

मुद्रांक धारकाची प्रत / Party Copy

अंबरनाथ जयहिंद को-ऑप. बँक लि. अंबरनाथ
AMBERNATH JAI-HIND Co-Op. BANK Ltd., Ambarnath
Central & Admin. Office - 42, Lokamanya Tiaik Path, Ambarnath - w.
शाखा / Br. दिनांक / Date: 23/07/13

मुद्रांक शुल्क / Stamp Duty रु./Rs. 100.00
सेवा आकारणी शुल्क रु./Rs. 10.00
Service Charges
एकूण / Total रु./Rs. 110.00
अक्षरी रुपये / Amount in Words One Hundred
दस्तऐवजाची संख्या / ten only

No. of Documents

मुद्रांक शुल्क भरणाऱ्याचे नांव / Anil Sadashiv
Name of the Stamp Duty paying Party Dalal

Pan No.
पत्ता / Address 38, Gunikupa, Suryodaya
Sang - Society Ambarnath (E)

संमोदक पत्रकाराचे नांव / Name of counter party
Neela Vinayak Panvelkar

चवहाऱ्या उद्देशाचे कारण / Purpose of the transaction
Agreement

घनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव
Name of the Drawee Bank Bank of Maharashtra

Ch. No. / Pay Order No.

Declaration
I/We hereby apply for the stamping of the above document and that the information provided by me in the application form is true & correct. I/We accept that the Ambarnath Jai-Hind Co-Op. Bank Ltd. is entitled to demand a stamp duty of Rs. 100/- on the above document. I/We have confirmed the amount to be franked & am jointly & severally responsible for the stamp value. I/We will not hold the Bank responsible for the value of stamp franked turns out to be incorrect. We agree to submit the original franked document if the impression is destroyed, incorrectly franked. We agree & accept to pay a service charge of Rs. 10/- per transaction to the Bank over & above the amount of stamp.

Signature of Purchaser

मुद्रांक भरणाऱ्याची सही

AMCBFNOH

अधिकार्याची सही
Authorised Sign.

रोखपाल / Cashier

SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT

THIS SUPPLEMENTARY DEED IS MADE ON ___ DAY OF JULY 2012 AT MORIVALI IN RESPECT OF DEVELOPMENT AGREEMENT 27-10-2012 REGISTERED IN THIS OFFICE AT SR. NO. UH/38196/2012 ON 20-06-2012 BETWEEN

THIS AGREEMENT IS EXECUTED ON THIS 23rd DAY OF JULY 2013 AT MORIVALI Tal. AMBERNATH BETWEEN

1. Mr. SUDHAKAR SADASHIV DALAL, age 57 yrs.,
2. Mr. RAJENDRA SADASHIV DALAL, age 53 yrs.,
3. Mr. ANIL SADASHIV DALAL, 44 yrs.,
4. Mrs. NEETA VINAYAK PANVELKAR, age 63 yrs.,
5. Smt. SWATI SUDHAKAR BIDVI, 59 yrs.,
6. Mrs. ANITA ANANT CHAUDHARI, age 51 yrs.,
7. Mrs. POOJA DINESH PATKAR, age 40 yrs.,
8. Mrs. NIKITA NAVIN SHETE, age 35 yrs. &
9. Smt. MADHURA MANOHAR (alias Manoj) DALAL, age 36 yrs., for self and as a natural guardian of her minor children Kum. MANSI M. DALAL, age 17 yrs., & Master SHUBHAM M. DALAL, age 13 yrs.,

hereafter referred to as 'The LAND OWNERS' which expression shall mean and include their heirs, successors, assigns, attorneys and other legal representatives of the FIRST PART AND

Stamp Franking Checked & Verified with Bank and found correct.

Jt. Sub-Registrar Class-2.
Ulhasnagar - 3.



दस्तवे - 880/2013
e 9e

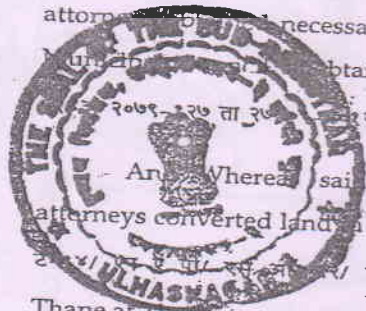
For Ambarnath Jai-Hind Co-Op. Bank Ltd., Ambarnath
Ambarnath
Authorised Signatory
TILAK PATH
AMBERNATH (WEST) - 421 501
D-5/STP(V)/C.R.1084/01/09/645-48/09

भारत 67537
186309
R.0000100/-PB6610
JUL 22 2013
17:29
SPECIAL
ADHESIVE
MAHARASHTRA

M/s. SATYABHAMA DEVELOPERS, a partnership firm having office at 38, Gurukrupa, Suryodaya CHS Ltd., Ambernath (E), herein after referred to as 'The PROMOTER/ DEVELOPER' which expression shall mean and include its successors, assignee, legal heirs of partners and other legal representatives of the SECOND PART.

AND WHEREAS the Land Owners and Promoter/ Developer have entered into an Development Agreement on 20-06-2012 in respect of piece and parcel of non-agricultural land bearing City Survey no.9285 corresponding Gut no.10 (P) admeasuring 0-44R -5 situated at village Morivali Taluka Ambernath Dist. Thane within the limits of Ambernath Municipal Council which was duly executed and same was registered in the office of Sub-Registrar of Assurances Ulhasnagar 3 at Sr. No.UHN3-03196/ 2012 dt.20-06-2012. Necessary Power of Attorney dt.20-06-2012 was also executed by the said Land Owners in favour of the developer in pursuant of the said Development Agreement and same was duly executed and same was registered in the office of Sub-Registrar of Assurances Ulhasnagar 3 at Sr. No.UHN3-03197/ 2012 dt.20-06-2012.

And Whereas land said owners through their said constituted attorneys necessary permission for development from Ambernath Municipal Council obtained vide permission no. अनपा/ नरवी/ बाप/ ११-१२/ २०११-१२ ता ३०/०६/२०१२



And Whereas said land owners through their said constituted attorneys converted land in question to non-agricultural use vide महसुल/ क-१/ २०१२ ता १८-०४-२०१२ from the Office of Collector Thane at Thane.

And whereas the Promoter is constructing multi-storied buildings over said land styled as Sadashiv Puram as per permission granted by the Ambernath Municipal Council having residential flats therein and the promoter is entitled to deal with/ sale flats and units/ premises, receive consideration, give possession, execute and register agreements for sale as per said development agreement and power of attorney executed by the owners.

सहस्र	२
दस्तावेज	१२०१३
50	98

AND WHEREAS Promoters herein due to financial constrains are not able to develop said land as agreed and have decided to take financial assistance from Banks/ Financial Institutions by creating charge/ mortgage over said land and construction thereon for which said land owners have agreed upon on conditions that such charge shall be repaid by the promoters and that the Land owners shall not be responsible for such charge.

And whereas due such event/ circumstance between the parties, it has necessitated this supplementary agreement NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:

1. That the Promoters are entitled to create charge/ mortgage over said land and construction thereon
2. That the land owners have agreed upon on conditions that such charge shall be repaid by the promoters alone and that the Land owners shall not be responsible for such charge
3. That the Promoter will be solely responsible to comply provisions of Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management and transfer) Act 1963 or Maharashtra Apartment ownership Act 1970.
4. That the promoter is also authorized to create charge by of mortgage for security of the loan/ financial facility which may be obtained against security of the said development rights flats/ Unit constructed on said land
5. That the Owners will not be responsible for any money liability incurred by the Promoter.
6. Except this change/ additional terms/ permission to create charge/ mortgage all other contents, term and conditions will remain as per said Development Agreement dt.20-06-2012 and no consideration was/is paid by the Developer to the Land Owners.



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दस्त क.	४४६४ २०१३
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Property Given For Development

Piece and parcel of non-agricultural land bearing City Survey no.9285 corresponding Gut no.10 (P) admeasuring 0-44R -5 situated at village Morivali Taluka Ambarnath Dist. Thane within the limits of Ambarnath Municipal Council as shown in map annexed hereto, together with installations, fittings, amenities provided for the said plot/ land and common right over the land and over common Services/ facilities provided for the said land as shown in map annexed

On North : MIDC Land

On South : Gut no.04

On East : Gut no.07

On West : Gut no.10



उह न - ३	
दस्त कं. ४४०४२०१३	
९३	९९

SIGNED AND DELIVERED by

1. Mr. SUDHAKAR SADASHIV DALAL



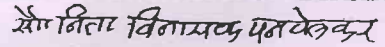
2. Mr. RAJENDRA SADASHIV DALAL



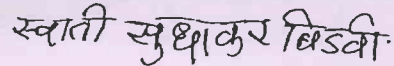
3. Mr. ANIL SADASHIV DALAL



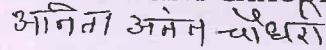
4. Mrs. NEETA VINAYAK PANVELKAR



5. Smt. SWATI SUDHAKAR BIDVI

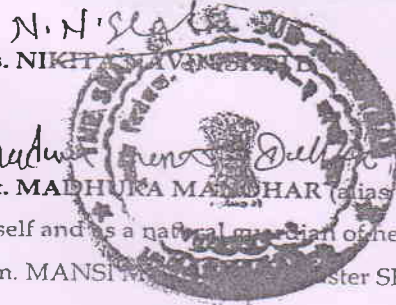


6. Mrs. ANITA ANANT CHAUPHARI




7. Mrs. POOJA DINESH PATKAR,

8. Mrs. NIKITA ANANT CHAUPHARI



9. Smt. MADHURA MANOHAR (alias Manoj) DALAL

for self and as a natural guardian of her minor children

Kum. MANSI MANOHAR (alias Manoj) DALAL and her son SHUBHAM M. DALAL

LAND OWNERS

उह न - ३	
दस्त क. ४४/२०१३	
१३	१९

SIGNED SEALED AND DELIVERED by

M/s. SATYABHAMA DEVELOPERS,
a partnership firm through its partners
Mr. Anil Sadashiv Dalal

Anil



Mr. Sonesh Sudhakar Dalal

Sonesh



DEVELOPER/PROMOTER



1. *Dinesh Sherekan*

2. Dinesh Sherekan

Sherekan

Sherekan

उहन - ३	
दस्तावेज. ४४०४/२०१३	
१४	१९

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AHIPP5899D



नाम /NAME

DINESH GOPINATH PATKAR

पिता का नाम /FATHER'S NAME

GOPINATH SHANKAR PATKAR

जन्म तिथि /DATE OF BIRTH

16-03-1959

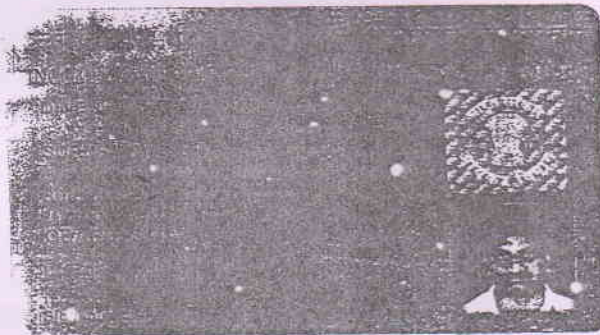
हस्ताक्षर /SIGNATURE



D.R. Sharma

आपका अधिकारी (कंप्यूटर कोड)

Commissioner of Income-tax (Computer Operations)



उहन - ३	
दस्तावेज क्र. ४४०४/२०१३	
१५	१०



उह न - ३	
दस्तावेज.	१२७१३
५६०	९९

Summary-2(दस्त गेष्टरा भाग - २)

23/07/2013 4:14:00 PM

23/07/2013 4:14:00 PM

दस्त क्रमांक: उहून34474/2013

दस्ताचा प्रकार: सप्लीमेंट्री अॅग्रीमेंट

दस्त गेष्टरा भाग-2

उहून-3

उहून3

दस्त क्रमांक:4474/2013

दस्त क्र. ४४७४२०१३

१६

१६

पक्षकाराचा प्रकार

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:मुधाकर सदाशिव दलाल
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-57
नं: सुर्योदय को. ऑपरेटिव्ह हौसिंग सोसायटी, रोड नं: स्वाक्षरी:-
अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे,
महाराष्ट्र, ठाणे.
पॅन नंबर:-

लिहून देणार



2 नाव:राजेंद्र सदाशिव दलाल
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-53
नं: सुर्योदय को. ऑपरेटिव्ह हौसिंग सोसायटी, रोड नं: स्वाक्षरी:-
अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे,
महाराष्ट्र, ठाणे.
पॅन नंबर:-

लिहून देणार



3 नाव:अनिल सदाशिव दलाल
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-44
नं: सुर्योदय को. ऑपरेटिव्ह हौसिंग सोसायटी, रोड नं: स्वाक्षरी:-
अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे,
महाराष्ट्र, ठाणे.
पॅन नंबर:-

लिहून देणार



4 नाव:नीता विनायक पन्तेलकर
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-63
नं: -, रोड नं: अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा स्वाक्षरी:-
ठाणे, महाराष्ट्र, ठाणे.
पॅन नंबर:-

लिहून देणार



5 नाव:स्वाती सुधाकर बिडेवी
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-59
नं: -, रोड नं: अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा स्वाक्षरी:-
ठाणे, महाराष्ट्र, ठाणे.
पॅन नंबर:-

लिहून देणार



6 नाव:अनिता अनंत चौधरी
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-51
नं: -, रोड नं: अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा स्वाक्षरी:-
ठाणे, महाराष्ट्र, ठाणे.
पॅन नंबर:-

लिहून देणार



7 नाव:पुजा दिनेश पाटकर
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-40
नं: -, रोड नं: अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा स्वाक्षरी:-
ठाणे, महाराष्ट्र, ठाणे.
पॅन नंबर:-

लिहून देणार



8 नाव:निकीता नवीन शेते
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-35

लिहून देणार