



Friday, January 07, 2011

5:59:12 PM

①

Original

नॉदणी 39 मः

Regn. 39 M

पावती

पावती क्र. : 264

दिनांक 07/01/2011

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक

उरण - 00258 - 2011

दस्ता ऐवजाचा प्रकार

प्रारंभनामा



सादर करणाराचे नाव: मे.सुरज इन्फॉरमेटिक्स प्रा लि तर्फे डायरेक्टर अमित गुप्ता - -

नॉदणी फी

:-

25860.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:-

700.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)

एकूण

रु.

26560.00

आपणास हा दस्त अंदाजे 6:13PM ह्या वेळेस मिळेल

[Signature]

दुय्यम निबंधक

सह दु.नि.पनवेल 2

बाजार मूल्य: 2586400 रु. मोबदला: 2356500रु.

भरलेले मुद्रांक शुल्क: 155500 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: -; रक्कम: 25860 रु.; दिनांक: 05/01/2011

[Signature]

[Signature]

[Signature]

दस्तावेजाची सही



Friday, January 07, 2011

5:59:45 PM

Original

नॉदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 265

दिनांक 07/01/2011

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक

उरण - 00258 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: मे. सुरज इन्फॉरमेटिक्स प्रा लि तर्फे डायरेक्टर अमित गुप्ता - -

नॉदणी फी

:-

10.00

एकूण

रु.

10.00

आपणास हा दस्त अंदाजे 6:14PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.पनवेल 2

बाजार मुल्य: 2586400 रु. मोबदला: 2356500 रु.

भरलेले मुद्रांक शुल्क: 155500 रु.



दस्तावेजक्रमांक व वर्ष: 258/2011

Friday, January 07, 2011

6:00:28 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

नोंदणी 63 म.

Regn. 63 m.e.

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,356,500.00
बा.भा. रु. 2,586,400.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभागाचे नाव - 19/7*शॉप नंबर 20, तळ मजला, "हार्डरॉक", प्लॉट नं.6 ते 10, सेक्टर 7, खारघर, ता.पनवेल, जि.रायगड. जी+14, क्षेत्र 339 चौ.फुट कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.जेएचव्ही कन्स्ट्रक्शन्स कंपनी प्रा.लि.तर्फे डायरेक्टर अभिषेक जैयसवाल - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: सेक्टर 07, खारघर; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACK 5746
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे.सुरज इन्फोर्मेटिक्स प्रा.लि.तर्फे डायरेक्टर अमित गुप्ता - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; से 11 सी बी डी; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAIGS9442B
- (7) दिनांक करून दिल्याचा 31/12/2010
- (8) नोंदणीचा 07/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 258 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 155184.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 25870.00
- (12) शेरा

सहदुय्यम निबंधक
(पनवेल-2)



50,000 रु. और उससे अधिक की लिखतें दो अधिकारियों द्वारा
हस्ताक्षरित किए जाने पर ही मान्य होंगी -
Instruments for Rs. 50,000/- and over are valid only when
signed by two officers

बैंकर्स चेक / BANKER'S CHEQUE
कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
Valid only if Computer printed

अहस्तांतरणीय / NOT TRANSFERABLE

जारी किए जाने की तारीख से छः महीने तक वैध है।
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

तिथि / Date : 05/01/2011

PAY

JOINT SUB REGISTRAR PANVEL

को या उनके आदेश पर / OR ORDER

रुपये / RUPEES

Twenty Five Thousand Eight Hundred रु.
and Sixty only.

अदा करें Rs.

25,860.00

स्टेट बैंक ऑफ त्रावणकोर
State Bank of Travancore

कृते स्टेट बैंक ऑफ त्रावणकोर For State Bank of Travancore

बेलापुर / BELAPUR

Code No. : 70752

Shop No. 17&18, Skylark Building, Sector 11,
Belapur, Navi Mumbai - 400 614.

Phone No : 022-27561997

IFS Code : SBTR 0000752 Br.Code : 70752

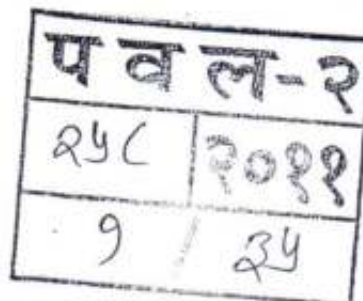
AIR

MCS/MBC/C

प्राधिकृत हस्ताक्षरकर्ता / Authorised Signatories

⑈003342⑈ 400009012⑈

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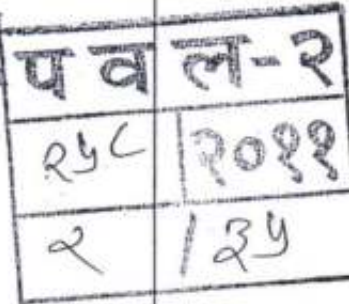


प्रारूप : फ्रँकिंग

फ्रँकिंग मुद्रा

फ्रँकिंग / उमट मुद्रांकाचा तपशिल

१. ठशाचा युनिक नंबर : 10825 116967
२. दस्तऐवजाचा तपशिल : करारनामा (Agreement for Sale)
३. मिळकतीचा तपशिल : दुकान नं. २०, तळ मजला
"हार्ड रॉक सी.एच.एस.लि.", प्लॉट नं. ६, ७,
८, ९ आणि १०, सेक्टर -७, खारघर,
नवी मुंबई, ता. पनवेल, जि. रायगड
४. मोबदला रक्कम : २३,३६,५००/-
५. मालमत्ता देणाऱ्याचे नाव : जे. एच. व्ही कन्सल्टेशन कंपनी प्रा. लि.
६. मालमत्ता घेणाऱ्याचे नाव : मेसर्स. सुरज इनफॉर्मॅटीकस् प्रा. लि.
७. मुद्रांक शुल्क भरणाऱ्याचे नाव : मेसर्स. सुरज इनफॉर्मॅटीकस् प्रा. लि.
८. मुद्रांक शुल्क रक्कम : १,५५,०००/-
९. नोंदणी करण्याचे सह / दु. नि. कार्यालय : पनवेल - २
१०. प्राधिकृत अधिकाऱ्याची स्वाक्षरी :
व बँकेचा / व्हॅडर्सचा शिक्का



व ल-२	
२५८	२०११
३	२५

S. Chandra
GURBACHAN CHAND
E-113

भारत 10825
116967
SPECIAL
ADHESIVE
MAHARASHTRA
DEC 28 2010
R0155500/-PB5338
ISSUED DATE NOV 28 2010 15:04
POSTAGE DUTY MAHARASHTRA

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as ("THE CORPORATION") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay 400 021. The Corporation has/have been declared as a New Town Development Authority under the provision of Sub-Section (3-A) of Section 113 of Maharashtra Regional and Town Planning Act 1966 [Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act").

AND WHEREAS The State Government has/have acquired the land within the designated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (A) of the said Act.

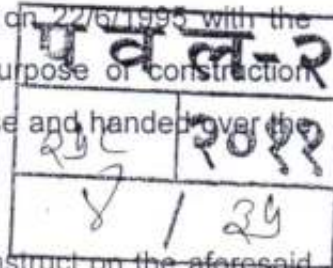
AND WHEREAS by virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS the Builders by their application dated 20/9/1994 requested the Corporation to allot to it on lease of plot of land at Plot No. 6,7,8,9, & 10, Sector - 7, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad.

AND WEHREAS through allotment letter, the Corporation was pleased to allot to the Builders a Plot bearing No - - 6, 7, 8, 9 & 10, Sector - 7, Kharghar, Navi Mumbai, containing by admeasurements an area of 6217.66 Sq.mtrs. more particularly described in the first schedule hereunder written.

AND WHEREAS after the payment of the entire lease premium, the Corporation entered into as Agreement to Lease on 22/6/1995 with the Builders for the lease of the said plot for the purpose of construction of building/s on it for the residence cum mercantile use and handed over the possession of the said plot to the Builders.

AND WHEREAS the Builders had proposed to construct on the aforesaid plot a Residential cum Commercial Complex on ownership basis as per the plans and permission referred hereinabove including such additions,



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modifications revisions, alternations, therein, if any, from time as may be approved by the NMMC/ planning Authorities.

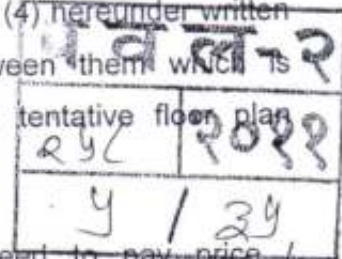
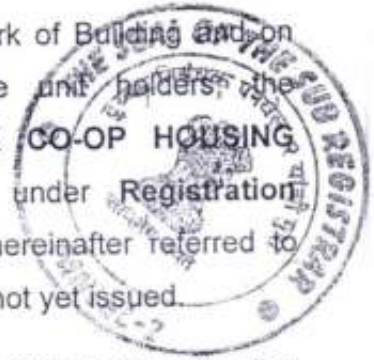
AND WHEREAS the Builders have sole and exclusive right to dispose off the flats and other units in the proposed new building on ownership basis by virtue of Lease Agreement dated 22/6/1995.

AND WHEREAS the Builders have commenced the construction of building on the said plots in accordance with Sanctioned Plans, Development Permission and Commencement Certificate No - CIDCO/ATPO/149 dated 3/2/2005 and completed the construction work of consist of Three wing "A", "B" & "C" as per approved plan at development permission granted are desirous of selling flat/shop in the proposed building, the certificate of Occupancy issued by Town Planning Authorities of Navi Mumbai & Khopta vide bearing Certificate Ref. No - CIDCO/ATPO/1032 dated 7th May, 2007, copy of the same enclosed herewith.

AND WHEREAS on completion of construction work of Building and on handing over the possession of units to the unit holders, the Co. op. Hsg. Society named as **HARDROCK CO-OP HOUSING SOCIETY LTD.** was formed and Registered under Registration No. NBOM/CIDCO/HSO/(OH)2871/JTR/2008-09 (hereinafter referred to as said society). However, the **Share Certificate** is not yet issued.

AND WHEREAS the Purchaser/s has/have requested the Builders to allot, sell a **Shop bearing No - 20, on Ground Floor, having a Carpet area of 339 Sq.ft. and NIL Sq.ft. adjacent Open Terrace** and statutorily chargeable area common undivided area of the building & plot and facilities in the said building as mentioned in Clause (4) hereunder written on ownership basis as agreed to by and between them which is hereinafter referred to as "premises" as per the tentative floor plan annexed hereto and marked as **Annexure "A"**.

AND WHEREAS the Purchaser/s has/have agreed to pay price / consideration in respect of the flat / shop in accordance with the provisions of The Maharashtra Ownership Flats (Regulations of promotion of



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construction, Sale, Management and Transfer) Act 1963 and /or as agreed herewith.

AND WHEREAS by executing this Agreement the purchaser/s has/ have accorded his / her/ their consent as required under Section 9 of The Maharashtra Ownership Flats (Regulations of promotion of construction, Sale, Management and Transfer) Act 1963 whereby the Builders will be entitled to mortgage or create charge on any flat/shop which is not hereby agreed to be sold by the Builders and continue to be the property of the Builders.

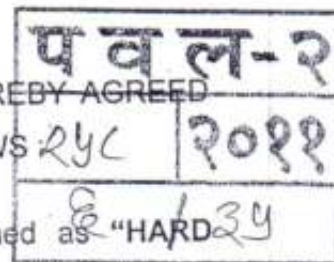
AND WHEREAS the builders have given inspection to the purchaser/s of the Agreement to Lease dated 22/6/1995, the designs and specifications, letters, documents and all other papers as required under the provisions of Maharashtra Ownership Flats (Regulations of promotion of construction, Sale, Management and Transfer) Act 1963, and the Rules framed there under.

AND WHEREAS the purchaser/s has/have examined and approved the floor plan of the building the nature and quality of construction and fittings, Fixtures, facilities and amenities provided or to be provided stated in Annexure "B" hereunder written.

AND WHEREAS relying upon the said offer and declaration the Builders have agreed to sell to Purchaser/s Flat/ shop at the price and on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSTHE AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

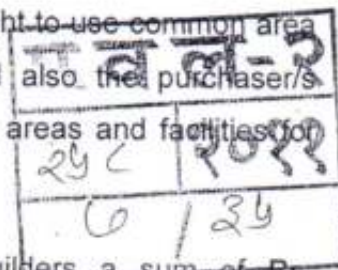
1. The Builders have constructed the building named as "HARD ROCK" as per the approved plans, design and specification in respect of sanctioned by the Corporation and /or any other competent Authorities as to facilitate the owner herein to take possession of the said flat/shop, the Builders may carry out modification, alteration as may be necessary or may be required by any public authority to be made in any of the flat/shop. The Purchaser/s hereby consent to such variations.



[Signature]

[Signature]

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Builder to the said plot No . 6,7,8,9 & 10 and no requisition or objection shall be raised upon the Builders in any matter relating thereto. A copy of the Certificate of Title issued by our Advocate is hereto annexed and marked as Annexure "C".
3. The Purchaser/s hereby agree to acquire the said **Shop bearing No – 20, on Ground Floor, having a carpet area of 339 Sq.ft. and NIL Sq.ft. adjacent Open Terrace** and statutorily chargeable area and also an undivided interest in the common area and facilities as mentioned in Clause (4) hereunder written as shown on the plan hereto attached and marked thereon surrounded by red colored boundary line at or for the lump sum price of **Rs. 23,36,500/- (Rupees Twenty Three Lakhs Thirty Six Thousand Five Hundred only)** which includes the proportionate price for undivided interest in the common area and facilities of the said Building mentioned in Clause (5) herein below.
4. The Purchaser/s has /have verified and have accepted that the super covered area (i.e. carpet area plus proportionate share in common passage, staircases, walls, terrace area an recessed space below window calls and extra space provided by way of lofts, flower bed in the Flat/ shop.
5. The premises under purchase include the right to use common area and facilities available in the building and also the purchaser/s undivided interest in the restricted common areas and facilities for the use of the said premises.
6. The Purchaser/s have agreed to the Builders a sum of **Rs. 23,36,500/- (Rupees Twenty Three Lakhs Thirty Six Thousand Five Hundred only)** being towards sale price of said flat/shop. The Purchaser/s has/have paid **Rs. 4,00,000/- (Rupees Four Lakh only)** on or before execution of these present being as part payment, receipt for the said part payment doth hereby admit and acknowledged hereinafter separately and the Balance payment of

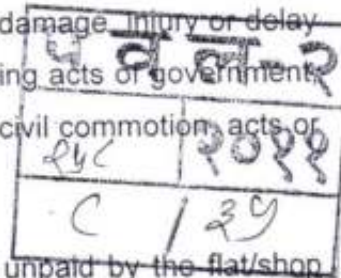


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Rs. 19,36,500/- (Rupees Nineteen Lakh Thirty Six Thousand Five Hundred only) shall be paid within **Thirty (30) days** from the date of execution & registration of this Agreement. It is agreed between the parties if the Purchaser/s default in payment of balance consideration amount within an aforesaid time limit (time is the essence of contract) then the Purchaser/s shall required to pay delay payment charges @ 24% per annum for the period delayed. In any case delay should not be more than **Fifteen (15) days**, if so than the Builders will be at liberty to terminate this Agreement and will refund the amount of consideration received by them as on date of cancellation, termination this agreement after forfeit of 10% of the total agreed value or amount of EMD and by giving simple Notice of termination for default in payment this Agreement shall be treated as cancelled and thereafter Purchaser/s shall not have any claim, right, title, interest in the aforesaid flat in any manner whatsoever and the Builders will be in liberty & free to sell, transfer the said Flat to any other person or persons or retain with them.

7. If the Car parking space under the stilt or open car parking is available, then on application by the Purchaser/s the Builders shall consider to allot the same to the Purchaser/s at or for the prior as decided by the Builders.
8. The Specifications, materials, fixtures / fittings and all such other amenities shall be as per the list set out in the Annexure "B" hereunder written and the purchaser/s has / have satisfied himself /herself /themselves about the same as also about the design of the building.
9. The Builders shall not be liable for any loss, damage, injury or delay due to any cause beyond their control including acts of government, strikes, lockouts, fire lighting, flooding, riots, civil commotion, acts of war, malicious mischief or theft.
10. The builder shall in respect of any amount unpaid by the flat/shop purchase/s under this Agreement, have a first lien and / or charge



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on the said flat/ shop agreed to be acquired by the flat/shop purchaser/s.

11. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any furtherance on their part or giving extensions time by the Builders to the purchaser/s (or payment of purchaser price in installments or otherwise) shall not be constructed as waiver on the part of the Builders of any breach of this Agreement by the purchaser/s nor shall the same in any manner prejudice the right of the Builders.
12. Without prejudice to the Builder's right under this Agreement and / or in law, the flat/shop purchaser/s shall be liable to pay interest at 24% per annum on all amounts due and payable by the flat / shop purchaser/s under this Agreement, if such amount remains unpaid for seven days or more after its due date.
13. The Builders shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to NMMC/ Local Authority concerned or such other service connections necessary for using / occupying the flat/shop.
14. On getting the part Occupancy Certificate the Builders shall be at liberty to hand over possession of the said flat/ shop to the purchaser/s, even though permanent electric and water connections are not sanctioned by the respective authorities. The Purchaser/s shall not be entitled to make any claim. Demand on the Builders offering possession of the flat/shop to the purchaser/s and purchaser/s shall be liable to bear and pay his/her/their proportionate share in the use/consumption or electricity and water.
15. Possession of the said flat/shop shall be delivered by the Builders to the purchaser/s on obtaining of Occupancy Certificate in accordance with sanctioned plans. The Builder shall not incur any liability if they are unable to deliver possession of the flat/shop by the date aforesaid if the completion of the building is delayed by reasons of non-availability of steel or cement or such other building materials or



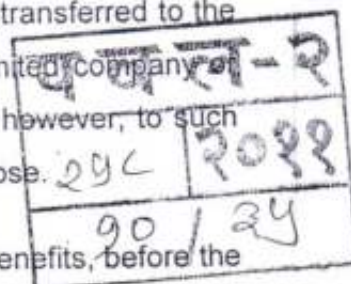
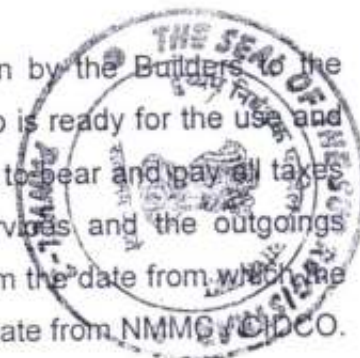
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any reasons of war, civil commotion of any act of God or if non-delivery of possession is a result of any notice, order, rules, notification of the Government, Court of law and / or any other public authority or for non-availability of water and / or electricity connection from the concerned authorities or for any reasons unforeseen or beyond the control of the Builders.

16. Upon possession of the said flat/shop being delivered to the flat/shop purchaser/s, he/she/they shall be entitled to be use the occupation of the said flat/shop and shall have no claim against the Builders in respect of any items of work in the flat/shop occur than the workmanship.
17. It is further hereby agreed and understood by the purchaser/s that he/she/they shall use the said flat/shop or any part thereof or permit the same to be used for the purpose of carrying on any business and flat/shop for the purpose of residence. The Purchaser/s shall use the garage or parking space only for the purpose for keeping or parking the purchaser/s own vehicles.
18. Commencing a week after notice is given by the Builders to the flat/shop purchaser/s that the said flat/shop is ready for the use and occupation, the purchaser/s shall be liable to bear and pay all taxes and charges for electricity and other services and the outgoings payable in respect of the said flat/shop from the date from which the Builders obtain the part Occupancy Certificate from NMMC/DCDCO.
19. (A) The flat/shop purchaser/s shall have no claim save and except in respect of the particular flat/shop hereby agreed to be acquired i.e. all open spaces, lobbies, staircases, terrace etc, will remain the property of the Builders until the whole property is transferred to the proposed Co-operative Housing Society Ltd, a limited company or any other legal body as the case may be subject however, to such conditions and covenants as the Builders may impose.
- (B) If there is any increase in F.S.I. or any other benefits, before the conveyance of the said building in the name of the Society / Limited Company, then such increase F.S.I. or such benefits shall go to the



Builders. The Purchaser/s member/s of the proposed Co-operative Society, limited Company or legal body shall not raise any objections to the Builders utilizing such increased F.S.I. and / or using / appropriating such benefits, before.

20. The Flat/shop purchaser/s agrees and binds him/her/herself/themselves to pay regularly every month by the 5th of each month to the Builders until the lease or the transfer of the said property is executed in favour of a Co-operative Society, limited Company or legal body as the case may be, the proportionate share that may be decided by the builders or the Co-operative Society or the Limited Company or legal body as the case may be in the following outgoings.

(a) Insurance Premium.

(b) All Municipal assessment bills and other taxes and outgoings that may from time to time be levied against the land and / or buildings water taxes and the water charges.

(c) Outgoings for the maintenance and management of the building common lights and other outgoings and collection charges incurred in connection with the said property.

(d) The flat/shop purchaser/s shall deposit with the Builder before taking the possession of the said flat/shop as demanded by Builder in account of deposit towards the aforesaid expenses. If found necessary, the flat/shop purchaser/s shall deposit further amount with the Builder on and upon being required or called upon by the Builders. The said sum shall not carry interest and will remain with the Builders until the transfer or lease is executed in favour of a co-operative society, limited company or a legal body as aforesaid and on such transfer/lease being executed, the balance of the amount of deposit shall be paid over to the co-operative society, the limited company or legal body as the case may be. The flat/shop purchaser/s shall also



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keep deposited with the Builders at the time of taking possession a sum of Rs. 260/- as the share money and application fee.

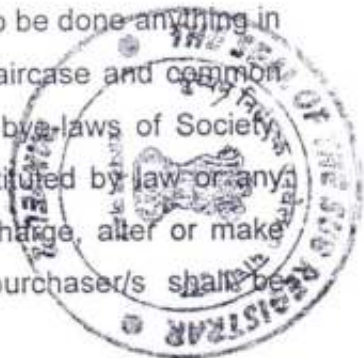
(e) The Builders shall maintain a separate account in respect of the sums received from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotions of the co-operative society, limited company or any other legal body to be formed or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

21. It is agreed that if one or more of such flat/shop are not taken/purchased or acquired by any person other than the Builders at the time the building is ready for occupation, the Builders will be deemed to be the owners thereof until such flat/shop are agreed to be sold by the Builders.

22. 1.49 The flat/shop purchaser/s shall from the date of possession maintain the said flat/shop at his/her/their own cost in a good and tenantable condition and shall not do or suffer to be done anything in or to the said building or the said flat/shop, staircase and common passages which may be against the rules or bye-laws of Society, CIDCO Ltd. or any public authority duly constituted by law or any authority nor shall the flat/shop purchaser/s change, alter or make additions in or to the said flat/shop, the purchaser/s shall be responsible for any breach of these provisions.

23. So long as each flat/shop purchaser/s in the said building shall not be separately assessed the flat/shop purchaser/s shall be such proportionate part of the assessment in respect of the on the buildings as may be provisionally determined by the Builders or the co-operative society or the limited company or the legal body as the case may be whose decision shall be final upon the flat/shop purchaser/s.

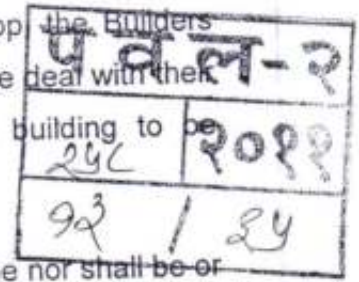
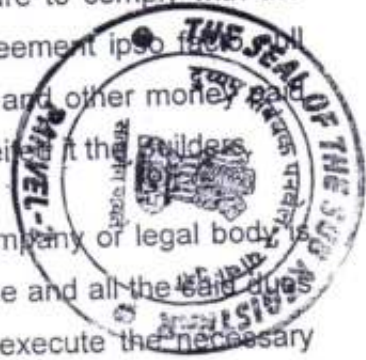
24. The flat/shop purchaser/s will not at any time demolish or cause to be demolished the flat/shop or any part thereof agreed to be taken by him/her/them nor will he/she/they at any time make or cause to



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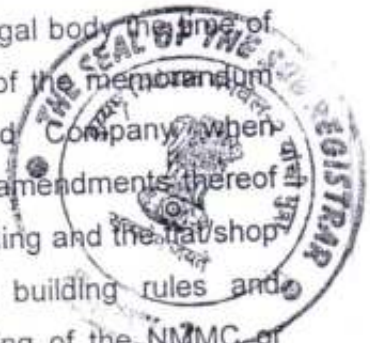
be made any additions or alterations of whatsoever nature to the said flat/shop or any part thereof. The flat/shop purchaser/s shall not permit the closing of veranda or lounges or balconies or make any alterations in the elevation and outside color scheme of the flat/shop to be acquired by him/her/them.

25. The flat/shop purchaser/s shall not store in the flat/shop goods of hazardous or combustible nature or which tend to affect the construction or structure of the said building.
26. The Purchaser/s shall be bound from time to time to sign all papers and documents what regard to the formation of co-operative society and/or limited company/s and /or legal body and to do all the other things as the Builders may require their to do from time to time for safeguarding the interest of the Builders and of other Purchaser/s of the other premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto null and void and the 20% of the purchase price and other money paid by the purchaser/s hereunder shall stand forfeited to the Builders.
27. When the Co-operative society or limited company or legal body is registered or incorporated as the case may be and all the said dues paid in full as aforesaid, the Builders shall execute the necessary assignments /transfers in favour of such co-operative society, limited company or legal body as the case may be.
28. Provided it dose not in any way affect or prejudice the rights of the flat/shop purchaser/s in respect of the said flat/shop the Builders shall be at liberty to sell, assign, transfer or otherwise deal with their rights and interest in the said land and in the building to be constructed thereon.
29. Nothing contained in these presents is intended to be nor shall be or construed to be a grant, demise or assignment in law or the said flat/shop or the said land hereditaments and premises or any part thereof of the said building thereon or any part thereof.



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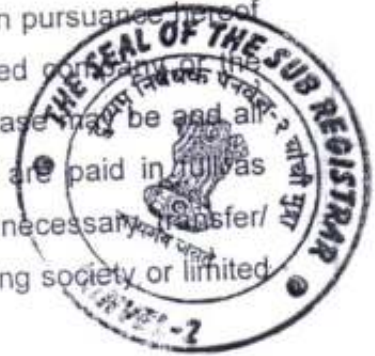
30. The flat/shop purchaser/s shall not let, sub-let, transfer, assign or part with possession of the said flat/shop until all the dues payable by him/her/them to the Builders under this Agreement as fully paid.
31. The flat/shop purchaser/s and the persons to whom the said flat/shop is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications papers and documents and do all acts deeds and thing as the Builders and/or the co-operative society and /or the limited company and/or the legal body as the case may be require for safeguarding the interest of the builders and /or the other flat/shop purchaser/s in the said building.
32. The flat/shop purchaser/s and the persons to whom the said flat/shop is let, sub-let, transferred, assigned or given possession of, shall observe and perform all the rules and regulations which the co-operative society, the limited company or the legal body the time of registration, may about and all the provisions of the memorandum and Articles of Association of the Limited Company when incorporated and the additions, alterations, or amendments thereof for protection and maintenance of the said building and the flat/shop therein and observe and comply with the building rules and regulations and the bye-laws for the time being of the NMMC or other local authorities and the Government and other public bodies. The flat/shop is let, sub-let, transferred, assigned or given possession shall observe and perform all the stipulations and conditions laid down by such co-operative society, limited company or legal body as the case may be regarding the occupation and use of the building and/or flat/shop and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.
33. The Builders will form the Co-operative Society and/or Limited Company and/or legal body after having sold all the flat/shop to the purchasers member or shareholders under the provision of law. The flat/shop purchaser/s shall extend their necessary co-operative in the formation of the society or the limited company or the co-operative society or legal body being registered or the limited



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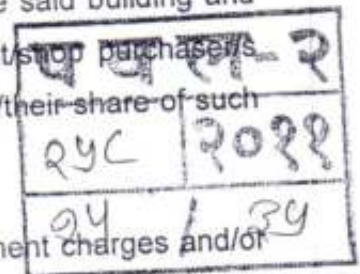
company being incorporated as the case may be. The right of the flat/shop purchaser/s or the purchaser/s of the said flat/shop will be recognized with the provisions of the said co-operative society, limited company or legal body and the rules and regulations framed by them as the case may be.

34. On the completion of the said building and or receipt of the Builder of the full payment of all the amounts due and payable to them by all the flat/shop purchaser/s of the said building, the builders with the co-operation of the flat/shop purchaser/s shall from register or incorporate a co-operative society or limited company or legal body. The right of the members of the co-operative society or of the limited company or the legal body as the case may be being subject to the provisions of the Agreement to Lease and the lease to be granted by CIDCO to the builders and for to the co-operative society or the limited company or the legal body to be formed in pursuance hereof shall when the co-operative society or the limited company or the legal body is registered or incorporated as the case may be and all the amounts due and payable to the Builders are paid in full as aforesaid and the Builders shall execute the necessary transfer/assignment in favour of such co-operative housing society or limited company or legal body as the case may be.



35. The Stamp duty and registration charges and other charges incidental to this Agreement for Sale shall be done and paid by the flat/shop purchaser/s only.

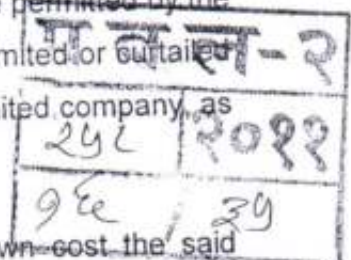
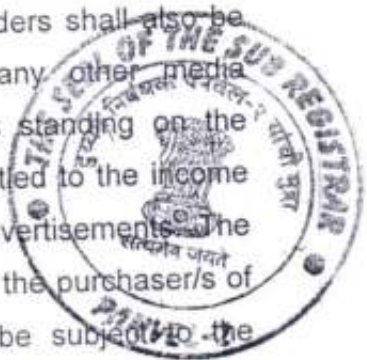
36. In case any security deposit or any other charges are demanded by any authority for the purpose of giving water, electric, sewerage and security deposit for appropriate connection to the said building and drainage deposit shall be payable by all the flat/shop purchaser/s agrees to pay on demand to the Builders his/her/their share of such deposit.



37. If at any time, any development and / or betterment charges and/or any other levy is levied or sought to be recovered by CIDCO, Government, and/or any other public authority in respect of the said

land and/or building, the same shall be the responsibility of the flat/shop purchaser/s of the said building and the same shall be borne and paid by all the flat/shop purchaser/s in proportionate shares.

38. The Builders shall have a right until execution of the transfer, assignment in favour of the proposed society or limited company or legal body to make additions, alternations/raise stores or put addition structure as may be permitted by NMMC and other competent authorities. Such additions, alternations, structures and storey will be the sole property of the Builders who will be entitled to dispose of the same in any way they choose and the flat/shop purchaser/s hereby consents to the same.
39. The terrace of the building including the parapet wall shall always remain the property of the Builders and the Builders shall also be entitled to display hoarding, neon signs or any other media advertisement on the walls or the water tanks standing on the terrace and the Builders shall be exclusively entitled to the income that may be derived by display of the said advertisements. The Agreement with the flat/shop purchaser/s and all the purchaser/s of the other flat/shop in the said building shall be subject to the aforesaid right of the Builders who shall be entitled to use the terrace, including parapet wall and the walls of the water tank therein for any purpose including the display of advertisement and sign boards. The right of the Builders to put any form of advertisement medium over the building, as may be permitted by the concerned local authority shall not be in any way limited or curtailed after the formation of the co-operative society or limited company, as the case may be and the conveyance in its favour.
40. The purchaser/s shall maintain at his/her/their own cost the said premises agreed to be purchased by him/her/them in the same condition state and order in which it is delivered to him/her/them and shall side by all bye-laws rules and regulations of the Government, Maharashtra State Electricity Board, NMMC, CIDCO and any other authorities and local bodies shall attend to answer and be



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responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms & conditions contained in this Agreement.

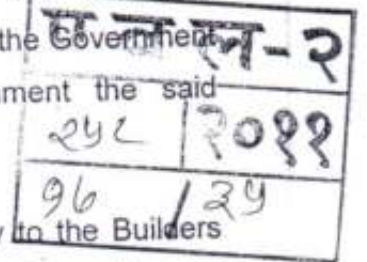
41. All notices to be served on the flat/shop purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the flat/shop purchaser/s by registered post or under certificate of posting or by courier at his/her/their address specified below :-

ADD : G-60, Gautam Complex, Sector - 11,
CBD Belapur, Navi Mumbai - 400 614.



42. The purchaser/s shall lodge this Agreement with the Sub Registrar of Assurances at Panvel, Taluka - Panvel, District - Raigad and intimate to the Builders within 7 days, the number under which the Agreement is lodged for registration and such other particulars of lodgment.

43. This Agreement shall always be subjected to the terms of the Agreement to lease dated 22/6/1995 and also the rules and regulations, if any made by NMMC / CIDCO and /or the Government of Maharashtra and /or other authority government the said transaction.



44. The Purchaser/s hereby agree/s and bind/s to pay to the Builders his/her/their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed / Deed of Assignment to be executed by CIDCO in favour of the co-operative society or limited company or any other co-operative body as may be formed by the Purchaser/s herein and other purchaser/s of the premises in the said building. In that event the Purchaser/s shall also be liable to pay the proportionate stamp duty and registration charges as fixed by the Builders in respect of both the Lease Deed.

45. The purchaser/s hereby covenants to keep the premises, walls sewerage, drainage, pipes and appurtenances thereon in good

condition and particular so as to support seller and protect the part of the building other than his/her/their own.

46. The purchaser/s shall not do or permit to be done any act or thing which may render void or avoidable any insurance of any premises in or of the said building or any part thereof or cause any increased premium to be payable in respect thereof.
47. The purchaser/s shall at no time demand partition of his/her/their interest of the purchaser/s in the building. It is being hereby agreed and declared by the parties that the interest in the said building is importable and it is agreed by the Purchaser/s that the builders shall not be liable to execute any document for that purpose in respect of the said premises in favour of the purchaser/s.
48. The Builders shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building.
49. The Purchaser/s undertakes to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and /or Government and /or other public authority.

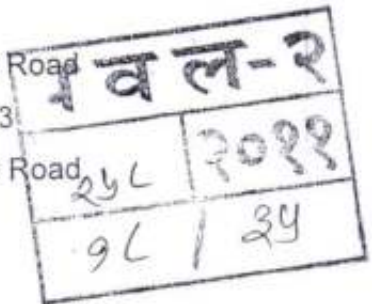


THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No – 6,7,8,9 & 10 laying being and situate at Sector -7, Kharghar, Navi Mumbai, containing by admeasurements about 6217.66 Sq.mtrs. or thereabout and bounded as follows :

On or towards the North	:	15.0 Mtrs wide Road
On or towards the South	:	Plot No. 12 & 13
On or towards the East	:	15.0 Mtrs wide Road
On or towards the West	:	Plot No – 5

[Signature]



[Signature]

SCHEDULE OF THE PROPERTY

Rights, Title, interest, Ownership of Shop bearing No - 20, Ground Floor, adm. Carpet area 339 Sq.ft., in the Building known as **THE SHARD ROCK CHS LTD.**, Plot No. 6, 7, 8, 9 & 10, Sector 7, Kharghar, Mumbai, Taluka - Panvel & Dist - Raigad.



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

SIGNED AND DELIVERED by the
The Within named Builders
M/S. J.H.V. CONSTRUCTION PVT. LTD.
Through its Director
SHRI. ABHISHEK JAISWAL

Pan No _____

in the presence of

1. S.K. Singh
2. Mohan Chhetri

For J.H.V. CONSTRUCTION CO. PVT. LTD.

Abhishek Jaiswal

Director



SIGNED AND DELIVERED by the
Within named PURCHASERS
M/S. SURAJ INFORMATICS PVT. LTD.,

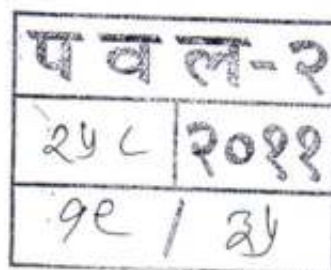
Through its Director

MR. *Amrit Gupta*

Pan No :- AAICS9442B

In the presence of

1. S.K. Singh
2. Mohan Chhetri



RECEIPT

Date : 07/01/2011

RECEIVED OF AND FROM THE Purchaser/s **M/S. SURAJ INFORMATICS PVT. LTD.**, through its Director MR. AMIT GUPTA + Mr. Rajeshwar Bhatt within

named the day and the year first hereinabove written the Sum of Rs. **4,00,000/- (Rupees Four Lakh only)** being the part payment towards Shop No - 20, Ground Floor, adm. Carpet area 339 Sq. ft. in the Building known as "HARD ROCK CHS LTD.", Plot No 6, 7, 8, 9 & 10 Sector - 7, Kharghar, Navi Mumbai, Taluka - Panvel & Dist - Raigad.

The detail of payment is as under :-

Sr. No.	Date	DD/ Cheque No.	Drawn On	Amount
1.	07.01.2011	773372	THE KARUR VYSYA BANK LTD. VASHI	300000/-
2.	07.01.2011	008087	ICICI BANK (D.D)	100000/-
3.				
4.				
			Total Amount	Rs.4,00,000/-

WE SAY RECEIVED

For and on behalf of

M/S. J.H.V. CONSTRUCTION CO. PVT. LTD.

DIRECTOR

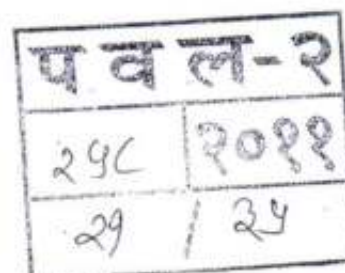
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Witnesses :

1. Mohan Chhetri - (M)
2. S.K. Singh - (S)

LIST OF AMENITIES

1. Earthquake Resistant RCC Framed Structure with M-25 Grade Concrete.
2. Marbonite Flooring in Living Room.
3. Porcelain Flooring in Kitchen and Bed Rooms.
4. Marble & Granite Frame for Toilets, T.W. Door Frames to Bath Rooms & Kitchen.
5. Marble & Granite window to all the windows with powder coated Aluminum Frame and Tinted Glass.
6. Black Granite Platform with Stainless Steel sink.
7. Toilets with Glazed Tiles of reputed brand up to door height.
8. Powder coated Aluminum doors with Bakelite sheet in toilet.
9. Concealed Plumbing with Jaguar fittings.
10. Provision for instant Geyser in Toilets.
11. Concealed Electrical wiring and Modular Switches.
12. Oil bound Distemper paid for all the rooms.
13. Acrylic paint to the Exterior of the Building.
14. Specious Entrance lobby.
15. Ample Parking area.
16. Beautiful landscaped Garden.



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DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

M/s. J. H. V. Construction Co. Pvt. Ltd.
No. 6789410 Road No. — Sector 07 Node Kharehar of

Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Amended approval for Resi. cum Comm. Plot (14th floor) Resi. B.U.A. = 8042.916 m² } Net total B.U.A. = 9032.5
Comm. B.U.A. = 987.626 m² }
of Residential Units 126 Nos. of Commercial units 38

This Certificate is liable to be revoked by the Corporation if:-

- 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
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened
- 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 engaged in development work in contravention of section-45 of the Maharashtra Regional and Town Planning Act-1966.

The applicant shall:

- Give a notice to the Corporation for completion of development work upto ——— level, atleast 7 days before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain Occupancy Certificate from the Corporation.
- Permit authorized officers of the Corporation to ——— for which the permission has been granted ——— ensuring the building control Regulations and conditions.

The structural design, building materials, installations, electrical ——— shall be in accordance with the provision (except for provision in respect of ———) prescribed in the National Building Code ——— and ——— 1975.

The Certificate shall remain valid for period of 1 year from the date of ——— thereon. The revaluation of the same shall be done in accordance with provision in section-45 of M.R.T.P. Act-1966 and as per regulation no. 31C2 of the G.D.R.A.-1975.



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The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 1,41,660/- 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".

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location, of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No. TBP/43/1504/C4487/24, LD-11/RDP, Dated 19th July, 1992 for all buildings following 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 '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 area.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detail above, shall be published in widely circulated newspaper should be in regional language.



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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 :

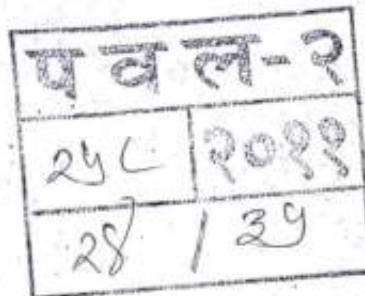
The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

C.C. TO: ARCHITECT
Anil Nishi & Associates
Yashi.

C.C. TO: Separately to :

M(TS)
CUC
EE(CHR/PNL/KLM/DRON)
EE(VS)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopla



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पंचव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :

मुंबई मजला, नरीमन पॉईंट,
मुंबई ४०० ०२९.
(स्वागत फक्ष) ००-११-२२-५६५० ०९००
००-११-२२-५६५० ०९२८
००-११-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'शिडको' भवन, सी.बी.डी., वेला
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-११-२२-५५९९ ८९०
फॅक्स : ००-११-२२-५५९९ ८९६

CIDCO/BPI/ATPO/

11032

To,

दिनांक : ३/५/२०११

M/s. J.H.V. Construction Co. Pvt. Ltd.,
Mangal Maruti Bldg., Plot No. 17,
Sector-30, Sanpada,
NAVI MUMBAI



Sub:- Occupancy Certificate for Residential-Cum-Commercial Building on Plot No. 06, 07, 08, 09 & 10, Sector 30, Kharghar, Navi Mumbai.

- Ref:- 1) Your architect's letter dated 08/03/2006 & 03/05/2007
2) Environment NOC issue by MPCB dept vide letter No. RO(P&P)/TB-2097, dtd. 28/08/2006.
3) PSIDC NOC issued by AEE vide Letter No. CIDCO/AEE(Elect.)/07/740/1070, dtd. 30/03/2007
4) Fire NOC issued by Fire Officer vide letter No. CIDCO/Fire/KIm/689/2007, dtd. 07/05/2007.

Dear Sir,

Please find enclosed the necessary Occupancy Certificate for Residential-Cum-Commercial Building on above mentioned plot alongwith as built drawings duly approved.

Thanking you,



Yours faithfully,

(N.S. Swami)

SR. PLANNER/ATPO
Navi Mumbai & Khopta

प व ल-२	
२५८	२०११
२९	३९

सिडको

नवी मुंबई औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :

सिडको भवन, नरीमन पॉईंट,

मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

REF NO: CIDCO/BP/ATPOI

1032

दिनांक :

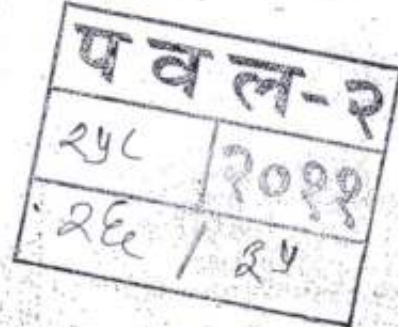
21/5/2017

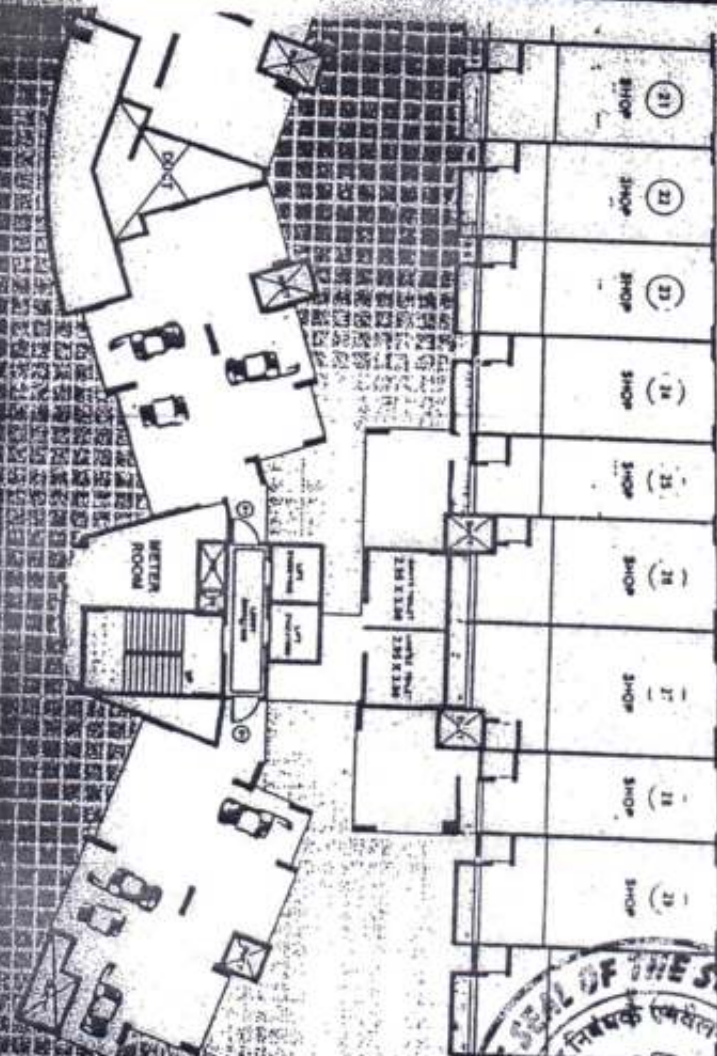
OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum-Commercial Building (Res. BUA = 8209.179 Sq.mtrs., Comm. BUA=973.890 Sq.mtrs.) (Total BUA = 9183.069 Sq.mtrs.) (No. of Units R- 131, C-38) on Plot No. 07, 08, 09 & 10, Sector-07 at Kharghar of Navi Mumbai completed under the supervision of M/s. Anil Doshi & Asso. has been inspected on 19/01/2007 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 03/02/2005 and that the development is fit for the use for which it has been carried out.



(N.S. Swami)
SR. PLANNER/ATPO
Navi Mumbai & Khotla





प्लान-२

प्लान-२
 २५८ / २०११
 २०० / १२५

Fernandes

E.A.L.L.B

ADVOCATE HIGH COURT

OFFICE :
E-3 / 0-4, OPP. APNA BAZ
NEAR SAIBABA MANDIR,
SECTOR - 1, VASHI,
NAVI MUMBAI - 400 703
TEL : (O) 2782 8173
(R) 2782 3823

Ref No. :

Date : 18.2.2005

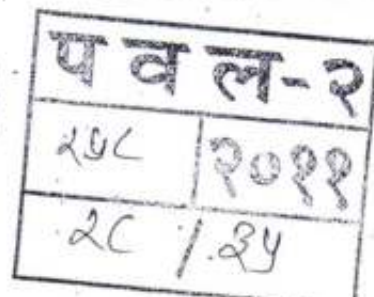
**TO WHOMSOEVER IT MAY CONCERN
TITLE CLEARANCE CERTIFICATE**

Sub: Plots No.6,7,8,9, and 10, Sector 7, Kharghar, Navi Mumbai Taluka
Panvel and District Raigad.

This is to certify that I have investigated the Title of M/S. J.H.V. CONSTRUCTIONS COMPANY PVT. LTD., a Company, in respect of their Plots No. 6,7,8,9, and 10, Sector 7, Kharghar, Navi Mumbai.

1 By Five Separate Agreements to Lease all dated 22.6.1995 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to "the Corporation" of the One Part in favour of M/S. J.H.V. CONSTRUCTIONS COMPANY PVT. LTD, herein, therein referred to as the "Licensee" of other Part, the Corporation has agreed to grant lease to M/S. J.H.V. CONSTRUCTIONS COMPANY PVT. LTD, of Plots No. 6,7,8,9, and 10, Sector 7, Kharghar, Navi Mumbai, Taluka Panvel and District Raigad, containing by admeasurements 1200.18 sq.mtrs, 1200.18 sq. mtrs., 1200.18 sq. mtrs., 1200.18 sq. mtrs., and 1416.94 sq. mtrs. or thereabouts more particularly described in the schedule (hereinafter for brevity sake referred to as "the said property") for residential use on 60 years lease and on the terms and conditions and at or for a consideration as contained therein and appurtenant, whereof the said Corporation handed over possession of the plots to them to construct a building or buildings subject to the terms and conditions as contained in the said Agreement to lease.

..2



2. The Corporation, by its letter under Reference No: EMS/M(TS)/2004/5089 dated 19.4.2004, granted expansion of user of the said plots for commercial use and enhanced the FSI of said plots from 1.0 to 1.5 subject to the terms and conditions as contained therein.

3. The Corporation, by its letter under Reference No. CIDCO/BP /ATPO /149 dated 3.2.2005 granted its permission to develop the said plots and to construct building/buildings thereon for residential-cum-commercial purpose as per the terms and conditions of the said letter and thereby approved and sanctioned the plans in respect of the said building/s.

In pursuance of the said Agreements and permission hereinabove, M/S. J.H.V. CONSTRUCTIONS COMPANY PVT. LTD, are fully entitled to develop the said Plot and to construct a building/buildings thereon for residential-cum-commercial purpose in accordance with the said agreement and to sell the units thereon to the prospective buyers.

I have gone through all the documents of title to the said plots and it is hereby certify that the title of M/S. J.H.V. CONSTRUCTIONS COMPANY PVT. LTD, in respect of the said plots, is clear and marketable.

Dated 18th February, 2005

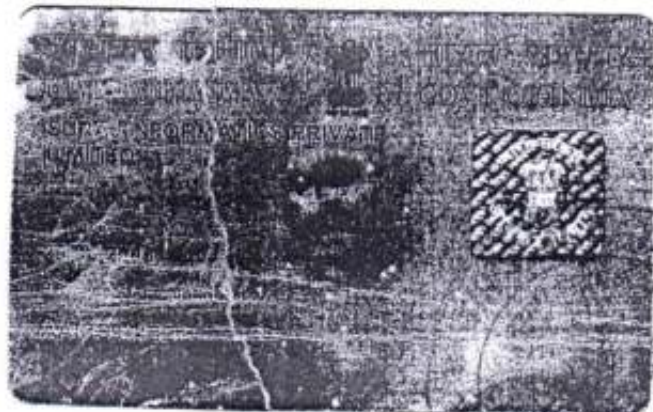
C. FERNANDES
ADVOCATE HIGHCOURT

C. Fernandes, Advocate High Court
E - 8/0:4, Sector - 1, Vashi,
Navi Mumbai - 400 703.

प व ल - २	
24C	2011
2C	1/20



प व ल-२	
२५८	२०११
३०	२५



प व ल-२	
२५८	२०११
३९	३५



ADVOCATE

BAR COUNCIL OF
MAHARASHTRA & GOA

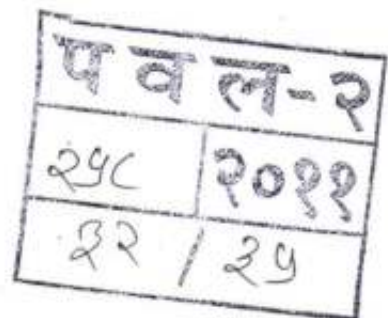
HIGH COURT, BOMBAY
☎ : 2267 3371 / 2265 6567



COLOUR XEROX

NAME : Shailendrakumar Singh
RESIDENCE : 144, M.G. Rd., Fort, Mumbai-23
ROLL No.: Mah/379-B/1989
ENROLLED ON : 2.4.1989
DATE OF BIRTH : 4.2.1961

SECRETARY



34628

1. IN CASE OF MISUSE OF THIS IDENTITY CARD, DISCIPLINARY ACTION SHALL BE TAKEN.
2. IF THE HOLDER OF THIS CARD CEASES TO PRACTICE FOR WHATEVER REASONS OR IF HIS NAME IS TRANSFERRED TO ANOTHER STATE, THIS CARD SHOULD BE SURRENDERED TO THE BAR COUNCIL.



आयकर विभाग
INCOME TAX DEPARTMENT

AVINASH SINGH
KANHAYA SINGH

03/07/1987

Permanent Account Number
CUYPS3815D

Avinash

Signature



भारत सरकार
GOVT. OF INDIA



सत्यमेव जयते
DINVEL-2

प व ल-२	
२५८	२०११
३३	३५



07/01/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

6:00:21 pm

सह दु.नि.पनवेल 2

उरण

दस्त क्र 258/2011

28/29

दस्त क्रमांक : 258/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मे.सुरज इनफॉरमेटिक्स प्रा लि तर्फे डायरेक्टर
अमित गुप्ता - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: - से 11 सी बी डी
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पैन: -

लिहून घेणार

वय 33

सही



2 नाव: मे.जेएचडी कन्स्ट्रक्शन्स कंपनी प्रा.लि.तर्फे
डायरेक्टर अनिशक जैयसवाल - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: सेक्टर 07, खारघर
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पि

लिहून देणार

वय 30

सही



दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुजधारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.





दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (258/2011)

३६/३६

दस्त क्र. [उरण-258-2011] चा गोषवारा
बाजार मुल्य : 2586400 मोबदला 2356500 भरलेले मुद्रांक शुल्क : 155500

दस्त हजर केल्याचा दिनांक : 07/01/2011 05:55 PM

निष्पादनाचा दिनांक : 31/12/2010

दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 07/01/2011 05:55 PM

शिवका क्र. 2 ची वेळ : (फ्री) 07/01/2011 05:59 PM

शिवका क्र. 3 ची वेळ : (कबुली) 07/01/2011 05:59 PM

शिवका क्र. 4 ची वेळ : (ओळख) 07/01/2011 05:59 PM

दस्त नोंद केल्याचा दिनांक : 07/01/2011 06:00 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) अॅड.एस के सिंह - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नावा: -

ईमारत नं.: -

पेट/वसाहत: साई चॅबर्स से 11 बेलापूर

शहर/गाव:-

तालुका: -

पिन: -

2) अविनाश सिंह - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नावा: -

ईमारत नं.: -

पेट/वसाहत: II

शहर/गाव:-

तालुका: -

पिन: -



[Signature]

पावती क्र.: 264 दिनांक: 07/01/2011

पावतीचे वर्णन

नांव: मे.सुरज इनफॉरमेटिक्स प्रा लि तर्फे
डायरेक्टर अमित गुप्ता - -

25860 : नोंदणी फी

700 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

26560: एकूण

पावती क्र.: 265 दिनांक: 07/01/2011

पावतीचे वर्णन

नांव: मे.सुरज इनफॉरमेटिक्स प्रा लि तर्फे
डायरेक्टर अमित गुप्ता - -

10 : नोंदणी फी

10: एकूण

दु. निबंधकाची सही, सह दु.नि.पनवेल 2

दु. निबंधकाची सही
सह दु.नि.पनवेल 2

प्रमाणित करणारा देते की सदर दस्तास एकूण 34

पाने आहेत. पुस्तक क्र. 9

क्रमांक 296 वर नोंदला.



सह दुय्यम निबंधक, वर्ग 2, पनवेल - 2
दिनांक ७ माहे 9 सन २०११