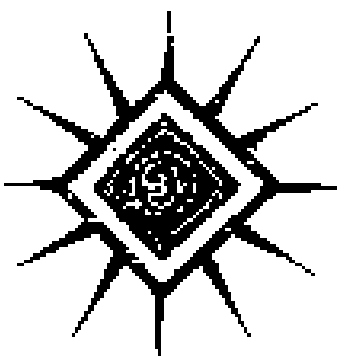


11/95/0



DISHA

Show the way.

Agreements, Stamp Duty & Registration

3, Narayana Apt., 1st Floor, Behind Town Hall,
Court Naka, Thane (W) - 400 601.



Agreement or Development - Cam-Sat

VENDOR : Mrs. Leena Associate (Triveni)
& Mrs. Manisha Chandrakant Ambare.

PURCHASER to Mr. Subhashwar Prabhakar.

MR. CHETAN, Mobile No.: 98202 08262
Disha, Tel. No.: 022-2540 8262
Chetan Typing : 022-2541 9260
30, Neel Collector Office, Court Naka, Thane (W)

पुणे जिल्हा न्यायालय

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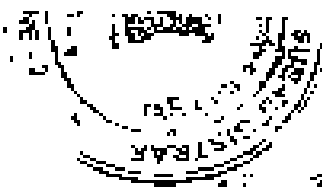
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नाम का जारी - प्रधान कार्यालय
GIL A/C Payable 155000

जहाँ से पैसे निकाले जा सकते हैं - बैंक ऑफ इंडिया
DO NOT FOLD.

दिनांक 24-11-2009

Pay JOINT SUB REGISTRAR THANE

Payable thirty thousand only

16935 30000.00

THE SEAL OF THE SUB-REGISTRAR

प्राथमिक न्यायाधीश कार्यालय
PANCHAL BH, DIST. RAIGAD
PANCHAL BH, DIST. RAIGAD
PANCHAL BH, DIST. RAIGAD

आ. जनको/अंशदा पर

RS. बैंक ऑफ इंडिया

बैंक ऑफ इंडिया बैंक ऑफ इंडिया

बैंक ऑफ इंडिया बैंक ऑफ इंडिया

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दस्तावेज नं. 99934/2009
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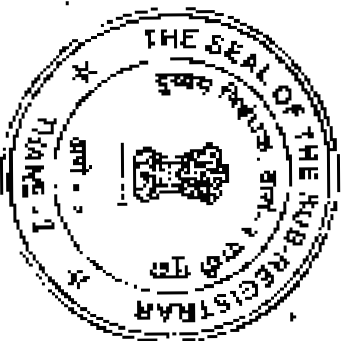
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2008



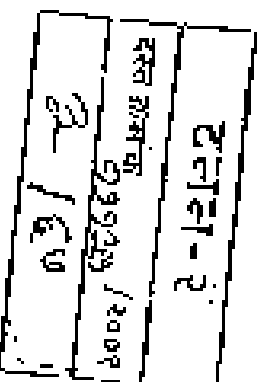
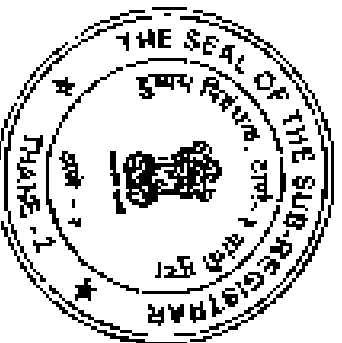
DEED OF CONFIRMATION OF DEVELOPMENT AGREEMENT
02ND JUNE 2008

THIS DEED OF CONFIRMATION OF DEVELOPMENT AGREEMENT
DATED 02ND JUNE 2008 is executed at Village Khidkall,
Taluka and District Thane on this 25th day of NOVEMBER
2008 BETWEEN M/S. LARG ASSOCIATES & CO. a Proprietary Firm



श्री लार्ग असोसिएट्स - २
२९९९५ / २००८
२ / ६०

having address at 217, 2nd floor, Big Splash, Sector 17, Vashi, New Mumbai, District Thane through it's Proprietor MR. SANTOSH TILAK hereinafter called and referred to as the DEVELOPER (which expression shall unless it be repugnant to context or meaning thereof mean and include his heirs, executor, administrators and assigns) OF THE FIRST PART AND M/S KATESHWARI REALTORS, a Partnership firm having it's office at 35, Kapeesh Commercial Centre, N.G. Road, Malund Post, Mumbai-400 080 through it's Partner's A MR. HIRALAL SHAMJI ALANGANI AND A. SELLISH NARAYANRAI BHANUSHALI hereinafter called and referred to as the SUB-DEVELOPER-COY-PURCHASERS (which expression shall unless it be repugnant to context or meaning thereof mean and include the Partner's for the time being of the present Partnership firm of M/S KATESHWARI REALTORS and the heirs, executor and administrators of the last surviving Partner and the survivor or survivors of them and his/her/their heirs, executor, administrators and assigns) OF THE SECOND PART AND A. MR. KESHAV SONGRA NEATRE B. MISS PRABHA SONGRA HATER ALIAS MRS. PRABHA VISHWA SOLI C.MR. DILIPRAI ONCIA MEHRE AND D. MRS. MORNISA CHANDRANANT AMORE ALIAS AGRAE hereinafter collectively called the COMPLAINING PARTY (which expression shall unless it be repugnant to context or meaning thereof mean and include their heirs, executor, administrators and assigns) OF THE THIRD PART AND MRS. MORNISA CHANDRANANT AMORE ALIAS AGRAE hereinafter

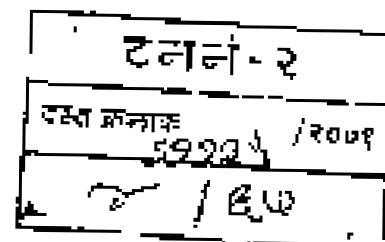


referred to as the VENDOR (which expression shall unless it be repugnant to context or meaning thereof mean and include her heirs, executors, administrators and assigns) OF THE FOURTH PART :

WHEREAS:

1. The CONFIRMING PARTY, DEVELOPERS and VENDORS herein had granted the Development Rights of Agricultural Lands bearing Survey No. 144 Bissas No. 2 B admeasuring 36 Gunthas 3 Aar and Survey No. 145, Bissas No. 2 D admeasuring 29 Gunthas 3 Aar both situate in Village Khickali, Taluka and District Thane hereinafter called and referred to as the "said Property" for the sake of brevity to the SUB-DEVELOPERS as per the terms and conditions of the Original Agreement of Development-Cum-Sale dated 02-06-2008 and the same was not stamped and registered with the Sub-Registrar of Assurances Thane.

2. The SUB-DEVELOPERS have also paid the total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) to the VENDOR as per the terms and conditions of the Original Agreement of Development-Cum-Sale dated 02-06-2008.



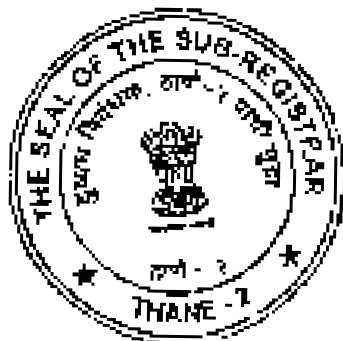
3. The SUB-DEVELOPERS have now paid the Stamp Duty and Penalty on the said Original Agreement of Development-Cum-Sale dated 02-06-2008 as per Orders passed by the collector of Stamp There on _____.

4. The PARTIES hereto are desirous of admitting and acknowledging the terms and conditions of the Development Original Agreement of Development-Cum-Sale dated 02-06-2008 and registering the said Original Agreement of Development-Cum-Sale dated 02-06-2008 for which purposes they are executing these presents.

NOW THIS DEED OF CONFIRMATION OF AGREEMENT OF DEVELOPMENT-CUM-SALE DATED 02-06-2008 WITNESSETH AS UNDER:

1. The PARTIES hereto hereby admit and acknowledge the terms and conditions of the Agreement of Development-Cum-Sale dated 02-06-2008.

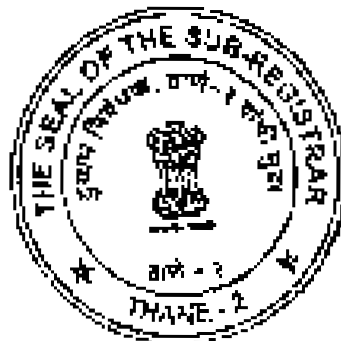
2. The Parties are hereby annexing the Original Agreement of Development-Cum-Sale dated 02-06-2008.



टनली - २
दस्तावेज ३९२३५ / २००९
३ / ६७

The DEVELOPERS declare that they have received the total Refundable Deposit without Interest of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) of and from the withinnamed SUB-DEVELOPERS as per the terms and conditions of the Agreement of Development-Cum-Sale dated 02-06-2008 in the following manner viz.

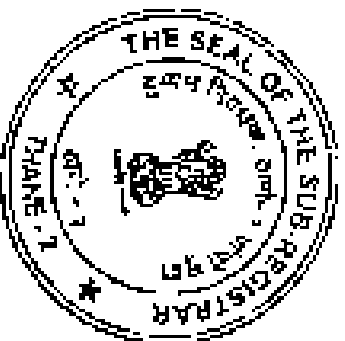
- a. Rs. 51,000/- (Rupees Fifty One Thousand Only) received by cash on 02-06-2008 on execution of the Agreement of Development-Cum-Sale dated 02-06-2008.
- b. Rs. 2,00,000/- (Rupees Two Lakhs Only) received by Cheque No. 107086 dated 14-08-09 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.
- c. Rs. 3,00,000/- (Rupees Three Lakhs Only) received by Cash on 14-08-09.
- d. Rs. 7,00,000/- (Rupees Seven Lakhs Only) received by Cheque No. 323867 dated 25-08-09 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.
- e. Rs. 1,00,000/- (Rupees One Lakh Only) received by Bearer Cheque No. 323868 dated 26-08-09 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.
- f. Rs. 6,49,000/- (Rupees Six Lakhs Forty Nine Thousand Only) received by Cash.
- g. Rs. 2,00,000/- (Rupees Two Lakhs Only) received by Cash on 16-10-2009.
- h. Rs. 3,30,000/- (Rupees Three Lakhs Only) received by Cheque No. 323872 dated 16-10-08 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.



पानवेल - 2
दस्तावेज क्र. 92924/2009
दिनांक 16/10/09

The VENDOR doth hereby declare that the VENDOR has received the total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) in the following manner

- a. Rs. 1,00,000/- (Rupees One Lakh Only) by cash received by cash on 02-06-2008 on execution of the Agreement of Development-Cum-Sale dated 02-06-2008.
- b. Rs. 1,00,000/- (Rupees One Lakh Only) received by Cheque No. 323869 dated 25-08-09 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.
- c. Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) received by Cheque No. 323808 dated 25-11-09 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.
- d. Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only) received by Cheque No. 323889 dated 25-12-09 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.
- e. Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) received by Cheque No. 323890 dated 25-01-10 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.
- f. Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) received by Cheque No. 323891 dated 25-02-10, drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.



पानवेल-१

दिनांक: २२/१२/२००९

७/१२/०९

Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) received by Cheque No. 323892 dated 25-03-10 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.

Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) received by Cheque No. 723893 dated 25-04-10 drawn on Veerashaiva Co-operative Bank Ltd., Panvel Branch.

5. The Parties hereto have executed these presents on their own free will and consent without coercion and undue influence of any kind.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS DEED OF CONFIRMATION OF AGREEMENT OF DEVELOPMENT-CUM-SALE DATED 02-06-2008 ON THIS 5th DAY OF NOVEMBER 2009.

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED DEVELOPER

M/S. LAXMI ASSOCIATE & CO.

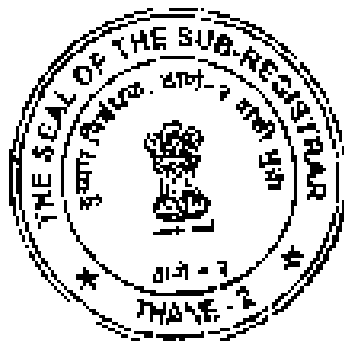
THROUGH IT'S PROPRIETOR

MR. SANTOSH TIWARI

IN THE PRESENCE OF

1.

2. अनंता माल



टनन-२
दस्तावेज नं. २२२३४ / २००९
८ / ६७

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED SUB-DEVELOPERS
M/S. MATESHWARI REALTORS
A PARTNERSHIP FIRM

THROUGH IT'S PARTNERS

A. MR. HIRALAL SHAMJI RAMGANI
B. SHAILESH NARAYANRAJ BHANDARALI
IN THE PRESENCE OF

1.

2. *Signed Jignesh Patel*

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY

A. MR. KESHAV SONGYA MHATRE *Mhatre*

B. MISS PRABHA SONGYA MHATRE
ALLAS MRS. PRABHA VISHVAS MALI *M. C. Dhandare*

C. MR. RAJARAM SONGYA MHATRE

D. MRS. MONISHA CHANDRAKANT AMBARE
ALLAS AMBARE

IN THE PRESENCE OF

1. *Signed Jignesh Patel*

2. *Signed Jignesh Patel*



M. C. Dhandare



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
MRS. MANISHA CHANDRAKANT AMBORE
ALIAS AMBARE

for M.C. Ambare

- IN THE PRESENCE OF
1. *[Signature]*
 2. *[Signature]*

RECEIPT

RECEIVED an amount of Ru.35,00,000/- (Rupees
Thirty Five Lakhs Only) as full and final consideration
for sale of my 25 % undivided share in the Property i.e.
1655 sq. mtrs. out of 6620 sq. mtrs. more particularly
mentioned in the schedule heronabove written .
(Rupees Thirty Five Lakhs Only)

2 SAY RECEIVED

M.C. Ambare



MRS. MANISHA CHANDRAKANT AMBORE ALIAS AMBARE
VENDOR

WITNESSES:-

1. *[Signature]* *Manish Ambare*
2. *[Signature]* *Chaitani Ambare*



पृष्ठ संख्या	2
पंजीकरण संख्या	92324/2004
दिनांक	20/1/04

RECEIPT

RECEIVED an amount of Rs. 30,00,000/- (Rupees thirty lakhs Only) as full and final Refundable Security Deposit without interest for grant of Development Rights of my share in the said Property as per the terms and conditions of the Agreement of Development dated 26-05-08 more particularly mentioned in the Schedule herinaabove written.

(Rupees thirty lakhs Only)

I SAY RECEIVED



MR. SANTOSH TIVARI
PROPRIETOR
M/S LAXMI ASSOCIATE & CO.

WITNESSES:-

- 1.
2. Santosh Tiwari



22121-2
22121-2
22121-2

HANDING OVER POSSESSION

MR. SANTOSH TIWARI PROPRIETOR OF M/S. LAXMI ASSOCIATE & CO. having address at 217, 2nd Floor, Big Splash, Sector 15, Vashi, Navi Mumbai, District Thane the DEVELOPER do hereby CERTIFY AND CONFIRM that I have on this ____ day of _____ 2009 handedover the possession OF Agricultural lands bearing Survey No. 144 Hissa No. 2 B admeasuring 36 Gunthas 9 Aar and Survey No. 145, Hissa No. 2 C admeasuring 36 Gunthas 3 Aar both situate in Village Khickali, Taluka _____ District Thane to A. MR. KIRALAL SHAMJI RANGANI AND B. RAJLAKSH NARAYANBHAI BHANUSALI THE PARTNER'S OF M/S. KATRESHWARI REALTORS to construct and sale the Residential and commercial units as per the as per the terms and conditions of Agreement of Development-Can-Sale dated 02-06-2008.

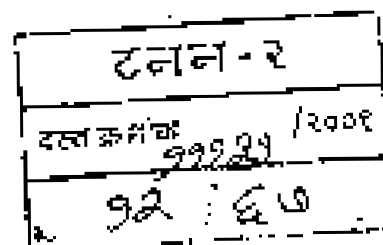
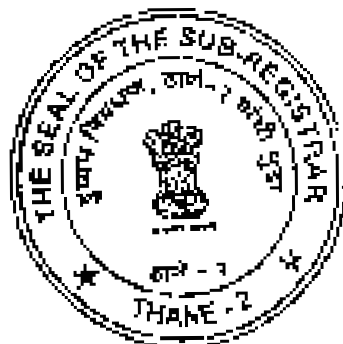

MR. SANTOSH TIWARI
PROPRIETOR

M/S. LAXMI ASSOCIATE & CO.

WITNESSES:-

1.

2. उपस्थित नियो



TAKING OVER POSSESSION

WE A. MR. HIRALAL SHAMJI RANGANI AND B. SHAILESH NARAYANBHAI BRANUSHALI THE PARTNER'S OF M/S MATESEHWARI REALTORS do hereby CERTIFY AND CONFIRM that we have on this ____ day of NOVEMBER 2009 received the possession of the said Agricultural Lands bearing Survey No. 144 Hissa No. 2 B measuring 36 Gunthas 9 Aar and Survey No. 145, Hissa No. 2 D measuring 28 Gunthas 3 Aar both situate in Village Khidkali, Taluka and District Thane from MR. SANTOSH TIWARI PROPRIETOR OF M/S. LAXMI ASSOCIATE & CO. the DEVELOPER to construct and sale the Residential and Commercial units As per the as per the terms and conditions of Agreement of Development-Cum-Sale dated 02-06-08.


A. MR. HIRALAL SHAMJI RANGANI


B. SHAILESH NARAYANBHAI BRANUSHALI

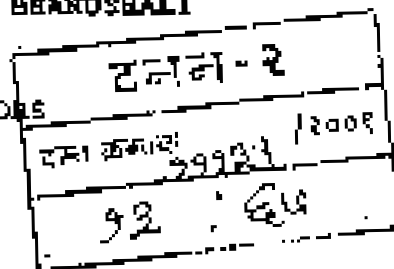
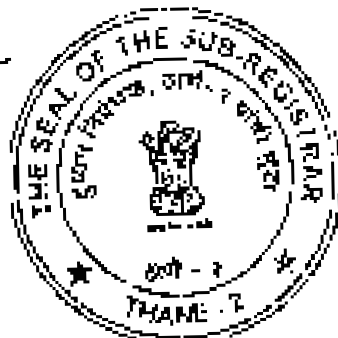
PARTNERS

M/S MATESEHWARI REALTORS

WITNESSES:

1.

2. 



HANDING OVER POSSESSION

WE A. MR. KESHAV SONGYA MHATRE B. MISS PRABHA SONGYA MHATRE ALIAS MRS. PRABHA VISHWAS MALI C. MR. RAJARAM SONGYA MHATRE AND D. MRS. MANISHA CHANDRAKANT AMBARE the CONFIRMING PARTY do hereby CERTIFY AND CONFIRM that we have on this 25th day of NOVEMBER 2009 handed over the vacant, peaceful and physical possession of the said Agricultural Lands bearing Survey No. 144 Hissa No. 2 B admeasuring 36 Gunthas 9 Aar and Survey No. 145, Hissa No. 2 D admeasuring 29 Gunthas 3 Aar both situate in Village Khidkali, Taluka and District Thane to A. MR. NIPALAL SHAMJI RANGANI AND B. SHAILESH NARAYANRAJ BHANUSHALI THE PARTNER'S OF M/S MATESHWARI REALTORS as per the terms and conditions of Agreement of Development-Com-Sale dated 02-06-2008.

Signature...

A. MR. KESHAV SONGYA MHATRE

B. MISS PRABHA SONGYA MHATRE ALIAS
MRS. PRABHA VISHWAS MALI

टहाना - २
२५/११/२००९
१२/१६/०९



Signature...

C. MR. RAJARAM SONGYA MHATRE

Signature...

D. MRS. MANISHA CHANDRAKANT AMBARE ALIAS
AMBARE

WITNESSES:-

1. *Signature...*
2. *Signature...*

TAKING OVER POSSESSION

WE A. MR. HIRAJAL SHAMJI RANGANI AND B. SHAILESH NARAYANDEVI BHANUSHALI THE PARTNERS OF M/S MATESEWARI REALTORS do hereby CERTIFY AND CONFIRM that we have on this 25th day of NOVEMBER 2009 received the vacant, peaceful and physical possession of the said Agricultural Lands bearing Survey No. 144 Bissa No. 2 B admeasuring 35 Gunthas 9 Aar and Survey No. 145. Bissa No. 2 D admeasuring 29 Gunthas 3 Aar both situate in Village Khidkeli, Taluka and District Thane from 1 A. MR. KESHAV SONGYA MHATRE B. MISS PRABHA SONGYA MHATRE ALIAS MRS. PRABHA VISHWAS MALI C. MR. BALARAM SONGYA MHATRE AND D. MRS. MONISHA CHANDRAKANT AMBARE ALIAS AMBARE the CONVEYING PARTY as per the terms and conditions of Agreement of Development-Cum-Sale dated 02-06-2008.


A. MR. HIRAJAL SHAMJI RANGANI


B. SHAILESH NARAYANDEVI BHANUSHALI

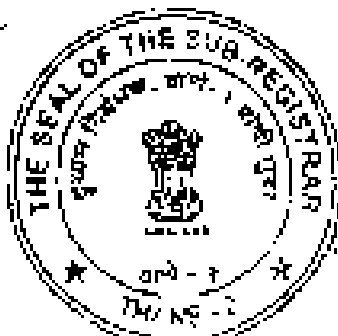
PARTNERS

M/S MATESEWARI REALTORS

WITNESSES:

1.

2. 



पृष्ठ-२
रजिस्ट्रार/२००९/२००९
१५ / ६३

HANDING OVER POSSESSION

I MRS. MANISHA CHANDRAKANT AMBARE ALIAS AMBARE the VENDOR do hereby CERTIFY AND CONFIRM that I have on this 08th day of NOVEMBER 2009 handed over the vacant, peaceful and physical possession of 25 % of my undivided share in the said Agricultural Lands bearing Survey No. 144 Hissa No. 2 B admeasuring 36 Gunthas 9 Aar and Survey No. 145, Hissa No. 2 D admeasuring 29 Gunthas 3 Aar both situate in Village Khadkali, Taluka and District Thane to A. MR. HIRALAL SHAMJI RANGANI AND B. SHAILESH NARAYANRAI BHANUSKALI THE PARTNER'S OF M/S MATESEWARI REALTORS as per the terms and conditions of Agreement of Development-Cum-Sale dated 02-06-2008.

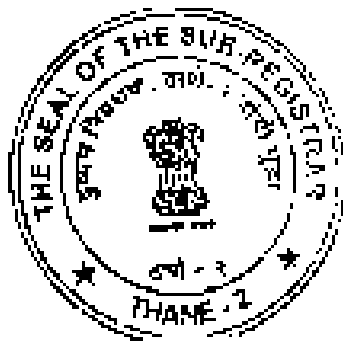
M.C. Ambare

MRS. MANISHA CHANDRAKANT AMBARE ALIAS AMBARE,

WITNESSES:-

1. Ambar कोटिवासी के पास,
2. डानंतरा के पास

टनन-२
दस्तावेज क्रमांक ३२२३१ / ११०२
१६ / ६७



TAKING OVER POSSESSION

WE A. MR. HIRAJAL SHAMJI RANGANI AND B. SHAILESH NARAYANRAI SHAMUSHALI THE PARTNER'S OF M/S KATESHWARI REALTORS do hereby CERTIFY AND CONFIRM that we have on this 25th day of NOVEMBER 2009 received the vacant, peaceful and physical possession of 25 % undivided share in the said Agricultural Lands bearing Survey No. 144 Bissa No. 2 B admeasuring 36 Gunthas 9 Aar and Survey No. 145, Bissa No. 2 D admeasuring 29 Gunthas 3 Aar both situate in Village Khickali, Taluka and District Thane from MRS. MANISHA CHANDRANANT AMBARE ALIAS AMBARE the VENDOR as per the terms and conditions of Agreement of Development-Cum-Sale dated 02-06-2008.

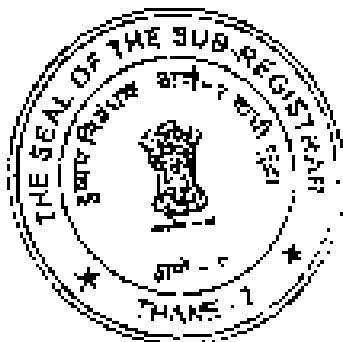

A. MR. HIRAJAL SHAMJI RANGANI


B. SHAILESH NARAYANRAI SHAMUSHALI
PARTNERS

M/S KATESHWARI REALTORS

WITNESSES:

- 1.
- 2.



25/11-2
CERTIFICATE 22/11/2009
90 1 10

गणेशाय नमः

दस्तावेज नं - 2

पृष्ठ 2

दस्तावेज नं (11/03/2009)

201/60

महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.

[Signature]

महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.

महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
महाराष्ट्र सरकार, नवी मुंबई, महाराष्ट्र.
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सहस्रनामा प्रस्ताव

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भारतवासी राजा

सिद्धि साधना

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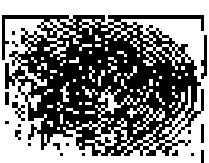
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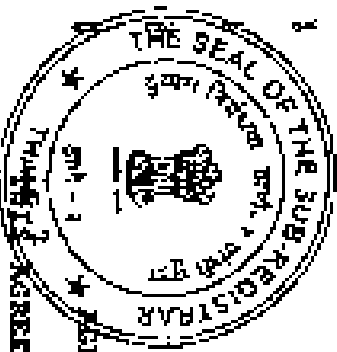


MAHARASHTRA

BY 615303

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Sub-Registrar
Mumbai

12 FEB 2008

AGREEMENT OF DEVELOPMENT-CON-SALE
at Village Kundhali, Taluka and District Thane on this
02nd day of JUNE 2008 BETWEEN M/S. LAND ASSOCIATE &
CO. A Proprietary Firm having address at

2008
2008
2008
2008

12 FEB 2008

THANE

217, 2nd Floor, Big Splash, Sector 17, Vashi, Navi Mumbai, District Thane through it's Proprietor MR. SANTOSH TIMARI hereinafter called and referred to as the DEVELOPER (which expression shall unless it be repugnant to context or meaning thereof mean and include his heirs, executors, administrators and assigns) OF THE FIRST PART AND M/S MATEESWARI REALTORS, a Partnership Firm having it's office at 35, Kapesh Commercial Centre, M.G. Road, Mulund (West), Mumbai-400 086 through it's Partner's A. MR. HIRALAL SHAMJI RANGANI AND B. SHAILESH NARAYANRAI BHANUSHALI hereinafter called and referred to as the SUB-DEVELOPER-CUM-PURCHASERS (which expression shall unless it be repugnant to context or meaning thereof mean and include the Partner's for the time being of the present Partnership Firm of M/S MATEESWARI REALTORS and the heirs, executors and administrators of the last surviving Partner and the survivor or survivors of them and his/her/their heirs, executors, administrators and assigns) OF THE SECOND PART AND A. MR. KESHAV SONGYA MHATRE B. MISS. PRABHA SONGYA MHATRE ALIAS MRS. PRABHA VISHWAS MALI C. MR. BALARAM SONGYA MHATRE AND D. MRS. MANISHA CHANDRAKANT AMBARE ALIAS AMBARE hereinafter collectively called the CONFIRMING PARTY (which expression shall unless it be repugnant



टॉर्न-२
दस्तावेज क्रमांक १११३५/२००९
२६/६/०९

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Bhatnagar

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to contact or meaning thereof mean and include their heirs, executors, administrators and assigns) OF THE THIRD PART AND MRS. MANISHA CHANDRABANT MADORE ALIAS MADABE hereinafter referred to as the VENDOR (which expression shall, unless it be exigent to context or meaning thereof mean and include her heirs, executors, administrators and assigns) OF THE FOURTH PART :

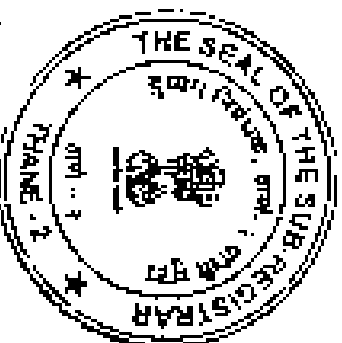
WHEREAS :

1. The CONFIRMING PARTY herein are the Co-Owners of Agricultural Lands bearing Survey No. 144 Ekasa No. 2 Admeasuring 36 Gunthas 3 Aar and Survey No. 145, Ekasa No. 2 D admeasuring 29 Gunthas 3 Aar both situated in Village Khidali, Taluka and District Thane hereinafter called and referred to as the "said property" for the sake of brevity.

2. The CONFIRMING PARTY had granted the Development Rights of the said Property to the DEVELOPERS herein as per the terms and conditions of the Agreement of Development dated 26th May 2008 and the same had been stamped and registered with the Sub-Registrar's Office Thane.

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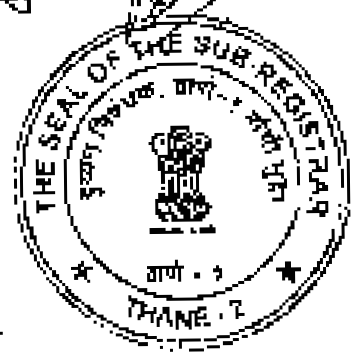
26/5/08 26/5/08

3. As per the terms and conditions of the said Agreement of Development dated 26-05-2008 the DEVELOPER has to construct and handover 40 % of the constructed Residential and Commercial units to the CONFIRMING PARTY NOS. A, C and D on land 4965 sq mtrs as per sanction plan by T.M.C. at F S I Index I as the CONFIRMING PARTY NO. B has relinquished all her right, title and interest in the said Property to and in favour of the CONFIRMING PARTY NO. A and C herein in lieu of which the DEVELOPER is entitled to construct and sale 60 % of the Residential and Commercial units and/or re-grant his share in the said Property. The DEVELOPER has also paid Refundable Security Deposit without interest to the CONFIRMING PARTY totally amount to Rs. 11,00,000/- (Rupees Eleven Lakhs Only) i.e.

- a. Rs. 4,00,000/- (Rupees Four Lakhs Only) paid to CONFIRMING PARTY NO. A
- b. Rs. 20,000/- (Rupees Twenty Thousand Only) paid to CONFIRMING PARTY NO. B
- c. Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand Only) paid to CONFIRMING PARTY NO. C
- d. Rs. 2,00,000/- (Rupees One Lakh Only) Paid to CONFIRMING PARTY No C

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e. Rs. 2,00,000/- (Rupees Two Lakhs Only) Paid to
CONFIRMING PARTY NO. D

on execution and registration of the Agreement of
Development dated 26-05-08 the receipt of which is
also confirmed by the CONFIRMING PARTY herein

4. The DEVELOPER due to other ongoing projects has
decided to re-grant his share of 60 % in the said
property as per the terms and conditions of the
Agreement of Development dated 26-05-08 duly executed
and registered between the CONFIRMING PARTY and the
DEVELOPER which is in existence as on date.

5. In pursuance thereof the DEVELOPERS and the SUB-
DEVELOPERS met each other and the DEVELOPER offered to
grant his share in the said property to the SUB-
DEVELOPERS in lieu of receipt of Refundable Security
Deposit without interest of Rs. 30,00,000/- (Rupees
Thirty Lakhs Only) and receipt of 45 % constructed
Residential and Commercial Units on 6620 sq. meters i.e.

05 % of the constructed Residential and Commercial
units to be constructed and Handover
DEVELOPER and 30 % i.e 15 % constructed
and Commercial units to be constructed and
to each of the CONFIRMING PARTI NO. A and C

to be to 5161-2
Residential 3703 Sqr. Ft. 2492 Sq. Ft. 1700 Sq. Ft.
Handover of herein Ref: Q10

M. C. A



17/06/2012 M.C.A

6. However before the papers could be executed the CONFIRMING PARTY NO. D and the VENDOR herein met the CONFIRMING PARTY NO. A,B,C, the DEVELOPER and SUB-DEVELOPERS and offered to sale her share of 25% in the said Property i.e 1655 sq. mtre. out of 6620 sq. mtre. and relinquish all her rights, title and interest in 8 % of the constructed Residential and Commercial units to be constructed and handedover by the DEVELOPER and refund the amounts of Rs. 3,00,000/- (Rupees Three Lakhs Only) i.e. Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by the DEVELOPER as per the terms and conditions of the Agreement of Development dated 26-05-08 and refund the further advance of Rs. 1,00,000/- (Rupees One Lakh Only) received from the DEVELOPER for a lumpsum consideration of Rs. 35,00,000 /- (Thirty Five Lakhs Only) from the SUB-DEVELOPER as per the terms and conditions of these presents.

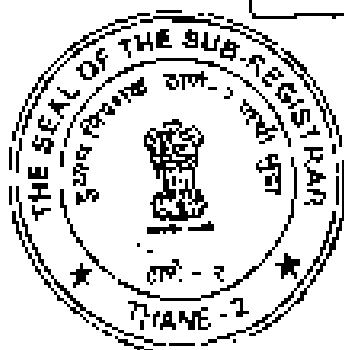
7. After deliberations it was decided that the SUB-DEVELOPERS shall purchase 25% share of the CONFIRMING PARTY NO. D and the VENDOR herein in the Property and the SUB-DEVELOPERS shall be entitled to 8 % now re-negotiated to 10 % and agreed upon between all the Parties hereto in the constructed Residential and Commercial units to be constructed and handedover to

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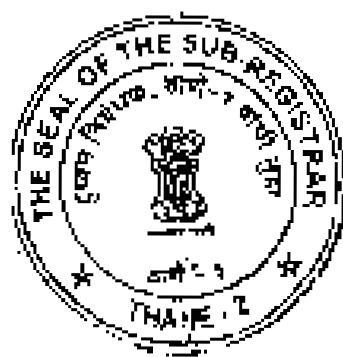


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the CONFIRMING PARTY NO. D and the VENDOR herein by the DEVELOPER as per the terms and conditions of the Agreement of Development dated 26-05-08 and the CONFIRMING PARTY NO. D and the VENDOR herein hereby discharges the DEVELOPER of his obligation and liability to construct and handover B & Residential and Commercial units on the said Property as per the terms and conditions of the Agreement of Development dated 26-05-08 and the said amount of Rs. 3,00,000/- (Rupees Three Lakhs Only) advanced by the DEVELOPER to the CONFIRMING PARTY NO. D and the VENDOR herein as per the terms and conditions of the Agreement of Development dated 26-05-08 shall be refunded by the SUB-DEVELOPERS to the DEVELOPERS as requested by the CONFIRMING PARTY NO. D and the VENDOR herein to the SUB-DEVELOPERS on Registration of these presents.

8. The DEVELOPER AND THE SUB-DEVELOPERS in pursuance thereof re-negotiated the terms of re-grant of the Development rights of the share of the DEVELOPERS in the said Property as per the terms and conditions of the Agreement of Development dated 26-05-08 and the DEVELOPER hereby agrees to re-grant his share of Development Rights in the said Property to the SUB-DEVELOPERS in lieu of receipt of Refundable Security

2011-12-2
2011-12-24/2008
to the SUB-DEVELOPERS



2011-12-24 11:05A

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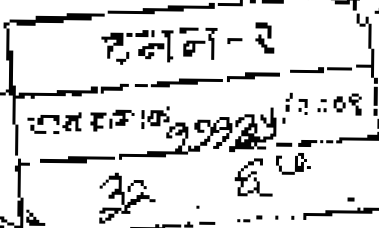
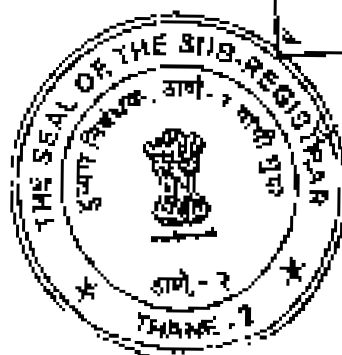
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Deposit without Interest of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) and receipt of 05% constructed Residential ^(90%) and Commercial ^(10%) units on 6620 sq. mtrs. exclusive of 30 % i.e. 15 % constructed Residential and Commercial units on the said Property to be constructed and handedover to each of the CONFIRMING PARTY NO. A and C herein.

9. The DEVELOPER as per the terms and conditions of the Agreement of Development dated 26-05-2008 is also entitled to purchase and use the T.D.R on the said Property which right also the DEVELOPER and SUB-DEVELOPER have decided to jointly purchase, construct and sale such Residential and Commercial units on the basis of the T.D.R.

10. The CONFIRMING PARTY and the VENDOR have decided to confirm the re-grant of the share of the DEVELOPER in the said property to the SUB-DEVELOPERS herein and the CONFIRMING PARTY NOS. A and C have decided to accept 30 % of the Residential ^(90%) and Commercial ^(10%) units on the said Property directly from the SUB-DEVELOPER and hereby discharge the obligation of the DEVELOPER to construct and handover the Residential and Commercial units as per the terms and conditions of the Agreement of Development dated 26-05-09 and further CONFIRMING



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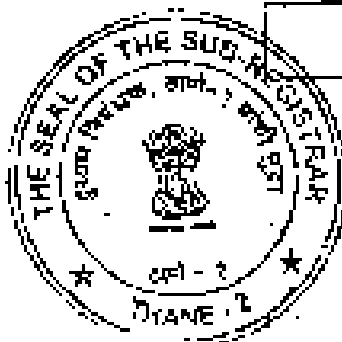
26/05/2009

11. The CONFIRMING PARTY NOS. A,B and C herein also confirm the sale of 25 % undivided share of the CONFIRMING PARTY NO. D and the VENDOR herein to and in favour of the SUN-DEVELOPERS herein.

12. The SUB-DEVELOPERS shall construct and handover 0
4 of the total constructed Residential/ ^(90%) and Commercial
units of 6620 sq. mtrs. Land to the DEVELOPER.

13. It is specifically agreed by and between the Parties hereto that the SUB-DEVELOPERS though named as SUB-DEVELOPERS-CUM-PURCHASERS are the PURCHASER in respect of 25 % only out of the total Property and are the DEVELOPERS in respect of 75 % of the total property more particularly mentioned in the Schedule hereunder written.

14. The Parties hereto on the basis of the assurances and promises given by each of the Party hereto have decided to execute these presents. .



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दस्त क्रमांक ३२०३५/२००९
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4. 2010-2011 年

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B. Smith

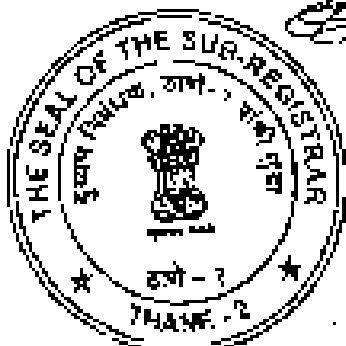
NOW THIS AGREEMENT OF DEVELOPMENT-COM-SALE WITNESSETH
AS UNDER :-

1. The DEVELOPER herein hereby re-grants the development rights of ~~the~~ the said Property to the SUB-DEVELOPER on back to back basis as acquired by the DEVELOPER under the Agreement of Development dated 26-05-08 duly executed between the CONFIRMING PARTY and the DEVELOPER which is in existence as on date in lieu of receipt of Refundable Security Deposit without interest of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) to be paid in the following manner viz.

- a. Rs. 11,000/- (Rupees Fifty One Thousand) to be paid on execution of these presents and
b. Rs. 25,49,000/- (Rupees Twenty Nine Lakhs Forty Nine Thousand Only) to be paid in stipulated agreed time.

and receipt of 35 % constructed Residential and Commercial units on 6620 sq. mtrs. i.e. 95% of the constructed Residential and Commercial units to be constructed and handedover to the DEVELOPER and 30 %

i.e 13 % constructed Residential and Commercial units to be constructed and handedover directly by the SUB-DEVELOPERS to each of the CONFIRMING PARTY NO. A and C



24/05/2008

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Bhatia

herein. The DEVELOPERS shall have the first right to choose the Residential and Commercial units to be constructed and handed over to the DEVELOPER and the CONFIRMING PARTY NO. A and C herein by the SUB-DEVELOPER on the receipt of sanctioned plans from the Thane Municipal Corporation. The SUB-DEVELOPER shall pay the Refundable Security Deposit without interest on execution of these presents. The DEVELOPER doth hereby admit and acknowledge the receipt of part Refundable Security Deposit of Rs. 51,000/- (Rupees Fifty One Thousand Only out of the total Refundable Security Deposit of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) of and from the withinnamed SUB-DEVELOPERS. It is specifically agreed by and between the DEVELOPER and the SUB-DEVELOPERS that the said Refundable Security Deposit of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) without interest to be paid as per the terms and conditions of these presents is Refundable after receipt of Occupancy Certificate from Thane Municipal Corporation and/or as may be mutually decided by the DEVELOPER and the SUB-DEVELOPERS and on receipt of constructed Residential and Commercial units in a conditions on payment of actual payment of

habitable
20/10/08
23/10/08

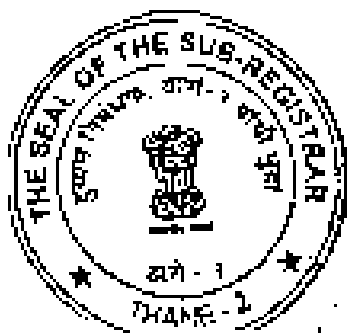
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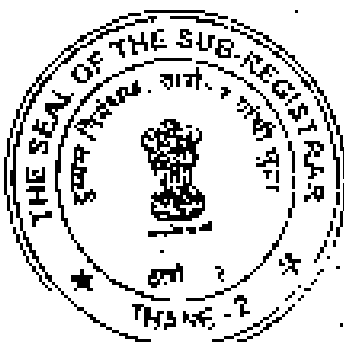
Electrical, Water Meter charges, ~~Development~~
~~Charges~~, Society Formation Charges, Balcony
 Encroachment Charges, Club House, Garden Maintenance
 Charges, Advance Maintenance Charges or any other
 charges as mutually decided.

2. The CONFIRMING PARTY NO. D and the VENDOR herein
 hereby sells all her right, title and interest in
 25% undivided share in the said Property i.e 1655 sq.
 mtrs. out of 6520 sq. mtrs. and 8 1/2 now re-negotiated
 to 10 1/2 and agreed upon between all the Parties hereto
 in the constructed Residential and Commercial units to
 be constructed and handedover to the CONFIRMING PARTY
 NO. D and the VENDOR herein by the DEVELOPER as per
 the terms and conditions of the Agreement of
 Development dated 26-05-08 to the SUB-DEVELOPERS for a
 lumpsum consideration of Rs. 35,00,000/- (Rupees
 Thirty Five Lakhs Only) payable in the following
 manner: viz.

a. Rs. 1,00,000 /- (Rupees One Lakh Only
) to paid to the CONFIRMING PARTY NO. D and the
 VENDOR herein before execution of these presents.

b. Rs. 34,00,000/- (Rupees Thirty Four
) to be paid in mutually agreed time.

दस्तावेज-२
रकम ३५,००,०००/- रुपये
Lakhs Only to
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the CONFIRMING PARTY NO. D and the VENDOR herein subject to the realization of all cheques doth hereby admit and acknowledge the receipt of part consideration of Rs. 1,00,000/- (Rupees One Lakh Only) of and from the withinnamed SUB-DEVELOPERS on execution of these presents.

3. In the event if any of the cheques advanced herein and to be advanced to the CONFIRMING PARTY NO. D and the VENDOR being returned by the Bankers of the SUB-DEVELOPERS, then the CONFIRMING PARTY NO. D and the VENDOR shall issue necessary Notice to the SUB-DEVELOPERS to remedy the breach thereof within 30 days from the receipt of Notice and failure on the part of the Sub-Developer to comply with the same, the CONFIRMING PARTY NO. D and the VENDOR shall have right to terminate this Agreement and refund the moneys paid by the SUB-DEVELOPERS by deducting reasonable damages thereto.

4. The CONFIRMING PARTY NO. D and the VENDOR declares that besides the said consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) receivable from the SUB-DEVELOPERS as per the terms and conditions of these presents for sale of 25 % of the Property i.e. 1655 sq. mtrs. out of 6620 sq. mtrs. hereby

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35,00,000/-
35,00,000/-
35,00,000/-



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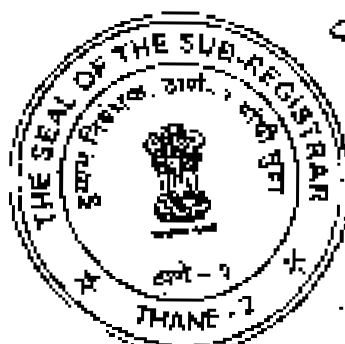
B. S. M. S.

indemnifies and keeps indemnified the SUB-DEVELOPERS in the event of any claims made by the CONFIRMING PARTY NO. D and the VENDOR on the said 1658 sq.mtrs. or undivided 6620 sq. mtrs. of the Property and/or through any person/s claiming through the Vendor, Owners, Developers or otherwise.

5. The CONFIRMING PARTY NO. D and the VENDOR herein hereby releases and discharges the DEVELOPER of his obligation and liability to construct and handover 8 % Residential and Commercial units on the said Property as per the terms and conditions of the Agreement of Development dated 26-05-08 in lieu of sale of 25 % undivided share in the said Property and receipt of the total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) of and from the SUB-DEVELOPERS as per the terms and conditions of these presents and hereby indemnifies and keeps indemnified the DEVELOPER in the event of any claims made by CONFIRMING PARTY NO. D and the VENDOR or her heirs and assigns on the said DEVELOPER on the basis of the Agreement of Development dated 26-05-08.

6. The CONFIRMING PARTY hereby confirms the receipt of 50 % of the share of the DEVELOPER in the said property acquired by the DEVELOPER under the Agreement

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दिनांक ०९/०९/२००८
२६
२६



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of Development dated 26-05-08 to the SUB-DEVELOPERS herein and the CONFIRMING PARTY NOS. A and C have decided to accept 30 % of the Residential and Commercial units on the said Property directly from the SUB-DEVELOPER and hereby discharged the DEVELOPER from his obligation and liability to construct and handover the Residential and Commercial units as per the terms and conditions of the Agreement of Development dated 26-05-08 and further CONFIRMING PARTY NOS. A AND C declare that they shall accept possession of 30% of the constructed Residential and Commercial units only on refunding the amount of Refundable Security Deposit to the DEVELOPER being the refundable Security Deposit paid to the CONFIRMING PARTY by the DEVELOPER as per the terms and conditions of the Agreement of Development dated 26-05-08.

7. The Society Fees have been paid by the DEVELOPERS and the Developed Charges and other fees levied by Thane Municipal Corporation for sanctioning of Plans and obtaining Permission from the Collector of Thane for Non Agricultural use of the Property and construction of the Residential and Commercial Building on the said Property shall be paid equally by both the DEVELOPER and the SUB-DEVELOPER. However

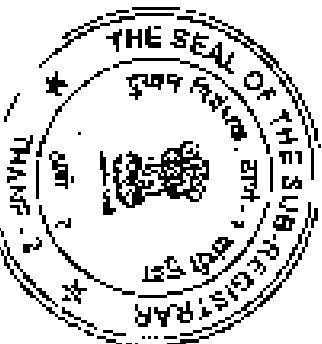
Property	27771-2
Commercial	
Area	2992 Sq. Meters
Equally by	
	27771-2

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[Signature]

27771-2

[Signature]



expenses after passing of Plans required for commencement and completion of construction of the Residential and Commercial Buildings including obtaining Occupancy Certificate and excluding the costs and expenses of the Transferable Development Rights on the said Land, shall be incurred by the SUB-DEVELOPERS alone.

9. It is agreed and understood between the Parties that the SUB-DEVELOPERS will complete the construction work on the said Property within 30 months from the date of grant of Commencement Certificate by the Thane Municipal Corporation alongwith further renewals for using and utilizing the Transferable Development Rights and permitted increases in Floor Space Index. However in case of any delay a grace period of six months shall be given to the SUB-DEVELOPERS to complete the Buildings. It is agreed by and between the Parties hereto in the event of any delay beyond the total period of 36 months granted for completion of construction of the Residential and Commercial Buildings on the said Property then the SUB-DEVELOPERS shall be liable to pay 12 % on the valuation of constructed Residential and Commercial area prevailing on the date of expiry of such 36 months.

SUB-DEVELOPERS - 2
val 154400
area 25524 / sqft
70 / 1 E.C.



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the DEVELOPER are well and sufficiently entitled to grant, assign and transfer the development rights in respect of the said property.

(ii) They have not created any encumbrances like Agreement, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or even otherwise whatsoever and the title to the said property and that of the transfer of development rights is clear, marketable and free from all reasonable doubts and encumbrances.

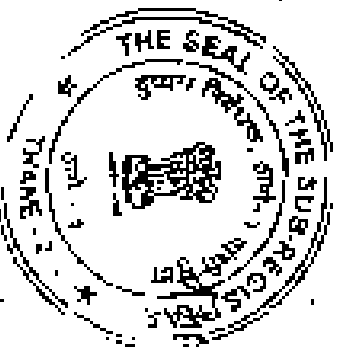
(iii) No Notice of Requisition or Acquisition or of whatsoever nature under the U.C. Act, 1976, Land Acquisition Act, RDPN Act and/or other law has been received and/or served on the owners and the Developer and no mortgage, charge, loan or any other encumbrances has been created or is in existence any way restricting and/or limiting their rights in the said property more particularly mentioned in the second paragraph written and/or in respect of hereunder written and/or in respect of thereof and further that the Developer raised any loan or advances against security of the said property or any part thereof.

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14. It is agreed and understood between the Parties that the SUB-DEVELOPERS at their own costs and expenses with the written consent of the DEVELOPER shall have the right to modify, alter and revise the plan of the said building and to obtain revised sanction and permissions thereof as they may deem fit and proper from the concerned Authorities. However if the same in the interest of effectual development of the said property the developers will not withhold the written consent on any un-reasonable grounds.

15. The CONTINUING PARTY and the VENDOR further agree to co-operate with the DEVELOPER and the SUB-DEVELOPER to apply to any Authorities for obtaining permissions for development of the Property.

16. It is further agreed and understood between the Parties that the DEVELOPER and the SUB-DEVELOPER shall have the joint rights and authority to purchase, construct, sale and resell the Transferable Development Rights to be purchased and utilized on the said Property at a price of Rs. 20/- per sq. ft. of floor space index and at a rate of Rs. 20/- per sq. ft. of floor space index including purchase price, construction costs and expenses borne and paid by the DEVELOPERS and the



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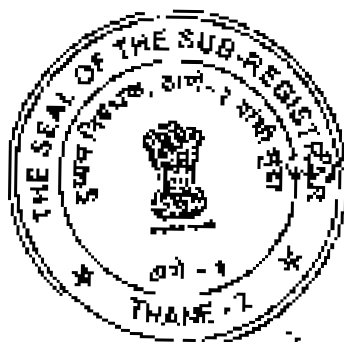
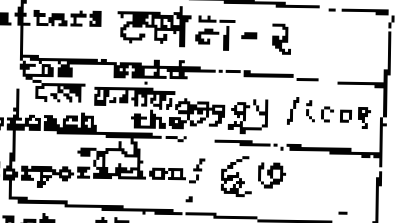
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at a price of Rs. 20/- per sq. ft. of floor space index
 at a rate of Rs. 20/- per sq. ft. of floor space index
 including purchase price, construction costs and expenses
 borne and paid by the DEVELOPERS and the

SUB-DEVELOPERS hereto equally and the DEVELOPERS and the SUB-DEVELOPERS shall be entitled to sale their 50 % share either constructed or otherwise individually the deemed consent for which is given herein.

17. The DEVELOPER and the SUB-DEVELOPER shall be entitled on their own without any oral or written permission from each other to issue Letter of Allotment, execute Agreements, collect consideration, handover possession or execute such other writings or other documents for acquiring the transfer of development rights and / or further entitled to get the plans sanctioned from the Thane Municipal Corporation as they may deem fit and proper.

18. Simultaneously on execution of these presents the CONFIRMING PARTY and the VENDOR alongwith the DEVELOPER agree to execute a General Power of Attorney in favour of the SUB-DEVELOPERS in respect of the said Property for it's development, authorizing the SUB-DEVELOPERS to do all lawful acts, deeds, matters and things pertaining to the development of the said Property and for the said purpose to approach the authorities including the Thane Municipal Corporation and the Authorities appointed under the said Act, or



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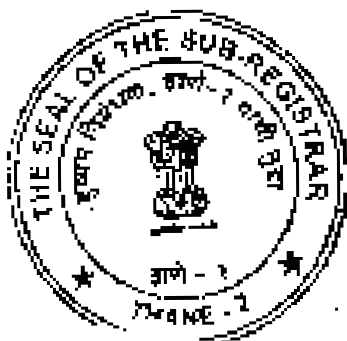
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caused or committed or omitted to be done by the SUB-DEVELOPERS and that the said Indemnity shall continue to remain in full force and effect throughout for anything done during the tenure of the said Power of Attorney.

19. Simultaneously with the execution of this Agreement the CONFIRMING PARTY and the VENDOR have granted peaceful and physical possession of the said Property to the DEVELOPER and SUB-DEVELOPERS as the Licensee with the right to develop the same and have effectual development on the said Property and the DEVELOPER and the SUB-DEVELOPERS and/or their representatives, agents and/or their servants, employees, contractors, surveyors are authorised and entitled to enter upon and/or have access to the said Property.

20. The SUB-DEVELOPERS shall construct the Residential and Commercial Buildings on the said Property only as per the Plans to be sanctioned by the Thane Municipal Corporation and in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statutes applicable thereto.

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21. The SUB-DEVELOPERS shall not at any time cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the Owner or to the occupants of the neighbouring properties.

22. Except the consideration to be paid under this Agreement, the SUB-DEVELOPER shall be entitled to at their own responsibility and liability to accept the sale proceeds thereof of their share of the Property. However if T.D.R is used on the said Property then the DEVELOPER and the SUB-DEVELOPERS shall have equal rights to construct and sale and collect the consideration.

23. Both the DEVELOPER and the SUB-DEVELOPER shall be entitled to sale their respective Residential and Commercial units as agreed upon herein to various Purchaser/s, execute Agreement For Sale, collect consideration, issue receipts, register the Agreement For Sale with the Sub-Registrar of Assurances Thane and handover vacant, peaceful and physical possession of the same and the deemed permission for which is granted herein to each other.

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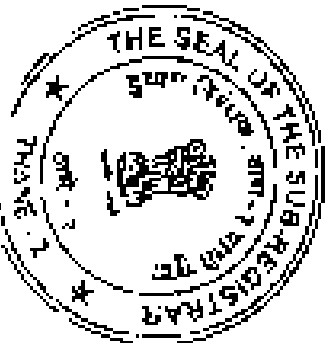
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24. The SUB-DEVELOPER shall handover the vacant, peaceful and physical possession of the Residential and Commercial units to the DEVELOPER, and the CONFIRMING PARTY as per the terms and conditions of these presents in habitable condition with payment of actual charges incurred by the SUB-DEVELOPERS. However the SUB-DEVELOPER shall handover the vacant, peaceful and physical possession of the Residential and Commercial units to the CONFIRMING PARTY NO. A & C as per the terms and conditions of these presents in habitable condition on receipt of Development Charges, Electricity Meter and Water Meter charges etc. and in the event of non-payment of the same by the CONFIRMING PARTY NO. A & C the DEVELOPERS shall be entitled to take one of the Residential units to be constructed and handover to the CONFIRMING PARTY NO. A & C and recover the charges and refund the balance if any to the CONFIRMING PARTY NO. A & C who deemed permission for which is granted to the SUB-DEVELOPERS herein by the CONFIRMING PARTY NO. A & C. In the event of the CONFIRMING PARTY failing to refund the deposits to CONFIRMING PARTY NO. A & C the DEVELOPERS shall be entitled to take one of the Residential units to be constructed and handover to the CONFIRMING PARTY NO. A & C and



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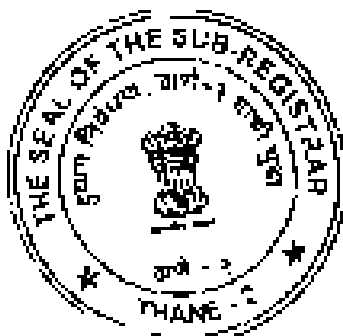
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recover the charges and refund the balance if any to the CONFIRMING PARTY NO. A & C the deemed permission for which is granted to the SUB-DEVELOPERS herein by the CONFIRMING PARTY NO. A & C.

25. The entire development work shall be carried out by the SUB-DEVELOPERS at their own risk, costs and expenses. The SUB-DEVELOPERS shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work as also all other costs, charges and expenses that may be incurred in regard to the development work. The SUB-DEVELOPERS shall also save harmless and indemnify and keep indemnified the DEVELOPER and the CONFIRMING PARTY against any claim that may be made by any one against the DEVELOPER and the CONFIRMING PARTY on account of the SUB-DEVELOPERS carrying out the said development work. The SUB-DEVELOPER shall specifically ensure that the workmen employed for the purpose of carrying out the development work are assured under the Compensation Act.

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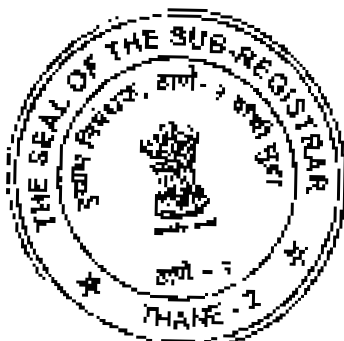
26. The SUB-DEVELOPERS shall for and on behalf of the DEVELOPER and the CONFIRMING PARTY and in the name of the CONFIRMING PARTY be entitled to submit to the Thane Municipal Corporation and all other concerned authorities plans for getting the said property developed. The SUB-DEVELOPERS shall at their cost be entitled to appoint Architects, Contractors, Engineers, Supervisors, Labourers etc. for development of the said property.

27. In case of any defect in the construction of the Residential and Commercial Buildings to be constructed on the said Property by the SUB-DEVELOPERS the SUB-DEVELOPERS shall be solely liable and responsible for any Civil or Criminal Cases filed by any of the Purchaser/s of the Residential and Commercial units.

28. All the Parties shall be entitled to use the total Car Parking Spaces available as per the Ratio agreed upon herein and the deemed permission for which is given by all the Parties to each other on execution of these presents.

29. On the execution of this Agreement, the DEVELOPER and SUB-DEVELOPER shall at their own costs be entitled to put up common display Board and hoardings on the

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said property showing and/or indicating the proposed development scheme and the proposed housing scheme on the said property is hereby being jointly developed.

30. In terms of the Agreement, the DEVELOPER and the SUB-DEVELOPER shall be entitled to sell the flats and shops to be constructed on the Building in the ratio recited hereinafore and to accept the sale proceeds on account of said / transfer of the said flats/promises in the said scheme of construction that will be undertaken on the said property in full and final settlement of the payments to be received from the intending purchasers and to also to mortgage the Residential and Commercial units to any Banks and/or other financial institutions granting the Housing loan to the intending purchasers, and the CONTINUING PARTY and the VENDOR shall, neither be entitled, responsible nor liable for the same nor they shall object to the same. All amounts payable by the prospective intending purchasers in the buildings to be constructed on the said plot of land shall be received and appropriated by Parties in the manner so recited hereinafore.

31. It is agreed and understood by and between the Parties that the SUB-DEVELOPER shall pay and discharge

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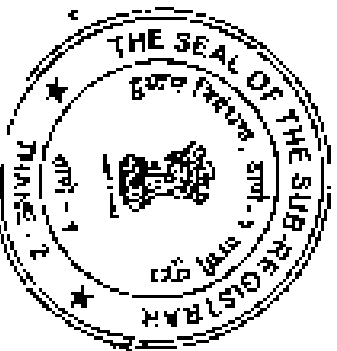
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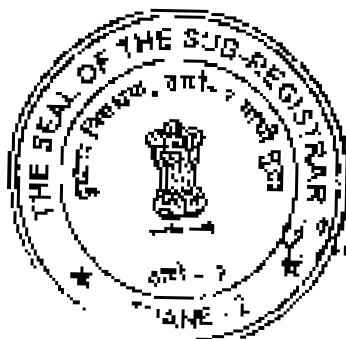
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all future taxes and outgoings including municipal taxes, N.A. taxes and all other charges, rates, cesses, taxes and other outgoings that may be levied by the public body or authorities in respect of the said Property from the date of execution of these presents. It is further agreed and understood that refundable deposit paid or to be paid to the Thane Municipal Corporation and other concerned authorities in the course of the development of the said Property standing in the names of CONFIRMING PARTY and the VENDOR and/or the DEVELOPER or any person will be collected and appropriated by the DEVELOPER and the SUB-DEVELOPER in their own name and to enable the SUB-DEVELOPER to obtain the refund the CONFIRMING PARTY shall sign or execute all such writings as may be required by the DEVELOPER and the SUB-DEVELOPER in that behalf, without raising any objection or requisition in that behalf.

32. The Parties hereto agree and confirm that the development on the said property will be governed by the provisions of the Maharashtra Ownership Apartments Act 1970 or Maharashtra Ownership Flat Act, 1963 and the Rules therein contained as per the option of the DEVELOPER and the SUB-DEVELOPER and the DEVELOPER.

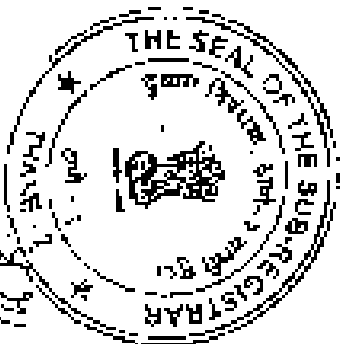


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will be fully entitled to follow the requisite procedure under the said Act and Rules to have effectual development and transfer of the said property in favour of condempnaee of Apartment Owners or co-operative housing society or corporate body as the case may be as Developers may deem fit and proper.

33. On completion of the Building in all respect all the Parties hereto will follow the requisite procedure for formation and registration of the Society of all Purchaser/s of Residential and Commercial unit/s in the Building/s constructed on the said property and the CONFIRMING PARTY and the VENDOR undertake to execute the conveyance of the said property after completion of the entire scheme in favour of such co-operative Society and the DEVELOPER agrees and assures to join the execution of such Conveyance as Confirming Party therein if required.

34. It is agreed by and between the Parties that the SUB-DEVELOPER agrees and assures to indemnify and keep indemnified the DEVELOPER and the CONFIRMING PARTY of any claim, suit, action or demand in respect of the construction, sale of the Residential and Commercial units to be constructed in the Building and to any intending purchasers as recited hereinabove.



14/5/11 (Sd/-) Y. C. D.

(Sd/-) B. S. S.

(Sd/-) S. S. S.

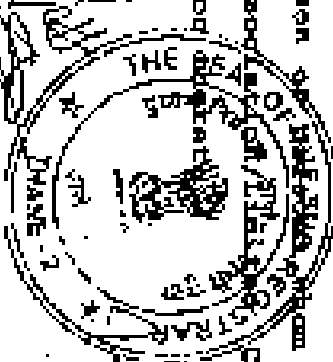
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 Dated: 14/5/2011
 14/5/2011

35. It is expressly agreed by and between the Parties hereto that the DEVELOPER and the SUB-DEVELOPER hereto shall be jointly entitled to put a hoarding and/ or cable network Station Mobile Phone set up or station on the said Property or on the Building to be constructed on the said Property and the said hoarding may be illuminated or comprising of neon sign or such other type or mode as may be designed by the DEVELOPER and the SUB-DEVELOPER hereto and for the purpose DEVELOPER and the SUB-DEVELOPER is fully

authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the CONTRACTING PARTY agrees not to object or dispute the same. Necessary government, reservations in respect thereto shall be incorporated in the proposed conveyance. The DEVELOPER and SUB-DEVELOPERS or their nominees shall be exclusively entitled to share the income in the Ratio of 35:65 that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The DEVELOPER and SUB-DEVELOPER shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the Society/ Association/ Limited Company shall not raise any objection.

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36. It is agreed and understood by and between the Parties that the SUB-DEVELOPERS herein are not entitled to grant and assign the benefits of these presents in any manner and have to complete the development of the Property as per the terms and conditions of these presents.

37. The SUB-DEVELOPER shall provide the same Amenities in all the Buildings to be constructed on the said Lands including in the Residential and Commercial Units to be constructed and handedover to the Developer and the CONFIRMING PARTY and more particularly mentioned in the Schedule hereunder written.

38. In case of any disputes, doubts or differences arising between the Parties hereto in respect of any of the terms and conditions of this Agreement or in respect of interpretation of any of the terms or conditions of this Agreement or in respect of other matter, cause or thing whatsoever not contained herein or otherwise provided for, the same shall be referred to adjudication to the Arbitration subject to the provisions of the Indian Arbitration and Conciliation Act, 1996 or any statutory modifications



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or re-enactment thereof for the time being in force and each party shall appoint one arbitrator and such arbitrators shall elect one umpire and the decision of the said Arbitrator shall be binding upon all the Parties hereto.

39. The Residential and Commercial Complex being developed on the said Property shall be carried with the mutual consent of the DEVELOPER and the SUB-DEVELOPER herein and the CONFIRMING PARTY and the VENDOR shall not raise any objection thereto.

40. The CONFIRMING PARTY NO. D AND THE VENDOR herein hereby returns the Post Dated Cheque No. 812073 dated 04.05.09 drawn on ICICI BANK, Vashi Branch to the DEVELOPERS on execution of these presents and declares that there is no claim of any nature against the DEVELOPERS.

41. The DEVELOPERS declare that they shall be solely responsible for any claims from any Purchaser of Residential and Commercial units to be constructed on the said Property made by the DEVELOPERS before execution of these presents.

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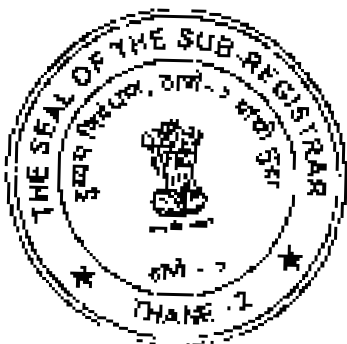
42. The DEVELOPER and the SUB-DEVELOPERS declare that they will fulfill all the assurances made by them to each other so that the Property is fully developed as per the terms and conditions of these presents.

43. Save and except as herein otherwise provided all out of pocket expenses for stamp duty, registration fees in respect of this agreement as well as other charges incidental thereto as well as expenses in respect of execution of the conveyance etc., shall be borne and paid by the SUB-DEVELOPER alone.

44. It is specifically agreed by and between the Parties hereto that these presents overrides and oral agreements made prior to the execution of these presents and any variance to the terms and conditions of these presents only if the same is in writing and executed by the DEVELOPER and the SUB-DEVELOPERS herein.

45. All the Parties have executed these presents on their own free will and consent without coercion and undue influence of any kind after having understood the terms and conditions of these presents in English, Marathi and Hindi.

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SCHEDULE

(Description of the property)

I, Survey No. 144 Hinsa No. 2 D measuring 36 Gunthas
9 Bar and bounded as follows:

THAT IS TO SAY :-

ON OR TOWARDS THE NORTH BY -
ON OR TOWARDS THE SOUTH BY -
ON OR TOWARDS THE EAST BY -
ON OR TOWARDS THE WEST BY -

II. Survey No. 145 Elara No. 2 D measuring 29
Gunthas 9 Bar and bounded as follows :

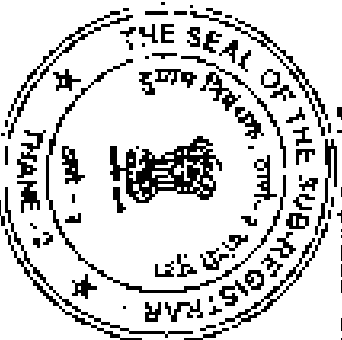
THAT IS TO SAY :-

ON OR TOWARDS THE NORTH BY -
ON OR TOWARDS THE SOUTH BY -
ON OR TOWARDS THE EAST BY -
ON OR TOWARDS THE WEST BY -

SCHEDULE OF AMENITIES

1. Well designed entrance lobby decorated with Marble
and Tiles.
2. O.B. Distemper of similar quality of Paint on
Internal Walls and Semi Acrylic Outside.
3. Powder Coated Aluminium Windows.

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4. 2" x 2" Ceramic Flooring Tiles.
5. Green Marble Platform with Stainless Steel Sink.
6. Concealed Copper Wiring.
7. Telephone and Television Points in Living Room.
8. Concealed Plumbing.
9. Superior Quality Sanitary Fixtures and CP fittings.
10. Power Back up systems for Lifts.
11. Children's Play Garden.
12. Quality Lifts in all Buildings.
13. Overhead and Underground Water Tank.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED OUR SIGNATURES TO THIS WRITING ON THE DAY
AND THE YEAR FIRST HEREINABOVE MENTIONED.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER

M/S. LAXMI ASSOCIATE & CO.

THROUGH IT'S PROPRIETOR

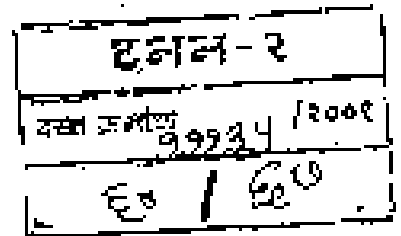
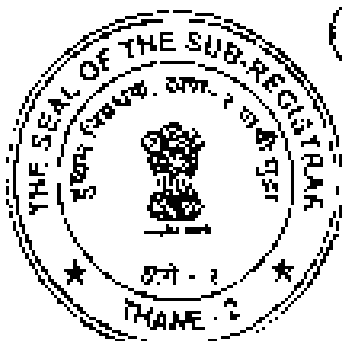
MR. SANTOSH TIWARI

IN THE PRESENCE OF

1. Rajendra Lalman Mishra

2.

3. Premibhai B. Kesharani



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SIGNED SEALED AND DELIVERED
BY THE WITNES NAMED SUB-DEVELOPERS
M/S. MATESHWARL REALTORS

A PARTNERSHIP FIRM

THROUGH IT'S PARTNERS

A. MR. DILIPAL SHAMJI RAMSAMI

B. SHALISH NARAYANBHAI RAMNUSWALI

IN THE PRESENCE OF

1. *Chand A Patel*

2. *Neelapriya D. Chavanwade* *Wdgr. S. Chavanwade*

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY

A. MR. NAGESH SONGRA NEATRE

B. MISS PRABHA SONGRA NEATRE

ALIAS MRS. PRABHA VISHWAS KHILLI

C. MR. BALABHAI SONGRA NEATRE

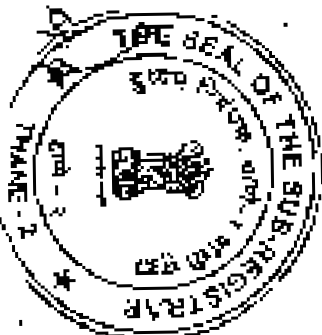
D. MRS. NARISHA GERANOSAKANT AMHORE M. C. Akhaye

ALIAS AMHARS

IN THE PRESENCE OF

1. *Pravinwade*

2. *Wdgr. Chavanwade*



Pravin S. B.

Pravinwade

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SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
MRS. MANJEEA CHANDRUKANT AMBARE
ALIAS MURARE
IN THE PRESENCE OF

1. 
2. 

M.C. Ambare

RECEIPT

RECEIVED an amount of Rs.1,00,000/- (Rupees One Lakh Only) as part consideration for sale of my 25 % undivided share in the Property i.e. 1555 sq. mtrs. out of 6620 sq. mtrs. more particularly mentioned in the Schedule heretobove written (Rupees One Lakh Only)

I SAY RECEIVED



MRS. MANJEEA CHANDRUKANT AMBARE ALIAS MURARE
VENDOR

WITNESSES:-

1. 
2. 

Ambari S. S.

Ambari S. S.



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RECEIPT

RECEIVED an amount of Rs. 51,000/- (Rupees Fifty One Thousand Only) as part Refundable Security Deposit for grant of Development Rights of my share in the said Property as per the terms and conditions of the Agreement of Development dated 26-05-08 more particularly mentioned in the Schedule hereinabove written.

(Rupees Fifty One Thousand Only)

I SAY RECEIVES



MR. SANTOSH TIWARI
PROPRIETOR
M/S LAXMI ASSOCIATE & CO.

WITNESSES:-

1. Rohidas Laxmi Chavhan

2. 1

2. Premjibhai B. Kesarni

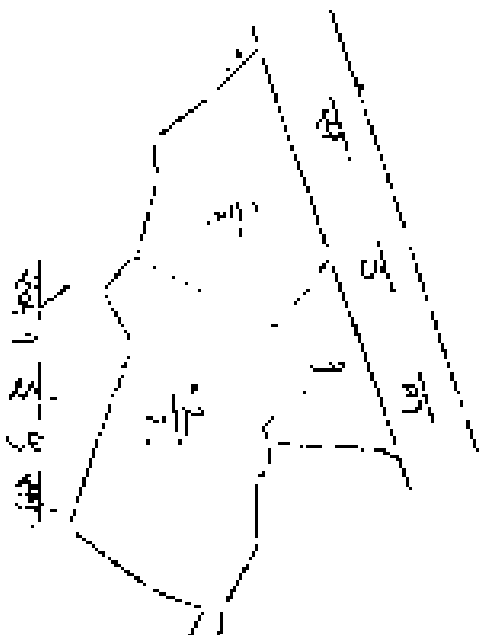
P. Kesarni

तल्ल-२
२२/२५/२००८
६९/६७

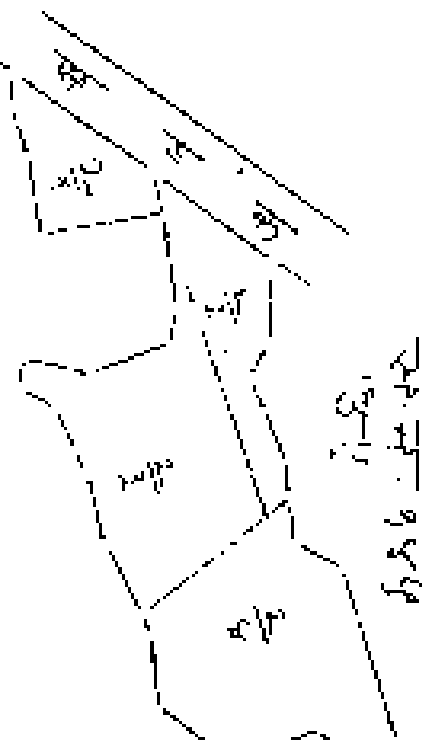


श्री राधा कृष्ण का प्रसाद है १४-१९७८ ई अर्धायन
 दिवस का दिन २०३३ श्रीगणेशाय नमः
 श्रीगणेशाय नमः २०३३ श्रीगणेशाय नमः
 श्रीगणेशाय नमः २०३३ श्रीगणेशाय नमः
 श्रीगणेशाय नमः २०३३ श्रीगणेशाय नमः

4
9
5
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$\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{8}$

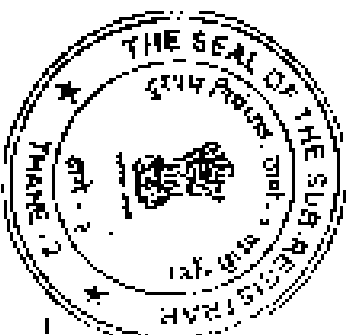


100

उत्तरांचे - २ सहायक - २ २०११/१२
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$$\frac{1}{\sqrt{2}} \frac{1}{\sqrt{2}} \frac{1}{\sqrt{2}}$$

10-1-82
 10-1-82
 10-1-82

[illegible]

बिना

महाराष्ट्र शासन, अर्थ विभाग, मुंबई

सुदक्षिणभारत-संशोधन
सं. वि. २५-७५, पृष्ठ

WINAY PATIL & ASSOCIATES

ARCHITECTS • VIZUERS • INTERIOR DESIGNERS

9, NARAYANINagar, OFF GANAPATHURAMNagar, RAIPUR, CHHAT. - 492 001.
E-mail: ad@winaypatil.com ; vp@winaypatil.com ; id@winaypatil.com
PHONE : (01) : 2664 8349 (R) : 2663 0095 (M) : 94490 24147

Date : 11/11/2020

To,
MR. Suresh Tiwari
M/s. Laxmi Associate & Co.
Power of Attorney Holder/Owner

SUB : Development of plot.
REF : S No 144/2B, 145/2D of Khidkuli, Thane.

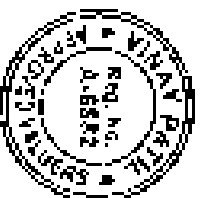
Sir,

The above referred plot at Khidkuli, Tal-Dist- Thane, comes in the area of Thane Municipal Corporation. The development of the plot will be followed by sanctioned development control rules. The area of plot as per the 71:2 extract is 6630 Sq. Mtr. and the recreation garden will be 1.5% i.e. 993 Sq. Mtr. and the area for the development will be 5627 Sq. Mtr. only.

Please acknowledge

Thanking You,


(Vinay Patil)
Architect



20/11-2
20/11/2020
20/11/2020
20/11/2020