

C-204

SAI PRATIK

पावती क्र.

पुनर्वि. 5281431

नोदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक २५५/०८

दिनांक २७/१०/०८ सन १०

दस्तऐवजाचा प्रकार-

अर्जमिती सप्त. ६०००००/-

सादर करणाराचे नाव-

माधव ल. माधु मागोकर

खालीलप्रमाणे फी मिळाली:-

नोदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

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दस्तऐवज

नक्कल

रोजी तयार होईल व नोदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुष्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोदणीकृत डाकेने पाठवावा.

काढणी प्रमाण

हवाली करावा.

सादरकर्ता

केवल आवता के खाते में
Payee's Account only

13/10/07

PAY Joint Sub-Registrar, Panvel - 1

को या आदेशानुसार OR ORDER

रुपये RUPEES Nine Thousand only

₹. Rs. 9000/-

अदा करें

कृते यूनियन बैंक ऑफ इंडिया - For Union Bank of India

यूनियन बैंक ऑफ इंडिया
पनवेल 410 206 जिला रायगढ़ (महाराष्ट्र)

UNION BANK OF INDIA
PANVEL DIST. RAIGADH (MAHARASHTRA)

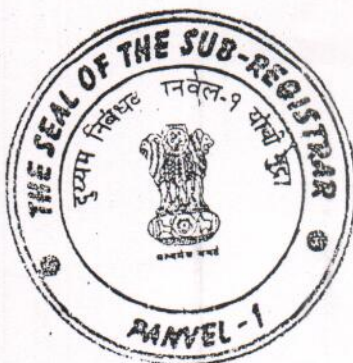


Authorised Signatories

अधिकृत हस्ताक्षर

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✓ **MR. SACHIN MALU NAGOTHKAR**, Age -31 Years, Occupation - Service, Residing at Shetpalas, Post - Palas, Taluka - Roha, District - Raigad, Maharashtra, hereinafter referred to as the "PURCHASER/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS:

1. **SHRI VINOD GOVINDRAM BAKHRU** was absolutely seized and possessed of or otherwise well and sufficiently entitled to the property bearing Final Plot No. 461-A, admeasuring about 1870 Sq. Mtrs., situate, lying and being at Panvel within the limits of Panvel Municipal Council, Panvel, Taluka - Panvel, District - Raigad (hereinafter for the sake of brevity abovementioned property is called and referred to as "the said Property").
2. The Owner herein along with Mr. Ram Ganpat Vichare by a registered sale deed dated 23/2/1994 purchased the said property from Mominpada Masjid Yakub Beg Trust, Panvel which is registered at serial no. 344 on 23/2/1994 in the office of sub-registrar of Assurance at Panvel.
3. AND WHEREAS Mr. Ram Ganpat Vichare by a registered release deed dated 13.2.2004 registered in the office of sub-registrar of Assurance at Panvel at serial no. 1055 released all his rights, title and interest in respect of said property in favour of Owner herein.
4. By registered Agreement for Development executed by and between the Owner of the said property and **M/S. SHREE SAI ENTERPRISES**, a registered partnership firm, registered under the Indian Partnership Act, 1956 having its place of business at 20, Jasdanwala Complex, Vishrali Naka, Panvel, hereinafter in this agreement for sake of brevity called and referred to as "the builder/developer", which is registered in the office of the sub-registrar of assurance at Panvel under serial no. PVL-1-00407-2006 on 16/01/2006, the abovementioned owner of the said property has authorized, granted powers to the builder/developer herein to develop the said property as per the terms and conditions as setout in abovementioned Agreement for Development.
5. The plans for the construction of the building have already been sanctioned by Panvel Nagar Panchayat vide their building permission No. PNP/NR/F.P.No 461/A-20/1379/2006 Dated 3.6.2006 for development of the said



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property by construction of a building consisting of three wings namely "A" wing consisting of Ground plus 3 upper Floors, "B" wing consisting of Ground plus 4 upper floor and "C" wing consisting of Ground plus 3 upper floor hereinafter called "the said building".

6. The Builder/developer is constructing the said building on the said property in accordance with the said sanctioned plans and shall sale Shops/flats/parking place on ownership basis, as it may deem fit in it's discretion.

7. The Title of the said property has been investigated by J. B. SHAH, Advocate High Court who has issued his certificate in respect thereof as per copy annexed hereto and marked Annexure 'A'. The copies of the property card showing the nature of the title of the Owner to the said land on which Shops/flats/parking places/terrace are constructed or are to be constructed and the copies of the plans and specification of the shops/flats/parking places/terrace agreed to be purchased by the shops/flat/parking places/terrace Purchaser/s approved by the concerned local authority have been annexed hereto as Annexure "B" and "C" respectively.

8. As per the said Development Agreement the Owner herein is allotted and/or entitled to get 50% of total commercial area and 46% of residential area the details of the shops and flats which are allotted to the Owner herein.

9. The Purchaser/s has/have seen the said property and inspected all the documents relating to the title of the said property prior to the execution of this Agreement and has/have accepted the same. The Purchaser/s has/have also taken inspection of the said plans for construction of the said building hereinafter referred to as the sanctioned plans and all the documents referred to in the above recitals.

10. The Builder/developer has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects & Structural Engineers for the preparation of the Structural design and drawing of the building as well as construction work and the Builder/developer accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.

11. The Owner alone has the sole and exclusive right to sale the shops/flats/parking places/terrace allotted to him in the said building to be constructed by the Builder/developer on the said land as per Development



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Agreement and to enter into agreement/s with the Purchaser/s of the shops/flat/parking places/terrace and to receive the sale price in respect thereof.

12. The shops/flat/parking places/terrace Purchaser/s demanded from the Owner and the Owner has given inspection to the shops/flat/parking places/terrace Purchaser/s of all the documents of title relating to the said property, the Development Agreement and the Power of Attorney and the plans, designs and specifications prepared by the Builder/developer Architect Abhinay Jogi and of such other documents as are specified under the Maharashtra Ownership Flats Rules of 1964, hereinafter called the said "rules" as desired by the Purchaser/s.

13. While sanctioning the said plans Panvel Nagar Parishad, and/or Government has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Builder/developer while developing the said property and the said building upon the observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the Panvel Nagar Parishad and other concerned local authority.

14. The Purchaser/s has agreed to purchase Flat No. C-204 on Second Floor, "C" Wing, of the said building admeasuring about 430 Sq. Ft. Carpet area (39.96 Sq. Mtrs) of the said building with full notice of the terms and conditions referred in these recitals on the terms and conditions hereinafter appearing.

15. Under Section 4 of the Said Act the Owner is required to execute a written agreement for sale of the said shop/flat/parking places/terrace to the Purchaser/s to being in fact these presents and also to register the said agreement under the Registration Act.

16. The Owner/Builder/developer is entitled to sell the area of parking place as shown on the ground floor plan further the Owner/Builder/developer is also entitled to sale terrace of the said building to any body and this thing has been agreed by the Purchaser/s and Purchaser/s hereby declares that they will not raise any objection on that count in future and the parking places and the terrace shall be the sole property of its Purchaser/s alone.

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

1) The Builder/developer shall construct the said building on the said property in accordance with the plans, designs, specifications approved by the



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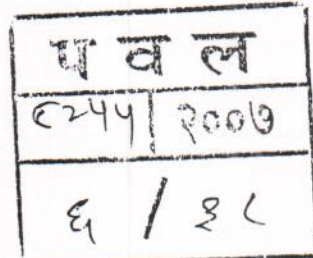
Panvel Nagar Parishad and which have been seen and approved by the shop/flat/parking places/terrace Purchaser/s with only such variations and modifications as the Builder/developer may consider necessary or as may be required by the Panvel Nagar Parishad.

2) The shop/flat/parking places/terrace Purchaser/s hereby agrees to purchase from the Owner and the Owner hereby agree to sale to the Purchaser/s a Flat No. C-204, on Second Floor, "C" Wing, of the said building admeasuring about 430 Sq. Ft. Carpet area (39.96 Sq. Mtrs.), of the said building to be know as "Sai Pratik", hereinafter called "the said premises" in the said building under construction by the Builder/developer as per the plans and specification seen and approved by him/her/them and which is more particularly described in the schedule written hereunder & shown by red colour boundary line on the block plan attached to this agreement for a lump sum price of Rs. 9,00,000/- (Rupees Nine Lac Only).

The said price is fixed on lump sum basis and has no bearing whatsoever on the actual area of the said premises. The aforesaid lump sum price shall be paid by the Purchaser/s to the Owner in the manner given below:-

PAYMENT SCHEDULE- Flat

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| On Booking | 10 % |
| On completion of Plinth | 25% |
| On casting of 1 st slab | 10 % |
| On casting of 2 nd slab | 10% |
| On casting of 3 rd slab | 15% |
| On casting of 4 th slab | 15% |
| On completion of Brick work | 05% |
| On completion of Plaster | 05% |
| On completion of plumbing, | 02% |
| Electrification & flooring | 03% |
| On Possession | 05% |
| Total | 100% |



SCHEDULE OF PAYMENT - Shops

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| On booking | 10% |
| On commencement of work | 15% |
| On completion of all footings | 15% |
| On completion of plinth | 15% |
| On completion of first slab | 10% |
| On completion of brick work ground floor | 10% |
| On completion of plaster on ground floor | 10% |
| On completion of plumbing, Electrification & flooring on Gr. Floor | 10% |
| On possession | 05% |
| Total | 100% |

3) The time for payment of the installments of the purchase price as provided in clause No. 2 above shall be of the essence of this contract. The certificate of the Architects of the Builder/developer shall be conclusive proof that the plinth or the respective slab etc. are completed and payment shall be made by the Purchaser/s to the Owner within seven days from the receipt of a notice from the Owner to the Purchaser/s, time being of the essence, informing the Purchaser/s that the Plinth or the respective stage of work has been completed, the Purchaser/s shall make the payment as herein provided. The Purchaser/s shall not be entitled to raise any objections as regards the completion of plinth or the completion of the respective stage of work or in regard to the certificate of the Builder/developer Architects.

4) The shop/flat/parking place/terrace Purchaser/s agrees to pay to the Owner interest at twenty four percent per annum on all the amounts which become due and payable by the Purchaser/s to the Owner but remain unpaid by the Purchaser/s under the terms of this agreement from the date the said amount is payable by the Purchaser/s to the Owner till the date it is actually paid and realised.

5) On the shop/flat/parking places/terrace Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Owner under this Agreement subject to what has been stated in para 4 above and lapse of a reasonable time thereby without remedy of the 24% per annum



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(including his/her/their proportionate share of taxes levied by concerned local authority and any other outgoings) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Owner shall be entitled at his own options to terminate this agreement:-

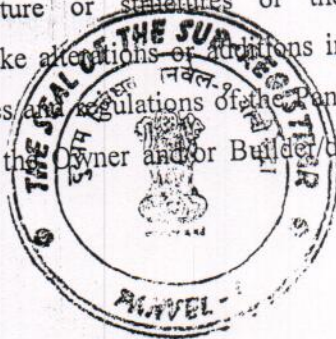
Provided always that the power of termination herein before contained shall not be exercised by the Owner unless and until the Owner shall have given to the shop/flat/parking places/terrace Purchaser/s fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which he is interested to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

Provided further that upon termination of the agreement as aforesaid, the Owner shall refund to the shop/flat/parking places/terrace Purchaser/s the installments of sale price of the shop/flat/parking places/terrace which may till then have been paid by the shop/flat/parking places/terrace Purchaser/s to the Owner after disposing of the said shop/flat/parking places/terrace but the Owner shall not be liable to pay to the shop/flat/parking places/terrace Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Owner, the Owner, shall be at liberty to dispose of and sale the shop/flat/parking places/terrace to such person and at such price as the Owner may in his absolute discretion think fit.

6) The Purchaser/s has/have prior to the execution of this agreement satisfied himself/themselves about the title of the Owner to the said property and has/have accepted the same and shall not be entitled to any further investigations relating thereto.

7) All letters, receipts and/or notices to be issued and served upon the Purchaser/s as contemplated by the Agreement shall be deemed to have been duly issued and served if sent to the Purchaser/s at the address mentioned herein by prepaid post or under Certificate of posting and shall duly and effectually discharge the Owner.

8) In the event of the Owner and/or Builder/developer being entitled to construct any additional structure or structures or the Owners and/or Builder/developer desiring to make alterations or additions in the said property under the building bye-laws, rules and regulations of the Panvel Nagar Parishad or otherwise or in the event of the Owner and/or Builder/developer becoming



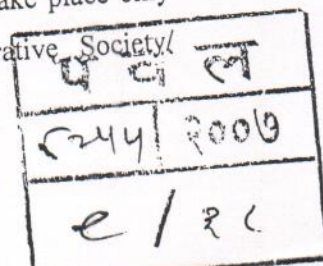
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entitled to construct any structure or structures or alterations and/or additions in the said property by virtue of any alterations or amendments of the building bye-laws or rules and regulations of the Panvel Nagar Parishad or otherwise, the Owner and/or Builder/developer shall be entitled to carry out construction of such additional structures and/or additions or modifications, alterations or additions in the said building which is proposed to be constructed in the said property. The Purchaser/s hereby give/s his/her/their irrevocable consent under the provisions of section 7 of the Maharashtra Ownership Flats act, 1963 to such additional structure or structures being constructed under such alterations additions or modifications being carried out by the Owner and/or the Builder/developer in the said property.

9) The Purchaser/s hereby agree/s and confirms that inspection has been given by the Owner of the plans and the specifications of the said building which is proposed to be constructed by the Builder/developer in the said property. The Purchaser/s hereby further agree/s and covenants with Owner and/or Builder/developer to sign and execute all papers and documents in favour of the Owner and/or Builder/developer or otherwise as may be necessary for the purpose of enabling the Owner and/or the Builder/developer to construct the said building in accordance with the said plans relating thereto or such other plans with such additions and alterations as applying for or obtaining the approval or sanction of Panvel Nagar Parishad or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto provided the size and location of the premises agreed to be purchased by the Purchaser/s is not in any manner adversely affected. The Purchaser/s agrees that the said consent is irrevocable.

10) The Owner agree to hand over possession of the said premises to the Purchaser/s on or before 31st December, 2007 subject to completion of development work by builders/developer and on availability of cement, steel or other building material and water for building construction and subject to any act of god such as earthquake, flood, or any other reason as provided in the Maharashtra Ownership Flats Act, 1963. The Purchaser/s shall not be entitled to any damages whatsoever.

11) Nothing contained in these presents shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or over the said property or Building or any part thereof. Such conferment shall take place only upon the execution of conveyance in favour of the Co-operative Society/



Association/Apartment or an incorporated body to be formed by the Purchaser/s of different premises in the said building as hereinafter stated.

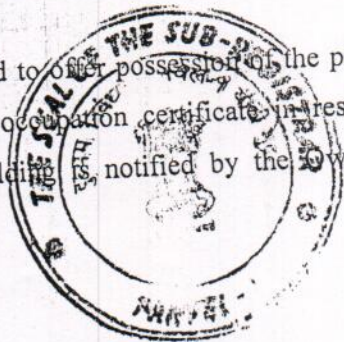
12) It is agreed that if the floor space index is not consumed in full, in the construction of the said building and if before the transfer of the property to a Co-operative Society/Association/Apartment or an incorporated body, any further construction on the land is allowed in accordance with Rules and Regulations of the Panvel Nagar Parishad or any other local authority, then the Owner and/or Builder/developer would be entitled to put up additional or other construction without any let or hindrances by the Purchaser/s and to sale the additional premises thus available on ownership basis and to receive and appropriate the price in respect thereof. It is however agreed by the Owner and/or the Builder/developer that they will not construct such additional area or other structure so as to adversely affect the area or location of the premises agreed to be sold to the Purchaser/s. The Purchaser/s hereby give/s his/her/their irrevocable consent to such construction by the Owner and/or Builder/developer and for that matter to make such alterations or changes in the plans shown to the Purchaser/s.

13) In the event of any portion of the said property being required by any local or Government Authority, the Owner and/or Builder/developer shall be entitled to give such portion to the said authority or body any for such purpose, on such terms and conditions as the Owner and/or Builder/developer shall think fit.

14) In the event of a portion of the said property being notified for set back prior to the transfer of the property to Co-operative Society/Association/Apartment or an incorporated Body, the Owner and/or Builder/developer alone shall be entitled to receive the amount of compensation for such set back land.

15) Even after the formation of the Co-operative Society/Association/Apartment or a limited company the Purchaser/s shall have no claim, save and except, in respect of the premises (shop/flat/parking places/terrace) hereby agreed to be acquired i.e. all open space, lobbies, stair-cases etc., will remain the property of the Owner and/or Builder/developer until the said property is transferred to the proposed Co-operative Society/Association/Apartment or Limited Company as hereinafter mentioned but subject to the rights of the Owner and/or Builder/developer.

16) The Owner shall be entitled to offer possession of the premises upon the Builder/developer obtaining part occupation certificate in respect of the said building and as soon as the building is notified by the Owner as ready for



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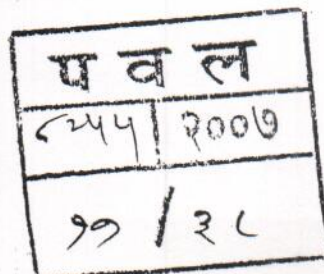
occupation, each of the Purchaser/s of premises in of the said building (including the Purchaser/s herein) shall pay their respective arrears of price payable by them within seven days of such notice served individually or put at some prominent place in the building. If the Purchaser/s fail/s to pay the arrears as aforesaid, the Owner will be entitled to forfeit the amounts previously paid by the Purchaser/s who shall cease to have all rights in the premises to be taken by him/her/them. The Builder/developer shall be entitled to proceed with the construction work of the remaining building.

17) Under no circumstances shall the Purchaser/s shall be entitled to the possession of the premises unless and until all payments required to be made under this Agreement by the Purchaser/s have been made to the Owner and other obligations, terms and conditions agreed by the Purchaser/s and mentioned in this agreement are carried out fully by the Purchaser/s.

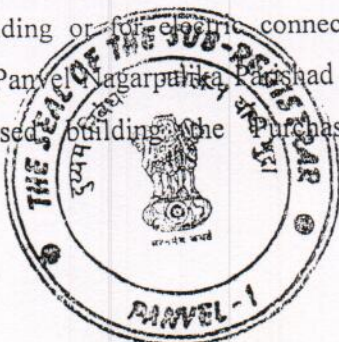
18) The Owner shall in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be acquire by the Purchaser/s.

19) Commencing a week after notice is given by the Owner to the Purchaser/s that the premises are ready for use and occupation, the Purchaser/s shall pay on or before the 5th day of every month to the Owner and/or Builder/developer until the said property together with the building to be constructed thereon is transferred to the proposed Organisation as provided herein, his/hr/their proportionate share towards taxes outgoings and expenses. The Purchaser/s shall deposit adequate amount with the Owner towards due performance of the terms and conditions of this agreement. The said deposits after deducting from there arrears of taxes and expenses if any, and the expenses incurred on the formation of the Co-operative Society/Association/ Apartment or a Limited Company, except stamp duty and registration charges which shall be separately paid by the Purchaser/s.

20) The Purchaser/s hereby agrees to contribute and pay his/her/their proportionate share towards the costs, expenses and outgoings in respect of the matter specified in the Second Schedule hereunder written. The Purchaser/s shall be responsible for additional taxes that may be levied by the Panvel Nagarpalika Parishad or by any other Government Body/Authority by breach of any permitted tenancy or leave and license agreement in respect of the premises allotted to the Purchaser/s.



- 21) The Owner and/or Builder/developer shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after handing over possession of the premises to the Purchaser/s.
- 22) It is agreed that the amenities to be provided in the shop/flat/parking places/terrace agree to be sold by this agreement shall be as set out in the fourth schedule written hereunder. Any change therein shall be made by the Owner at the request of Purchaser/s before execution of respective work provided the difference in costs there of is paid by the Purchaser/s to the Owner in advance.
- 23) So long as each shop/flat/parking places/terrace in the said building shall not be separately assessed for Municipal Tax, and Water Tax, the Purchaser/s shall pay proportionate share of the water tax, and Municipal tax or any other taxes assessed on the whole building provided however that if any special taxes and/or rates are demanded by Panvel Nagarpalika Parishad or any other authority by reason of any permitted use of the said shop/flat/parking places/terrace premises the purchase shall pay the same, observe and perform all rules and regulation of Panvel Nagarpalika Parishad and other statutory bodies.
- 24) The Purchaser/s hereby agrees that in the event of any amount by way of premium charges to the Corporation or the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Owner and/or Builder/developer, the same shall be reimbursed by the Purchaser/s to the Owner in proportion to the area of the premises agreed to be purchased by the Purchaser/s and in determining such amount the decision of the Owner and/or Builder/developer shall be conclusive and binding upon the Purchaser/s.
- 25) The Purchaser/s shall maintain at his own costs, the premises agreed to be acquired by him/her/them in the same good condition, state and order in which it is delivered to him/her/them and shall abide by all Bye-laws, Rules and Regulations of the Government, Panvel Nagarpalika Parishad or of any other authorities and all notices for violation of any of the conditions or rules or Bye-laws and shall observe and perform all the terms and conditions contained in this agreement.
- 26) Any security deposits demanded by the MSEB for giving electric connection to proposed building or for giving connection, a transformer is required to be purchased or Panvel Nagarpalika Parishad or before giving water connections to the proposed building the Purchaser/s shall contribute



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proportionately towards the payments of the said amount. If the Owner shall pay any deposit, the Purchaser/s shall reimburse the same to the Owner in the proportion aforesaid.

27) The Purchaser/s hereby agrees to pay all the amounts payable under the terms of this agreement as and when they become due and payable, time in this respect being of the essence of the contract. Further the Owner is not bound to give any notice requiring such payment and the failure thereof shall not be a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.

28) The Purchaser/s hereby covenants with the Owner to pay amounts liable to be paid by the Purchaser/s as agreed under this Agreement and to observe and perform the covenants and conditions except so far as the same ought to be observed by the Owner.

29) The Purchaser/s hereby agrees and undertake to be a member of the Co-operative Society/Association/Apartment or an Incorporated body to be formed in the manner hereinafter appearing and also from time to time to sign and execute the application for registration, other papers and documents necessary for the formation and registration of such society/association/ apartment or an Incorporated body including Bye-laws of such Society and duly fill-in, sign and return within 3 days of the same being forwarded by the Owner and/or the Builder/developer to the Purchaser/s. The Purchaser/s shall take no Objection to the changes of modifications, which are made in the draft Bye-laws as may be required by the Registrar of Co-operative Societies or other Competent Authorities. The Purchaser/s shall be bound from time to time to sign all papers and documents and to do all other things as the Owner and/or the Builder/developer may require him/her to do from time to time for safeguarding the interest of the Owner and/or the Builder/developer and of other Purchaser/s of premises in the said building and in the proposed building. Upon failure to comply with the provisions of this clause this agreement shall ipso facto come to an end and the deposit and other moneys paid by the Purchaser/s shall stand forfeited by the Owner.

30) The Purchaser/s shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of his/her/their premises or assign, underlet, give on leave and license, part with possession of his/her/their interest under or the benefit of this Agreement, or any part thereof, till and



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his/her/their dues of whatsoever nature owing to the Owner is fully paid and only if the Purchaser/s has not been guilty of breach of or non-compliance with any of the terms and conditions of this Agreement and until he obtains previous consent in writing of the Owner.

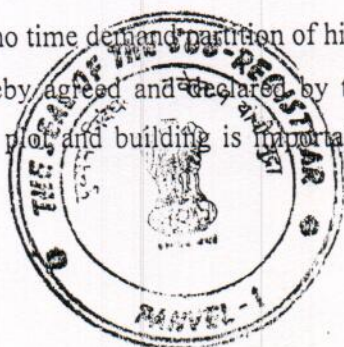
31) The Purchaser/s hereby covenants to keep the premises, walls, drains, pipes and appurtenances thereto belonging in good repair condition and in particular so as to support shelter and protect the parts of the building other than his/her/their premises.

32) The Purchaser/s shall permit the Owner and/or the Builders/Developers surveyors or agents with or without workmen and others at all reasonable times to enter into and upon his/her/their premises or any part thereof to view and examine and state and condition thereof and the Purchaser/s agrees to make good within two months all defects, decays and want of repair of which notice in written shall be given by the Owner and/or the Builder/developer to the Purchaser/s.

33) The Purchaser/s shall permit the Owner and/or the Builder/developer and their servants and agents with or without workmen and others at all reasonable times to enter into and upon the shop/flat/parking places/terrace or any part thereof for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order & conditions all service, drains, pipes, cables, water covers, gutters, wires, structure or other conveniences belonging to or serving or used for the said building testing drainage and water pipes and electric wires and for similar purpose provided 2 days notice is given to the shop/flat/parking places/terrace by Owner and/or the builder/developer in respect thereof.

34) The Purchaser/s shall not use the premises or permit the same to be used for any purpose whatsoever other than that permitted under the existing Rules and Regulations nor use the same for any purpose which may or is likely to cause nuisance or annoyance to the occupier of the other shops/flats/parking places/terrace in the building and the neighboring properties nor for any illegal or immoral purpose. The Purchaser/s shall not keep or store in the said shop/flat/parking places/terrace any goods or hazardous or combustible or obnoxious nature or which are too heavy to effect the construction of the structure of the said building.

35) The Purchaser/s shall at no time demand partition of his interest in the said plot and building. It being hereby agreed and declared by the Purchaser/s that his/her/their interest in the said plot and building is inalienable and it is agreed



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that the Owner and/or Builder/developer shall not be liable to execute any documents in respect of the said premises in favour of the Purchaser/s.

36) The Purchaser/s will not at any time demolish or cause to be demolished the premises or any part thereof. The Purchaser/s shall not permit the closing of Opla or flowerbeds or terrace or make any alteration in the elevation and outside colour scheme of the premises to be acquired by him/her/them without the prior written consent of the Owner and/or the Builder/developer and also after obtaining the permission of the Panvel Nagarpalika Parishad or any other local authority or public body in this behalf.

37) The Purchaser/s shall not decorate the exterior of his/her/their premises otherwise than in the manner agreed to by the Owner and/or the Builder/developer or in the manner as near as may be in which the same as previously decorated.

38) The Purchaser/s shall not throw dirt, rubbish, rags or other refuse or permit the same be thrown outside his/her/their premises. The Purchaser/s shall not keep any goods or belongings outside the said premises or in the said building or in area of common passage.

39) After the building is complete and ready and fit for occupation and after the society/Association/Apartment or any other incorporated body of the Purchaser/s of the premises in the said building have been formed and registered and after the Owner has received all dues payable to them on the terms of the Agreement with various Purchaser/s, the Builder/developer shall arrange for execution of a Conveyance in respect of the property in favour of the proposed Society/Association/Apartment or Incorporated Body within a reasonable period. Such conveyance shall be in such form and contain such terms and conditions as the Builder/developer Advocate may in their absolute discretion determine.

40) The Purchaser/s shall from the date of receipt by him/her/them of the notice from the Owner and/or the Builder/Developer to the possession of the shop/flat/parking places/terrace regularly pay every month, the proportionate amount of taxes, outgoings and expenses. Purchaser/s shall deposit the following amount with the Owner as stated in the following clause.

41) The Purchaser/s also agrees to pay to the Owner, besides the price mentioned in Clause (2) above, the following amount of Rs. _____ (Rupees

_____) towards the Development Charges levied by the Panvel Municipal Council, to be paid at the time of execution of this Agreement, for Security Deposit for individual



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Electricity Meter, MSEB, SLC chares, proportionate, share of cost of board wiring, electricity Supply cable, Transformer, common Three phase and/or Single Phase Meter and deposit for water connection and charges for water connection and water pipe line upto the underground water Tank, for Share money, application and entrance fee, proportionate Share of cost of formation of Society/Association of Purchaser/s members, for charges for Documentation and Legal fees of drafting of this agreement and Conveyance, for proportionate share of taxes and maintenance charges along with the payment mentioned in Clause above.

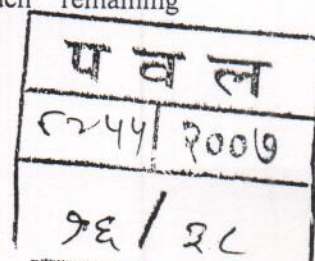
The amount mentioned above are to be paid along with the payment mentioned against the respective items of clause (2) as provided herein above.

The above amount of Rs. _____/- is deposited with the Owner towards due performance of the terms and conditions of this agreement. The Purchaser/s agree/s and undertake to pay his/her/their proportionate share in respect of legal costs, charges and expenses, including the professional costs of Advocate, in connection with formation and registration of the Society and transfer of the Owners right title and interest in the said property. The Purchaser/s agrees and undertakes also to pay shortfall if any over and above his/her/their earlier contribution.

42) All taxes and outgoings in respect of the said building and or the said portion on which the said building stands shall be born by all the Purchaser/s of the shop/flats/parking places/terrace and or by the Co-operative Society/ Association/Apartment or Company to be formed by them such payment shall be made forthwith on demand made by the Owner and/or Builder/developer as the case may be.

43) The Owner has informed the Purchaser/s that they shall not obtain the Sub-division of the said property more particularly described in the Second Schedule written hereunder and Purchaser/s shall not insist for the same.

44) In the event of the Owner conveying the said property to the society/ Association/Apartment or a limited company or any other body corporate the Owner and/or the Builder/developer shall have a right to dispose off the remaining shop/flats/parking places/terrace in the building in such manner as they shall think fit and the sale proceed thereof shall be absolutely to the Owner and/or the Builder/developer and the Purchaser/s of such remaining



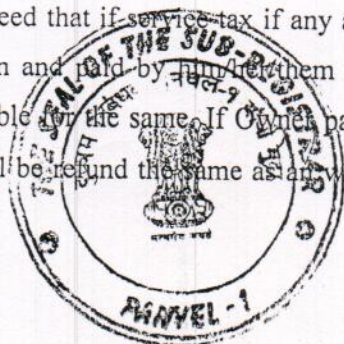
shops/flats/parking places shall be accepts as members of such Co-operative Society/Association/Apartment or limited company.

45) The name of the building on the said plot shall always be known as "Sal Pratik" subject to the approval of the Assistant Registrar of Co-operative Societies.

46) If the Purchaser/s neglects, omits or fails for any reason whatsoever to pay the Owner any of the amounts due and payable by the Purchaser/s under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and stipulations on his/her/their part herein contained or referred to, then this Agreement shall cease and stand terminated and all other amounts already paid by the Purchaser/s to the Owner shall absolutely stand forfeited. The Purchaser/s hereby agrees to the forfeiture of all his/her/their right, title and interest in the said shop/flat/parking places/terrace to the Owner and it shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Owner against the Purchaser/s.

47) All costs, charges and expenses in connection with the formation of the Co-operative Society/Association/Apartment or Incorporated Body as well as the costs of preparing, engrossing, stamping and registering all the agreements, conveyance or any other documents required to be executed by the Owner and/or Builder/developer and/or the Purchaser/s as well as the entire professional costs of the Advocates of the Owner and/or Builder/developer as the case may be in preparing and approving all such documents shall be borne and paid by the Society/Association/Apartment or Incorporated Body proportionately by all the holders of the said premises in the side premises in the said building. The Purchaser/s alone shall also proportionately pay all stamps, registration and other out-of pocket expenses. The proportionate share of such costs, charges and expenses payable by the Purchaser/s shall be paid by him/her/them immediately on demand. The Owner and/or Builder/developer shall not contribute anything towards such expenses.

48) The Purchasers hereby agreed that if service tax if any applicable for this transaction the same shall be born and paid by him/her/them from his/her/their own pocket. The Owner is not liable for the same. If Owner paid the same from his own pocket the Purchaser shall be refund the same as and when demanded by



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the Builder/developer, till the repayment of the said amount the lien and/or charge of that much amount will lie of Owner on the said premises.

49) The Purchaser/s shall lodge this Agreement for registration with registering authorities within the time specified under the Indian Registration Act and inform the Owner to admit execution thereof.

50) This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provision of law applicable hereto.

THE SCHEDULE ABOVE REFERRED TO

THE FIRST SCHEDULE

ALL THAT PIECE AND PARCEL of Non-agricultural land of the said property bearing Final Plot No. 461-A area admeasuring 1870 Sq. Mtrs. Situate at Takka - Panvel, Taluka - Panvel, District - Raigad, within the limits of Sub-Registration Office at Panvel and Registration District Raigad & within the limits of Panvel Municipal Council.

SECOND SCHHEDULE ABOVE REFERRED TO

The building which is being constructed on the said property mentioned in first schedule hereinabove Flat No. C-204, on Second Floor, admeasuring about 430 sq. ft. carpet (39.96 Sq. Mtrs.) of the building known as "Sai Pratik"

On the terms and conditions stated above both the parties have entered into this agreement and in witness thereof they have signed and completed this agreement at Panvel on the day date first herein above written.

SIGNED, SEALED AND DELIVERED]

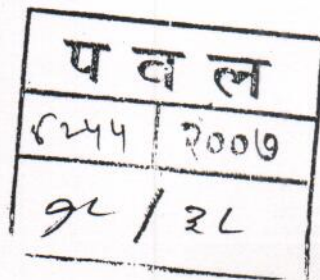
By the within named Owner]

SHRI VINOD GOVINDRAM BAKHRU]

In the presence of ...]

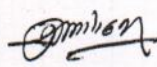
1. T. L. Anand]

2. S. T. Patil]




SIGNED, SEALED AND DELIVERED]

by the within named Purchaser/s]

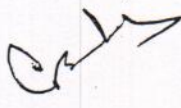
MR. SACHIN MALU NAGOTHKAR] 

In the presence of]

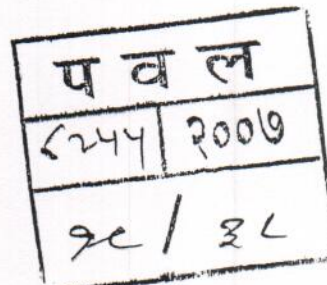
1)  J. S. BHOIR]2)  S. J. PATIL]RECEIPTS

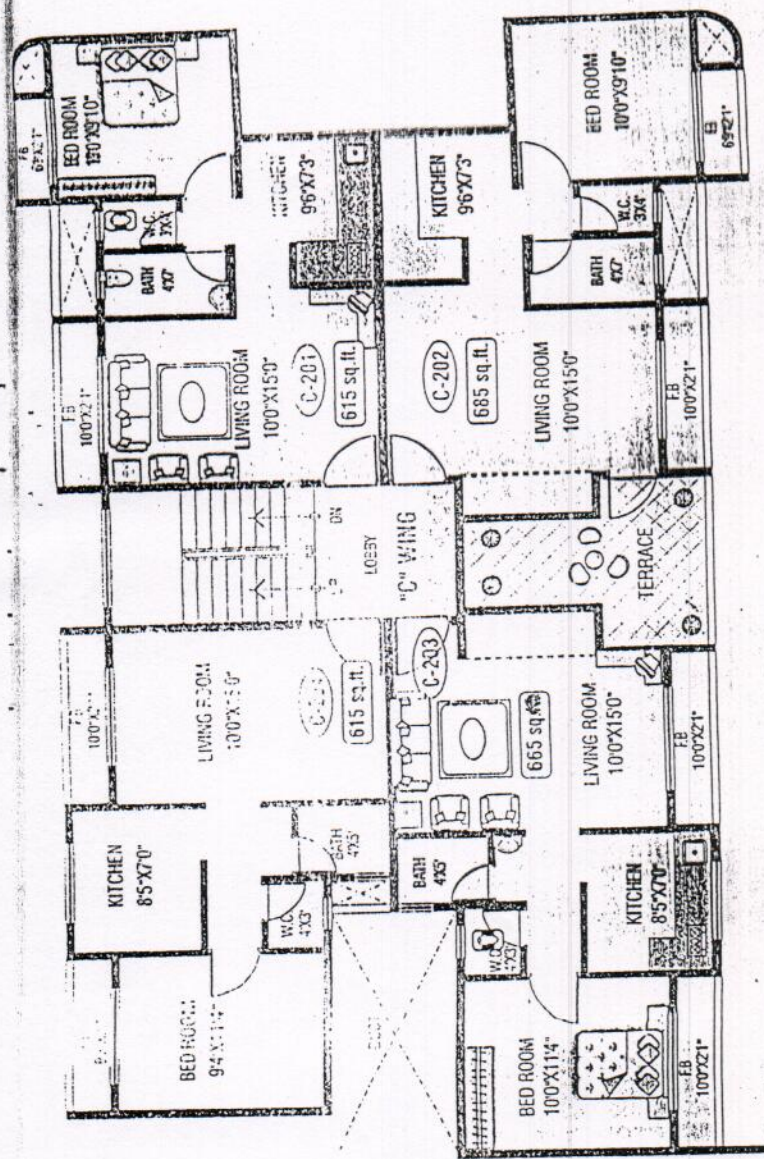
Received the sum of Rs. 90,000/- (Rupees Ninty thousand
only) paid by cheque No. 760921 date
25/9/2007 drawn on Bank of maharashtra - Panvel
 from Purchaser's as part payment as per above agreement.

I say received

Rs. 90,000/-

SHRI VINOD GOVINDRAM BAKHRU





SECOND FLOOR PLAN



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Rajendra B. Shah
B. Com., LL. B.
Advocate High Court

Office - 9, J.K. Plaza,
1st floor, opp. Durga
Mata Mandir, Panvel

Office :- GR. FLOOR,
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PANVEL-RAIGAD
TEL : 745 75 99

Resi. :- 6, RAGHUKUL,
MIRCHI GALLI
PANVEL-RAIGAD
TEL : 745 20 94

Date - 4/10/2006

No.

TO WHOM SOEVER IT MAY CONCERN:

SEARCH AND TITLE REPORT

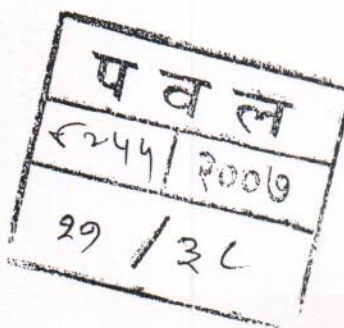
Sub:- Search and Title report in respect of property bearing Final Plot No. 461/A, admeasuring about 1870 Sq. Mtrs., Situated lying and being at Panvel within the limits of Panvel Municipal Council.

Respected Sir,

I have been asked by Shri Rajendra Sahejram Jeswani, the partner of M/s. Shree Sai Enterprises, a partnership firm having its place of business at 20, Jasdawala Complex, Vishrali Naka, Panvel to take search in respect of property bearing Final Plot No. 461/A, area admeasuring about 1870 Sq. Mtrs., situated at Panvel, Taluka - Panvel, District - Raigad and submit my report thereof. (hereinafter for the sake of brevity abovementioned property is called and referred as to "the said property") Accordingly I have taken search from the office of the Registrar and Sub-Registrar of Assurance at Alibag and Panvel respectively for the period of 30 years i.e. since 1976 to 3.10.2006. As per the search taken by me and on perusal of the documents made available to me, I submits my report as under:-

In the year 1976 the said property stands in the name of Momin Pada Masjid Yakub Baig Trust, hereinafter abovementioned trust is for the sake of brevity called and referred to as "the said trust".

On 3.9.1979 the said trust had given the said property to Mr. A. Hamid Ahamadsaheb Patel on lease for the period of 50 years by registered lease deed.



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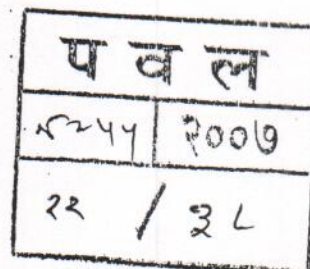
Mr. A. Hamid Ahamadsaheb Patel had put up construction on the said property.

By registered sale Deed dated 26.12.1988, Mr. A. Hamid Ahamadsaheb Patel sold the constructed premises constructed by him on the said property to 1) Shri. Vinod Govindram Bakhru 2) Shri Bharatan Aanand Taikondo and 3) Shri Ram Ganapat Vichare, which is registered in the office of the Sub-Registrar of Assurance at Panvel on the same day at Serial No. 235.

By Lease Deed dated 26.12.1988 the said trust has granted lease for the period of 41 Years and 4 months in respect of the said Property to 1) Shri Vinod Govindram Bakhru, 2) Shri Bharatan Aanand Taikondo and 3) Shri Ram Ganpat Vichare, in the said lease deed Mr. A. Hamid Ahamadsaheb Patel joined as a party to confirm the cancellation of Lease Deed dated 3.9.1979 executed between said trust and him in respect of the said property. The above mentioned Lease Deed dated 26.12.1988 was thereafter registered in the office of Sub-Registrar of Assurance at Panvel on 13.12.2004 at Serial No. PVL1-1055/2004.

By a registered release deed dated 10/11/1989, Shri Bharatan Aanand Taikondo released his right, title and interest in respect of the said property acquired by him by abovementioned Sale Deed dated 26.2.1988 along with his share in lease hold right acquired by him by above-mentioned Lease Deed dated 26.2.1988 infavour of Shri Vinod Govindram Bakhru and Shri Ram Ganapat Vichare, which is registered in the Office of Sub-Registrar of Assurance at Panvel on the same day at Serial No. 2150.

By registered Deed of Conveyance dated 23.2.1994 the said trust had conveyed by obtaining permission from Hon'ble Charity Commissioner, State of Maharashtra Mumbai its rights, title and interest in respect of said property infavour of Shri Vinod Govindram Bakhru and Shri Ram Ganapat Vichare, which



yendra B. Shah
B. Com., LL. B.
Advocate High Court

Office :- GR 3 FLOOR,
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TEL : 745 75 99

Resi. :- 8, RAGHUKUL,
MIRCHI GALLI
PANVEL-RAIGAD
TEL : 745 20 94

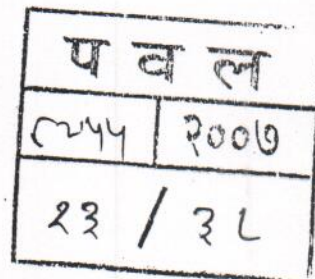
Date :

No. is registered in the office of the Sub-Registrar of Assurance at Panvel on the same day at Serial No. 344.

By a registered Deed of Correction dated 3.8.1999 executed by and between the said trust and Shri Vindo Govindram Bakhru and Shri Ram Ganapat Vichare, the mistake in respect of Final Plot Number is corrected, which is registered on the same day in the office of Sub-Registrar of Assurance at Panvel, since then the said property is owned by Shri Vinod Govindram Bakhru and Shri Ram Ganapat Vichare. Thereafter by registered release deed dated 13.02.2004, Shri Ram Ganapat Vichare had released his right, title and interest in respect of the said property in favour of Shri Vinod Govindram Bakhru, which is registered on the same day in the office of the Sub-Registrar of Assurance at Panvel at Serial No. PVL 1-1055-2004. Since then the said property is owned by Shri Vinod Govindram Bakhru in the right of ownership.

As per the search taken by me and on perusal of abovementioned documents, I am of the opinion that title of Shri Vinod Govindram Bakhru in respect of the said property is clear, legal and marketable and free from encumbrance of whatsoever nature.

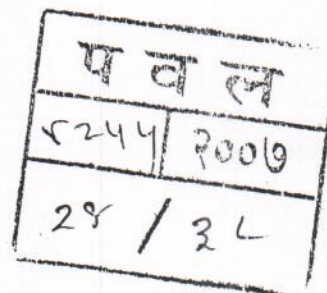
By a registered Agreement for Development dated 16.1.2006, Shri Vinod Govindram Bakhru had granted right, power and authority to M/s. Shree Sai Enterprises, a partnership firm having its place of business at 20, Jasdanwala Complex and there being two partners namely 1) Shri Rajendra Sahejram Jeswani 2) Shri Kishore Krushnakant Gupte to develop the said property as per the terms and conditions and consideration as set out in the abovementioned Agreement for Development dated 16.1.2006, which is registered on the same day in the office of Sub-Registrar of Assurance at Panvel at Serial No. PVL 1 - 407/2006, on the



same day Shri. Vinod Govindram Bakhru had executed irrevocable Power of Attorney in favour of Shri Rajendra Sahejram Jeswani and Shri Kishore Krishnakant Gupte. the partners of M/s. Shree Sai Enterprises, by which Shri Vinod Govindram Bakhru had given power and authority to the Partners of M/s. Shree Sai Enterprises. which are set out in the said abovementioned irrevocable power of attorney, which is also registered on 16.1.2006 in the Office of Sub-Registrar of Assurance at Panvel at Serial No. PVL 1 - 408 - 2006. Thus M/s. Shree Sai Enterprises is entitled to carry out work of construction in the said property as per sanctioned plan and to sell commercial and residential premises as per its descreation subject to the terms and conditions of the abovementioned Agreement For Development dated 16.1.2006

Panvel.
Dated 4.10.2006

A. B. Shah
B. Shah
Advocate



पनवेल नगर परिषद

(महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ कलम ४५ अन्वये)

विकासाची परवानगी

फाय/नर/३०३०३/२००६

क्रमांक २०३०३/२००६

दिनांक : २३/०६/०६

पनवेल नगर परिषद

पनवेल

श्री. श्री. विनोद गोविंद बारवले

मो. श्री. सार्व. ३०३०३/२००६
रा. पनवेल

विकासाचे काम पार पाडण्यासाठी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ याच्या

अन्वये मिळण्यासाठी प्लॉट क्र./सर्वेक्षण क्रमांक/नगर-भूमापन क्रमांक/अ.भू.क्र. ४६९/अ.

बा.म.र.रा. क्षेत्र स्थित असलेल्या प्रमाण क्र. ११ गाव पनवेल

काम परवानगी करीता केलेल्या अर्ज क्रमांक १२३२० दिनांक २०.३.०६ च्या संदर्भात पुढील

अधिन राहून बांधकाम परवानगी देण्यात येत आहे.

रह बांधकाम परवानगी एक वर्ष पर्यंत वैध असेल.

शिष्ट 'अ' मधील सर्व अटी आपणांवर बांधकामकारक राहतील.

परवानगीमुळे जी जमिन तुमच्यामध्ये विहीत झालेली नाही, अशा जमिनीचा विकास करण्याचा हक्क असणार नाही.

बांधकाम/दुरुस्ती सोबतच्या मंजूर नकाशाप्रमाणे करणे / करावी. त्यामध्ये कोणत्याही तऱ्हेचा फेरबदल अग्राऊ

री शिवाय करता कामा नये.

तऱ्हा पर्यंत बांधकाम करावे. चबुतऱ्याचे प्रमाणपत्र घेतल्यानंतरच पुढील कामास सुरुवात करावी.

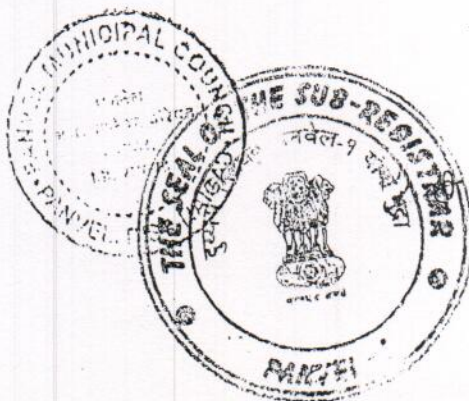
रतीचा वापर बदल करायचा असल्यास त्याची परवानगी घेणे आवश्यक राहिल.

गवटा प्रमाणपत्र घेतल्या वाचून इमारतीचा भोगवटा करू नये, केल्यास कायदेशिर कार्यवाही केली जाईल.

उर्जाचा वापर होण्याकरिता सोपे.

मंजूर बांधकाम परवानगी व्यतिरिक्त काम केल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे

नुसार कायदेशिर कार्यवाही करण्यात येईल.



मुख्याधिकारी
पनवेल नगर परिषद

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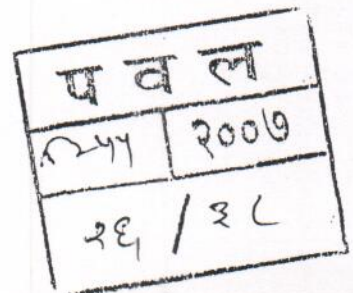
पनवेल नगर परिषद
बांधकाम परवानगी

परवानगी क.१०
दिनांक : ०३/०६/२००६

परिशिष्ट - अ

अटी :

- १) जागेच्या मालकी हक्काची, विकायाची व आजूबाजूचे मालमत्ता मालकीची हर एक प्रकारचे तक्रारीसंबंधी सर्व बाबाबंदारी अर्जदारावर राहिल.
- २) प्रस्तावित भूखंड विनशेती परवानगी मिळालेला असावा, नसल्यास महसूल खात्याकडून विनशेती परवानगी घेतल्यानंतर बांधकाम करणेस सुरुवात करावी.
- ३) बांधकाम करण्यापूर्वी भूखंडाचे / मालमत्ता ही तालुका निरीक्षक व भूमी अभिलेख खात्याकडून शिमांकन करावे व त्यानंतर बांधकामास सुरुवात करावी.
- ४) सर्व बांधकाम / पुनरुत्थी कोवतच्या मंजूर नकाशाप्रमाणे करावे / करावी.
- ५) बांधकाम करताना शेजारी असलेल्या मालमत्ताधारकांना त्रास होणार नाही याची दक्षता घ्यावी.
- ६) बांधकाम करण्यास पनवेल नगर परिषदेकडून कोणत्याही प्रकारची पाण्याची व्यवस्था होणार नाही.
- ७) सांडपाण्यासाठी योग्य वी व्यवस्था करावी.
- ८) नियोजित इमारतीच्या मालकीचे, विकाराकाचे, वास्तुविशारद, व ठेकेदार यांची संपूर्ण नावे व पत्ते, नियोजित इमारतीच्या जागेचा सर्व्हे नंबर / सिटी सर्व्हे नंबर / मालमत्ता नंबर / अभियुक्त आणि प्रभाग क. अनुज्ञेय बांधकाम क्षेत्र / निवासी व वाणिज्य गाळगांवी संख्या व त्यांचे क्षेत्रफळ, तपशिलवार मंजूर नकाशाची प्रत ज्या ठिकाणी पाहण्यासाठी उपलब्ध असेल त्या ठिकाणचा पत्ता, सदरचा तपशिल ज्या ठिकाणी रहिवासा व वाणिज्य संकुल प्रस्तावित असेल त्या भागातील दान वर्तमानपत्रात देण्यात यावे. त्यामधील एक स्थानिक भाषेमधील (मराठी) असावे.
- ९) इमारतीचे बांधकाम हे भारतीय मानक संस्थेने प्रमाणित केलेल्या तरतुदीप्रमाणे करण्यात यावे. आय.एस. १८९३/१९८४, ४३२६/१९९३, १३८२८/१९९३, ३९२०/१९९३, १३९३५/१९९३.
- १०) नियोजित इमारतीवर काम व त्याच्या कामगिरी व मजुरांची यादी पत्ता व फोटोसह क.मा.पहा..



मजिक्च्या पोलीस स्टेशनला देणेन यावी.

- ११) सदर इमारतीचे बांधकाम करताना आपण लाईन आऊट घेतल्यानंतर परिषदेच्या अभियंत्याकडून तपासणी करून घेतल्यानंतर पुढील कामास सुरुवात करावी.
- १२) नियोजित इमारतीचे बांधकाम करीत असताना बांधकाम साहीत्य, परिषदेच्या गटारात पडून ते हुंबणार नाही याची दक्षता घ्यावी. तसेच नियोजित इमारतीच्या समोरील नगर परिषदेच्या रस्त्यावर बांधकाम साहीत्य, रबिड चोरे रोहणार नाही याची दक्षता घ्यावी.
- १३) सदरची परवानगी अर्जदार यांनी तादर केलेल्या कागदपत्रावरून देण्यात येत आहे.
- १४) इमारतीवर काम करणाऱ्या मजदुरांना ज तात्पुरत्या शीन्नालगाची व्यवस्था करावी.
- १५) केंद्रशासनाच्या परिपत्रकांनुसार बांधकाम साहीत्यात फ्लाय अंश विटा व फ्लाय अंश यावर आधारित साही याचा वापर करणे बंधनकारक राहिल.
- १६) प्रस्तावित भूखंडात बांधकाम सुरु करण्यापूर्वी भूखंडात थोथ ठिकाणी बोरखेल घेऊन त्या पाण्याच्या वापर बांधकामाकरिता करण्यात यावा. त्यानंतर इमारत बांधकाम पूर्ण करतांना पाण्याच्या टाकीचे दोन भाग करून एका भागात बोरखेलचे पाणी साठवून त्याचा वापर बाथरूम / टॉयलेट करिता करण्यात यावा व दुसऱ्या भागात पिण्याचे पाणी साठवून पिण्याकरिता करण्यात यावा ही अट आपणावर बंधनकारक राहिल. याशिवाय भोगवता साखळा देण्यात येणार नाही.



मुख्याधिकारी,
पनवेल नगर परिषद.



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पावली क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा अर्जाचा अनुक्रमांक ३६०/०७

दिनांक १०/५/११ सन २००८

दस्तावेजाचा प्रकार-

अल्पतयापर

सादर करणाराचे नाव-

श्री. विनोद गोविंदराम

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोटो)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नक्कल किंवा शापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नक्कल (कलम ५७) (फोटो)

इतर फी (मागील पानावरील) वाच क्र.

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दस्तावेज

नयपाल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

इ.स. २००८ म. निबंधक, पनवेल इ.स. (वि.स. २)

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

दस्तावेज-कसबा.

सादरकर्ता



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सुनिल विठ्ठल परदेशी

स्टॅम्प वेंडर पनवेल

लायसन्स नं. अनुसंधानी फर्मांक पनवेल 2/96-97 दिनांक 21/05/1996

दिनांक: 17/5/2007

पावती

पावती देण्यात येते की,

श्री. विनोद जाधव

वतीने

निखिल जाधव

रा. मुंबई

यांनी रक्कम रु.

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(अक्षरी रूपये)

एक हजार रुपये

मात्र) चे मुद्रांक दिनांक

17/5/07

रोजी अनुक्रमांक नं.

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ने खरेदी केलेला आहे.

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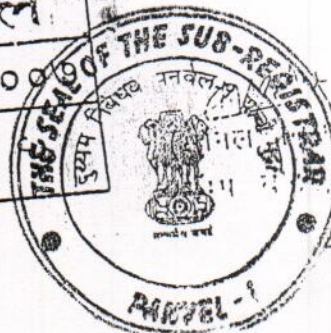
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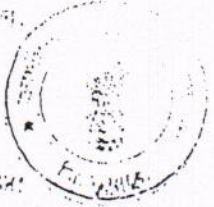
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MAHARASHTRA
15 MAY 2007

पञ्च विभाग
पञ्च विभाग
पञ्च



N. D. Jadhav

श्री 100/- डा. 2803 दिनांक 7/5/07
श्री सत्यमेव जयते, पनवेल
नांव विनोद बा. क. र.

वतीने - विखील जगदल
प्रमाण - पनवेल 2/05-07
(एनिल वि. रा. रा.)
जय मंत्र

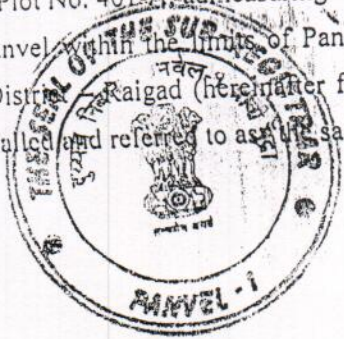
POWER OF ATTORNEY

I, SHRI VINOD GOVINDRAM BAKHRU, Age - _____ Years,
Occupation - Business, residing at Sai Vatika, J/124, Sagar Vihar, Sector - 8,
Vashi, Navi Mumbai

SEND GREETINGS:

WHEREAS:

1. I am absolutely seized and possessed of or otherwise well and sufficiently
entitled to the property bearing Final Plot No. 461-A, admeasuring about 1870 Sq.
Mtrs., situate, lying and being at Panvel within the limits of Panvel Municipal
Council, Panvel, Taluka - Panvel, District - Raigad (hereinafter for the sake of
brevity abovementioned property is called and referred to as "the said Property").



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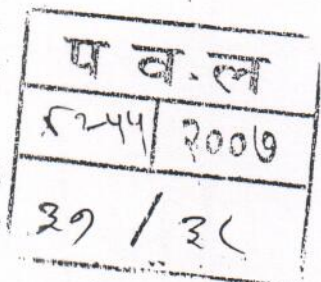
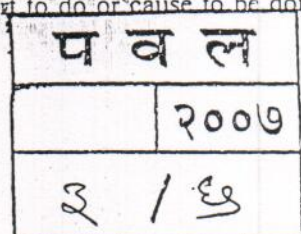
2. I executed registered Agreement for Development of the said property in favour of M/S. SHREE SAI ENTERPRISES, a registered partnership firm, registered under the Indian Partnership Act, 1956 having its place of business at 20, Jasdanwala Complex, Vishrali Naka, Panvel, which is registered in the office of the sub-registrar of assurance at Panvel under serial no. PVL-1-00408-2006 on 16/10/2006. I authorized, granted powers to the M/s. Shree Sai Enterprises, builder/developer to develop the said property as per the terms and conditions as setout in abovementioned Agreement for Development.

3. As per abovementioned Development Agreement as a consideration of the said property I am allotted 50% of total commercial area and 46% of residential area in the new building constructed on said property.

4. I being personally unable to attend to the concerned Registrar and/or Sub-Registrar Offices for admission of Agreements executed by me in respect of flats and shops allotted to me by M/s. Shree Sai Enterprises as per abovementioned Development Agreement, in favour of prospective purchasers who agrees to purchase the flats/shop in the building constructed on said property. Hence, I, desirous of appointing Mr. Chintamani Govind Joshi, residing at "Sanket", Adarsh Co-op. Hsg. Society, Plot No. 33, Panvel, District - Raigad, who is a fit and proper person to remain present before Registrar and/or Sub-Registrar Offices to do admission on my behalf in respect of flats and shops agreed to be sold by me in favour of prospective purchaser in the building constructed on said property.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I SHRI VINOD GOVINDRAM BAKHRU, do hereby nominate, constitute and appoint Mr. Chintamani Govind Joshi residing at abovementioned address, to be my true and lawful attorney to act for me and in my name and do all acts which are specifically stated hereinbelow:-

1. To remain present before the concerned Registrar and/or Sub-Registrar Office for admission on my behalf of any Agreement executed by me in respect of the Flats, Shops and other premises agreed to sold by me in favour of prospective purchaser in the new building constructed on said property.
2. AND I DO HEREBY for myself agree to ratify and confirm all and whatsoever my said Attorney shall or purport to do or cause to be done by virtue of those presents.



IN WITNESS WHEREOF I have hereunto set my hand at
this 15th day of May, Two Thousand Seven.

SIGNED AND DELIVERED by the

Within named SHRI VINOD GOVINDRAM BAKHRU

in the presence of

- 1) (TAMROLI 17-T.)
- 2) (Jansanjan D. Gaudal)

Signature of Power of attorney holder

Mr. Chintamani Govind Joshi



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| ३२ / ३८ | |

re-executed (5)

गोपबेनार

१) मधुकर उल्लाम लोकोकी
वय. ३२ शा. फातेम ता.

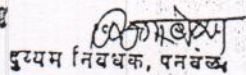


२) अनिरुध गोविंद गोपड
वय. ३८ शा. फातेम
ता. उरुषा



मुख्यालय नोदणी नं. ३६७/२००७
सदर मुख्यालय नोदणी आज १६/१०/०७

तेजी श्री. १) श्री. विनोद गोविंदराम. बाबयन ललि दे. न
वय. रा. २) श्री. जयितामणी. गोविंद लोदी ललि दे.
पांनी माहो समर्थ सही केली. व. याचे खळखी
विषयी श्री. १) मधुकर लोकोकी प
लगावे न. २०१५ यांना लाय. पटविली.

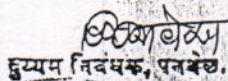

दुय्यम निबंधक, पनवेल

मुख्यालय नोदणी नं. ३६७/२००७
घरोल मुख्यालय नोदणी साडाखोड

मधुकर लोकोकी माहो. पो. ५

दि. १०/१०/०७

अभिप्रेमाणन पो. २५५ - वसुध कंसी.


दुय्यम निबंधक, पनवेल.



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| ३३ | ३८ |

घोषणापत्र

मी, नितामणी गोविंद जोशी रा. ५२६६

याद्वारे घोषित करतो की,

मा. दुय्यम निबंधक यांचे कार्यालयात

आला आहे. श्री. विनायक गोविंद जोशी या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ५२६६ रा. ५२६६ यांचे कार्यालयात

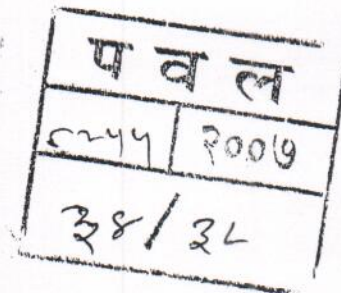
व इ. यांनी दि. १७-५-२००७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः राक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वयेने शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

समक्ष :-

(Signature)

(D. S. Bhatnagar)

कुलमुखत्यारपत्रधारकाचे नांव
व सही



FINANCE SCHEMES

JAN-ADHAR

A scheme to finance purchase / instruction of Flat/House to individuals.

A scheme to finance major repairs / of flat/house up to Rs. 5,00,000/-

JAN-ADHAR

Personal to

A scheme

JAN-VYAPAR

A scheme of working capital finance / term loan for small traders.

JAN-VIDYA

A scheme to finance higher education of children.

5994

JANAKALYAN
SAHAKARI BANK LTD.
(Scheduled Bank)

PANVERPANCH

Customer N : 13293

AcctId : SB/5994

Name : MR. BABRE JAYWANT

Joint Name : Mr. Naresh G. Babre

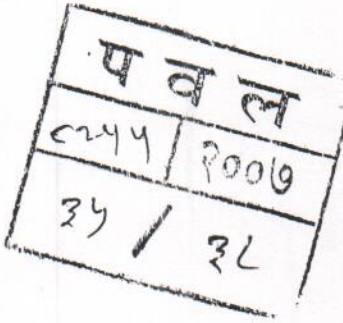
Phone No : 27458446 Fax: 27458433

Mode Of Op : SELF Any one

Address : AT-BARWAT
PO-POYANJE
TAT-PANVEL
PANVEL 410206

A/C Open Dt : 29/08/2005
Mon To Fri : Morning 9.30AM TO 1.30PM
Evening 5.00PM TO 7.00PM
Saturday : 9.30AM TO 12.30PM

Authorised Signatory



18/6/07
Licence No. MH06/06/P107
Date



Signature and seal of
the Licensing Authority



Mr. Sanjay K. Pati
Name
Mr. Kisan Pati

2. Son / wife
daughter of

3. Date of Birth

21/5/1983

4. Blood Group with
Rh factor

5. Present address

Permanent address

6. Marks of
identification

293
AP - Shedung
Tal - Pauri
Dist - Raigad



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अनु. नंबर ८२५५ -
सन २००७ चे ~~ऑक्टो~~ चे २०
तारखेस ११ व १२ चे
दरम्यान ~~प्रमाण~~ १ चे दुय्यम निबंधक
यांचे कार्यालयात आणून दिला.

[Signature]

दुय्यम निबंधक पनवेल-१ (वर्ग-२)

१) विनोद ओमिदाम बायल लफे
बाय. निताप्रभा ओमिद ओशी,
सहजान, रा. पनवेल.

२) सनिम मालू नाबो २०४
सहजान, रा. पनवेल, गिराध.

दस्तावेज करून देणार -----

तथाकथित *[Signature]*
दस्तावेज करून दिल्याचे कबूल
करितात.



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| फी घेतली ती | रु. | पैसे |
| नोंदणी | | २००० |
| नवकाल फी | | ५६० |
| शेरे फी | | |
| रुजूवात फी | | |
| फायलिंग फी | | |
| टपाल फी | | |

एकूण रु. २६६०

दुय्यम निबंधक पनवेल-१ (वर्ग-२)

१) जमवैतु हा. बाबेद
म. बाबुबा, ना. पनवेल
शि. रायगड

२) शंजम छि. पाशिल
हा. शोबुग, ना. पनवेल
शि. रायगड

हे वरील दस्तावेज करून देणारास
स्वतः ओळखत असल्याचे सांगतात
व त्यांची ओळख देतात.

१) *[Signature]*



२) *[Signature]*



दिनांक २० माहे १० सन २००७

दुय्यम निबंधक पनवेल-१ (वर्ग-२)

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| ३४ / ३४ | |





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| प व ल | |
| ८२५५ | २००७ |
| ३८ | ३८ |

प्रमाणित करणेत येते की सदर दस्तास एकूण ३८
पाने आहेत. पुस्तक क्र. १
क्रमांक ८२५५ वर नोंदला.

(Signature)
दुययम निबंधक, पनवेल
दिनांक २० माहे १० सन २००७





दस्तावेज क्रमांक व वर्ष: 8255/2007

Saturday, November 03, 2007

10:32:05 AM

सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: पनवेल 1

नोदणी क्र. ५

नोदणी क्र. ५३३३६

गावाचे नाव : पनवेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 900,000.00
वा.भा. रु. 561,015.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक : (1) वर्णन: सदनिका क्र.सी -204, दुसरा मजला,सी विंग, साई प्रतिक, कायनाल प्लॉट क्र. 461/-ए, पनवेल **एकूण मजले जी+ 4
(असल्यास)
- (3) क्षेत्रफळ (1) 39.96 चौ.मी. कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल (1)-
तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे (1) विनोद गोविंदराम बाखरु यांचे वतीने कु.गु.महणून चिंतामणी गोविंद जोशी : घर/प्लॉट संकेत आदर्श सी एच एस, प्लॉट क्र. 33, पनवेल; गल्ली/रस्ता: --; ईमारतीचे नाव: : ईमा न्यायालयाचा हुकुमनामा किंवा आदेश नं: - पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नंबर: - असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे (1) सयिन मालु नागोठकर -; घर/प्लॉट नं: शेतपळस, पो.पळस, ता.रोहा; गल्ली/रस्ता: ईमारतीचे नाव: --; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन न न्यायालयाचा हुकुमनामा किंवा आदेश एएफकेपीएन 0899 एम. असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 13/10/2007
- (8) नोंदणीचा 22/10/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 8255 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 36600.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 9000.00
- (12) शेरा

श्री. अर्जुन कि. पाटील
यांच्या दि. 21/11/07 च्या अर्जनुसार भागणी
केल्यावरून समक्ष नक्कल दिली.
दिनांक 3/11/07

५ सह दुय्यम निबंधक,
पनवेल-१ (वर्ग-३)

