

Flat 110, 1101
Dharmapuri, Ghazi

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Die zweite Abteilung
mit Kindern
Die Eltern

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Visitation Report For Kachay Hills Heights
ETD No. 0229 N. 0229 N. 1 N 21, Village Matel Bata

2010	10	40	90
2011	52081	220500	100000

Agent Name :-
Kishore Patel

Designation :-

1401

Page

1/45

Current Status	Multiple Area
2010	100000
2011	100000

Information as per Market

Estimated Value	12,000,000
Per Sqft	1,200,000

1st Total Building Area (sqft)	100,000.00
2nd Registration (sqft)	200,000.00
Total	300,000.00



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THIS AGREEMENT FOR SALE is made and entered into at Mumbai (M&B) on the 15th day of May, 1992, TWO THOUSAND AND SIXTYTWO BETWEEN
INVENTURE SSJAL REALTORS PRIVATE LIMITED, a company
incorporated under the Companies Act, 1956, having its registered office
at A. LEANDO KARL, Daffary Road, Matunga (East), Mumbai - 400 087,
hereinafter referred to as the "PROMOTER" (which expression shall
unless it be repugnant to the context or meaning thereof be deemed to
mean and include its successors and assigns of the SAME PART.

And

1. **MR. DILIPKUMAR B. SHAH**, of age 35 years, Indian Citizen, residing at S. - 401, Mahimc Building, Near Veer Savarkar Garden, 1st TPS Road, Borivali (W), Mumbai - 400 082.
2. **MS. RACHEL RISHABH SHAH**, of age 22 years, Indian Citizen, residing at S. - 401, Mahimc Building, Near Veer Savarkar Garden, 1st TPS Road, Borivali (W), Mumbai - 400 082.

and

3. **MRS. FOONI RISHABH SHAH**, of age 38 years, Indian Citizen, residing at S. - 401, Mahimc Building, Asar 100, Veer Savarkar Garden, 1st TPS Road, Borivali (W), Mumbai - 400 082, hereinafter called the "PURCHASEES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its subscribers, respective heirs, executors, administrators and successors of the OTHER PART).



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DEFINITIONS

in this agreement unless the context otherwise implies the following
defined terminology shall have the respective meanings ascribed thereto:

1. The singular whenever used herein shall include plural and vice versa.
2. The masculine gender used herein shall include feminine and all other gender whenever applicable.
3. "Building" means, **SHRIKALYAN BLDG. NO. 101**, to be constructed by the Promoter on the land more particularly hereinafter described in the Schedule hereunder written particularly.

IN WITNESS WHEREOF,
S. DILIP KUMAR B.
F. O. N. RISHABH SHAH



iv. "Corporate Body / Society / Ltd Co. / Corporation" shall mean any association of persons duly incorporated under law for the time being in force including a company incorporated under the Companies Act, 1956 a Co-operative Society formed under the Maharashtra Co-operative Societies Act, 1960 and an association of Apartment Owners formed under the Maharashtra Apartment Owners' Association Act, 1979.

v. "Government" means the government of the State of Maharashtra.

vi. "Land" means the land as described in the schedule heretoafter appended.

vii. "Property" means the building/buildings and the land thereon.

viii. "Statutory Rules Act" means the Maharashtra Rules (Regulations) of the Ministry of Construction, Site Management and Transport not being Maharashtra Act, 35 of 1963 as amended upto date.

ix. "Partnership"

a) In relation to a Company means Companies Incorporated under the Companies Act, 1956 and their subsidiary companies.

b) In relation to a Partnership it shall mean and include partners whose names and addresses have been furnished and partners thereof from time to time and survivor or survivor of them and the here, executors, administrators of the last survivors and their respective assigns.

c) In relation to HUF (Hindu Undivided Family) it means HUF incorporated under Hindu law.

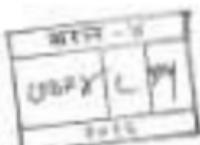
d) In relation to Corporations it means body corporate constituted under any Special Act of Parliament and/or State Legislature such as L.I.C, G.I.C.

e) In relation to TRUST means Trust constituted and established under the Indian Trust Act framed by a Deed of Settlement, Will or otherwise or a public trust registered under any other public trusts act or registration in force from time to time.

x. "Promise" means the Unconditional Promise made by other promises under other necessary documents (hereinafter collectively referred to as "Agreement")

By present document,

Mr. Daudali T.
P.M. Sircar



(a) One Mr. Tulsidas Patidar Bhatia was created and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land together with the building known as Patidar Terrace and a old chowki and another building known as Lalpati Bhavan, standing thereon situated lying and being at Patel Sardar Road, Wated (East), Bharuch-463 (S.E.T) bearing Old Survey No. 125, New Survey No. 204, House No. 7, and 3 (part) corresponding to G.T.S. No. 4220, 4220/1 to 10 of Village Wated (East), Taluka Bharuch in all admeasuring 1488 sq. meter in the Bharuch Taluk Sub-District and District of Bharuch Sub-District (hereinafter for brevity's sake referred to as the said property).

(b) By virtue of the deed of partition and release dated 21st July, 1964 made between Patidar Gurdham Harsen called the Party of the First Part, Vasudeo Patidar Bhatia called the Party of the Second Part, Lalpati son Patidar Bhatia called the Party of the Third Part and Tulsidas Patidar Harsen called the Tulsidas Patidar Harsen called the party of the fourth part, whereby the Parties therein have allotted and released thereon at right title and interest in the said property to favour of the said Tulsidas Patidar as herein mentioned. The said deed of partition and Release dated 20th July, 1964 is duly registered with the Sub-Registrar of Bharuch Sub-District under Serial No. 2199 of 1964 in Book No. 100 on 21st April, 1967.

(c) In pursuance of the said deed of partition and release dated 21st July, 1964 the name of the said Tulsidas Patidar Bhatia is registered in the Property Card.

(d) That by an agreement dated 16th June, 1970 made between the said Mr. Tulsidas Patidar Bhatia Harsen called the Vendor of the one part and Mr. Bhatia Bhatia Harsen called the Purchaser of the other part, the said Mr. Tulsidas Patidar Bhatia agrees to grant the development rights of the portion of land forming part of the said property admeasuring 867 sq. yards i.e. equivalent to 423.40 s.e. 424 sq. meter (hereinafter the said portion admeasuring 424 sq. meter for brevity's sake referred to as the said portion of land) at or for the price and upon the terms and conditions herein mentioned.



21st June 1970
S.M. Bhatia to
Tulsidas

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(ii) In pursuance of the said agreement dated 1st June, 1973 the said New Owners Builders have constructed the building known as Lajpat Bhawan at the said portion of land comprised of ground and three upper floors and have sold the constructed premises herein on aeronating basis to various purchasers and the Flat Owner's estate are in possession of their respective flats in the said building Lajpat Bhawan standing on the said portion of land, but yet the Flat Owners had not formed and registered the society in the said building known as Lajpat Bhawan.

(ii) By a deed of conveyance dated 10th April, 2007 made between the said Mr. Tulsidas Pansalal Bhatia Harsia called the Vendor of the said part, Mr. Nagji Kastanj Rita Harsia called the Purchaser No. 1 of the aforesaid part and Mr. Harsia V. Patel Harsia called the Purchaser No. 2 of the said part, the said Mr. Tulsidas Pansalal Bhatia said and/or transferred the said property by act in favour of the Purchaser No. 1 i.e. Mr. Nagji Kastanj Rita and Purchaser No. 2 i.e. Mr. Harsia V. Patel in the ratio of 52%:48% being their respective share in the said property for the price and conditions herein mentioned.



Deed of registration dated 10th January, 2010 made between the said Mr. Tulsidas Pansalal Bhatia Harsia called the Vendor of the said part and the said Mr. Nagji Kastanj Rita Harsia called the Purchaser No. 1 of the aforesaid part and the said Mr. Harsia V. Patel Harsia called the Purchaser No. 2 of the said part, the parties herein have registered the deed of conveyance dated 10th April, 2007 as shown below.

(ii) The said deed of conveyance dated 10th April, 2007 was not registered within the prescribed time limit as per the provisions of the Indian Registration Act, 1908 and is the date 10th April, 2010. Registration Pansalal Bhatia expired on 20th January, 2010 and therefore by a deed of registration dated 27th April, 2010 the legal heirs of the said Mr. Tulsidas Pansalal Bhatia confirmed the said deed of conveyance dated 10th April, 2007 signed and executed by the said Mr. Tulsidas Pansalal Bhatia in favour of Mr. Nagji Kastanj Rita & Mr. Harsia V. Patel. The said deed of confirmation is duly registered with the Sub-Registrar of Amreli at Bhavnagar-4 under Serial No. 908 10-04108-2010 on 27th April, 2010.

Attest, *[Signature]*

Sub-Registrar

27-4-2010

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(i) The said deed of registration dated 8th January, 2009 was not registered within the time limit prescribed as per the provisions of the Indian Registration Act, 1908 and therefore by a deed of confirmation dated 27th April, 2010 the parties herein confirmed the said deed of registration dated 8th January, 2009. The said deed of confirmation is duly registered with the Sub-Registrar of Registration at Borivali-E under Serial No. 0006 10-04198-2010 on 27th April, 2010.

(ii) By a letter dated 7th May, 2010 the said Mr. Balaji Bhatkar have given them the option for the proposed re-development of the said portion of land.

(iii) By the Deed of Conveyance dated 24th November, 2012 made between the said Mr. Nagji Rastogi (the Vendor) called the Vendor of the one part and Promoter herein called the Purchaser of the other part, the said Mr. Nagji Rastogi, Raja transferred and conveyed his 33% undivided share, right, title and interest in the said property to and in favour of Promoter herein for the price and covenants therein mentioned. The said deed of conveyance is duly registered with the Sub-Registrar of Registration at Borivali-E under Serial No. 0006 17-11208-2012 on 18th December, 2012.

(iv) By another Deed of Conveyance dated 24th November, 2012 made between the said Mr. Rakesh V. Patel the one part and Promoter herein called the Purchaser of the other part, the said Mr. Rakesh V. Patel the sole proprietor of Rakesh Patel Construction Co., Borivali sailing the vessel and Promoter herein called the Purchaser of the other part, the said Mr. Rakesh V. Patel the sole proprietor of Rakesh Patel Construction Co., sole, transferred and conveyed his 46% undivided share, right, title and interest in the said property to and in favour of Promoter herein for the price and covenants therein mentioned. The said deed of conveyance is duly registered with the Sub-Registrar of Registration at Borivali-E under Serial No. 0006 17-11208-2012 on 18th December, 2012.

(v) The said Property stands in the City Survey Records in the Block No. 109 - 111. The Purchaser.

(vi) In the circumstances herein above Purchaser is unreserved and absolutely willing to the said property as the owner thereof.

(vii) The Purchaser has entered into various agreement for alternate accommodation or otherwise take with the Tenant/occupant.

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By Pravin Dhangar

M. S. Dhangar

P. Dhangar

Parasai Terrie and the Full Owners of the Lakayl Bistro for providing them as alternate assessing for in the building to be constructed on the east property.

(b) Accordingly, the Promoter is absolutely entitled to construct the building(s) on the said property with the right to use the P.E.I. and T.B.R. and is entitled to deal with or dispose of the proposed structure(s) of the building for such consideration, as it deems fit and proper.

(c) The Promoter has also entered into an agreement with Arshdeep Singh with the Council of Architect Mr. Santosh Singh & Associates and such agreement is as per Agreement prescribed by the Council of Architect and the Promoter has appointed a structural design and drawing of the building and the Promoter along the professional supervision of the Architect and the Structural Engineer till the completion of the building.

(d) The Promoter has got the building plan approved from the G.I.B. Mumbai L.G.B. bearing No. Chity Water Cross 14 sat 0000000000000000 dated 10th May, 2014 and obtained the Construction permit for the commencement bearing No. GMB/MBHIV 41027 P dated 10th May, 2014 and further extended on 22nd October, 2014 and further extended on 20th January, 2016 for the construction of the said building on the said property more particularly described in the Schedule 1 hereto annexed. The Promoter shall get the said approved plan for further extension of the upper floors on the said drawing. While submitting the revised building plan, Municipal Corporation of Greater Mumbai has rejected certain items and conditions in accordance therewith. The Promoter has given written undertaking to the Municipal Corporation of Greater Mumbai. The copies of the said L.G.B. and G.C. are annexed and marked as Annexures "11" & "12" respectively.

iii. as a result of the aforesaid the Purchaser is entitled to and is entitled
under the contract funding to be known as "KIDNEY SITE
RELOCATE" to be compensated and to deal with and dispose of the
land or premises being constructed thereon. The Purchaser has
agreed to the construction work in accordance with the terms and
conditions and for the terms and conditions insured against while
carrying out the work.



W. H. Wadsworth, 221 Franklin
Ave., Woburn, Mass. 01888

(v) while conveying the said plot the concerned Local Authority and/or Government has laid down certain terms and conditions stipulations and restrictions which are to be observed and performed by the Purchaser while developing the said property and the said building and upon the observance and performance of which only the occupancy and occupation certificate in favour of the said building shall be granted by the concerned local authority. Such terms and conditions shall also be fulfilled under control by the Real purchaser individually and/or jointly by Mr. Shanti Hem Singh and registered.

(vi) The Purchaser demanded from the Promoter and the Promoter has given to the Purchaser's translation of all the documents of E.H. relating to the said property and the plans, designs and specifications prepared by the said Architect and of such other documents as are specified under the Maharashtra Construction Flats (Regulation of the promotion of construction, Sale Management and Transfer) Act, 1983 (hereinafter referred to as the said Act) and the Rules made there under and the Purchaser has signed and accepted the title of the Promoter in respect of the property.

(vii) The Purchaser has given his consent to the Promoter to not raise any requirement or objection for the sale of the property by the Promoter to any other person and in case of any such requirement or objection by any other person the Promoter shall not be liable to entertain any such requirement or objection by any other person.

(viii) The copy of Certificate of title issued by Mr. ~~Shanti Hem Singh~~ & ~~Associates & Solicitors~~ of the Promoter, showing the ownership of the Promoter to the said property, at which the proposed Flats/offices are being constructed and the copy of the extract of property register cards and the copy of the floor plan of the Promoter are annexed hereto and marked as Annexures "2", "3" & "4" respectively.

(ix) The said building is constructed for the purposes of residential and commercial purpose only and Purchaser shall not be allowed to use the same for any other purpose without obtaining the prior written consent from the Promoter.

(x) The Purchaser has been requested the Promoter to sell to the Purchaser a Flat under any other premise bearing No. ~~1009~~ of the FOURTEENTH floor measuring ~~1000-00~~ sq. ft. in carpet area and more particularly shown are surrounded by ~~1000~~ room on the first floor annexed hereto (hereinafter for brevity's sake referred to



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214 *Robert Tracy* ■ *Journal of Health Politics*

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as the said premises) with right to use the Parking space as may be allotted by the proprietor.

- (ii) The Purchaser hereby enters into this agreement with full knowledge of all the terms and conditions contained in the documents, papers, plans, orders, schedules, etc., recited and referred to above;
- (iii) Relying upon the said application, declaration, warranty and agreement contained in this agreement the Promoter agrees to sell to the Purchaser the said Premises at the price and on the terms and conditions hereinafter appearing;
- (iv) Under Section 4 of the said Act, the Promoter is required to execute an Agreement for Sale of the said premises to the Purchaser being these present as hereinafter appearing.



2. The Plaintiff shall construct or cause to be constructed the said building consisting of ground, upper ground floor, first, parson, 2nd, penthouse and 3rd floor or more upper floors of the building to be known as "KOBAYAK BUNG HEIGHTS" at the said property more particularly described in the Schedule heretoafter written and shown with the red color boundary on the plan and attached and marked as Annexure "B" hereto the said property and the said building "KOBAYAK BUNG HEIGHTS" are herein collectively referred to as the "said property" in accordance with the plan, design, specification, prepared by the Municipal Corporation of Greater Mumbai and which have been inspected and approved by the Purchaser with such variations, modifications and alterations as the Plaintiff may consider necessary as far as may be required by the Municipal Corporation or Greater Mumbai Government to be made in them or any of them and the Purchaser hereby gives an irrevocable, earnest, power and authority to the Plaintiff to act

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4.2. Recovery Model

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alter, vary or modify from time to time the said plan, design, specification, including for present and further demolish the same or the same building or otherwise, provided that the Promoter shall have to obtain consent in writing of the Purchasers in respect of such variations or modifications which may adversely affect the portions of the Purchasers and that no further consent of the Purchasers shall be required for any modification or amendment of the said including for addition whatever in the building to be constructed on the said property.

8. The Purchasers herby agree to the execution of the Agreement dated 15/10/1988 between the Promoter that the title of the Promoter is the said property and he/they shall not be entitled to former investigate the title or rights any matter relating to the title of the said property and no regulation or objection shall be raised by the Purchasers in any manner relating thereto. & in respect of any damage of title caused by H. V. VIKRAM & CO. Builders, is herby attended and marked as Accepted.



9. The Purchasers herby agrees to purchase from the Promoter herby agrees to sell to the Purchasers, plot No. 101, measuring 205.50 sq. M. in extent, situated FORBESHTA, Plot no. 101 and bounded by Plot no. 102, concerned boundary line on floor plan Plotted Survey attached and marked as Annexure "B" to the building known as "WELLARY SHIV HOSPITAL" to be constructed on the said property with area title as per the said attached plans and marked as Annexure "B" (which is in excess of the full area of concerned boundary etc.), (hereinafter for brevity's sake referred to as the said premises) at the purchase price of Rs. 1,14,450/- (Rupees One Lakh Four Thousand One Hundred and Forty-Five Rupees Only). Including the proportionate price of the common areas and facilities apportioned to the said premises, is the following manner:

(i) Rs. 1,00,000/- (Rupees One Lakh Only) as part consideration as and before execution of this Agreement (the receipt whereof the Promoter shall satisfy, admits and acknowledges and of and from the same and every part

20th November, 1988.

PLAT. TRADL. to
F. D. Ghosh

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- (i) 4% of the total consideration amount within a period of 7 calendar days of completion of 6th floor slab of the said building;
- (ii) 4% of the total consideration amount within a period of 7 calendar days of completion of 10th floor slab of the said building;
- (iii) 4% of the total consideration amount within a period of 7 calendar days of completion of 13th floor slab of the said building;
- (iv) 4% of the total consideration amount within a period of 7 calendar days of completion of 15th floor slab of the said building;
- (v) 4% of the total consideration amount within a period of 7 calendar days of completion of 16th floor slab of the said building;
- (vi) 4% of the total consideration amount within a period of 7 calendar days of completion of 18th floor slab of the said building;
- (vii) Balance of 4% of the total consideration amount on delivery of possession of the said premises.



The time for payment of each of the instalments of the amount due and the Purchaser's right to take to and apply the amount due to him in抵消 the Promoter's due to Promoter interest at the rate of 24% per annum on all amounts due and payable by the Purchaser to the Promoter under this Agreement; if any such amount remains unpaid for seven days or more after becoming due.

B. The Purchaser is entitled to pay to the Promoter interest at 24% per annum on all amounts which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amounts become payable by the Purchaser to the Promoter, till payment and realization, in whatever the said amounts are not paid on the due dates.

100000/-	10000/-
8333/-	8333/-
1666/-	1666/-

21. *Signature*
Mr. Russell S.
P. of Month

6. In the event of the Purchasers making any default in payment of any instalment of the purchase price under other payments under this agreement or their due date within or exceeding and performing any of the terms and conditions of this agreement and the default continuing, in spite of due notice (7) days notice to be sent by the Promoter to the Purchaser to remedy the default, the Promoter will be entitled to terminate this agreement by giving termination notice in which event the consequences hereinafter set out shall follow:

- i) The Purchasers shall cease to have any right or interest in the said Premises or any part thereof;
- ii) The Promoter shall be entitled to sell the said Premises at such consideration and on the terms and conditions to such other person or party as the Promoter may in its absolute discretion deem fit;
- iii) on the realisation of the entire sale consideration from the said Purchasers of the said Premises the Promoter shall refund to the Purchasers to the Promoter the amount paid by the Purchasers to the Promoter in pursuance of this agreement after deducting therefrom:
 - a) one of the purchase pre-arranged money of the said Purchasers (which is to stand forfeited by the Promoter, the lesser site charges, if any, due and payable by the Purchasers in respect of the said Premises upto date of termination of this agreement,
 - b) the amount of arrears payable by the Purchasers to the Promoter in pursuance of this agreement from the date of default in payment till the date of termination of this agreement;
- iv) In the event of the said resale price being less than the purchase price mentioned herein, the amount of deficit will be:
- v) The costs incurred by the Promoter in finding a new buyer for the said Premises.

7. The names, address and location to be provided by the Promoter in the said premises are in the said building and ii) the said premises are as per the old assessed Rentals and verified as

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24th November, 2001
Nitin Vaidya, T.
P.T. Singh

Категория - "B" (and the details of categories, areas and facilities as per the List attached hereto and marked as Reference - 1).

8. In the references about the building sector in some places the area of the PV modules they have been described in terms of built up area. In such case the built up area of the building shell, roof and windows:

- (i) area of all floors measured from exterior edges of the building including porches, galleries, verandas, etc., balconies, car parking, Garages, etc. Deck Area;
- (ii) Enclosed areas, i.e. meeting rooms, study or office area;
- (iii) Enclosed areas, i.e. verandas, veranda areas at roof level;
- (iv) Roofspace floors if provided;
- (v) Deckspace floors if provided;
- (vi) Deck areas if not veranda;

The built up area for any Premises shall be in the same proportion as of carpet area of a Premises to the carpet area of all the Premises of the said building.

6. The Percentage of the estimated interest of the buildings in the assessed area and buildings listed as otherwise than Listed buildings held premises shall be in proportion of the total assessed buildings to the above area of all the Premises held in the State business.

16. The Purchaser agrees to comply with all the terms and conditions imposed by Numerical Corporation of Greater Buffalo while executing the revised building plan. The Purchaser agrees, undertakes and assumes to comply with and abide by all the undertakings and indemnities given by the Promoter to MCGCB while getting the plan of the building sanctioned by MCGCB, to contribute proportionate charges if any word and to indemnify the Promoter against any losses thereby arising which may be taken by MCGCB and the consequences thereof. The Purchaser agrees, undertakes and assumes to comply with and abide by all the undertakings and indemnities given by the Promoter to MCGCB while getting the plan of the building sanctioned by MCGCB and indemnify the Purchaser agrees, undertakes and

dig in a few months.
With thanks to
Peter Smith.

assurer to comply with the undertakings given to the NCOPM to respect thereof and may indemnify the NCOPM and other authorities against any damage, loss, cost caused due to any act of omission or commission on the part of the said purchaser.

11. The Promoter has made full and true disclosure of the nature of his title to the said property. The Purchaser, however, agrees that before entering the said building and the said property in favour of the society of owners of premises in the building, the Promoter shall ensure that the said property is free from all encumbrances save and except the encumbrances on the Title Deeds and Property Care or creation of such document setting the same which may be by way of a conveyance or any other document which the Promoter may decide to be suitable (hereinafter referred to as the Vetting document).

12. The Purchaser hereby grants fullmarkable immovable power and consent to the Promoter and agrees:-



Even after the vetting document as may be permissible under law to inspect the Promoter and shall be entitled to go to FBI and T.D.R in respect of the said property and the property most particularly described in the Schedule herewith written whether available at present or in future involving the balance of FBI, T.D.R, the additional FBI, fungible T.D.R and T.D.R available under D.O. Rules from time to time and/or its new special concession, modification of present Rules and Regulations granting FBI, fungible T.D.R or T.D.R available in respect of the said property, subject to reservation if any, or otherwise known.

13. Even after the vetting document the ownership rights of the property is absolute in favour of the Purchaser under existing the Promoter that he entitles to FBI and T.D.R and fungible FBI or T.D.R available in case of the said property, and such reservation if any, or otherwise known in respect of the said property and shall have right to change the name in any manner whatsoever.

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Mr. Venkatesh
Mr. Venkatesh
P. Venkatesh

That the Promoter shall be entitled to develop the said property fully by constructing and/or making additions to the said building and/or by purchasing additional freehold or leasehold land so as to total of the full FSI permissible at present or in future for the said entire property including for domestic, office, passage, by way of purchase of Existing FSI, TDR, free FSI or FDI available in any of the road widening, or any such reservation if any, or otherwise however which may be available on the said property or unutilised otherwise whatsoever and including putting up any "Additional Construction" as mentioned above and the Promoter using the same and subsequently to have the entire said process done without the Partnership or other authority of promoters in such building or otherwise and/or from any organisation having any claim thereto in its way part thereof. The FSI, TDR or FDI available in view of the road widening, or any such reservation if any, or otherwise whatsoever of any future and further unutilised additional construction shall always be the property of the Promoter with whom the same will be held, used, disposed of, left, transferred, or otherwise the Promoter chooses. The Promoter shall be entitled to receive the amount of the total compensation amount towards making available the said freehold or leasehold land for development and/or construction and/or otherwise with  the said building or any other building or land or any other property mentioned above in this agreement is altered in. The Promoter shall be entitled to receive such FSI, TDR or FDI available in view of the road widening, or any such reservation if any, or otherwise whatsoever by taking full or part or any structure including the said building and/or putting additional structures and/or by way of acquisition of any structure. The Promoter using the tota of the said property, building, etc., and transfer of rights and benefits of the business as heretofore mentioned shall be subject to other plan to the unutilised reservation. It is further agreed that the Promoter will be entitled to receive the rights for ownership and rights of lease or sale around the said building to be constructed and shall be entitled to receive the rents and profits and the said covenant shall be incorporated under the transfer documents as and when the same is executed in favour of the society or a limited company or corporation or association as the case may be.



Fig. 10. *Artemesia diffusa*
Mtn. sandhills
Pit shrub

and the Purchaser shall not be entitled to challenge the said rights on any ground whatsoever. It is further agreed that in respect of the rights reserved by the Promoter in Schedule XII, as herein reproduced the society of a limited company or corporation or association as the case may be shall make the Promoter or its assigns the number of the society and the Promoter or its assigns shall pay a sum of Rs. 100/- for the share money as well as for the membership fees and the society of a limited company or corporation or association as the case may be shall not be entitled to charge any additional amount for non-residency charges or otherwise any other amount or any sum whatsoever for such meeting etc. fees raised by the Promoter or its assigns.

(d) The Purchaser shall have the revised approved building plan as also the particulars of the construction in accordance with which the said building is to be constructed. The Promoter shall be entitled to make such changes in the building plan including change of name of the unit (unit) as the Promoter may from time to time determine and be made as approved by the MCGM and other concerned authorities and the Purchaser hereby agrees to the same.



That the Purchaser alone shall be entitled to sell any part or portion of the said building including the external terraces attached to the building or terrace and floor area or unutilized area like the portion adjacent to the premises having separate access from the floor or super floor or unutilized area or walls or part of the said property including parking spaces, open parking spaces or otherwise the terrace space in the said building shall exclusively belong to the Promoter and said terrace space is intended for exclusive use of the Promoter and the Promoter shall be entitled to use and also deal with and dispose off the same to any person or persons as they may think fit and proper. The Promoter or its assigns shall give the society or the society for service purposes of water tank and other common utilities situated therein and not otherwise. The Society or its members shall have no right to object for the use or ownership of the said the said terrace and floor area or unutilized area

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Mr. J. S. Mehta,
M. P. Prakash
P. H. Singh

Purchaser's under possession of the said building is handed over to the society of the Purchaser's of the premises and nothing more than is indicated. The aforesaid statement is such of them as the Purchaser may deem fit will be incorporated in the Deed of Sale, they shall run with the property.

14. The Purchaser agrees and undertakes to pay at the instance of the Promoter under this Agreement as and when called upon by the Promoter and the Promoter are not bound to give any notice and the chance thereof shall not be admitted as an excuse for non-payment of any amount demanded on the due date. The Purchaser further agrees and undertakes to observe and perform the terms, conditions and covenants contained in this Agreement and to keep the Promoter indemnified against the non-payment and non-observance and performance of the said terms, conditions and covenants to be observed and performed by the Purchaser under this Agreement.



If the Purchaser ceases to be in possession of the Premises or if the Purchaser fails to pay any of the amounts or dues payable to the Promoter under the terms and conditions of the Agreement contained before or after the delivery of possession under the time herein specified and if the Purchaser is in any way fail to perform and/or observe any of the terms and conditions and stipulations and covenants herein contained in this act to be observed and performed then this Agreement shall cease and stand terminated and the earnest money and all other amounts still then paid by the Purchaser shall be returned to the Purchaser and the Purchaser hereby agrees to forfeit all their right, title and interest in the said premises and in such an event, the Purchaser shall not be held to immediate payment or transgression. However, the right given under this clause to the Purchaser shall be without precluding to any other legal remedies and claims whatsoever of the Promoter available against the Purchaser under this Agreement under otherwise. The Purchaser shall not be liable to any any interest to the Purchaser in such case of refusal of payment or otherwise.

1000/-		
1000/-	800/-	
Total		

Mr. Venkateshwar
M. H. Marwadi
P. S. Shetty

18. The Purchaser at his risk and responsibility may - avail from his/her financial institution for assessment of the said property to which the said Premises is situated and as a security for the amount thereof it may create security on the said property. The Purchaser shall consent to the Purchaser existing and non-existing financial assessment on such terms and conditions as the Purchaser may deem fit and proper; however, the Purchaser shall pay the said sum on the said property at the time of issuance of certificate in favor of the Society being registered in favor of himself by the Purchaser of the said premises in the Society.

19. The Purchaser hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by MCGM at the time of assessing the said plots or amended plots or thereof and shall, before handing over possession of the said premises to the Purchaser, obtain from the concerned local authority confirmation in favor of the said premises and thereafter the same shall be reflected and performed to the Purchaser.



20. The possession of the said premises shall be delivered to the Purchaser after the said premises are ready for occupation and the Occupation Certificate is issued by MCGM provided that all the amounts due and payable by the Purchaser in under this Agreement have been paid to Purchaser from time to time without remitting any default or payment thereof and the Purchaser her/himself complied with and have observed and performed all the terms and conditions of this agreement. The Purchaser shall take possession of the said premises within a period of 15 (fifteen) days from the Purchaser giving written notice to the Purchaser indicating the said premises is ready for use and occupation.

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21. (i) The possession of the said premises shall be delivered to the Purchaser by the Purchaser on 20/01/2011.

(ii) Notwithstanding anything contained in the aforesaid terms the Purchaser hereby shall not incur any liability if it is unable



Mr. Aruneshwar
Plot No. 103
P. H. Society

to derive possession of the said premises to, He shall be free if the completion of the project is delayed by reason of non-availability of steel, atomic cement or other building materials or water supply or existing power or by reason of water and sanitation or any act of God or if non-delivery of possession is as a result of any action taken, rule or notification, of The Government and/or any other Public or Corporate Authority or of the Court or for any other reason beyond the control of the Proposer and in any of the aforesaid events the Proposer shall be entitled to reasonable extension of time for giving delivery of possession of the said premises.

18. If for any reason the possession of the said premises is not given to the Purchasers within the date specified in Clause 16(b) above or within any further time or date agreed to by and between the Proposer herein, then and in such case, the Purchasers shall be entitled to terminate this Agreement after giving 15 days written notice to the Proposer terminating this Agreement, in which event, the Purchasers shall within a period of 30 days from receipt of such notice demand to the Purchasers all the aforesaid amount mentioned in the Estimate from time to time from the Purchasers in respect of the said premises along with simple interest on such amounts at the rate of 12% per annum from the date of receipt till recuperated. It is agreed that upon the termination of this Agreement by the Purchaser, the claim of the Purchasers shall be restricted to refund of excess paid with simple interest @ 1% p. a. further and that the Purchasers shall not be entitled to claim for non-delivery, delay, material damage or otherwise. Neither party shall have any other claim against the other in respect of the said premises or arising out of this Agreement and Proposer shall be at liberty to sell and dispose off the said premises to any other person at such price and upon such term and conditions as Proposer may deem fit. If as a result of any regulatory order or regulation or direction of the Government or Public Authority, the aforesaid said building is not completed within the aforesaid of the said premises is not given to the Purchasers, the only responsibility and liability of Proposer will be to pay rent to the Purchasers and the several other persons who have contributed to the said building themselves, the said premises and other portions of the said building, the total amount that may be recovered by the



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Purchaser but without any mutual release and were no released neither party shall have any right or claim against the other under or in relation to this Agreement, or otherwise howsoever. The amount so released shall be in full and final satisfaction and settlement of the claim of the Purchasers under this Agreement. The Purchasers agree that release of the said sum referred to above from the Purchaser by the Purchasers by registered post acknowledgement due on the address given by the Purchasers in these presents shall be sufficient discharge of whatever the Purchaser is not, nor bound to the said release.

20. (i) Upon possession of the said premises being delivered to the Purchasers, notwithstanding they shall be entitled to the use and occupation of the said premises and thereafter to withdraw and to have no claim against the Promoter in respect of any work in the said premises which shall have been carried out or completed.

(ii) Provided that if within a period of one month of handing over the said premises to the Purchasers, the Purchasers bring to the notice of the Promoter any defect or damage in the said premises or the material used therein, or any unauthorised change in the construction of the said building, then, whatever possible such defects or unauthorised changes shall be rectified by the Promoter at his own cost and in case it is not possible to readily cure defects or unauthorised changes, then the Purchasers shall be entitled to receive from the Promoter reasonable compensation for such defect or change. Provided, if the Purchasers carry out any alteration or addition or change in the said premises and in the said building without obtaining prior written permission of the Promoter and the concerned authorities whenever required, the liability of the Promoter shall come to an end and the Purchasers alone shall be responsible to remedy such defect or change at such their own cost.

21. The Purchasers shall on or before taking possession of the premises keep deposited with the Promoter the following amount

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1000/-	200/-
1000/-	200/-

Mr. Giovanni Gattone
M.A., M.R.A.I., F.R.I.B.A.
P.M. 1978

(i) A sum of **Rs. 500/-** (Rupees Five hundred Only) share money and entrance fees of the proposed Society.

(ii) A sum of **Rs. 10,000/-** (Rupees Ten Thousand Only) towards legal charges.

(iii) A sum of **Rs. 15,000/-** (Rupees Twenty-Five Thousand Only) as security deposit for the performance of this agreement which will include the deposits payable to the concerned local authority or government for giving water, electricity or any other services connected to the building in which the premises is situated. The balance of such deposit, if any, will be transferred to the society in the account of the Purchasers and if the deposit amount is found short, the Purchasers agrees to pay such further amount as may be required by the Purchaser.

(iv) A sum of **Rs. 5,000/-** (Rupees Five Thousand Only) for formation and registration of the society.

(v) A sum calculated at the rate of **Rs. 5/-** (Rupees Ten Only) per sq. ft. being the present rate of the sum calculated at any other rate as may be increase or decreased if the material time is receipt of his proportionate area of the said premises towards the betterment charges and/or development charges that would be levied in respect of the said property to the Local and/or State or any other Government.

(vi) A sum of **Rs. 50/-** (Rupees One Hundred Only) per square feet for PWD development charges.



22. The Promoter shall maintain a separate account in respect of amounts received by the Promoter in terms of clause 21(3) (a) & (c) from the Purchasers as advance or deposit, sums released or amounts of the same saved from the proceeds of the Co-operative society in respect of the advance and share money and which utilize the amounts only for the purpose for which they have been held.

23. The Promoter shall not be liable to incur the expenses like charges, electricity charges and water charges or respect of the owned Bungalow/flat/house/room/other building spaces and/or any other premises etc. The Promoter will bear the above-mentioned expenses if it is sensible and nothing else. He will take what the Promoter wills and/or transfer the said without payment to any

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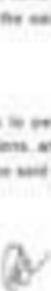
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person or persons the society if any such person at the request of the Promoter said person be the member and leave the share certificate upon the said person paying membership and share money as $\text{Rs. } 100/-$ and hereby shall not be entitled to demand any transfer fees or charges or any other amount in any manner whatsoever from the said person and the Promoter.

24. The Promoter hereby certifies that the four acres land available in respect of the said property and the Promoter has already issued the same along with T.O.R and F.B.I. Longlata F.B.I being consumed for construction of the said building on the said land and that no part of the said four acres land has been leased by the Promoter otherwise for any purpose whatsoever. The residual F.A.R. (F.B.I.), T.O.R and Longlata F.B.I or any other F.B.I document on any name whatsoever or names in respect of the said property at the time of execution of conveyance shall be made in the Promoter and the same shall be consumed by the Promoter without cancellation of the Parchment and the Registered Society and the same may be at any time in future even if the same is registered.



25. Even after the said property as herein before mentioned the said building "KESARAY DAWA MARGA" is occupied and any Government document is executed in favour of the Society, the Promoter will be entitled to make additions, floors, alterations or add up any additional structure as may be approved by the said authority in the Government of Maharashtra or any other competent authority so as to consume the entire available F.B.I. and T.O.R or any other available F.B.I. Longlata F.B.I or otherwise any F.B.I in any form whatsoever on the said property. Such additions, structure or floors shall be the property of the Promoter and the Promoter will be entitled to dispose off the same in any manner as they deem fit without adversely affecting the said premises.



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said property is occupied in respect of the said property is occupied in favour of the Society. The Purchasers further agrees and understands not to object to said constitution on the ground of reasonable adequate space for any other reason. The Society or Tenant shall extend the new premises Purchasers i.e. members of the society on giving the membership fees and entrance fees and shall not demand any amount in any other manner whatsoever by way of transfer fees, donation etc. or in any other name whatsoever.

27. It is hereby expressly agreed that the Purchaser shall be entitled to use the SheepOffice/Particular House/Housing spaces/terraces on any floor area or basement area like portion adjacent to/Particulars having separate access from the floor or upper floor as an annexed area or walls or part of the said property or portion having spaces, open parking spaces or otherwise occupying other premises etc. in the said building and other structures on the said property for any other use that may be permitted by the Municipal Corporation of Greater Mumbai and other authorities in the said area and that the Purchaser or lessees shall not interfere and shall not harass the lessees shall not object to the use of any of the said SheepOffice/Particular House/Housing spaces/terraces on any floor area or basement area like portion adjacent to/Particulars having separate access from the floor or upper floor as an annexed area or walls or part of the said property or portion having spaces, open parking spaces or otherwise occupying any other premises etc. for the ultimate purpose of any fees to fall to the respective lessees/Purchasers thereof. The Purchaser agrees to bear and pay increase in local taxes water charges, insurance and such other taxes, if any, which are imposed by the concerned local authority water corporation and/or other public authority on account of change of use of the said SheepOffice/Particular House/Housing spaces/terraces on any floor area or basement area like portion adjacent to/Particulars having separate access from the floor or upper floor as an annexed area or walls or part of the said property or portion having spaces, open parking spaces or otherwise occupying any other premises etc. by the Purchaser vis-à-vis for any purpose other than for the permitted purpose.



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J. L. Bhandarkar
Purchaser

Purchaser

to the air additional compensation and money and/or assume the balance. That space may be used additional time unless or any other property in any other respects whatsoever as the said property and the said attorney shall not object to: the same the same any right of the said FSI or TSB or association in any property whatsoever.

81. Any notice or communication given by the Promoter in reference to the terms of this agreement or any non-compliance or grant of time to the Participants shall not be construed as a waiver on the part of the Promoter for any breach or non-compliance of any of the terms and conditions of this agreement by the Participants nor shall the same or any further provision give the rights of the Promoter.

12. The name of the building plan referred to as "THE BRIGHT SPOT ESTATE PLANS" and the name of the society which is known as "THE BRIGHT SPOT CO-OPERATIVE SOCIETY LIMITED" on or the 1st day of January, 1951.



- (i) Shall not use the said premises for any purpose other than the purpose for which it is allowed by 802020 nor use the same for any purpose which may or likely to cause nuisance to the building or to the owners or occupants or the neighbouring premises nor for any illegal or any immoral purpose.
- (ii) Shall not have any dog, rabbit, parrot or other animal or possess the same to be used in any illegal, indecent and immoral or in the conduct of the said building or any premises thereon.
- (iii) Shall not keep the clothes for drying nor shall have any articles outside the window or in the lobby nor shall affix the girt which is not addressed by the Preceptor.
- (iv) Shall not affix the sign board outside the said Premises or in the lobby or entrance of any other building without prior written

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REFERENCES

M.M. Hwang et al.

Part Three

permission of the Promoter or the society as and when the same is formed.

(ii) shall require any a maintenance charge on all the houses as may be called upon by the Promoter till the date of handing over charge of the said premises to the off-
icer-nominated trustees so the same may be on to before 31st of each and every month otherwise, the purchaser shall pay and sue interest @ 12% p.a. on the defaulted amount and for the delayed period.

(iii) shall use the common areas, amenities and facilities jointly with other flat purchasers and shall not make any damage right upto or exceed one-tenth of the value of the house.

(iv) shall not let, sublet, sell, transfer, assign, mortgage, charge or in any manner encumber or deal with or dispose off or part with hereditarily interest in the benefit of the agreement or any part thereof in the said premises with all hereditarily dues or whatsoever nature owing to the Promoter fully paid whether it has become due or not and also if the Purchasers have not been guilty of breach of or non-compliance of any of the terms and conditions of the agreement and to the time, the assignments referred to in encloses hereditarily shall be valid and the previous consent in writing of the Promoter.

(v) and the person to whom the said premises are let, sublet, transferred, assigned or given possession (with or without permission of the Promoter) shall from time to time sign all necessary papers and documents and do all acts to, manage and things as the Promoter and/or the society may require for sale securing the interest of the Promoter and/or the other purchasers holding in the said building.

(vi) shall on receipt of possession as provided in the agreement use the Premises as well as additional premises and the car parking areas any other premises or any part thereof to convert the same to be used only for the purpose of residential use, or as may be authorized by the Promoter in writing and as may be permissible to use by the competent authority in that behalf and shall use the garage in parking areas only for the purpose of keeping or parking the Purchaser's own vehicle.

(vii) shall not make in the said premises any noise which may interfere, inconvenience or distract any person in and around the said premises.

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03.33' x 33.33'

By authority
A. S. Nandu
P. M. Singh

hanging or placing of wind-guru is inserted by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage or tends to damage the structure, however, messages off or any other structure of the said building and in case any damage is caused to the said building or the said premises on account of negligence or default of the Purchaser to his behalf the Purchaser shall be liable for the consequences of the damage.

(v) Shall not demolish or cause to be demolished the same or any part thereof, nor at any time make or cause to be made addition or alteration of whatever nature on or to the said premises or any part thereof, nor any alteration in the structure and exterior outer frame of the said building in which the said premises is situated and shall keep the premises secure, clean, proper in the said premises and surroundings thereto in good merchantable repair and condition and in particular, so as to support proper and safe load on the other parts of the building in which the said premises is situated and shall not create or in any other manner cause damage to columns beams, walls, slabs or any portion or other structural members in the said premises without the prior written permission of the Purchaser and also the Society.

Shall carry out at Purchaser's own cost all repair or repairs to the said premises and maintain the same in the same condition, repair and order in which it was delivered by the Purchaser to the Purchaser and shall not do or suffer to be done anything to or in the said building or the said premises and shall abide by all the bye-laws, rules and regulations of the Government and/or any other public authority.

(vi) Shall not be entitled to any notice under non-renewal in the case of Purchaser and premises on account of the construction of any other building under execution and/or the changes, alterations and additions made in the building or buildings or structures or on account of any advertisement/hoarding/act on the said premises.

(vii) Shall sign all papers and documents and do all other things that the Purchaser may require from time to time for more effectively enforcing the agreement above by requesting the intimation of all persons occupying the remaining portions in the said building or an



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Mr. Subodh, Mr. Arun,

Mr. Rakesh, S.

P.H. P.H.

the said property. In the event of the Purchaser failing to pay any sum paid by the Purchaser as hereinabove provided, the Agreement shall stand terminated and the Purchaser shall have no claim in the said premises or against the Vendor whatsoever except for return of payment of the amount paid as per his hereinabove.

(xx) Hold, permit, the Promoter and his Servants and agents with and without workmen and infringe or let reasonable times to work upon the structure or premises or any part of the building and/or cause water damage, fittings, water, structures and other conveniences belonging to or serving of need for the said building and also for the purpose of laying down, maintaining, repairing and curing damage, gas and water pipes and fixtures when and/or similar purpose and also for the purpose of cutting off the water supply to the premises or any other premises in the building in respect between the Promoter or the occupier of such other premises as the area may be shall have committed default in paying trifling share of the water tax and/or other charges and the electric charges.

(xxi) Hold, permit or permit to be held any act or thing which may render void or voidable any document of any party to part of the said building or cause any increase in respect thereof, which may be liable to any fine or imprisonment or disqualification or assessment of the amount of rent in the building.

(xxii) Fail, say to the Promoter within 7 days from the purchase of share of security deposit demands, to pay the Corporation of Greater Mumbai or Greater Mumbai Waterworks for giving water, electricity, gas, telephone or any other services connection to the said building.

(xxiii) To make and pay increases in local taxes, water charges, insurance and such other taxes if any which are imposed by the Municipal Corporation of Greater Mumbai, under Government and/or any other Public Authority or amount of charges of use of the said premises.

(xxiv) Fail, receive and perform all the taxes and contributions and tax rates of the Promoter and the Servants as and when due to be being levied.



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Fig. 12. *Thlaspium*, *diffusum*
youth. Mendoc. D.
Lat. Shrub.

24. Notwithstanding any other provisions of this agreement, the Promoter shall be entitled to their sole and absolute discretion:

- to have a society of Purchasers formed and constituted as contemplated herein;
- to cause to be transferred the said property and the building to lessee of such property;
- to cause to be transferred such agricultural land if any along with the corresponding estate after payment for transfer of the said property along with the proposed building to be contemplated thereon;
- to cause and facilitate how and in what manner the infrastructure covering the common utility areas such as garden and roads, if any, may be transferred;
- to provide for and incorporate concepts and国民党 and anticipations with regard to the provision for maintaining the infrastructure and common amenities including garden and roads, if any;

to decide from time to time when and what sort of assessment and charges for the maintenance of the infrastructure shall be levied.



The Purchasers along with other Purchasers of the said property in the building shall join in forming and registering the society to be known as **Kaushal Shikhar Cooperative Housing Society Limited** or such name as the Promoter may decide and the Purchasers shall contribute to the Promoter to enable the 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 Cooperative Societies (Registration of the Promoter of construction, sale, Management and Transfer) Rules, 1964. The application shall be made by the Purchasers if any changes or modifications are made in the draft by-laws or the Memorandum and Articles of Association, as may be required by the Registrar of Cooperative Societies or any other Competent Authority.

25. The Promoter shall, within one year of the formation and registration of the Society as aforesaid and receipt of the encumbranceholding compulsory certificate of the Surveyor on the said property and after receipt of all the amount due and receivable from the Purchasers, to transfer or to cause to the transfer of the

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Attn: Mr. *[Signature]*
A.O.M. *[Signature]*
P.M. *[Signature]*

1995, the joint account of the Province of the said major projects together with the authority to monitor the monetary management of the said joint account and the disbursement rights of the said authority in favour of said authority. Such authority need be exercised, according to the terms and conditions of the agreement made on the 12th day of January 1995.

17. The powers and authority of the members of the Parliament Board and other Parliament shall be subject to the general power, control and authority of the President in any of the matters concerning the functioning and other expenses of the last organs, the composition and personnel thereof and all matters relating to the same and to nominate the President shall have absolute authority to report the said President in writing to the President Board.

18. The Parliament Board of members shall be subject to the general right of their rights and powers contained in the Constitution. If the Member Board, adopts any form of right and authority of any kind to expand the composition or power the functioning, board shall cause the members of the Board to expand of the said right and authority. The Parliament Board and the society and not have any obligation to admit such members or Members as the members of the Board or from such persons.

19. The Parliament will be liable to cause damage from any and other losses caused by the government or any other authority and, in this case, the losses of the members of the committee or institution or establishment of any other one. Damage or loss can be claimed or used by the same to the extent of whatever, which is a failure to pay and to report or damage or establishment used or caused or to members of an organization and the members and failure to pay the same shall be payable to the last organ along with other Parliament not concerned of the same.



ANSWER

Die Schule und der
soziale Wohnungsbau

40. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser under Certificate of posting at either their address mentioned below:

.....A-401, Shantadurga Building,
Near Venkateswara Garden, 17, 17B, Road,
Bengaluru-Karnataka - 560011.

41. The Purchasers shall bear and pay stamp duty in respect of this agreement, Deed of Assignment, and/or any other incidental documents to be executed by the Promoter and shall also, present such documents at the proper Registration office for registration within the time limit prescribed by the Registration act, thereafter the Purchasers shall inform to the Promoter the same and this agreement will be registered for registration and thereafter the Promoter will attend the said Registration office and assist the Purchasers.



This Agreement shall witness to the provisions of the
Securitizing Homeless Flats (Repayment of the Promises of
Securitization, Sale, Management and Transfer) Act 1993 and the
rules made there under.

42. The Permanent Account No. of the parties hereto is as under:

NAME	PAN/ TIN NO.
INVENTURE SOCIAL REALTORS PRIVATE LIMITED.	AADD168888
MR. DHRISHAAL B. SHETH	A229888888
MR. HARSH D. SHETH	S049944444
MISS. PUSHPA HARSH SHETH	F009817778

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For Inventure Realtors
Mr. Dhrishaal B.
P. D. Sheth

IN WITNESS WHEREOF the parties hereto have countersigned and to the duplicate extract set and subscribed their names and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO.

all that piece and parcel of land together with the building known as Panchi Tawaali and a cowshed and another building known as Lalpati Bhawan standing therein situated lying and being at Panchi Bawali Road, Raigarh (District), Number-107 bearing Old Survey No.128, New Survey No.124, House Nos.1 and 2 (part) corresponding to C.T.S. Nos. 4226, 4226/1 to 10 of Village Madai (Basti), Taluka Bawali or all amounting 1426.40 sq. yards in the Registration Sub-District and District of Raigarh Sub-District.



THE SECOND SCHEDULE ABOVE REFERRED TO.

The Parties of the land were particulars described in the First Schedule hereunder written and amounting 307 sq. yards i.e. equivalent to 423.89 (1.6) acre sq. land together with the building standing therein and known as Lalpati Bhawan.

THE THIRD SCHEDULE ABOVE REFERRED TO.

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0 6.32	3.6757
sq. ft.	

Plot No. 1021 in POONKHATHA, part of the building known as Poonkh Bhawan amounting 307 sq. yards in a cowshed and a house lying and being at Panchi Bawali Road, Raigarh (District), Number-107 bearing

Q
R. H. M. H. S.
P. H. M. H.

Old Survey No 100, New Survey No 200, Masa 9001, and 9 (part),
corresponding to C.T.S. Nos 422B, 422B/1 to 12 of Village Ward (2 parts).
Taluka Borivali is the Registration Sub-Division and District of Mumbai
Suburban.

"I, COMMON SEAL OF THE WITHIN NAMED
ADVENTURE REAL REALTORS PRIVATE
LIMITED, in presence of the resolution passed
by the Board of Directors at their Meeting
held on 15/07/2001 under resolution
numbers the "PROMOTER" through its
Director MR. CHHEDLAJ S. SHETH
who has in token thereof subscribed his
signature hereto in the presence of

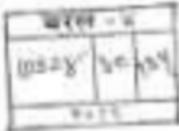


SIGNED AND DELIVERED by the within named
PURCHASER(S)

1. MR. CHHEDLAJ S. SHETH



1. MR. CHHEDLAJ S. SHETH



2. MR. RAJESH DHIRAJLAL SHETH



Mr. Rajesh Dhirajlal Sheth

3. MISS. POOJA HARDEE SHETH



Pooja Sheth
16/09/2010

IN THE PRESENCE OF

1. RAJESH SHETH

2.



MINISTRY OF HOME AFFAIRS	
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