधार, माझी ओळख



विशाल शिवराम भट्टैया
Vishal Shivram Bhatayia
जन्म तारीख/DOB: 07/03/1987
पुरुष/ MALE

9889 6385 8346

VID : 9109 0728 5662 2544

माझे आधार, माझी ओळख



Government of India



माहिती

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

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
सी-1503, पार्कवुड्स सीएस, घोडबंदर रोड,
कासारवडवली पोलीस स्टेशन समोर, कावेसर, ठाने, ठाने,
महाराष्ट्र - 400615

Address:
C-1503, Parkwoods CHS, Ghodbunder Road,
Opp Kasarvadavall Police Station, Kavesar,
Thane, Thane,
Maharashtra - 400615



9889 6385 8346

VID : 9109 0728 5662 2544

1047 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

VISHAL SHIVRAM BHATAIYA

SHIVRAM AMBARAM BHATAIYA

07/03/1987

Permanent Account Number

AXRPB9069Q

[Handwritten Signature]

Signature

भारत सरकार

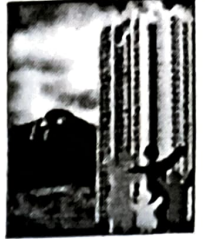
GOVT. OF INDIA



27052010

PARKWOODS B-1

CO-OPERATIVE HOUSING SOCIETY LTD.



(Reg.No. TNA / (TNA) / HSG / (TC) / 27551 / YEAR 2015 Dt. 16-05-2015

Survey No. 163, 165, 166, 167, Village Kavesar, G. B. Road, Thane (W) 400615

Share Certificate

Share Certificate No.: 0101

No. of Shares : 10

Member's Register No.: 39

Flat No.: 1805

This is to certify that Mr./Ms./M/s. Mr. K. Varghese Pappachan

is / are the Registered Holder of TEN fully paid up share of
₹ 50/- Rupees Fifty each, numbered from 1001 to 1010

both inclusive in PARKWOODS B-1 CO-OP. HSG. SOC. LTD.

Subject to the Bye-Laws of the said Society.

Issued under the Common Seal of the said society on Sunday, 12th December in the

Authorized
Member

Hon. Secretary

Chairman

Date: 31/10/2023

Loan A/c No- 913060006204070

To,

MR. VARGHESE PAPPACHAN KUTTIKATTU
FLAT NO. 1805 B-1 PARKWOODS COMPLEX THANE WEST NEAR SURAJ WATER PARK GHODBUNDER
ROAD KASARVAVALI THANE THANE 400615 MAHARASHTRA

No Objection Certificate

Loan Account No No- 913060006204070

Product: HOME LOAN

Loan Amount – Rs. 10,00,000/-

Loan Date: 01/02/2013

Consequent upon the full repayment of all your dues to AXIS Bank Ltd., your loan account with us stands closed on date

Details of Property Financed: "FLAT 1805, TYPE B1, 18TH FLOOR PARKWOODS COMPLEX KAVESAR,
G.B. ROAD, THANE THANE 400607 MAHARASHTRA,

It has been a pleasure having banking relationship with you.

We hope you will be in touch with us for all your banking needs in future also.

Assuring you of our best services and attention always.

Thanking you,

Yours Faithfully,




Area Operation Manager

Date: 30/10/2023

Loan A/c No- 921030009177595

*Axis Bank Ltd | Andheri ASC | Office no 1001 | 10th floor 72 Empire Building | Andheri
Kurla Road Near Gundawall Metro Station | Andheri East - 400099 Mumbai .
Maharashtra . India 400069*
REGISTERED OFFICE : "Trishul" - 3rd Floor Opp. Samartheswar Temple, Near Law Garden,
Ellisbridge, Ahmedabad - 380006. Telephone No. 079-26409322 Fax No. - 079-26409321
CIN: L65110GJ1993PLC020769 Website - www.axisbank.com/Maharashtra . India 411004

 **AXIS BANK**