

LONAVALA SAHAKARI BANK
MARYADIT, K.K. APARTMENT
LONAVALA, TAL-MAVAL,
PUNE-410 401.
D-5/STP(V)/C.R.1062/01/
06/200-203

भारत 12278
119915

भारत 12278
119915
AUG 08 2007



R.00300001-P85545

INDIA STAMP DUTY MAHARASHTRA

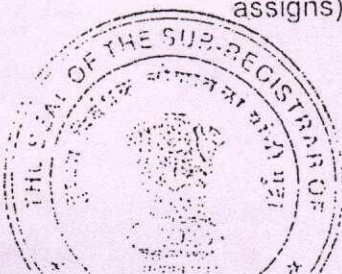
For LONAVALA SAHAKARI BANK MARYADIT

Authorized Signatory

नाम - M/S Enrich Commercial Pvt. Ltd.
पत्ता - Lonavala
हस्ता - Ashok Vadhane
सही - [Signature]
पावती नं. (5)

(CUSTOMER COPY)		LONAVALA SAHAKARI BANK MARYADIT K.K. Apartment, Near Parmar Hospital, Lonavla 410 401 Govt. of Mah. General Stamp Office Lic. No. D-5/ STP (V) CR.1062/01/06/200-203 Dt. 12/01/2006	
Scroll No.	Date: 08/08/07	Franks Value Rs.	30,000/-
Service Charge Rs.	11/-	Total Rs.	30,011/-
Name of the stamp duty paying party: (PAN NO. if cash above 50,000) <u>Enrich Comm. Pvt. Ltd.</u>			
Address <u>Platinum Square</u>			
Through: <u>S.R. NO. 40, Lonavla</u>			
DD / Pay Order No. <u>Ashok Vadhane</u>			
Paid By:			
Drawn on Bank:			
Branch:			
Type of Document: <u>Agreement</u>			
Rs. (in words) <u>Thirty thousand</u>			
Rs. <u>Eleven Only.</u>			
Signature of Purchaser <u>[Signature]</u>		Authorized Signatory <u>[Signature]</u>	
Franks No. <u>(5)</u>		Tran ID <u>12278/119915</u>	
Subject to realisation			

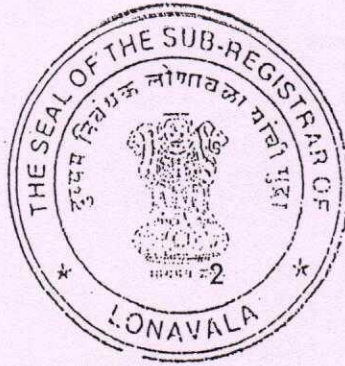
This Agreement made at Mumbai this 7th day of August in the Christian Year 2007 Between. Messars. Platinum Square Private Limited a Company incorporated under the provisions of Companies Act. 1956 and having its registered office at 2/2. Sindhi Society, Sion (West), Mumbai - 400 022. Hereinafter referred to as "The Directors" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors/s and its assigns) of the One Part: M/S. Enrich Commercial Pvt. Ltd. through its Director Mr. Sunil H. Agrawal, having office at : 30, Gopal Bhuvan, 2nd floor, 199, Princess Street, Mumbai - 400 002. hereinafter called "The Purchaser/s" (Which expression shall unless it be repugnant to the context of meaning thereof be deemed to include his/her/their respective heirs executors and administrators and/or the partner or partner of the said firm for the time being the survivor or survivors of them and heirs, executors, administrators and its permitted assigns) of the Other Part:



मे. व. ल.
3003 9 15
2007

[Signature]

Verify from MCA Side
[Signature]
439583



ल. व. ल.		
5063	2	34
२००७		

WHEREAS:

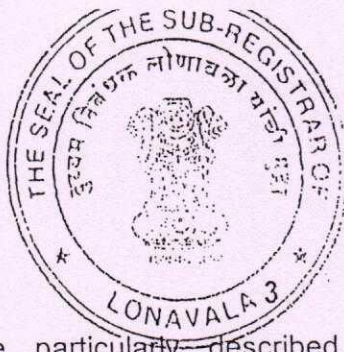
- (a) By an indenture of Conveyance dated 12th September, 1997 and registered with the Sub_ Registrar of Assurance At maval under Serial No.694 of 1997 M/s.B. Jamasji Pvt.Ltd. therein referred to as the Vendors; and Mr.Ajitpal Singh Vijan therein referred to as the First Confirming Party; and Mrs.Sushil Omprakash Seth & 2 others therein referred to as the Second confirming Party and Promoters herein. Therein referred to as the Purchasers: the Vendors with the consent and confirmation of the First & Second Confirming Party thereto sold, transferred and conveyed into the Promoters herein, the property more particularly described in the Schedule thereunder which is the same, as set out in the First Schedule hereunder written and delineated with Red Colour boundary line on the plan annexed hereto and Marked "A" for the consideration and on the terms and conditions as set out therein:
- (b) The property more Particularly described in the First Schedule hereunder written is divided into three parts by virtue of proposed Express Highway (Lonavala Khandala Diversion) Development Plan Road.
- (c) The Promoters have proposed to construct the Bungalow with a Club-House on the property more particularly described in the Second Schedule hereunder written, which is forming part of the property more particularly described in the First Schedule hereunder written which land is delineated wit Blue Color boundary line on the plan annexed hereto and marked 'Annexure "A"' and which property for the sake of brevity is herein after referred to as "the said property"
- (d) The Promoters have appointed an Architect registered with the Council of Architects for the preparation of the architectural design and drawings of the Bungalows as also the Club House;
- (e) The Promoters have appointed a Structural Engineer for the preparation of the structural design and drawing of the Bungalow and the Promoters accept the professional supervision of the architect and the Structural Engineer till the completion of the building;
- (f) The necessary building plans have been sanctioned by the Additional Collector of Pune vide their No.PRA-NA/SA/14/98 dated 25.3.1998 and has also issued Commencement Certificate in respect of the said

man

Sushil

verify from MCA
side.

Burhead



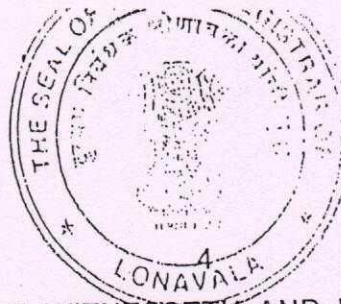
ल. व. ल.		
३७७३	३	३५
२००७		

property more particularly described in the Second Schedule hereunder written, a copy whereof is annexed hereto and marked annexure "B"

- (g) The copies of certificate of Title issued by the Advocates & Solicitors of the Promoters copies of property card and all other relevant revenues record showing the nature of the said property on which the Bungalows are to be constructed and the copies of the plan of the Bungalow agreed be purchased by the Bungalow Purchaser have been annexed hereto marked annexure "C" & "D" & "E";
- (h) The Bungalow Purchaser/s applied to the Promoters for allotment to the Purchaser/s Bungalow No. A/18 admeasuring 128.32 sq. mtrs of carpet area along with adjacent garden area marked on/enclosed plan.
- (i) Prior to making application as aforesaid as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act.No.XXIV of 1960) the Purchaser has made a declaration to the effect firstly, the neither the Purchaser nor his/her/their members own a tenement, house or building within the limits of Local Authority and secondly that they do not own any residential premises in any Co-operative Society within the limits of Lonavala;
- (j) Relying upon said application, declaration and Agreement, the Promoters agreed to sell the Purchaser the Bungalow at the price and on the terms and conditions hereinafter appearing;
- (k) Prior to the execution of these presents and Flat Purchaser has paid to the Promoter a sum of Rs.15,00,000/- (Rupees fifteen lacs only) being full payment of the sale price of the Bungalow agreed to be sold by the Promoter to the Purchaser as advance payment or deposit (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) at the foot of the these presents and the Purchaser has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing:
- (l) Under Section 4 of the said Act, Promoters are required to execute a Written Agreement for Sale of the said Bungalow to the Purchase being in fact these presents and also to register said Agreement under the Indian Registration Act, 1908.

mer

Sumit



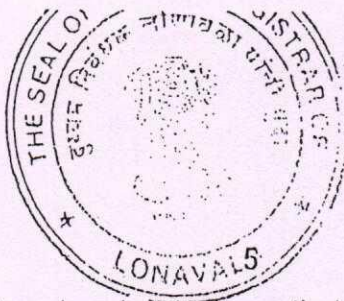
ल. व. ल.		
3007	8	33
२००७		

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

1. The Promoters shall constructed the Bungalow on the land laying and being at Village Kune, near Mawal Taluka at Vadagaon and more particularly described in the Second hereunder written in accordance with the plans designs, specifications approved by the concerned Local Authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned Local Authority/the Government be made in them or any of them; provided that the Promoters shall have to obtain prior consent in writing to the Purchaser in respect of such variations or modifications which may adversely affect the area of the Bungalow and/or location of the Bungalow of the Purchaser and not otherwise.
2. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby to sell to the Purchaser a Bungalow No. A/18 of 128.32 sq. mts. Carpet area as shown in the floor plan hereto annexed and adjacent open garden as marked the enclosed plan. (hereinafter referred to as the said premises") for the price of Rs.15,00,000/- Including the proportionate price of the common areas and facilities appurtenant the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Forth and Fifth Schedule hereunder written. The Purchaser hereby agrees to pay the Amount of purchase price of Rs.15,00,000/-Rupees Fifteen lacs only to the Promoters as full and final settlement of price before or against delivery of possession/keys of the Bungalow.
3. The Promoters hereby to observe and comply with all the terms conditions, stipulations, and restrictions, if any which may have been imposed by the concerned Local Authority at the time of sanctioning the said plans or thereafter and shall, before handling over possession of the Bungalow to the Purchaser, obtain from the concern local authority occupation and/or completion certificate in respect of the Bungalow.

ma

Seinf

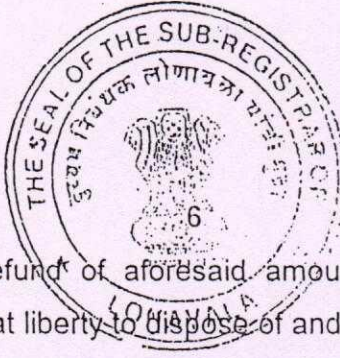


ल. व. ल		
3063	4	35
२००७		

4. The promoters hereby declares that no part of the said space index has been utilized by the Promoters elsewhere for any purposes whatsoever. The residual F.A.R. (F.S.I.) in the plot or the layout not consumed will available to the Promoter alone.
5. The Promoter hereby agrees that they shall, before execution of a Conveyance of the land in favour of a corporate body to be formed by the Purchasers of Bungalows to be constructed on the said land (hereinafter referred to as "the society"/"the condominium of Apartment Owners"/"the Limited Company") make out absolute clear and marketable title to the said land so as to enable them to convey to the said Society/condominium/Limited Company such absolute, clear and marketable title.
6. The Bungalow Purchaser agree to pay to the Promoter interest at twenty one percent per annum on all he defaulted installments which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the purchaser to the Promoter.
7. On the Bungalow Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned Local Authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at his own option to terminate this Agreement; Provided Always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser 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 it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice Provided Further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser the installments of sale price of the Bungalow which may till then have been paid by the Purchaser to the Promoter but the Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of the

[Signature]

[Signature]



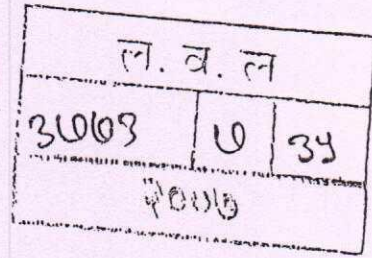
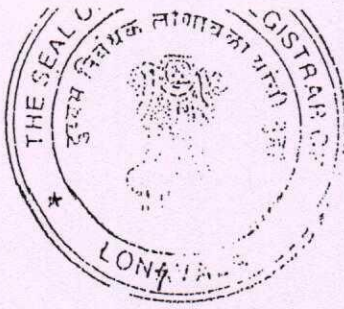
ल. व. ल.		
3003	६	३५
२००७		

Agreement and refund of aforesaid amount by the promoter; The Promoter shall be at liberty to dispose of and sell the Bungalow to such person and at such price as the Promoter may in this absolute discretion think fit.

8. The fixtures, fitting and amenities to be provided by the Promoters in the said layout and the Bungalow are those that are set out in Third Schedule.
9. The Promoter shall give possession of the Bungalow to the Purchaser on or before 15th day of September 2007, subject to receiving payment consideration as specified hereinabove. If the Promoter fails or neglects to give possession of the Bungalow to the Purchaser on account of reason beyond his control and/or of his agents as per the provision of Section 8 of Maharashtra Ownership Flat Act, by the aforesaid date or the dates prescribed in Section 8 of the said Act, then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Bungalow with simple interest at Nine percent, per annum from the date of the Promoter received the sum till the date the amounts and interest thereon is repaid, Provided that by mutual consent it is agreed that dispute whether the stipulation specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Promoter to the Purchaser they shall subject to prior encumbrances if any be a charge on the said land as well as the construction or building in which the Bungalow are situated or were to be situated. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Bungalow on the aforesaid date if the complain of building in which the Bungalow is to be situated is delayed on account of:
 1. non- availability of steel, cement, other building material, water of electric supply;
 2. war, civii commotion or act of God;
 3. any notice, order, rule, notification of the Government and/or other public competent authority.

mer

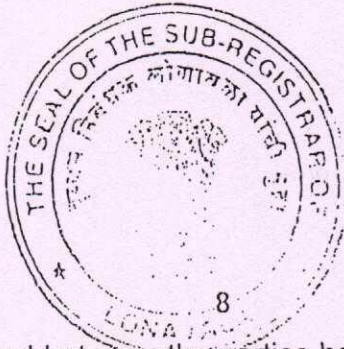
Swind



10. The Purchaser shall take possession of the Bungalow within 7 days of the Promoter giving written notice to the Purchaser intimating that the said Bungalow is ready for use and occupation. Provided that if within a period of three years from the date of handing over of the Bungalow the Purchaser brings to the notice of the promoter any structural defect in the Bungalow or the building in which the Bungalow are situated or the material used therein or any unauthorized change in the construction of the said building, then, wherever possible such defects or unauthorized changes shall be rectified by the promoter at his own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Promote reasonable compensation for such defect or change.
11. The Purchaser shall use the bungalow or any part thereof or permit the same to be used for purpose of residence only either for self and family with friends. He/She use or permit to use the open parking spaces for the purpose of keeping or parking the vehicle and for no other purpose.
12. The Purchaser doth hereby covenant with the Promoter that without express consent in writing from the promoter he/she shall not use the Bungalow No. A/18 agreed to be purchased by the Purchaser for running a restaurant and/or eating house and/or selling any prepared/cooked food and/or sale any alcoholic drinks either by opening bar or otherwise and/or carry on any business/activity which is gambling and immoral by nature. It is agreed by and between the parties hereto that the Society/Limited Company which may be formed by all the Purchasers shall also contain aforesaid conditioned and consequences of breach thereof which shall be accepted and observed by the purchaser without any objection and demur. It is further agreed by and between the parties hereto that the Conveyance which may be caused to be executed in favour of the Society/Limited Company formed by all the Purchasers shall also contain convent to the aforesaid effect.
13. It is agreed between the parties hereto that the open space for parking & Club house building as well as facilities shall be the sole property of the Promoter and the Promoter shall be entitled to allot and / or sell and / or dispose of the same in any manner as the Promoter may

mer

Surf



ल. व. ल		
3003	5	34
२००७		

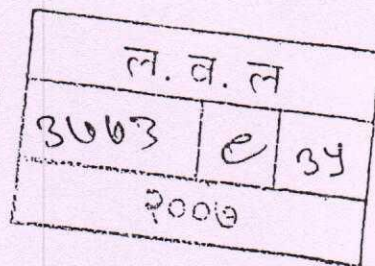
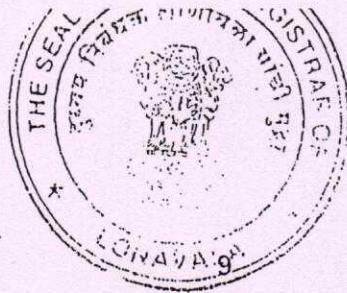
desire. It is agreed between the parties hereto that the Promoter shall be entitled to lease out such portion of the wall for displaying hoarding Boards for the rent and for such period as the Promoter may deem fit and proper and appropriate the profit thereof without being liable to render the account to anybody in that behalf. It is further agreed by and between the parties hereto that the Promoter shall retain the rights of leasing the Walls for displaying the hoarding boards in their favour and/or in favour of their nominee and such covenants shall be incorporated in the Conveyance to be executed in favour of the Society/Limited Company/Condominium as the case may be.

14. The Purchaser along with other Purchaser of Bungalow shall join in forming and registering the Society or a Condominium or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Condominium or Limited Company and for becoming a member, including the bye-laws of the proposed Society or Condominium and duly fill in, sign and return to the Promoter within 7 (Seven) days of the same, being forwarded by the Promoter to the Purchaser. So as to enable Promoter to register the organization of the Purchasers under section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra ownership Flat (Regulation of the Promotion of construction, Sale Management and Transfer) Rules 1964, No Objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the Register of Co-operative Society.

15. The Promoter shall within four months of completion of the building and handing over the possession of all the Bungalows to all the Purchaser as aforesaid and cause to be transferred to the Society or condominium or Limited Company all the right, title and interest of the Promoter and or the owners in all/part of the said land together with building/s by obtaining or executing the necessary Conveyance/Declaration under Apartment Ownership Scheme of the said land to the extent as may be permitted by the authorities and the

mer

hmf



said building in favour of such Society or Condominium or Limited Company, as the case may be such Conveyance/Declaration shall be in keeping with the terms and provisions of this Agreement.

16. Commencing a week after notice in writing is given by the Promoter to the Purchaser that the Bungalow is ready for use and occupation, the Bungalow Purchaser shall be liable to bear and pay the proportionate share i.e. in proportion to the floor area of the Bungalow of outgoings in respect of the said land and building; namely local taxes, betterment charges or such other levies by the concern Local Authority and/or Government, water charges, insurance, common lights, repair and salaries of clerks, bill collectors, chowkildars, sweepers, gardeners and all other expenses necessary and incidental to the operation of amenities specially provided as also management and maintenance of the said land and building/s more particularly described in the Sixth Schedule hereunder. Until the Society / Limited Company / Condominium is formed and the said land and building/s transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Bungalow Purchaser further agrees that till the Purchasers share is so determined the Purchaser shall pay to the Promoter Provision monthly contribution towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a Conveyance / Declaration is executed in favour of the Society or a Limited Company or a Condominium as aforesaid.

Subject to the provisions of section 6 of the said Act, on such Conveyance / Declaration being executed, the remainder of the aforesaid amounts shall be paid over by the promoter to the Society or the Condominium or the Limited Company, as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

However, it is further expressly agreed by and between the parties hereto that common outgoings shall only be applicable to and debited to the Purchaser's account when minimum Twenty Five Bungalow

mer

Pravin



ल. व. ल		
3003	90	33
२००७		

purchasers are sharing the same between them. Till such time outgoings shall be to the account of the Promoters.

In spite of whatever is stated herein before and hereinafter; it is expressly agreed by and between the parties hereto that the Purchaser is entitled to run/operate a timeshare scheme in respect of his bungalow unit either individually or collectively with other Purchasers of bungalow units on such terms, conditions, covenants and constitution for membership thereof as may be deem fit and proper to them and in such event the Promoter or the Society/ Body Corporate that may be formed subsequently shall not be entitled to raise any objection of any nature whatsoever any time in future and in such event the members of such time-share scheme shall be entitled in their turn to use and enjoy during their period of authorized stay, all benefits in common as available to all the purchasers of "Platinum Square."

17. The Purchaser shall on or before delivery of possession of the said Bungalow with the amenities specified herein keep deposited with the Promoter the following amounts.

Rs.35,000/- (Rs. Thirty Five Thousand Only) Towards expenses for MSEB deposit for the electric meter, and Legal expenses.

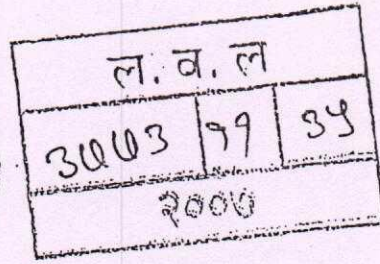
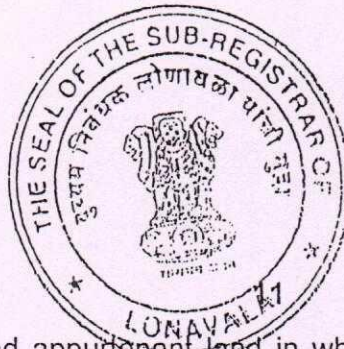
18. The Promoter shall utilize the sum aforesaid paid by the Purchaser to the Promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney at-law/Advocates of the Promoter in connection with formation of the said Society / Condominium or as the case may be Limited Company, preparing its rules, regulation and bye-laws and cost of preparing and engrossing this Agreement and Conveyance.

19. The Purchaser for himself/themselves with intention to bring all persons into whosoever hands the Bungalow may come, doth hereby covenant with the Promoter as follows:-

- (a) To maintain at the Purchaser's own cost and good tenantable repair and condition from the date of possession of the Bungalow is taken and shall not do or suffered to be done anything in or to the building in which the Bungalow is situated, staircase or any passage/terrace which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/after or make addition in or to

mer

Sumf

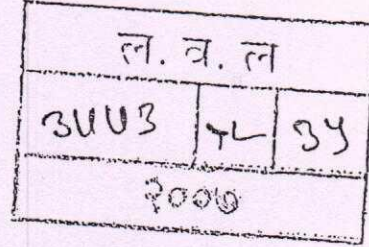
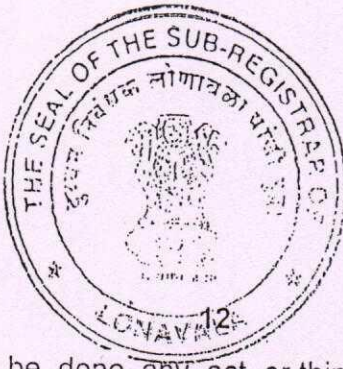


the building and appurtenant land in which the Bungalow is situated and the Bungalow itself or any part thereof.

- (b) Not store in Bungalow any goods which are of hazardous, combustible or danger nature or are so heavy as damage the constructions or structure on which the Bungalow is situated or storing of which goods is objected to by the concerned Local Authority and shall not carry or cause to be carried heavy packages on upper floors which damage or likely to damage the staircases, common passages or any structure of the building in which the Bungalow is situated, including entrance of the building in which the Bungalow is situated and in case any damage is caused to the building in which the Bungalow is situated or the Bungalow on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the Breach.
- (c) To carry at his own cost all internal repairs to the said Bungalow and maintain the Bungalow in the same conditions, state order in which it was delivered by the Promoter to the Purchaser and shall not do or suffered to be done anything in or to the building in which the Bungalow is situated against the rules and regulations and bye-laws of the concerned Local Authority or other public authority. And in event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequence thereof to be concerned Local and or other authority.
- (d) Not demolish or cause to be demolished the Bungalow or any part thereof, nor anytime make or cause to be made any addition or alteration of whatever nature in or to the Bungalow or any part thereof, nor any alternation in the elevation and outside color scheme of the building in which the Bungalow is situated and shall keep, the portion, sewers, drains pipes in the Bungalow and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Bungalow is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC pardis or other structural member in Bungalow without the prior written permission of the Promoter and/or the Society or the Limited Company or the Condominium.

mer

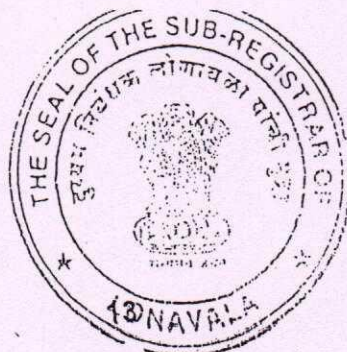
Sumf



- (e) To do permit to be done any act or thing which may render void or voidable any insurance of the said land and building in which the Bungalow is situated or any part thereof whereby any increase premium shall become payable in respect of the insurance.
- (f) Not throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the Window/terrace in the compound or any portion of the said land and the building in which the Bungalow is situated.
- (g) Pay to the Promoter within Seven days for demand by the Promoter, his share of security deposit demanded by concerned Local Authority or Government and/or expenses to be incurred for giving water, electricity or any other services connection to be the building in which the Bungalow is situated.
- (h) To bear and pay increase in local 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, on account of change of user of Bungalow by Purchaser viz, user for any purpose other than for residential purpose with consent of the Promoter.
- (i) The Purchaser shall not let, sub-let, transfer, assign or part with Purchaser interest or benefit factor of this Agreement or part with the possession of the Bungalow until all the dues payable by the purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement.
- (j) The Purchaser shall observe and perform all the rules and regulations which the Society or the condominium or the Limited Company may adopt, at its inception and the additions, alternations or amendments thereof that may be made from time to time for protection and maintenance of the said scheme and the Bungalows therein and or the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulation and conditions laid down by the Society/Limited Company / condominium regarding the occupation and use of the Bungalow in the scheme and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

mal

Surf

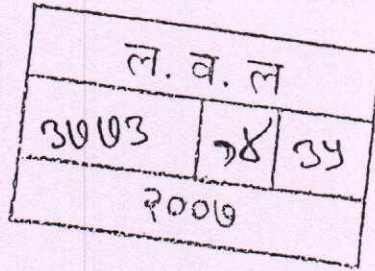


ल. व. ल.		
3003	93	34
२००९		

- (k) Till a Conveyance of building and land in which the Bungalow is situated is executed he purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and other at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof.
20. The Promoters shall maintain a separate in respect of sums received by the promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a condominium or a company and shall utilize the amounts only for the purpose for which have been received.
21. Any delay tolerated or indulgence shown by the promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoter shall not be waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser not shall the same in any manner prejudice to the rights of the Promoter.
22. The Purchaser and/or the Promoter shall present this Agreement as well as the Conveyance at the proper Registration Office or registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
23. All notice to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchase, by registered Post A.D. or under certificate of posting at his/her address specified hereinabove.
24. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No.XV of 1971) and the rule made thereunder. Without prejudice to the right of the Promoters as aforesaid, the promoter shall also have a right to submit the said Bungalow scheme either in full or in any portion thereof to the provisions of the Maharashtra Apartment Ownership Act, 1970 (herein after for the sake of brevity, referred to as "MAO ACT") and to require the purchasers of the concerned bungalows including the Purchaser to form as Association of Apartment Bungalow Owners being a condominium as contemplated under the provisions of the MAO Act and the rules framed thereunder. In the event of the

ma

Swif



Promoter determining that the purchasers of the said bungalows should from themselves into as Association of Apartment Owners as contemplated by the MAO ACT, all the purchasers of the said concerned bungalows including the Purchasers shall sign such declarations, agreements, papers and deeds of undertaking Deeds of Apartments as may be required to be signed and executed to enable the Promoters to form and register such an Association under the Provision of the said MAO Act. The Purchaser agrees to abide by the rules, resolution and bye-laws of the condominium form time to time in force. In order to enable the Promoter to form such Association the Purchaser shall give such particulars about himself as may be required. In that event the Promoter will cause to be executed or execute a Deed of Apartment in favour of each allottee of the said bungalow separately conveying to him the bungalow agreed to be purchased as also the undivided right/share in the common areas and facilities and Limited common areas and facilities more particularly in the Forth and Fifth Schedules hereunder in proportion as determined by the Promoter.

25. All stamp and registration charges and all costs charges and expenses payable to the Advocates of the Promoter for the preparation of this Agreement and/or the Conveyance/Declaration in respect of land and building shall be borne and paid by the Purchaser and/or the Society and/or the Condominium and/or the Limited Company and the Promoter shall not be liable for the same.

mal

Sumit

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of vacant non agriculture land or ground situate in Village Kune near Mawai, Tauka Mawal, District Registration Sub-District Mawal at Vadgaon and Registration district Pune and bearing Survey and Hiss Nos. and having the area as mentioned below:

Survey No.	Hissa No.	Hectors & Are	Acres	Gunthas	Sq. Mtrs.
40	2	2-26.3	5	24	22,630.00
40	3A-1	0-64.7	1	24	6,470.00
40	3B-1	0-60.7	1	20	6,070.00
40	4B	0-07	0	7	710.00
					Total 35,880.00
					=====

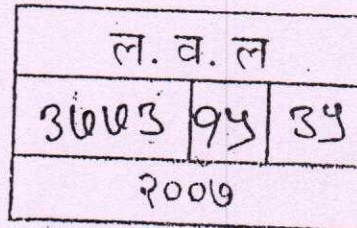
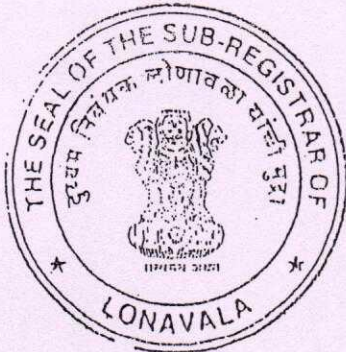
and bounded as follows – that is to say :

On or towards the WEST by Survey No.40 (1).

On or towards NORTH partially by Survey No.39 and partially by Survey No.40 (4) (A).

On or towards SOUTH partially by Survey No.40(4)C, 40(4)D, 40(3)B2 and 40(3)A2 Nala.

On or towards EAST partially by Survey No.40(4)A and partially boundary line of Kune and Tungarli Village and partially by Survey No.40(3) A2.





ल. व. ल		
3003	91	34
२००७		

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece of parcel of and known as PLATINUM SQUARE AND situated, lying and being at Village Kune, Taluka Mawal, District Registration and Sub-District Mawal at Vadagaon and Registration District Pune Carved out of Survey No.40/H. Nos.2, 3A/1, 3B/1, & 4B admeasuring about 28,833.75 sq. mtrs. Or thereabouts bring Land comprising of Sector A, B and D.P. Road, as per layout approved under Order No.PRA-NA/SR/14/98 dtd.25/03/1998 by the Addl. Collector of Pune (new P.R.C. for the same is to be obtained).

On or towards the North : Lonavala-Khandala Diversion of Express Highway.
On or towards the South : S.No.40 (4) C, 40 (4) D, 40 (3) B2, 40 (3) A2 & Nala.
On or towards the West : S. No.40 (1).
On or towards the East : Partially by S.No.40(4) and partially Boundary Line of Kune and Tungarli Village And partially by S.No.40(3) A2.

THE THIRD SCHEDULE ABOVE REFERRED TO:

GENERAL SPECIFICATIONS AND LIST OF FIXTURES, FITTINGS AND AMENTIES.

1. **Building:** The building shall be or R.C.C. frame with bricks masonry in walls.
 - (a) All R.C.C. work viz, Slabs, beams, columns staircase, walls, shall be in accordance with the design given by the consulting Engineer.
 - (b) All the walls shall be brick masonry with cement mortar.
 - (c) All internal walls will be furnished with P.O.P. finished cement plaster and external wall with two coat sand faced cement plaster.
 - (d) Plastic paint for P.O.P. finished internal walls and Apex/Sandtex exterior finish on external sand faced plaster wall will be provided.
2. **Doors:** All commercial doors will be provided with decorative finish.
3. **Windows:** All windows shall be fully glazed in aluminum powder coated or anodized.
4. **Flooring:**
 - (a) Living/Dining Area shall be provided with marble tiles with skirting.
 - (b) All other rooms shall be provided with ceramic tiles or marble tiles.
 - (c) Toilet shall have ceramic or glazed tile or marble floor and shall also have 6 feet height of glazed or ceramic tile dado.

ma

Sevif

5. **Sanitary Fitting & Fixture:** All internal plumbing and sanitary work shall be concealed type. All toilets shall be provided with one tap connection. One European style W.C. Pan and One hand wash basin Common overhead storage tank for each sector with one underground suction tank with two suitable electrically operated water pumps shall be provided.
6. **Electrification Amenities:** All electrification work inside Bungalow shall be concealed type, with following points.
- (a) Spot light points in Living/Dining Area.
Approximate 40 Nos. of Light points & Fan points per Bungalow.
- (b) Approximate 5 Nos. of Power points per Bungalow.
- (c) One telephone point per Bungalow.
7. Surrounding the Bungalow landscape garden shall be provided.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

The nature, extent and description of the "Common area and Facilities" and of the "Limited Common Area and Facilities" shall be as under:

FOURTH SCHEDULE

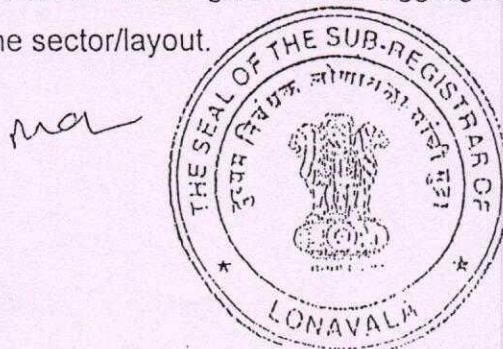
COMMON AREA AND FACILITIES

- (i) Common approach/access Roads in the layout.
- (ii) Servant/General toilet & Society office if any constructed.
- (iii) Right to use amenity open space developed with Club House Facilities including swimming pool in the Layout excluding its ownership rights.
- (iv) Auxiliary structures, if any constructed for common use and benefits.

FIFTH SCHEDULE

LIMITED COMMON AREAS AND FACILITIES

- (i) Common corridor for entry i.e. either for ingress or egress from the Bungalow.
- (ii) This space is limited for the use of the occupants of the Bungalows located adjoining to each other and for visitors thereto, but is subject to means of ingress or egress for reaching the other Bungalows available to all occupants and visitors. The Bungalow holder will have an undivided share in the above, in proportion to the area of his Bungalow to the aggregate area of all the Bungalow in the sector/layout.



Signature

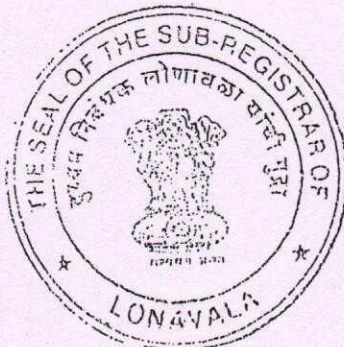
ल. व. ल		
3003	90	35
२००७		

THE SIXTH SCHEDULE ABOVE REFERRED TO:

1. The expenses of maintaining, repairing replacing, decorating, etc. of the Landscaping (including lighting), infrastructure services, internal Nalah /Water body and auxiliary structure including cabling or wiring in under upon the land and compound enjoyed or used by the Purchaser in common with the occupier of other Bungalow & the entrance, corridors of the layout as enjoyed by the Purchaser in common as aforesaid and the boundary walls if any of the land/compound.
2. The costs of cleaning and lighting all the passage, and parts of the land so enjoyed or used by the Bungalow holder in common as aforesaid.
3. The costs of salaries or Contract Wages/Remuneration of Agencies, Managers, Security Personnel, Clerks, Bill Collectors, Sweepers, Gardeners, etc.
4. The costs of working and maintenance of water pumps. And compound/landscaping lights, water tanks, septic tanks, and other yearly services charges for the same.
5. Municipal and other taxes and other assessment and levies of like nature other than on individual Bungalow.
6. Cost of operating and maintaining Club House/Swimming Pool and open spaces.
7. Cost of maintenance of the internal access roads, street lighting, storm water drains, etc.
8. Cost of maintenance of the garden provided if any.
9. Non-Agriculture tax for land payable to the Government or Revenue Department, if any.
10. Cost of water supplied by any authority or by tankers.
11. Cost of electricity consumed for common purpose.
12. Such other expenses as are necessary or Incidental for operating as also for the Maintenance and up keep of the layout, open Space (including Club House and Swimming Pool) and its infrastructures and Development as determined by the Developers.

mer

Sumf



ल. व. ल		
3003	95	34
२००७		

COMMON SEAL OF THE WITHINNAMED) For Platinum Square P.Ltd.

Mr.Bakul Jatashankar Parekh)

Director of the Company)

In the presence of)

Atk 12

Director.

) PAN No. AACPG142R

Signed And Delivered by the)

withinamed. "The Purchaser/S")

M/S. Enrich Commercial Pvt. Ltd.)

Through its Director Mr. Sunil H. Agarwal)

In the presence of)

K. L. Kataria

Received of and from)

M/S. Enrich Commercial Pvt. Ltd.)

The Purchaser above named)

Rs.15,00,000/- Ch. No. dt:)

WE SAY RECEIVED,

) FOR PLATINUM SQUARE P. Ltd.

) DIRECTOR

) Rs.15,00,000/-

Witness:

1. K. L. Kataria

A-703, HARIDHAM.

AMBARNOLI ANDHERI(E)

MUMBAI 400069.

AGE: 59

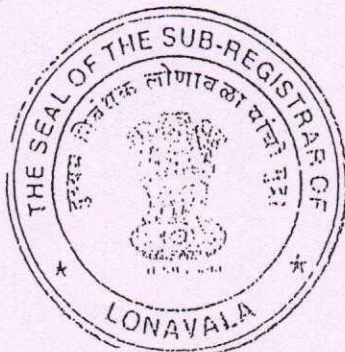
K. L. Kataria

2. ASHOK. K. Vadhome

LONAVALE Gawariolau

AGE 32

AW

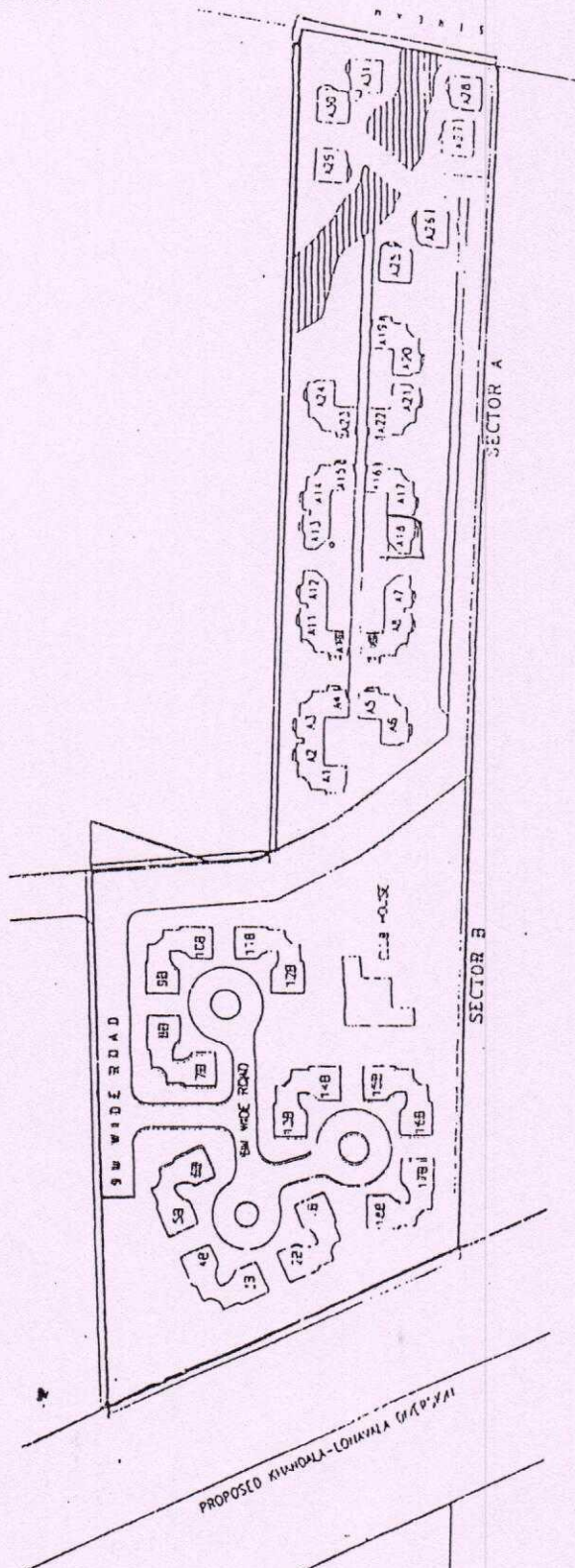


ल. व. ल		
3003	१२	३५
२००७		

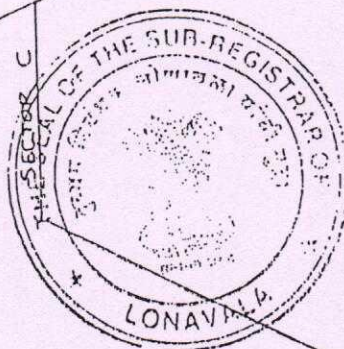
ANNEXURE 'A'

ANNEXURE 'A'

PLATINUM
SQUARE



SITE LAYOUT



ल. व. ल.		
3003	20	35
२००७		

Recd :- (1) Application dated 10/3/90

From Shri S. J. Ranaji Maharaj

'P' Ltd P.A.U. Shree Gokul Prakash

District Pune.

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune Division, Pune No. Layout-1140P-Kund S.No-40
SSP-2423 Dt- 19/6/97

Collectorate, Pune.

Revenue Branch . .

No. PRA-NA/SR/14/93

Pune.

DL. 257 3 / 199 8

ORDER

$$40/2 + 40/3 \Delta 1 +$$

The land comprised in S. No. 40/3B/1+40/4B of village

កុរុ

Taluka: Mawal District Pune admeasuring.

5q. Fl. 20,033.75

Sq. Metre _____ belongs to Shri B. Jambaji Mistry Pet. Ltd.

of _____ Kung Taluka Nagval

District Pune has applied that route

Non-Agricultural permission may be granted to him to use an acre measuring

~~20,000~~ 20,033.75 Sq. Metre

purpose of Residential

2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code, 1966 the Additional Collector of Pune is pleased to grant Shri D. Jamsaji Mestri Pvt. Ltd.

of Kuno

Talukn Masul

District

Revised layout

Punching Non-Agricultural permission to use an area measuring 40/2-40/2-11 28,033,75

$$40/2 + 40/3 \text{ A/1} +$$

Sq Metre: -- out of S. No. 40/30/1 + of village Kung

AY / AY
District

Taluka Plasgi District Pune for the Non-Agricultural purpose

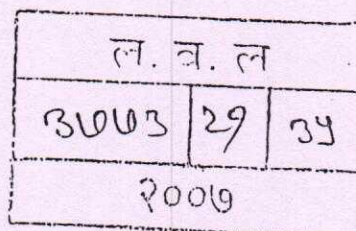
of Residential subject to the following conditions:

(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

(2) That the grantee shall use the land together with the building and / or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector Pune, for this purpose, the use of a building shall decide the use of the land;

(3) That the grantee shall not sub-divide the plot or sub-plots if any, approved in this order, without getting the sub-division previously approved from the authority granting these permissions;

(4) That the grantee shall develop the land strictly in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by (a) construction of reads, drains etc. to the satisfaction of the Collector and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Survey Department, and until the land is so developed no plot therein shall be disposed of by him in any manner;



(5) That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and Sanad and to make a specific mention about this in the deeds, to be executed by him;

(6) That the grantee shall be bound to obtain the requisite building permission from the Addl. Collector, Pune before starting construction of the proposed building or structure if any;

(7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar Mawad within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1969;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of ~~Rs. xx~~ fixed by the office order No. dt. 24/9/90 ~~xx~~ xx from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N. A. assessment already levied is yet to expire;

(11) That the N. A. A. shall be guaranteed for the period ending 31/7/1991 ~~31/7/2001~~ after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land;

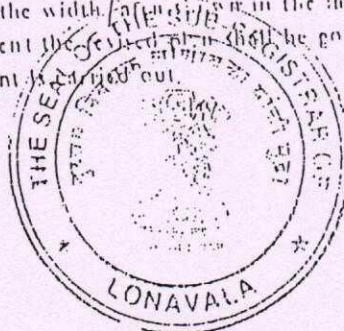
(13) That the area and N. A. assessment mentioned in this order and the Sanad, shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(14) That the grantee shall construct substantial building and/or other structure, if any in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector Pune in discretion, on payment by the grantee such fine/premium as may be imposed as per Government orders;

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permissions of and without getting the plans thereof approved by the Collector Pune;

(16) All the plots laid down in layout shall be used only for the purpose of Residential

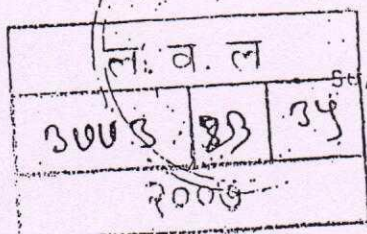
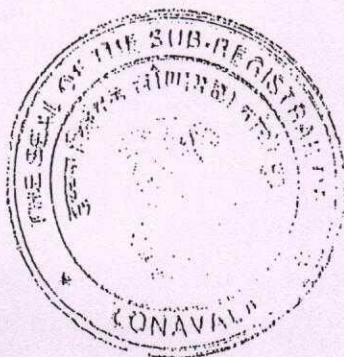
(17) That the layout shall get demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width as shown in the layout. If there will be any discrepancy after actual measurement the layout shall be got approved from the Addl. Collector so far any development.



ल. व. ल		
3003	84	35
२००७		

(3)

- (18) That the roads and gutters shall be constructed before disposal of any plot.
- (19) The grantee shall make his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.
- (20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.
- (21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.
- 22) Only ground + one up or Rakk floor is permitted.
- 23) That the plans sanctioned vide this officer Order No. PRA-HASR-37-111 Dt. 24/9/90 should be treated as cancelled.
- 24) Building or construction should be made as per sanctioned plan. No addition or ~~xxxxxxxxxxxx~~ alteration should be made without prior permission from the collector.
- 25) That the grantee shall start the construction within one month from the date of this order and it shall be completed within three years.
- (22) That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV or V appended to the Maharashtra L.R. (conversion of use of land and N.A.A.) Rules, 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of N.A. use of the land.
- (a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct.
- (b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.
- (c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e. g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/- (S.J. Kocho)
Additional Collector, Pune

To

Shri D. Jamsji Mistri Pvt. Ltd.

P.A.M. Shri Bakul Parakh

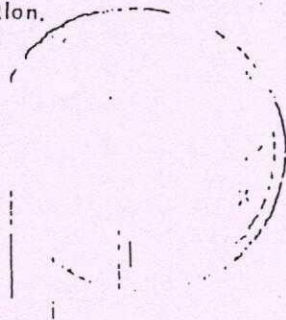
c/o Architect Shri. Vikas Bhamudori
1184 Shivajinagar Pune.

Copy with the case papers (in file) forwarded to the Tahsilidar, Margol for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV and V. F. IV. No. A note-book is to be kept of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

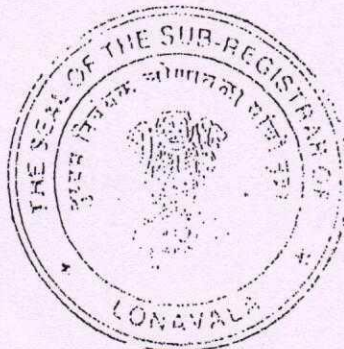
3. Advance copy forwarded to the District Inspector of Land Record, Pune for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division, Pune (W. Ca.) for information.



[Signature]
25/3/98
for Additional Collector, Pune

P.



ल. व. ल		
3003	28	33
२००७		

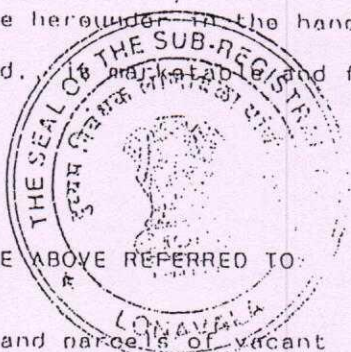
SHAH & SANGHAVI (Incl.)
ADVOCATES, SOLICITORS & NOTARY
MILITARY COURT AT WING, 11TH FLOOR,
HARIMAN POINT, MUMBAI - 400 021

Phone : 285 07 0000
285 07 0200
Office : JASIRUDDIN, MUMBAI
Fax : 91-22 2845040
E-mail: info@shahsanghavi.com

PJS/9402/90

TO WHOMSOEVER IT MAY CONCERN

We have caused the search to be taken in respect of the property described in the Schedule hereunder written. On perusal of the Search Report, we are of the opinion that the Title in respect of the property described in the Schedule hereunder is in the hands of M/s. Platinum Square Pvt. Ltd. and is free from encumbrances.



ल. व. ल.		
3003	25	35
२००७		

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of vacant non-agricultural land or ground situate in Village Kune near Mawal, Taluka Mawal, District Registration Sub-District Mawal at Vadgaon and Registration District Pune and bearing Survey and Hissa Nos. and having the area as mentioned below :

Survey No.	Hissa No.	Hectares & ARE	Acres	Gunthas	Square Mtrs.
40	2	2-26.3	5	24	22,630.00
40	3A-1	0-64.7	1	24	6,470.00
40	3B-1	0-60.7	1	20	6,070.00
40	4B	0-07	0	7	710.00
Total...					35,880.00

and bounded as follows - that is to say :

On or towards the WEST by Survey No.40(1).

Our Associate: BRAND FARHAN DUXDAUM LLP Attorneys & Notaries
Hong Kong : Suite 1403-10 Royal On Centre, 8-8 Harbour Road, Wanchai, Hong Kong. Tel: (852) 2523-7001 • Fax: (852) 2845-0942 • E-mail: brandfarhan@brandfarhan.com
Beijing : Suite 2518, China World Trade Centre, 1 Jien Guo Men Wai Avenue, Beijing, China. Tel: (86) (10) 8505-2288 • Fax: (86) (10) 6505-2639 • E-mail: brandfarhan@brandfarhan.com
Los Angeles : Suite 3500, 518 South Flower Street, Los Angeles, California 90011-2201 U.S.A. Tel: (1) (213) 228-0780 • Fax: (1) (213) 426-6222 • E-mail: brandfarhan@brandfarhan.com
New York : Suite 1600, 100 Maiden Lane, New York, NY 10038 U.S.A. Tel: (1) (212) 504-6100 • Fax: (1) (212) 412-1015 • E-mail: brandfarhan@brandfarhan.com
Calcutta : RAJESH KHATUN & CO 2 Church Lane, Calcutta 700 002 • Tel: 226 203031 • Fax: 226 2230
Amritsar : HARSH NAYAL (Advocate), 11 K. Durga Devi High Court, Amritsar • Tel: 0183 4448 654/655

-- 2 --

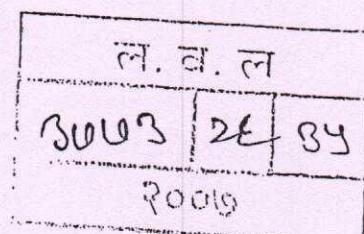
On or towards NORTH partially by Survey No.39 and partially by Survey No.39 and partially by Survey No.40 (4)(A).

On or towards SOUTH partially by Survey No.40(4)C, 40(4)D, 40(3)B2 and 40(3)A2 and Nala.

On or towards EAST partially by Survey No.40(4)A and partially boundary line of Kune and Tungarli Village and partially by Survey No.40(3) A2.

The above land is now converted into a private layout consisting of plots internal road and open space as follows:

Plot	Area of Plot in sq. mtrs.
=====	=====
No.1	2,350.07
No.2	2,139.00
No.3	2,209.25
No.4	2,093.55
No.5	2,140.63
No.6	3,197.26
No.7	2,044.97
No.8	2,024.06
No.9	2,189.31
No.10	2,060.25



-- 3 --

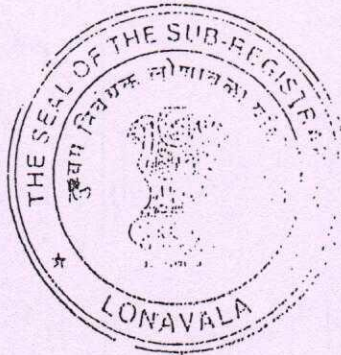
internal roads	4,691.88	
Open Space	3,033.52	
plot going for express highway	5,706.25	
Total	35,820.00	sq. mtrs
	=====	

Dated this 24th day of December, 1998

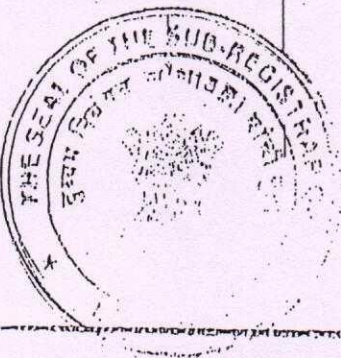
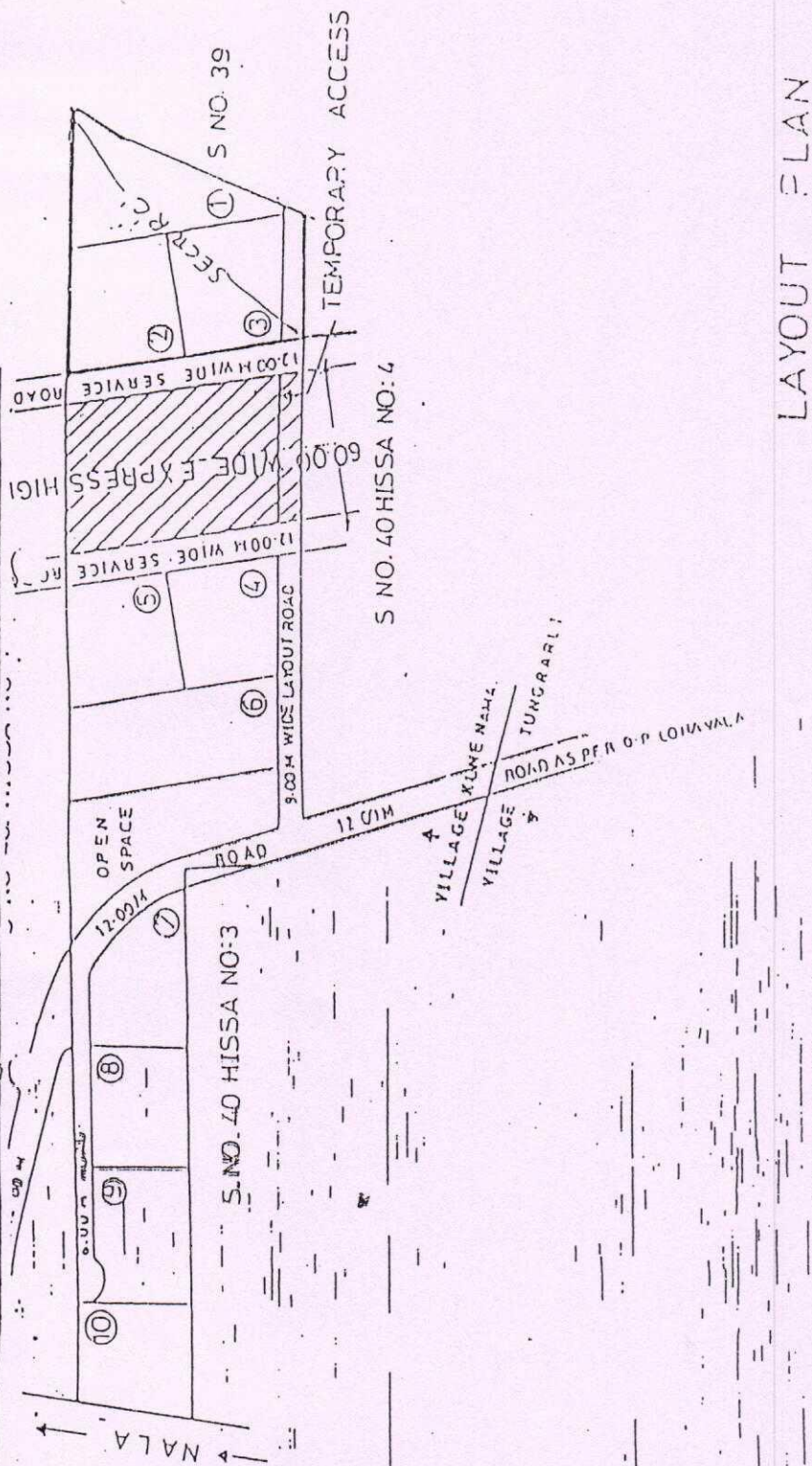
For Shah & Sandhavi

Partner

c4/9482.1tr/1k/pm



ल. व. ल		
3009	20	39
२००७		

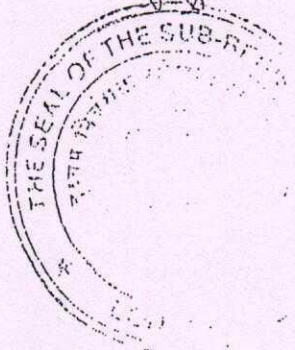


ल. व. ल.		
30003	25	35
20000		

PLAN - SHOWING LAYOUT OF RESIDENTIAL PLOTS IN SURVEY NOS 40/2 +
40/3A1 + 40/3B1 + 40/4B - OF - VILLAGE KUNE NAMA TALUKA MAHAL DIST PUNE

नि. ठि. : सेंको स्टोअर्स
वडगांव मोवळ
त्रि. पुणे.

गा. न. क्र. ७, ७ अ व १२



गाव (उपनाम) ता. मायळ जि. पुणे.

शिवका

मूमापन क्रमांक गट क्रमांक	हि. क्र.	धुरणा प्रकार	गा. न. क्र. ७
8012 + 8013A/1	फाट नं. 2		मालकचे नांव वर्णाजल प्लामथ मुगवे - नं. फुमार दसाभय मुगवे (9489)
8013B/1 + 8013C/1	-	-	जि. डामास्जी सिस्की प्रा. लि. (9440)
मूमापन क्रमांकचे इंगितिक नांव	-	-	मि. फिनिनम स्काकार प्रा. लि. (9442)
लागवडीयोग्य क्षेत्र	एकर - 2938.00	मुंडे - 00	
जिरायत	-	-	
दागायत	-	-	
मातंगेती	-	-	
पो. ल.	एकूण 2938.00	00	
वर्ग (अ)	-	-	
वर्ग (ब)	-	-	
एकूण	2938.00	00	
शाकार	-	-	
बुडो/दयवा विमेष आकार	-	-	
वाण्य/वावत	-	-	
एकूण	-	-	


(माले वहा)

[illegible]

सर्वे. नं.	सि. क्र.	पारणा प्रकार.	मा. नं. क्र. ७	सि. क्र.
गट क्रमांक				

2012-2013	2013-2014	2014-2015	2015-2016
2016-2017	2017-2018	2018-2019	2019-2020

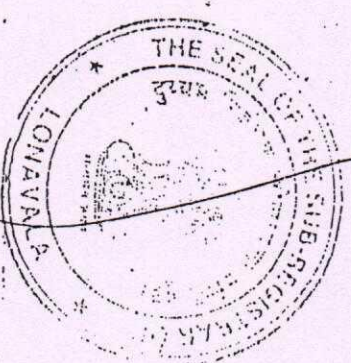
लागवड पोष्य क्षेत्र	हैक्टर	आर
जिरायत	१५०	५६०
बागाडत	२१००	५३
भात शेती	५३	५३

पौ. ख.	...	
वार्ता (अ)	...	
वार्ता (ब)	...	
एकूण	...	

आकार	...	
जुडी अथवा विशेष		
आकार पाण्याबाबत	...	
एकूण		

कुठारे नाव

इतर अधिकार



म. व. म.	
३७७३	३७३५
२००७	

23/06/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

दस्त क्र 3773/2007

2:10:30 pm

लोणावळा

3773

दस्त क्रमांक : 3773/2007

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: इनरीच कमशिंगल प्रा. लि.तर्फे सुनिल एच

अगरवाल -

पत्ता: घर/फ्लॅट नं: दुसरा मजला

गल्ली/रस्ता: -

ईमारतीचे नाव: गोपाळ भवन

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मुंबई

तालुका: -

पिन: -

८

लिहून घेणार

वय 28

सही

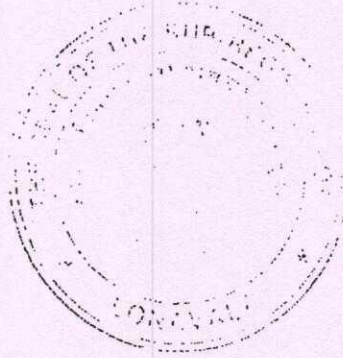


खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

2

प्लेटीनम स्केअर प्रा.लि तर्फे डायरेक्टर बकुल जे पारेख -



दस्ताऐवज करून देणार तथ्याकथीत [करारनामा] दस्ताऐवज करून दिल्याचे कबुल करताना.

1 OF 1

33/81

दस्त क्र. [सवल-3773-2007] चा गोपवारा

बाजार गुल्म : 938630 मोबदला 1500000 भरलेले मुद्रांक शुल्क : 30000

दस्त हजर केलाचा दिनांक : 23/08/2007 02:07 PM

निष्पादनाचा दिनांक : 23/08/2007

दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : (25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/08/2007 02:07 PM

शिक्का क्र. 2 ची वेळ : (पुढी) 23/08/2007 02:09 PM

ओळख :

खालील इराम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात.

व त्यांची ओळख पटवितात.

1) किशोर - कंटारीया, घर/प्लॉट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत -

शहर/गाव : अंधेरी मुंबई

तालुका -

पिन -

2) अशोक किशन दादाणे, घर/प्लॉट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत -

शहर/गाव : लोणावळा

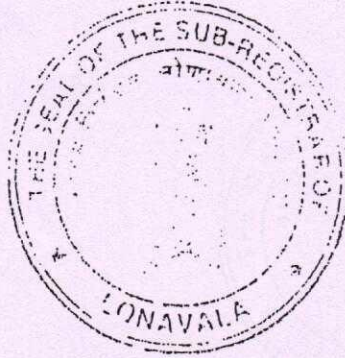
तालुका -

पिन -

[Signature]



[Signature]



[Signature]

दु. निबंधकाची सही
लोणावळा

पत्तली क्र. 3820 दिनांक 23/08/2007

पत्तलीचे पान

सर्व उपरीत कार्यावर या निवेदीत समितेच्या
अग्रस्थान

15000 : लोवणी फी

700 : दस्तक (अ. 11(1), धुटाकनाची मारकण
(अ. 11(2)),

सजलत (अ. 12) व जायमिशन (अ. 17),
एकत्रित फी

15700 : एकूण

[Signature]

दु. निबंधकाची सही लोणावळा



दस्ता गोपवारा भाग - 2

लवरा

दस्ता क्रमांक (3773/2007)

37/37

दस्ता क्र. [लवरा-3773-2007] चा गोपवारा

वाजारा मुल्य : 938630 मोबदला 1500000 भरलेले मुद्रांक शुल्क : 30000

दस्ता हजर केल्याचा दिनांक : 23/08/2007 02:07 PM

निष्पादनाचा दिनांक : 23/08/2007

दस्ता हजर करणाऱ्याची सही :

दस्ताचा प्रकीर्ण (25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 23/08/2007 02:07 PM

शिवका क्र. 2 ची वेळ : (प्री) 23/08/2007 02:09 PM (कार्यवाही पूर्ण)

शिवका क्र. 3 ची वेळ : (जमुली) 07/09/2007 04:56 PM

शिवका क्र. 4 ची वेळ : (ओळख) 07/09/2007 04:57 PM

दस्ता हजर केल्याचा दिनांक : 07/09/2007 04:57 PM

ओळख :

सालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणाऱ्यांना लवरीस ओळखतात, व त्यांची ओळख पटवितात.

1) किशोर- आचार्य, घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेठ/वसहत -

शहर/गाव: लोणावळा

तालुका: भावळ

पिन: -

2) अशोक- वाढाणे, घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेठ/वसहत -

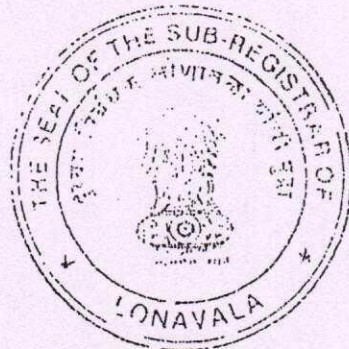
शहर/गाव: सदर

तालुका: -

पिन: -

[Signature]

दु. निबंधकारी सही
लोणावळा



फावले क्र. 3820

दिनांक 23/08/2007

पावतीचे वर्ग

गोप: इंग्रजीय कार्यालय प्रा. लि.चे सुनिश्च एव

अपलवत -

15000 : वाढणी फी

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

रजवत (अ. 12) व भाविकायना न. 13)

एवढित फी

15700 : एकुल

[Signature]

दु. निबंधकारी सही, लोणावळा

वदित नवमक पु. वाढाणे

3003 : वेवग नोंदना

[Signature]

दु. निबंधकारी सही, लोणावळा

लोणावळा:

दिनांक :- 07/09/2007

दस्ताचा प्रकीर्ण करारनामा येत की,

दस्ताचा प्रकीर्ण करारनामा येत की, 37, लवरा भाग

[Signature]

दु. निबंधकारी सही, लोणावळा

लोणावळा

THE SUB-REGISTRAR OF LONAVALA, 07/09/2007 15:47:35

1 of 1

Verify from MCA Side
Brushwals,
459583

दस्तावेज संख्या: 3773/2007

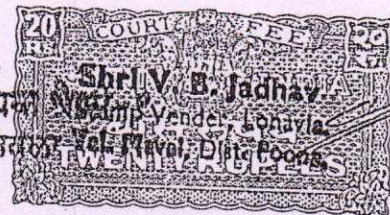
Friday, September 07, 1907

4:58:01 PM

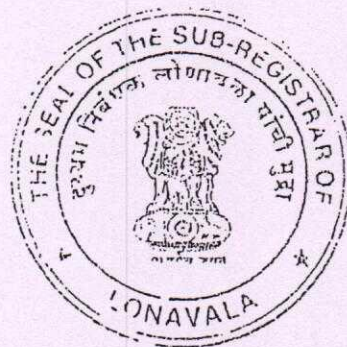
सूची क्र. दोन : INDEX NO. II

भावांचे नांव : पुणे-नाम

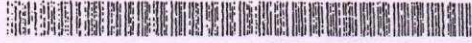
- | | |
|--|--|
| (1) विलेखाचा प्रकार, मोबदलाचे स्वरूप व वाजारभाव (भाडेपट्ट्यांच्या वावतील पट्टाकार आकारणी देतो की पट्टेदार ते नगद करावे) मोबदला रु. 1,500,000.00
वा.भा. रु. 938,630.00 | (1) वर्णन: गाय मोजे कुणे नामा येथील सव्हे नं.40/2, 40/3 ए 1, 40/4 येथे 40 मी. एकूण क्षेत्र 35880 चौ मी यामधील बंगला ए-18, बांधकाम क्षेत्र 128.32 चौ मी कारपट एरिया विल्टअप क्षेत्र 154 चौ मी |
| (3) क्षेत्रफळ | (1) |
| (4) आकारणी किंवा जुडी देण्यात असेल 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) प्लेटीनम स्केअर प्रा.लि तर्फे डायरेक्टर बकुल जे पारेख -; घर/प्लॉट नं. : मजगा/रस्ता -; ईमारतीचे नाव: सिंधी सो; ईमारत नं: -; पेट/बसालत: -; राहण/गाव: -; तालुका: -; पिन: 22; पॅन नम्बर: - |
| (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता | (1) इनरीच कमर्शियल प्रा. लि.तर्फे सुनिल एच अगरवाल -; घर/प्लॉट नं: दुसरा मजगा; गल्ली/रस्ता: -; ईमारतीचे नाव: गोपाळ भवन; ईमारत नं: -; पेट/बसालत: -; राहण/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: - |
| (7) दिनांक | करून दिल्याचा 23/08/2007 |
| (8) | नोंदणीचा 07/09/2007 |
| (9) अनुक्रमांक, खंड व पृष्ठ | 3773 /2007 |
| (10) वाजारभावाप्रमाणे मुद्रांक शुल्क | रु 30000.00 |
| (11) वाजारभावाप्रमाणे नोंदणी | रु 15000.00 |
| (12) शेरा | |



दुष्यम निबन्धक श्रेणी-१
संभावना



verify from MCA side
Bastwal
459583



07/09/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

4:55:19 pm

जोपावळ

लयल

दस्त क्र 3773/2007

38/34

दस्त क्रमांक : 3773/2007

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त



नाम: फौजीनग खडजर प्रा.लि तर्फे लायसेन्स वॉकल जे

लिहून देणार

पारस

वय 47

वस्ता: घर/फ्लॅट नं. -

सही

माली/रस्ता -

ईमारतीचे नाव: सिव्ही सो

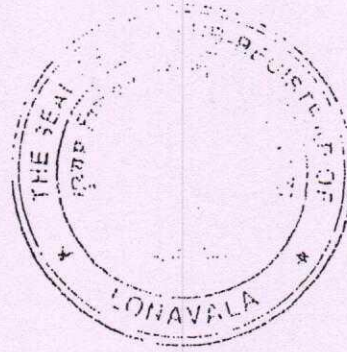
इमारत नं. -

फेड/वसहना -

शहर/गाव: सायन वेश्ट मुंबई

तालुका -

दिन



दस्ताऐवज करून देणार सहायकधीत [करारनामा] दस्ताऐवज करून दिल्याचे कवळ करताना.

1 OF 1

verify from MCA Side

Pushwal

459583