सूची क्र. दोन INDEX NO. II

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दस्त क्र. (9022/2007)

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Received A/C Fee Rs. (100 /-

Vide Challan / Receipt No.: 6923498

Dated 24/12/2007

CERTIFICATE

U/S 32 (1) (b) of the Bombay Stamp Act 1958

Office of the

Collector of Stamps, Nasik

Case No. Sil/52-08

Dtd. 24-12-07

Received from Shri. M/s Amrit Avishkar

Residing at Pune

Stamp duty of Rs. 130,09,360/- Ten lacs

Nine Thousand Two Hundred

Sixty Only

vide Adjn No. Transfer Dated 28.12.07

Certified under section 32 (1) (b) of the

Bombay Stamp Act, 1958 that the

Rs. 10,00,360/-

with which the instrument is chargeable has been

paid vide article No. 5.30

Value of the Property is Rs. 10,00,355.00/-

This Certificate is subject to the provisions

of Section 53 (A) of Bombay Stamp Act, 1958.

Collector of Stamps,

Nasik.

Place : Nasik

Date 28/12/2007

SEAL OF THE COLLECTOR OF STAMPS NASIK

DEVELOPMENT AGREEMENT FOR JOINT VENTURE

This **AGREEMENT FOR JOINT VENTURE** made & executed at NASHIK on 22 day of month **DECEMBER 2007**

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१—००

BETWEEN :

MR. ANWAR HUSSAIN J. THIM
The Indian inhabitant having his office at –
310, Yusuf Building, 3rd floor, Veer Narman Road,
Fort, Mumbai – 400 023
PAN No. AAPT 2429 N.
Hereinafter called and referred to as **"THE OWNER"**

[(which expression shall unless it be repugnant to the context or the meaning thereof mean and include the said ANWAR HUSSAIN J. THIM and his respective successors and assigns.) and who shall be the Co-Developer in terms of SEZ Act & Rules made thereto] **THE PARTY OF THE FIRST PART**

AND :

M/S. AMIT BUILDERS PAN No - AABFA 9304 L
A partnership concern, under partnership act 1932
having its registered office at – 'Amit House',
1902, Sadashiv Peth, Bajirao Road, Pune – 411 030
By its partner
KISHOR GOVIND PATE

Hereinafter called and referred to as **"THE DEVELOPER"**

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said **M/S. AMIT BUILDERS** the said Firm Partners, Manager, their successors and assigns) **THE PARTY OF THE SECOND PART",**

AND WHEREAS Mr. Anwar Hussain J. Thim is a owner of Residential land situated and lying in the revenue Village of Pathardi in the registration District of Nashik bearing S. No. 1/1 admeasuring 1.94 hectares, S. No. 1/2 admeasuring 1.94 hectares and S. No. 1/4 admeasuring 1.93 hectares and more particularly described in the Schedule hereunder written and delineated by a red colour boundary line on the plan annexed hereto as **Annexure - I.**

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AND WHEREAS by virtue of various documents and conveyance deeds the OWNER is fully seized and in vacant, peaceful possession of the property more described in the Schedule hereunder written. The name of the party of the first part is also inserted as holder' in the 7/12 extract, the copies of which are annexed as **Annexure - II**

AND WHEREAS the party of second part who are Builders/Developers of repute in Pune have approached the party of the first part to allow them to jointly develop the said property described in **schedule** together with the party of the First part by way of **a Joint Venture.**

AND WHEREAS the7/12 extracts or record of land revenue mentions the name of the FIRST PART who agreed to assist the Developer to setup the proposal / project for SEZ FOR INFORMATION TECHNOLOGY & INFORMATION TECHNOLOGY ENABLED SERVICES or (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks, (e) Hotel (f) Institutional Bldg. which is going to be submitted to the concern authority of the Government for the approval

AND WHEREAS the owner shall only bring in the land owned by him, which is more specifically stated in the schedule written hereunder. The Owner shall not be liable for any cost expenses to be borne towards the construction and development on the said land either in the setup of SEZ or otherwise including the (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks, (e) Hotel (f) Institutional Bldg.

AND WHEREAS both the parties have jointly agreed to develop the said property described in schedule on the following terms and condition.

PROPERTY TO BE DEVELOPED

The subject matter of this agreement are the land adm. 58,100 sq mtrs. which are situated at village Mouje Pathardi bearing survey bearing S.No. 1/1 admeasuring 1.94 hectares,1/2 admeasuring 1.94 hectares and 1/4 admeasuring 1.93 hectares aggregating to 5 hectares 8/1 area more particularly described in Schedule herein and hereafter stated as **"the said property".**

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2. **OBJECT OF JOINT VENTURE**

The object of joint Venture is for joint development, construction, sale and / or lease of (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks, (e) Hotel (f) Institutional Bldg (g) SEZ etc to be constructed on the said property to third parties and shall stand concluded on construction and sale/lease of all building to be constructed in all three phases of the project.

3. **NO INTENTION TO CREATE AGENCY/PARTNERSHIP**

The Parties to the present agreement shall not be agents of each other and shall not be entitled to represent the other as agent of each other. The present arrangement shall not constitute to be a partnership. The rights and responsibilities of both the parties are hereinafter set out as per present agreement.

4. **ASSIGNMENT**

The Developer shall not has any right to assign the benefits of this agreement to any third party.

5. **TITLE OF THE PROPERTY**

The owner has submitted the title certificate issued by his advocates/ solicitors. The developer accepts and confirms the same. It is however agreed by the owner that if any queries / requisition are raised by any third party till the conveyance of the said property pertaining to the title of the property, the Owners shall be responsible to entertain and satisfy same at their own costs and expenses. The title certificate is annexed as **Annexure - III** herein.

6. **CAPITAL OF JOINT-VENTURE**

a) **CAPITAL OF THE OWNER & CO-DEVELOPER** - The owner shall only bring in the land owned by him and which is more specifically stated in the schedule of the joint venture agreement. The owner is not liable to perform any act except the aforesaid. The owner is not liable for any cost expenses to be borne towards construction and development on the said property.

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b) **Capital of the DEVELOPER** - The party of the second part shall legally liable to contribute and perform the following. The same shall constitute as their capital in the joint venture.

1. To obtain the requisite permission from the urban land ceiling department as stipulated under the Urban Land Ceiling Act 1976 with the co-operation of the landowner at their sole costs and expenses.

2. To obtain the N.A. Permission from the concerned authorities and also pay the charges and deposits for the same to the competent authorities.

3. To prepare a tentative layout plan for the said property admeasuring approximate 58,100 sq.mtrs. together with a further area of 47,100 sq.mts. totaling to 1,05,200 sq.mts. belonging to other owners, which shall be jointly brought in for development by the present owner and finalize it.

4. To complete all infrastructures like internal roads, storm water drains, drainage, streetlights, gardens etc as per the terms and condition of the sanctioned layout plan and / or as required for the approval of SEZ particularly from the Board of Approval, Ministry of Commerce & Industry.

5. To prepare all necessary drawings, elevation plans from the appointed architect and also prepare plans for building's, bungalows, IT parks, shopping malls etc and also prepare the plan for various infrastructure to be created in Processing Zone & Non Processing Zone as Approved by Board of Approval, Ministry of Commerce & Industry with conformation of owner.

6. To commence the construction work as per the sanctioned plan with the terms and conditions men-

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tioned in it and compete the same within the agreed time limit.

7. To apply and obtain necessary permission and connection form MSEB / MSESC and commence and complete the necessary work required to it at the sole costs and expenses of developer.

8. To advertise the project and market the same by issuing necessary advertisements in news papers, T.V. hoardings and banners etc and also bear the cost and expenses of the said advertisements.

9. To carry out and perform all ancillary tasks and duties towards construction and Development of said buildings in the said project. The said building shall be completed together with all fixtures, fittings, and amenities stated in **Annexure - IV.**

10. Any other act /activity together with its costs/expenses towards development/construction and completion of the buildings in the said project.

PHASES

The project shall be completed in three phases. The architect presents a complete layout plan of the complete project of the land together with all three phases along with the building. The said plan is more particularly annexed as **Annexure - V** to the present agreement. The details of the building numbers to be completed in each phase is stipulated and more particularly described in the **Annexure - VI** hereunder. It is further explicitly stated that the developers shall only be granted a license to enter upon and construct only on the piece of land on which the building along with appurtenant area is earmarked phase wise and possession of balance land will solely vest with the owner.

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8. **PERIOD**

1. The project would be completed in three phases. The developer shall be entitled to carry out/initiate the construction of second phase only on completion of RCC work of first phase. The developer shall be further entitled to carry out /initiate the construction of third phase only on completion of complete construction of first phase and completion of RCC work of second phase.

A) The developer shall obtain the Commencement Certificate for the complete layout from the competent authority within a period of 3 months of signing and execution of the present agreement. On the completion of the said period of 3 months and if the Commencement certificate is not obtained till such relevant time a further grace period of 3 months shall be provided by the owner to the Developer after which the owner shall be entitled unilaterally to terminate the present agreement and on such termination owner shall not be liable for any claims from the developer.

After Obtaining the Commencement certificate the developer shall develop and construct the said property allowed to be developed in the first phase. The development and construction together with completion of the said building/ buildings to be constructed in the first phase shall be completed within period of twenty four months from the date of the obtaining the Commencement certificate.

C) On completion of the booking of the first phase the developer shall start the booking of the second phase and after completion of booking of second phase shall start the booking of third phase.

D) On completion of the first phase the developer shall construct, develop and complete the building to be constructed in the

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second phase within period of twenty four months and on completion of the second phase the developer shall construct, develop and complete the building to be constructed in the third phase within period of twenty four months.

E) In any circumstances the project shall be completed within a period of sixty months (60 months) from the date of commencement of the present agreement.

9. CONSIDERATION

a) That it is agreed between the parties that the developer shall pay an Amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) as security deposit. The developer shall issue three amounts in favour of the owner, i.e. "ANWAR HUSSAIN J. THIM" either by demand draft or pay-order or cheque. The said amount shall be towards the interest free security deposit, which shall be refunded back by the owner to the developer on completion of all the phases in the present project. The owner shall be entitled to forfeit the deposit amount if the Developer does not carry out the condition or obligation in the present agreement. The Developer in such event shall not make any claim / claims towards such forfeitures nor shall claim any damages etc.

b) Both the parties mutually agree that on the developer complying with the condition prescribed in the present agreement and constructing the buildings as per aforesaid phases then the developers are entitled from the owner for an area of 70 % of the total constructed area in the each phase. The remaining area of 30 % shall be the sole property of the owner and he shall be entitled, to use, sale lease the same to third party/s. The area of 70 % to be entitled /used and sold by the developer in the first phase will be earmarked and demarcated on the duly sanctioned plan obtained from the concerned authority. The afore stated sub-division of the constructed area shall also apply to the building/buildings to

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be constructed in the second and third phases respectively.

c) It is further agreed between both the parties that the division of the constructed area in the proposed building/ buildings to be constructed in the respective phases on the said property will be divided on vertical basis, e.g. if the floor space of one building is 10,000 sq. ft. then 7,000 sq. ft. will belong to the developer and 3,000 sq. ft. will belong to the owner. It is further agreed that the division of the area in each and every building will be on such basis that each party will be entitled to alternate sides on each floor, for example, if on the first floor the owner is entitled to 30 % area on east side, then the developer is entitled to get the west sides to the tune of 70 %. As regards the second floor the Owner will be entitled to the west side and the Developer is entitled to the east side. The arrangement shall continue for the subsequent floors. The said arrangement shall be applicable for each and every building constructed on all the phases of the present project.

Provided that in case of the bulk purchaser for the one or more floor, the owner and the developer may agree after obtaining written permission of the owner to alter/modify the arrangement as stated in clause (b) and(c) above.

d) The Developer shall be entitled to sell, transfer, assign in any manner or enter into agreement for sale, lease, leave and license in respect of 70 % of area coming to his share in each and every building constructed in each phase. The Developer shall be entitled to sale , alienate for all phases as stipulated below. However it is mutually decided that the sale consideration received shall be deposited in a joint account which shall be operated only by joint signatures by both owner and developer respectively. The appropriation/release of the sale consideration shall be as per mutual understanding between the parties.

http://www.portlots.com

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e) It is further explicitly agreed that the owner shall be entitled to sale, lease, grant on leave and license the area of 30% coming to his share to third party/s by execution of necessary deeds, documents and agreements and appropriate the consideration thereof in his own personal account without any recourse, claim of the developer.

f) It is mandatory that the owner shall join as confirming party in the documents to be executed by the developer to sell, transfer, lease his 70% share in the said building / buildings to be constructed in all three phases to third parties.

g) The Owners do hereby agree and confirm that the Developer shall be entitled to create any mortgage or create charge in respect of 70% area coming to his share as and when he gets entitled for the same as stated above to any bank/ financial institutions and shall join the Owner in any such mortgage or charge as confirming party. The Developer alone shall be liable and responsible for paying and discharging liabilities under the mortgage/charge and the owner shall not be liable for the same. If any claim arises from such banks/ financial institutions the same shall be dealt by the Developer at his own cost/risk and expenses and the Owner shall stand indemnified for the same. It is further explicitly made clear that the Developer shall be entitled to mortgage/create charge only on the area coming to his share and no bank/financial institutions shall ever have any charge/encumbrance on the area coming to the share of the owner.

10. **INDEMNITY**

The Developer shall indemnify the Owner for any claim/complaint/ damage arising from any third party at the time of construction and Development of the said property till completion and sale thereof to third party.

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97-82

11. LICENSE

The owner by the present agreement only grants a temporary license to the Developer to enter and construct on the said property, the developer shall be entitled to enter upon only such property which is granted phase wise by the Owner to the Developer. The present arrangement does not constitute any tenancy or demise, nor does it constitute any grant of irrevocable license as defined under the Easement Act.

12. POSSESSION

The possession of the said land and property shall always remain with the owner till the conveyance of it. The owner shall only grant license to the Developer to enter and construct on the said property as required in the different phase. The security agencies for safeguarding the said property shall be appointed by the owner and the cost and expenses of the said security agencies shall be initially borne by the owners and will be reimbursed on monthly basis by the developer to the owner.

13. NAME OF THE COMPLEX

The name of the complex shall be Decided with mutual discussions between the Parties

14. TAX LIABILITY

It is agreed that the Income tax or any other tax liability shall be borne and paid by both the concerned parties as per their proportionate share of each party.

15. OBLIGATION

a) **Obligation of the Owner :**

1. The Owner shall grant the license to the Developer to enter upon the said property for phase wise construction and allow the Developer to develop and construct the said property in phase wise manner.

2. The Owner shall appoint his own security agency to

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safeguard the property. The charges and expenses of the said security agency shall be borne by the Owner, which shall be reimbursed by the Developer to the Owner on monthly basis.

3. The Owner shall get redeemed/vacated the charges or encumbrances, which are reflected in the column of other rights in 7/12 extract.

4. The Owner shall procure and make available the TDR (transferable development right) from open market if required for utilization on the property. The area sharing ratio shall be mutually decided at the relevant time.

5. The Owner shall also bear the costs of premium and pay the same to competent authority for additional FSI, if required for IT park.

6. The Owner who is the Co-Developer in terms of SEZ Act and Rules agrees to co-operate with Developer to make an application for setting up the SEZ FOR INFORMATION TECHNOLOGY & INFORMATION TECHNOLOGY ENABLED SERVICES or (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks (e) Hotel (f) Institutional Bldg , on aforesaid land which is in his possession and agreed to be the Co-developer.

7. The Owner will not be entitled for any loss accrued due to SEZ FOR INFORMATION TECHNOLOGY & INFORMATION TECHNOLOGY ENABLED SERVICES or (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks (e) Hotel (f) Institutional Bldg. project as mutually agreed.

8. The Owner shall sign all documents necessary for the sanction of SEZ FOR INFORMATION

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TECHNOLOGY & INFORMATION TECHNOLOGY ENABLED SERVICES or (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks, (e) Hotel (f) Institutional Bldg project

9. The maintenance charges and common electricity charges for unsold flats/units shall be borne by the owner and developer proportionately for the area coming to their share respectively

10. The brokerage charges to be paid for sale of units to real estate consultant/ brokers shall be borne respectively by the owner and developer for the area coming to their respective share.

b) **Obligation of the Developer :**

1. The Developer shall at his own cost and expenses develop and construct the said property in phase wise manner together with all amenities and fittings and carry on the acts more particularly stated in Annexure IV below.

2. The Developer will not be entitled for any power of attorney from the Owner in respect of the property or its construction and development. The Developer shall obtain the signature of the Owner on all letters/ application/ document required for development for construction and development of the property.

3. To carry out and perform all ancillary task and duties towards construction and development of said SEZ FOR INFORMATION TECHNOLOGY & INFORMATION TECHNOLOGY ENABLED SERVICES project or (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks,(e) Hotel (f) Institutional Bldg.

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4. Any other act/activity together with its costs/expenses towards the development/construction and completion of the said SEZ FOR INFORMATION TECHNOLOGY & INFORMATION TECHNOLOGY ENABLED SERVICES project or (a) residential building (b) commercial offices (c) malls and shopping complex (d) IT Parks (e) Hotel (f) Institutional Bldg.

5. The owner shall have liberty to appoint engineer or supervisor to observe and inspect the quality of the construction and the amenities.

16. CONVENYANCE / LEASE

The owners shall grant conveyance / lease of the property in favor of ultimate transferee thereof being one or more co-operative housing society / body corporate / condominium of apartment. The agreement of sale / lease etc executed by the owner / developer with the prospective purchaser / transferee shall be standardized and it shall same for both. The owner shall be the confirming party in the agreement of sale / lease executed by the developer with the third party in respect of area allotted to them. The agreement shall be executed as per the applicability and provision of Maharashtra flat Ownership Act 1963.

17. MISCELLANEOUS EXPENSES

All the expenses such as professional fees, architects fees, fees for all consultant shall be solely borne and paid by the developer. The expenses towards preparation of deeds, document as well as stamp duty and registration fees payable on this agreement and other relevant document shall be solely borne by the developer only.

18. TERMINATION

The Owner shall have recourse to terminate the present agreement in the event if any subscribed condition in the present agreement are

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not fulfilled by the developer, by giving a ___ month prior notice in writing for the same. If within the notice period, developer fails to remedy the breach, then the agreement shall stand terminated. On such termination the developer shall cease to have any right, title, interest in the present project and the right of the developer shall stand limited only to the construction completed by him till such relevant time. The buildings which are completed and sold will not be effected by this clause.

In case of termination of the agreement the Owner shall be liable to construct / complete and hand over possession of premises agreed to be sold as per duly registered and executed agreement executed by the developer and confirmed by the owner with prospective purchaser however such cost of construction shall be recovered from the developer from his account and the area for sale coming to the share of developer shall be modified and reduced to that extent. In such cases the prospective purchaser will pay their further stage wise installments to the owners directly without any recourse to the developer.

19. **JURISDICTION**

For the purpose of enforcement of any of the rights under this transaction, the courts in Nashik / Mumbai to the exclusion of all other courts shall have jurisdiction.

20. **ARBITRATION AND DISPUTE RESOLUTION**

1. Any dispute arising out of or in connection with this transaction including the interpretation, application or performance of the joint venture Agreement and including its existence validity or termination shall be submitted for resolving or adjudication for final binding to Shri. Amit K. Sakikar Advocate and Mr. P. M. Khire Advocate jointly who are nominated and appointed by the parties. In case of disagreement between the two it shall be referred to an Umpire.

2. The arbitration will be governed by the Arbitration and

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9/8/04

Conciliation Act 1996 including any statutory amendment or re-enactment thereof for the time being in force and rules made under by the Bombay High court.

3. The arbitration proceeding will be conducted in English language at Bombay (Mumbai)

4. Parties hereto in equal shares will initially pay the costs of arbitration jointly. The arbitrator shall be entitled to determine by the award as to who will finally bear the cost and in what proportion.

5. The award of the Arbitrators shall be binding on both the parties.

21. **NOTICE**

1. A notice or other communication in connection with this joint venture Agreement must be personally delivered to the address of the addressee and sent by prepaid registered post A. D. to the addressee set out below (or if the addressee notifies another address then to that address) and if telefax with a copy to the respective advocates / legal representatives.

The address of each party is :

The party of the first part :
310, Yusuf building, Veer Nariman Road,
Fort, Mumbai - 400 023

The party of the Second part :
Amit House,
1932, Sadashiv Peth,
Bajirao Road, Pune 411 030

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2. A notice or other communication takes effect from the time and date for it is received unless a different time / date specified in it,

3. Notwithstanding anything to the contrary in this clause a letter is taken to be received, in case of posted letter, on the seventh day after posting and the telefax on the day the telefax is dispatched.

THE SCHEDULE OF THE PROPERTY AS ABOVE REFERRED TO :

All that piece and parcel of Residential land situated lying and being at village Moje Pathardi, Taluka and District Nashik, Sub - registrar Nashik within limit of Nashik Municipal Corporation and bearing Survey S. No. 1/1 admeasuring 1.64 hectares, 1/2 admeasuring 1.04 hectares and 1/4 admeasuring 1.33 hectares aggregating to 5 hectares 81 ares.

On or towards East	By S. No. 3, 4, 5
On or towards West	By 30 mtrs. D. P. Road
On or towards South	By 30 mtrs. D. P. Road
On or towards North	By S. No. 6

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

SINGED, SEALED AND DELIVERED
By the within named

MR. ANWAR HUSSAIN J. THIM

THE OWNER

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9 — 02

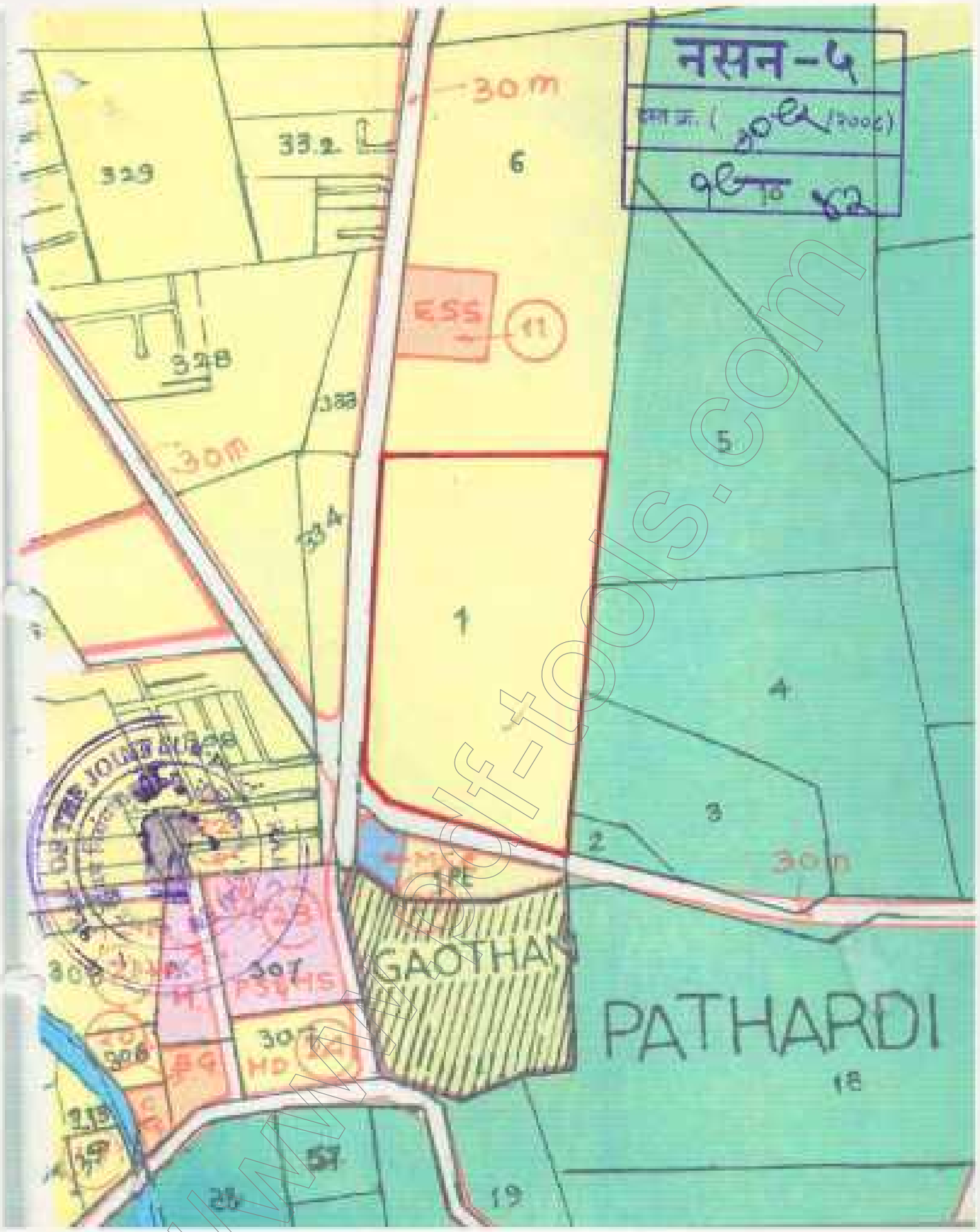
SIGNED, SEALED AND DELIVERED
By the within named
M/S. [illegible] BUILDERS
By its partner
KISHOR GOVIND PATE

THE DEVELOPER



In presence of :
1
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Annexure I

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नकलाचा कागद

गाव उमरखेड

तालुका नाशिक

फॉ.क्र.क.४३ प्रा.नि.झ.पु. गां.ना.नं. ७, ७अ, व ९२

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार
१	१	

गां.नं.क्र. ७

प्रोगवटदाराचे नाव

कमलाबाई विश्वनाथ दोषी

खाते क्रमांक

कुळाचे नांव खंड

असन-५

भू.का.क्रमांकांचे स्थानिक नाव			
लागवडी योग्य क्षेत्र		एकर	गुंठे
		हेक्टर	आर
		मीटर	सिक्स
जिरायत	-	१	२४
बागायत	-		
भात शेती	-		
एकूण	-	१	२४
पो.ख.	-	०	१०
वर्ग (अ)	-		
वर्ग (ब)	-		
एकूण	-	१	३४
आकार बिनशेती	-	रुपये १	पैसे ०८
तुझे लिखा विशेष	-		
आकार पाण्याबाबत	-		
एकूण	-		

जी अन्वर हुसेन डफाळक - उपदीवा योग्य

इतर अधिकार

फॉ.क्र.क.४३ प्रा.नि.झ.पु.

गां.नं.क्र. ७ अ

गां.नं.क्र. ९१

पिकाखालील क्षेत्रांचा तपशील											
भिन्न पिकांचे एकूण क्षेत्र			भिन्न पिकातील अन्नधान्य पिकाचे क्षेत्र			अभिन्न पिकाचे क्षेत्र			वहीत पिकास निरुपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
कि.फी संकलित	अलंकित	अकलंकित	पिकाचे नांव	अलंकित	अकलंकित	पिकाचे नांव	अलंकित	अकलंकित	प्रकार	क्षेत्र		
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
०६			पडीत											
०८	२९													

नकल फी

असल प्रमाणे दुसरी नकलात तयार ता. 5/2/2008

तलाठी

सजा कि. नाशिक

Annexure 11

http://www.pdf-tools.com

नकलाकरिता

गांव पाथर्डी

तालुका पाथर्डी

[कु.का.क. ४८ प्रा.वि.सं.पु.] गां. ल. नं. ७, ७अ, व १२

मूळापत्र क्रमांक	शि.अ.	धारणा प्रकार	गां. नं. क्र. ७
१	२	३	४

ह.का.क्रमांकाचे प्रमाणित उतारे	गाट्टाकोडी

लागवडी योग्य क्षेत्र	एकर	गुंठे
	हेक्टर	आर
	बोलस	मिटर
जिरायत	९	२४
बागायत	-	-
भात शेती	-	-
एकूण	९	२४
पो.ख.	-	-
वर्ग (अ)	०	८०
वर्ग (ब)	-	-
एकूण	९	८४

आकार विवरणे-	रुपये	पैसे
जुडी खिंड विशेष	९	८८
आकार पाण्यावरील		
एकूण		

४५४२ भोगवटदाराचे नाव

खंडेराव डाऊ व मंगाबाई खंडेराव आहेर दोघे

४८०१ धारणाचा प्रकार इनाम व दिवटे इलोकाधु वर्ग

५४०१ धारणाचा प्रकार इनाम व मुक्तिना व पुनर्वसन

शिवारात दोन्ही स.नं. व ते ५ हा पा.क. इनाम आहे आकारमान ५४९

अभय हुसेन भाडेपट्टा

०००

नमुना नं-५

पान क्र. (९० /२००८)

२१ → ४२

इतर अधिकार

[कु.का.क. ४८ प्रा.वि.सं.पु.]

९४५० १०९५

कलमाची हिस्सा ८ व मयाबाई सुशिला आहेर व कालेखान दौलत व खुशाबा काळे हा. वापरता इनाम ५४९

०००

गां.नं. क्र. ७ अ

गां.नं. क्र. १२

पिकाखालील क्षेत्राचा तपशील									पडीत पिकास पात्र जमिनीचा तपशील			
मिश्र पिकाचे एकूण क्षेत्र			मिश्र पिकातील प्रत्यक्ष पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र						
हि. पो. पांढरे ज्वारी	बागायतीखाली	अबागायतीखाली	हिवाळी	बागायतीखाली	अबागायतीखाली	हिवाळी	बागायतीखाली	अबागायतीखाली	प्रकार	क्षेत्र	पोटखराब क्षेत्र	क्षेत्र
६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८

पडीत

०८
०७

नकलाल फी

असल प्रमाणे खरी नकल तयार ता. ५ / २ /२००७

तलाठी

तलाठी पाथर्डी
ता. जि. अहमदनगर

http://www.aapalmahanagar.com

नकाल कलिता

गाव पाथर्डी

[म.जा.क.४३ प्रो.वि.स.पु.] गां. न. नं. ७. ७अ, व १२ तालुका हवेली

भूमापन क्रमांक	हि.क्र.	धारण प्रकार
७	४ मे.पै.१	(०१६९) गां. नं. क्र. ७

१ ला अकारांक आणि सन ऽ/१२/१९८१

लागवडी योग्य क्षेत्र

	एकूण	मुद्दे
	हेक्टर	आर
	गुंठा	पैसा
जिरायत	९	२३
बागायत	-	
पात शेती	-	
एकूण	९	२३
पो.ख.	०	६०
वर्ग (अ)	-	
वर्ग (ब)	-	
एकूण	९	२३

आकार फिरोती

	रुपये	पैसे
	९	०६
मुळे सिंचन विशेष	-	
आकार पाण्यावाचून	-	
एकूण		

भोगवटदाराचे नाव, वडिलांचे किंवा नवऱ्याचे नाव व आडनाव पाथरे शिवाजी अरुजाबाबा पाथरे (१६०१) (१०००) (१४४३)

श्री. आत्मारहुसेना डाकाने - उपरीवाला घोडा (००७१)

खाते क्रमांक

मसन-५

कुळाचे नांव सन इ. (२००८)

इतर अधिकार

[म.जा.क.४३ प्रो.वि.स.पु.] (१०५०) (१०००) (१०६६) (१०६६)

गां.नं. क्र. ७ अ

गां.नं. क्र. १२

अ.क्र.	जमीन वसणा-याचे नांव	रोख	तोडाव	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकाचे एकूण क्षेत्र: नि.फो.संकलित	मिश्र पिकाचे एकूण क्षेत्र: जलसिंचित	मिश्र पिकाचे एकूण क्षेत्र: अजलसिंचित	मिश्र पिकातील दाखवले पिकाचे क्षेत्र: जलसिंचित	मिश्र पिकातील दाखवले पिकाचे क्षेत्र: अजलसिंचित	अ मिश्र पिकाचे क्षेत्र: जलसिंचित	अ मिश्र पिकाचे क्षेत्र: अजलसिंचित	अ मिश्र पिकाचे क्षेत्र: अजलसिंचित	पहीत पिकाच्या विकल्पयोगी जमिनीचा तपशील: जलसिंचित	पहीत पिकाच्या विकल्पयोगी जमिनीचा तपशील: अजलसिंचित	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
							पडीत								

नकाल फी

अस्सल प्रमाणे खरी नकल तयार ता. ५/२/२००८

तलाठी पाथर्डी
ता. जि. नाशिक

http://www.bookstools.com

नमन-५

ANNEXURE - IV

FOLLOWING ARE THE AMENITIES THAT ARE NORMALLY CONSIDERED : Residential Buildings

CIVIL ITEMS :

1] Total R.C.C. structure with external walls, plaster, paint, glazing.

2] Flooring & electrification in the units & common parking areas (stilts or basements)

3] Flooring & Finishing (walls & ceiling) of common lift lobbies, staircases, passages, etc.

4] Compound wall, Security blocks & Gates.

PLUMBING :

1] Construction of U. G. Tank, S.T.P. & W.T.P. (if req.)

2] Total external drainage network

3] Vertical piping till the toilet blocks at all floor lvs. (internal plumbing & fixtures not included)

4] Fire fighting installations only in the common parking & lobbies.

LIFTS :

1] Good Quality passenger lifts will be provided.

Sufficient Car Parking will be provided

Landscape break out areas will be provided as per Plan

AMENITIES / FACILITIES IN THE PROCESSING AREA OF IT & ITES SEZ :

1] I.T. Blocks

2] Administrative Office

3] Training / Conference Facilities

4] Bank / Post Office

5] Communication Control Room

6] Development Commissioner / Customs & Excise Office

7] 24/7 Power with back up facility

8] Plug & Play Facility

9] Internet & High Speed Data Connectivity Facility

http://www.pdf-tools.com

नमन-५

2.0

10] Storage Systems
11] Incubator Room
12] Air-Conditioners
13] Building Automation / Management system
14] Communication / Earth Station
15] Energy Management Audit Systems
16] Compressor Unit
17] Lifts, Network/Transmission
18] Water Management System
19] Security
20] Perimeter and Access Control Systems
21] Sewage Treatment Plant and Solvent Waste Management
22] Internal Roads
23] Land scaping & garden

AMENITIES / FACILITIES IN THE NON-PROCESSING AREA OF IT & ITES SEZ

1] Cafetaria
2] Residential Buildings
3] Multiplexes
4] Educational Institutes
5] Hospital
6] Club
7] Auditorium
8] Shopping Arcade
9] Internal Roads

These are the basic amenities that would be required to be provided and any other additional amenities and facilities required under the Project would be provided.

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नमुना-५
दस्त क्र. 80 (2000)
25-12

Annexure V

http://www.reraonline.com

नसन-५
दस्त क्र. (801 2006)
25

ANNEXURE VI

S. No. 1/1, 1/2, 1/3, 1/4, 1/5, Pathardi, Nashik.

Phase No	No Buildings to be completed
	Tentative
I	14 Buildings
	36 Bungalows
II	13 Buildings
	41 Bungalows
III	IT & mall buildings

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नकाशा करिता

मौजे पाटोदा

तालुका तासगाव

मु.मो.क.कायदा, वि.स.प्र.प्र.

गां.न.नं. ७, १३१, व ६२

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार
३	२	

पु.ना.अभिलेखे स्थानिक नाव: मौजे पाटोदा ३

लागवडी योग्य क्षेत्र

	प्रकार	गुंठे
	हेक्टर	आर
	चौरस	मिटर
जिरायत	३	२५
बागायत	-	
भात शेती	-	
एकूण	३	२५
पा.	०	०००
खर्ब (अ)	-	
खर्ब (ब)	-	
एकूण	०	०५

आकार वि.गोषवारी

रुपये	पैसे
३	०८

मुद्रे जिवा शिरोष -

आकार पाचशतक

गां.नं.क्र. १२

वर्ष	जमाबंदी/धारणाधिकाराचे नाव	रिक्त	शेरा
१	२	३	४

विकासयोजनेचे क्षेत्रांचा तपशील

अंतिम विकासाचे एकूण क्षेत्र			विशेष विकासित प्रस्तावित विकासाचे क्षेत्र			अ विशेष विकासाचे क्षेत्र			पडीत विकास नियंत्रणाची अधिनियम लागतील		वाहतूक प्रस्तावित	शेरा
५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
			पडीत ३-२५									

नकाशा पत्ती

जमाबंदी प्रमाणे खरी नकाशा तयार ता. १५/१२/२००८

तलाठी

तलाठी पाटोदी

ता. जि. सांगली

नमुना-५

दप्तर क्र. (३० ८ २००८)

२४-८२

इतर अधिकार

मु.मो.क.कायदा, वि.स.प्र.प्र.

४७५७ ८८६८

४७०४ ४७८२ ४७८२

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नकाशा फाडणे नि. नं. ४ (नमुना नं. ८ पहा) गां. न. नं. ७, १३अ, व १२

नकाशा

गाव दरणाई

तालुका इगतपुरी

भूमापन क्रमांक	हि.अ.	धारणा प्रकार
९१२	०-२८-०	

पूर्वीचा क्रमांक

पुढील क्रमांक

नसन-५

दस्त क्र. (80 सन २००८)

१७-०४

इतर अधिकार

	एकक	मुळे
	हेक्टर	आर
	चौरस	मिटर
लिसायत	-	९-२४
बागायत	-	
भात शेती	-	
एकूण	-	९-२४
भा.रा.	-	०-५०
खर्च (अ)	-	
खर्च (ब)	-	
एकूण	-	९-७४
	रुपये	पैसे
आकार विरोधी	-	
चालू सिंचन विशेष	-	९-०८
आकार वसूल		

गां.नं. क्र. ७

गां.नं. क्र. १२

वर्ष	आकारित चौरसाचा तपशील			विकासयोग्य क्षेत्रांचा तपशील										
				सिंचित विकासीत एकूण क्षेत्र			सिंचित विकासीत उपलब्ध विकासीत क्षेत्र			सिंचित विकासीत क्षेत्र			पडीत विकासीत निरुपयोगी जमिनीचा तपशील		एकूण बिनशेतकी पाणी	एकूण
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७

पडीत ९-२४

नकाशा फी

अस्सल प्रमाणे खरी नकाशे तयार ता. १५ / १२ / २००७

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http://www.pdftools.com

नकाशा फाईल

मां. ज. अं. ७, १३८, व ९२

नाव पाथर्डी

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लागवडी योग्य क्षेत्र	एकूण	खुद
	हेक्टर	आर
	चौरस	मिटर
जिरायत -	9-23	
बागायत -		
भात शेती -		
एकूण -	9-23	
पा.यो. -		
वर्ग (अ) -	0-80	
वर्ग (ब) -		
एकूण -	9-03	
	रुपये	पैसे
आकार बिनशेती -		
सुधी सिंचन विशेष -	9-06	
आकार पाण्यासाठी -		
एकूण -		

मां.चे.क्र. ७

भोगवटदाराचे नाव

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श्री. नाथु पांडु दोंदे

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इतर अधिकार

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नमुना-५

दस्त क्र. 20 ८५(२००८)

2-42

मां.चे.क्र. १२

वर्ग	जमीन धारणा पध्दती	गांव	हवाला	पिकाखालील क्षेत्राचा तपशील									पडीत पिकाय निरुपयोगी जमिनीचा तपशील		शेरा	
				जिरा पिकाचे एकूण क्षेत्र			जिरा पिकातील पाण्या पिकाचे क्षेत्र			बा जिरा पिकाचे क्षेत्र						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
								1.65/c 9-23								

नकाशा पहा

अनधिकृत प्रकाशने स्वतंत्र नकाशाचे नकार ना. 95/92./२००८

तलाठी
तलाठी पाथर्डी
ता. जि. नाशिक

http://www.pdftools.com

वि. विश्वनाथ सी-आयटीसिएल बँक लिमिटेड
---शाखेचे/Branch नाव/पत्ता

१)	१" बाय
२)	
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८)	
९)	
१०)	

Abbreviations Used/ संक्षेपात वापरले शब्द			
TO CSH	-	BY TRF	-
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INT.	-	SRV. CHRG.	-
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SD - 41

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Date

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Maturity Amt. 80,[illegible]
Date 31.3.2009
Date Of Int.
Inst. Amt
Maturity Amt.
Maturity Date

Branch Manager

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दस्त क्र. 1302(2008)
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JOINT SUB-REGISTRAR CLASS-II

PERMANENT ACCOUNT NUMBER
ACHPS1750E

AVINASH RAMCHANDRA SHIRUDE

RAMCHANDRA DASHARATH
SHIRUDE

31-07-1964

SIGNATURE

COMMISSIONER OF INCOME-TAX, MUMBAI

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