

F-No 40 Z.D.No. 1404/09

MAHARASTRA PAC

Original ①

Thursday, October 08, 2009

3:41:42 PM

पावती

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Regn. 39 M

पावती क्र. : 1403

गावाचे नाव सल्याण

दिनांक 08/10/2009

दस्तऐवजाचा अनुक्रमांक

डहन - 01404 - 2009

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव:- पी.ए.सी.एल इंडिया लिमी तर्फे हेमंत प्रभाकर तांडेल

नोंदणी फी

22600.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

440.00

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आपणास हा दस्त अंदाजे 3:56PM ह्या वेळेस मिळेल

दुय्यम निबंधक

बाजार मूल्य: 2259883 रु. मोबदला: 2260000 रु.

भरलेले मुद्रांक शुल्क: 135600 रु.



File No. 40 S.D. No. 1404/09 MAHARASHTRA
RC-BDI/2014/10004 BSR
MR-18861/16

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(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.
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मूल प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

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न. क्र 37

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date 9/10/09

उदाहरण

पि मे सी मलू इंडिया लि यांच्याकडून

Received from.....

रु./Rs. 135,600/- (रुपये/Rupess)

(एक लाख पन्तीस हजार
सुपेरो रुमने)

on account of.....

मुद्रांक मिती

रोखपाल वा लेखापाल

Cashier or Accountant.

Proper (Signature)
Sub-Registrar Dahanu

1,35,600/-

रक्कम रु. 9,34,600/-

भक्षरी रु. 95 लाख पन्तीस हजार
पावती क्र. 826644
चलन क्र. 36

DEED OF CONVEYANCE

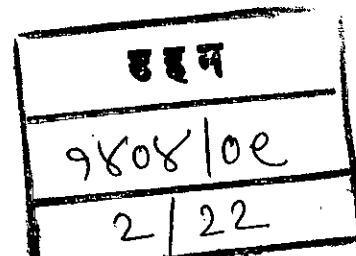
Proper Officer
Sub-Registrar Dahanu

THIS INDENTURE made on this 8th day of October, 2009 at Dahanu Road, Taluka-Dahanu BETWEEN PEARLS GREEN FOREST LIMITED having corporate head office at IInd Floor, Vaisha Building, Paschim Vihar, New Delhi-110063 and registered office at SCO, 1042-43, Sector-22-B, Chandigarh through its authorized signatory SHRI. TANDEL KRISHNA DATTATRAY age- 38 years, Occupation-service, residing near Gujrati school, Dahanu Mangelwada, Taluka-Dahanu, Dist-thane, herein after referred to as "the Vendor" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assigns) of One Part

SUB REGISTRAR DHANU.
D-SFMIC.R.NO 70/1526/05/02

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AND **PACL INDIA LIMITED** having its corporate office at 7th Floor, Gopaldass Bhawan, 28 Barakhamba Road, New Delhi-110001 and Regd. office at 22, 3rd Floor, Amber Tower, Sansar Chand Road, Jaipur-302004 through its authorized signatory, **SHRI. HEMANT PRABHAKAR TANDEL** age- 38 years, Occupation- Service, residing near gujrati school, dahanu mangelwada, Taluka-Dahanu, Dist-thane, herein after referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assigns) of Other part,



WHEREAS the Vendor is the Owner and actually seized and possessed of Office No. 26 to 30 totally admeasuring 1632 Sq. feet built-up area equivalent to 1240 sq.ft. as carpet area bearing Dahanu Municipal House No. 2735/21 on the Second floor, herein after referred to as "the said property" in wing- "O" in the building known as "VAIBHAV", herein after referred to as "the said building", situated at Village-Malyan, Taluka-Dahanu on the non-agricultural lands bearing N. A. Bhumapan Kramank Gut Kramank 28A-6-8 paiki + 7 paiki and Bhumapan Kramank Gut Kramank 28 Bhumapan Kramankcha Upvibhag A7 paiki, herein after referred to as "the said lands" and more particularly described in the Schedule hereunder written.

AND WHEREAS the said property was initially purchased by the Vendor from M/s. Patani Patel Associates by an agreement for sale dt: 01/06/1995 and registered with



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the Sub-Registrar Dahanu at Serial No. chapil 1224, herein after referred to as "the said agreement", subject to the terms and conditions contained in the said agreement.

AND WHEREAS the Vendor herein is the absolute and exclusive owner of the said property and no one else has any right, title, interest, claim or possession of whatsoever nature in the said property.

AND WHEREAS the said property is not subject to any easements or rights in the nature of easements.



AND WHEREAS no notice for acquisition or requisition of the property or any part thereof has been served on the Vendor, under any law for the time being in force.

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to Them of the said property and the Purchaser has agreed to purchase from the Vendor the said property at and for a valuable consideration of Rs.22,60,000/- (Rupees Twenty Two Lacs and Sixty Thousand only).

AND WHEREAS the Purchaser has paid to the Vendor towards the total amount of consideration of Rs.22,60,000/- (Rupees Twenty Two Lacs and Sixty Thousand only). as under:-

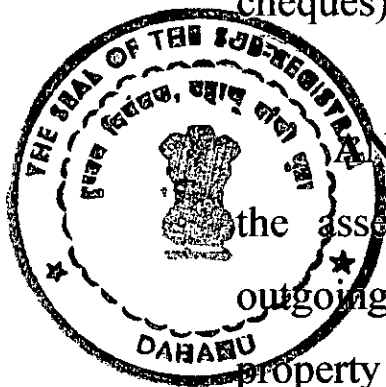
Cheque bearing no.359726 dt.23-06-2009 sum of Rs.22,60,000/- drawn by Axis Bank branch office at Paschim



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Vihar, New Delhi -B-2/11, Paschim Vihar, New Delhi-110063 in favour of 'PGF LTD.'

Thus making together the said sum of Rs.22,60,000/- (Rupees Twenty Two Lacs and Sixty Thousand only). (the payment and receipt whereof the Vendor doth hereby admit and acknowledge to have received from the Purchaser, subject to the realisation of the above cheques).



AND WHEREAS the Vendor hereby declare that all the assessment, taxes, dues and duties, electricity bills, outgoings, maintenance charges payable in respect of the said property till the date of execution of this dale-deed has been paid by the Vendor all the assessment, taxes and duties after the execution of sale-deeds be paid by the Purchaser.

AND WHEREAS the said M/s. Patani Patel Associates, the original Builder of the said building has given its no-objection cum consent to the Vendor dt:7/10/2009 to transfer the said property to the Purchaser herein and accordingly there is no impediment in the Vendor transferring the said property to the Purchasers herein.

AND WHEREAS the Vendor have transferred the said property to the Purchaser subject to the rights as stated in the said agreement.

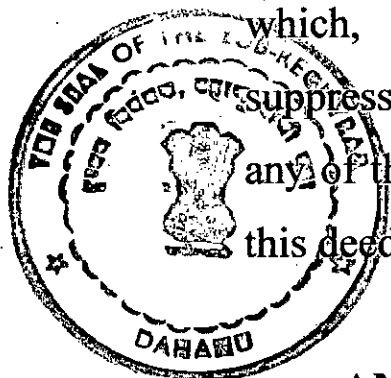


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AND WHEREAS the Vendor shall have all the rights attached to the said property as stated in the said agreement and the Purchaser has agreed to abide by all the terms and conditions of the said sale-deed.

AND WHEREAS the seller assures the purchaser that no material facts pertaining to the scheduled property has either been suppressed or concealed from the purchaser, the seller doth hereby covenants with the purchaser that he shall indemnify the purchaser against all losses and damages which, the purchaser may sustain/incursion account of suppression of material fact, encumbrance, breach of all or any of the covenants stipulated herein or entered into prior to this deed to sale for the sale of the scheduled property.



AND WHEREAS the Purchaser has accordingly requested the Vendor to execute this present Deed of Conveyance in favour of Purchaser.

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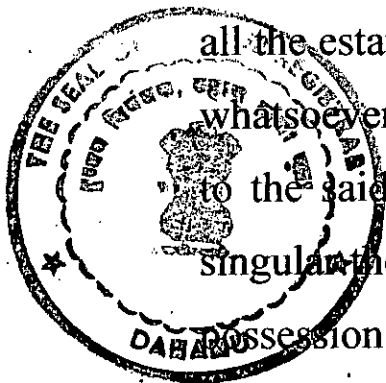
NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.22,60,000/- (Rupees Twenty Two Lacs and Sixty Thousand only). paid by the Purchaser to the Vendor as aforesaid (the payments and receipts whereof the Vendor doth hereby admit and acknowledge of and from the name and every part thereof forever, acquit, release and discharge the Purchaser) **THEY** the Vendor doth hereby grant, release, convey and assure unto the Purchaser **ALL THAT** the said property and puts the Purchaser into the actual physical possession of the said property and a



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Village-Malyan Taluka-Dahanu being Office No 26 to 30
Totally admeasuring 1632 Sq. feet on the First floor, herein
after referred to as "the said property" in wing-'O' in the
building known as "VAIBHAV", and more particularly
described in the Schedule hereunder written **TOGETHER**
WITH all and singular area, sewers, ditches, drains, ways,
paths, passages, common well, structure, water -courses,
lights, liberties, privileges, rights of easements and rights of
ways and appurtenance whatsoever to the said property **AND**
all the estate, right, title, interest, property, claim and demand
whatsoever at law and in equity of him the Vendor of, in and
to the said property **TO HAVE AND TO HOLD** all and
singular the said property and the right, title and interest and
possession of the said property hereby granted, released,
conveyed and expressed to be with their appurtenance unto
the use of the Purchaser forever in the manner aforesaid
subject to the payment of all rates, taxes, assessment and
duties now or hereafter to become payable to the
Government or any other public authority in respect thereof
the Vendor doth hereby covenants with the Purchaser with
standing any acts, deed, matter and thing whatsoever the
Vendor or by any person or persons lawfully or equitably
claiming from, under or in trust for him made, done, omitted
or executed knowingly or willingly suffered to the contrary
THEY the Vendor has absolute authority to grant, release,
convey and assure the said property and the rights, title,
interest in the said property unto and to the use of the
Purchaser in the manner aforesaid **AND THAT** it shall be
lawful for the Purchaser from time to time and at all material



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times hereafter to peaceably and quietly to hold, possess and enjoy the rights, title, interest in the said property hereby granted with the appurtenances and receive the issues profits thereof for their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by any other person or persons lawfully or equitably claiming by, from, under or from him **AND** further that the Vendor and all persons having lawfully or equitably claiming any estate, rights, title, interest at law or in equity in the said property rights, title, interest at law hereby granted by, from, under or in trust for him the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or to be done and executed all such further and lawful and reasonable acts, deeds, matters and things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said property and the rights, title, interest in the said lands hereby granted unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required and the Vendor **DOETH HEREBY COVENANT** with the Purchaser that HE the Vendor hath not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed, matter and things whereby he is prevented from granting and conveying the said property and the right, title, interest in the said property in the manner aforesaid **AND** further the Vendor assures and declare that by virtue of these presents the Purchaser has become absolute owner of the said property.



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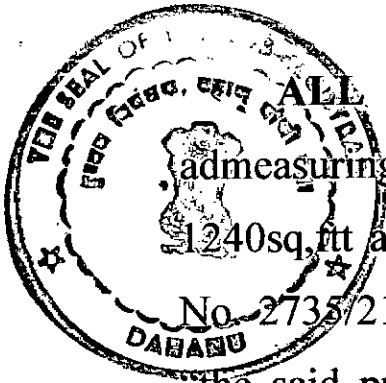


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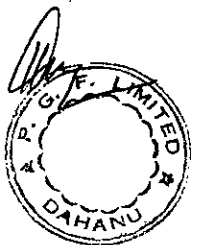
IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their hands and seals below this on the day and year first herein above written.

THE SCHEDULE OF PROPERTY



ALL THAT the said Office No. 26 to 30 totally admeasuring 1632 Sq. feet built-up area equivalent to 1240sq.ftt as carpet area bearing Dahanu Municipal House No. 2735/21 on the Second floor, herein after referred to as "the said property" in wing-"O" in the building known as "VAIBHAV", situated at Village-Malyan, Taluka-Dahanu on the non-agricultural lands bearing N. A. Bhumapan Kramank Gut Kramank 28A-6-8 paiki + 7 paiki and Bhumapan Kramank Gut Kramank 28 Bhumapan Kramankcha Upvibhag A7 paiki and within the limits of Dahanu Municipal Council Dahanu and within the limits of Registration District Thane and Sub-Registration District Dahanu.

SIGNED SEALED AND DELIVERED)
by the within named Vendor PGF LIMITED
by SHRI. TANDEL KRISHNA DATTATRAY)



its Resolution and the common)
seal of the company is affixed hereto)
as per resolution dt: 2nd December 2008)



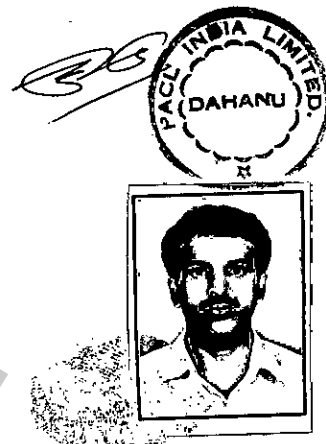
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SIGNED SEALED AND DELIVERED)

by the within named Purchaser

PACL INDIA LIMITED by

SHRI. HEMANT PRABHAKAR TANDEL)



its resolution and the common)

seal of the company is affixed hereto)

as per resolution dt: 21 April 2007



WITNESSES

(1) [Signature] (Sandeep D. Dawane)

(2) [Signature] (Kalyan P. Phale)



गाव नमूना सात
(अधिकारी अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील ३,५,६ आणि ७)

गाव मुल्यावा

तालुका डहानू

भूमापन क्रमांक गट क्रमांक <u>२८</u> <u>अ</u> <u>१०</u>	भूमापन क्रमांकाचा उपविभाग <u>७</u> <u>प</u>	भू-धारणा पध्दती	भोगवटदाराचे नांव <u>मैसर्स पाताणी पेट्रेय रुसो चौ</u> <u>भागदार</u> <u>मैसर्स नागरदास पाताणी</u> <u>मणिभाष रतनशी पेट्रेय</u> <u>नरसिंह देसराज पेट्रेय</u> <u>नेरेश देसराज पेट्रेय</u> <u>(९३२) (२०३) (१५५९)</u> <u>(१२५०) (१६४२) (२९५२) (२२२२)</u> <u>(२२३६)</u>	खाते क्रमांक <u>१५२</u> कुळाचे <u>हहम</u> खंड <u>१४०४/०६</u> <u>१०/२२</u>
शेताचे स्थानिक नांव				
लागवडीस योग्य क्षेत्र	हेक्टर	आर		
<u>N.A</u>	<u>२०० - ०</u>			
एकूण	<u>२०० - ०</u>			
पोटखराबा (लागवडी योग्य नसलेली)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
रुपये	पैसे			
<u>५० - ६०</u>				
जुडो किंवा विशेष आकारणी	<u>५० - ६०</u>			

गाव नमूना बारा
पिकांची नोंद वही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिंचनाचे साधन	जमीन करणारेचे नांव	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र					स्वरूप	क्षेत्र			
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र		पिकांचे नांव	जल सिंचित	अजल सिंचित							
					पिकांचे नांव	जल सिंचित				अजल सिंचित						
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२००१ २००२			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.				
									विक्रमेशी चौगु							

अस्सल बर हुकून खरी नवकल दिली असे.

दिनांक : २३/६/०२

ठाणे नगर मन्षाण
तालुका डहानू, जि. ठाणे



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NOT FOR SALE

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गाव नमूना सात
(अधिकारी अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील ३, ५, ६ आणि ७)

गाव माळगाव

तालुका ठाणू

भूमापन क्रमांक पत्र क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पध्दती	भोगवटदाराचे नांव	खाते क्रमांक
१५ (३२५+१५५५)			मेसर्स पाताणी परेष दासो शिवरामे कागददार मेहेरा नागरदास पाताणी माणियाय रतनशी पाताणी नरसिंह देसराज परेष नेरेश देवराज परेष	८५५
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	२५.००	०		९९/२२
एकूण	२०००	०		
पोटखराबा (लागवडी योग्य नसलेली)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी	रुपये	पैसे		
	२६२२	०		
जुडी किंवा विशेष आकारणी				



गाव नमूना बारा
पिकांची नोंद वही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

(महाराष्ट्र जमीन मंडळ) जल संचयन अभियानाच्या अंतर्गत तपशीलवार माहिती															
वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन	जलसिंचनाचे साधन	जमीन करणारेचे नांव	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र							
		घटक पिके व प्रत्येका खालील क्षेत्र													
		मिश्र पिकांचा क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	स्वरूप				
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सल बर हुकून खरी नक्कल दिली असे.

नांक : २३/१०/०८

ठालाठी राजा मर्याद
तालुका ठाणू, जि. ठाणे



LEGAL DEPARTMENT PACL INDIA LIMITED

INTER OFFICE MEMO

उद्देश
१४०४/०८
१४/२२

FROM: GENERAL MANAGER (LAND & LEGAL)	TO: CSC INCHARGE -DAHANU
REF: PACL /DLH/CO/LEG/2009/ 111	DATE: 19.01.2009

SUBJECT: - BOARD RESOLUTIONS FOR TRANSFER OF PROPERTY.

This is in compliance with the decision taken by the top management that all CSC's property has to be transfer in the name of PACL India Ltd., the same has been sanctioned vide IOM No.706 dated 01.06.2007 by the Hon'ble Director. In pursuance of the same, find enclosed herewith-certified original copies of board resolutions for the aforementioned purpose.

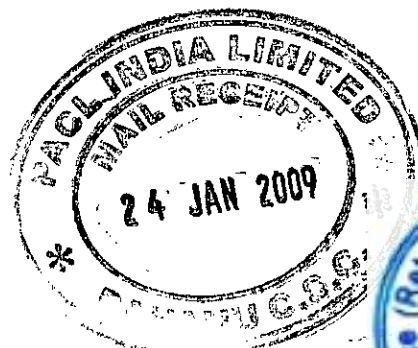
Do the needful on priority basis.



D.K.SHARMA
GENERAL MANAGER
(LAND & LEGAL)

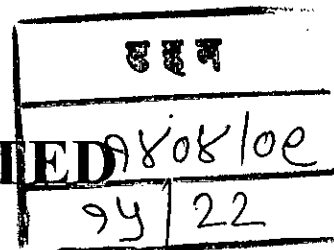
INT: MF/

HKG





PACL INDIA LIMITED



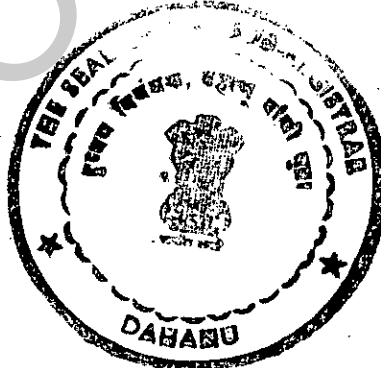
EXTRACTS OF THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF PACL INDIA LIMITED HELD ON SATURDAY, THE 21ST DAY OF APRIL 2007 AT 10.30 A.M. AT THE CORPORATE OFFICE AT 7TH FLOOR, GOPALDAS BHAWAN, 28 BARAKHAMB ROAD, NEW DELHI-110001

"**RESOLVED THAT** consent of the Board be and is hereby accorded for the purchase of property situated at 2nd Floor, Ward No 5, Malvan, Dhanu -401602, Maharashtra admeasuring 1632 square feet on the agreed terms and conditions duly considered and approved by the Board and for this purpose the authority of the Board be and is hereby conferred jointly or severally upon Mr. Vijay P. Zarkar, and Mr. Hemant Prabhakar Tandel employees at Dhanu CSC to execute the Agreement to Sell/ Sale deed including registration thereof and to sign all documents, deed, statements, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said purpose and to present the document before concerned Registrar/ Authority for registration of the property and to comply with all formalities for the purpose of mutation of the said property in favour of the company and to purchase stamp papers and also to perform all such acts incidental thereto and to appoint advocates, consultants, brokers, experts for giving effect to the above said proposal on behalf of the Board."

"**RESOLVED FURTHER THAT** a copy of the said resolution duly certified by the Company Secretary be furnished to the concerned authorities for their reference and records."

**CERTIFIED TO BE TRUE COPY
FOR PACL INDIA LIMITED**


(S.K. GAUR)
COMPANY SECRETARY





PGF LIMITED

उत्तर
१४०४/०९
१९/१२

17

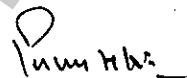
EXTRACTS OF THE MEETING OF BOARD OF DIRECTORS OF PGF LIMITED HELD ON TUESDAY, 2ND DECEMBER 2008 AT 10.00 A.M. AT S.C.O. 1042-43, SECTOR-22B, CHANDIGARH-160022

"RESOLVED THAT the consent of the Board be and is hereby accorded for sale of official property to PACL India Ltd., measuring 1632 Sq. Fts. and Sale deed/Transfer deed No. 1224/95 situated at Office No. 26-30, IInd Floor, Building known as 'Vaibhav' Ward No. 5, Malyan, Dahanu, Maharastra, for this purpose Mr. Tandel K. Dattaray- Jr. Executive, be and is hereby authorized to sign and execute Transfer deed/ Sale Deed, Agreement to sell & GPA and to receive consideration and to sign and execute all documents pertaining to aforesaid Property and to do all such acts incidental thereto on behalf of the Company.

RESOLVED FURTHER THAT a certified to be true copy of the Resolution be forwarded to the concerned authorities as and when required duly certified by GM (Finance & Accounts) & Company Secretary of the Company."



Certified to be true copy
For PGF LIMITED


(PREM SETHI)

GM (FINANCE & ACCOUNTS) & COMPANY SECRETARY



18

Vaibhav Complex Co-Operative Housing Society Ltd.

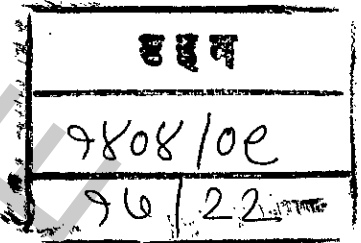
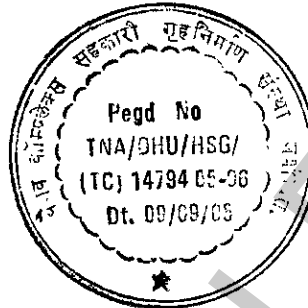
(Reg. No. TNA / DHU / HSG / [TC] 14794 2005-2006 Date : 09-09-2005)

Irani Road, DAHANU ROAD, Dist. Thane - 401 602.

Ref. No. VCC HS/NOX/TRF/09/09-10/01

Date: 11/09/2009

To,
CSC Incharge,
PGF Limited.
Vaibhav Complex, Coop. Hsg. Society Ltd.
Irani Rd, Dahanu Rd.
Tal. Dahanu.
Dist. Thane



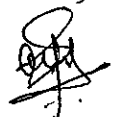
SUB:- NO Objection Certificate for Transfer of Property.

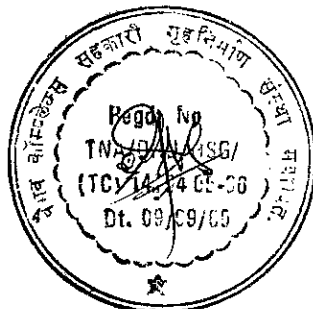
Sir,

M/S PGF Limited was our regular member of the Society. They have changed the name of the company to PACL India Limited and for the Transfer of the property on the same name with the ROC (Registrar of companies) and we have no objection to transfer the property in the name of the PACL India Limited having office Gal no. 26 to 30 2nd floor.

This NOC is issued to them on their written request.

Yours faithfully,


Secretary.
संकेत



(19)
2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TANDEL KRISHNA DATTATRAYA
DATTATRAYA GANPAT TANDEL

16/11/1970
Permanent Account Number
ADTP10765D

Signature



सद्व्य
१४०४/०९
१८/२२





महेश नारायण मंगल
मु.पो.ला. डहाणू, जि. ठाणे
पिन नं. ४०९६०९

FORM 6
[See Rule 16(1)]

Driving Licence
MH 04/2001 15565/2001
Driving Licence No.
Date of issue 16/4/2001
Name of the Licence Holder
Hemant Thane
Son/wife/daughter of
Rabkhal Thane



9808/0e
9e/22

2
Temporary address/ Official address (if any)
.....
Permanent Address
Mangale Wada
Dahana Thane
Date of birth 10/70
Educational qualifications
.....
Blood group with RH factor (Optional)
.....

Rs 40/ 950355/19000/40

The holder of this licence is licensed to drive throughout India the vehicles of the following description :-

M102
MOTOR CYCLE WITH GEAR

The licence to drive a motor vehicle other than transport vehicle is valid From 16/4/2001 to 16/4/2006

Signature and designation of the Licensing Authority
Q. THANE



महेश नारायण मंगल
मु.पो.ला. डहाणू, जि. ठाणे
पिन नं. ४०९६०९





Thursday, 08 October 2009

3:39:27 PM

नोंदणीपूर्व गोषवारा

दुय्यम निबंधक: डहाणू

दस्तक्रमांक व वर्ष: 1404 /2009

Li

- | | |
|--|------------------|
| (1) विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2) मोबदला | रु. 2,260,000.00 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | रु. 2,259,883.00 |
| (4) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु 135600.00 |
| (5) बाजारभावाप्रमाणे नोंदणी फी | रु22600.00 |
| (6) दस्त निष्पादित केल्याचा | 08/10/2009 |
| (7) गावाचे नाव | मल्याण |
| (8) पृष्ठांची संख्या | 22 |
| (9) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | (1) |
| (10) मालमत्तेचे इतर वर्णन | |

सूचना

- 1) ही माहिती पक्षकारांनी साक्षांकित केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात.
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

डहन
दस्त क्र. 9808/00
20/22

- (1) वर्णन: विभागाचे नाव - मोजे [गांव] मल्याण (डहाणू नगरपालीका), उपविभागाचे नाव - 6/39 - भुभाग : 5 पुर्वेस - डहाणू रोड, रेल्वे स्टेशन, पश्चिमेस - नारायण बाग व रेल्वे नाला, उत्तरेस - कंक्राडी खाडी, दक्षिणेस - डहाणू स्टेशन ते फोर्ट रस्ता. मोजे मल्याण ता. डहाणू येथील बिनशेती भू.क्र./गट क्र. 28अ-6-8 पैकी +7 पैकी, व भू.क्र./गट क्र. 28 उपविभाग अ-7 पैकी जमिनीवर असलेले "वैभव" या नावाच्या इमारतीमधील 0 विंग मधील दुस-या मजल्यावरील ऑफीसचे गाळे नं. 26 ते 30 ज्याचे क्षेत्र 1632 चौ.फु. बिल्टअप व क्षेत्र 1240 चौ.फु. कारपेट असून त्यास ड.न.पा.घर क्र. 2735/21 असा पडलेला आहे. त्याचे खरेदीखत.
- (1) 151.67 चौ.मी. बांधीव
- (1) पलर्स ग्रीन फॉरेस्ट लिमी. तर्फे क्रिष्णा दत्तात्रेय तांडेल - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: गुजराती शाळेजवळ मांगेलवाडा डहाणू; तालुका: डहाणू; पिन: - ; पॅन नम्बर: - .
- (1) - - पी.ए.सी.एल इंडिया लिमी तर्फे हॅमत प्रभाकर तांडेल; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: गुजराती शाळेजवळ मांगेलवाडा डहाणू; तालुका: डहाणू; पिन: - ; पॅन नम्बर: - .

नोंदणी पूर्व गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

[Signature]

नोंदणी पूर्व गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले *
बदल/दुरुस्त्या कराव्यात.

(डाटा एंट्री ऑपरटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले *बदल/दुरुस्त्य, याचा समावेश करण्यात आला आहे.

(पक्षकाराची स्वाक्षरी)

[Signature]

[Signature]
दुय्यम निबंधकाची स्वाक्षरी





08/10/20

3:43:11

दुय्यम निबंधकः

डहाणू

दस्त गोषवारा भाग-1

डहन

दस्त क्र 1404/2009

29/22

19

दस्त क्रमांक : 1404/2009

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पल्से ग्रीन फॉरेस्ट लिमी. तर्फे क्रिष्णा दत्तात्रेय तांडेल पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेठ/वसाहत: - शहर/गाव: गुजराती शाळेजवळ मांगेलवाडा डहाणू तालुका	लिहून देणार वय 38 सही		
2	नाव: - - पी.ए.सी.एल इंडिया लिमी तर्फे हेमंत प्रभाकर तांडेल पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेठ/वसाहत: - शहर/गाव: गुजराती शाळेजवळ मांगेलवाडा डहाणू तालुका	लिहून घेणार वय 38 सही		





दस्त गोषवारा भाग - 2

23

डहन

दस्त क्रमांक (1404/2009)

22/22

दस्त क्र. [डहन-1404-2009] चा गोषवारा
बाजार मुल्य : 2259883 मोबदला 2260000 भरलेले मुद्रांक शुल्क : 135600

दस्त हजर केल्याचा दिनांक : 08/10/2009 03:34 PM
निष्पादनाचा दिनांक : 08/10/2009
दस्त हजर करणा-याची सही :

पावती क्र.: 1403 दिनांक: 08/10/2009
पावतीचे वर्णन
नांव: - - पी.ए.सी.एल इंडिया लिमि तर्फे हेमंत
प्रभाकर तांडेल

22600 : नोंदणी फी
440 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

23040: एकूण

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 08/10/2009 03:34 PM
शिकका क्र. 2 ची वेळ : (फी) 08/10/2009 03:43 PM
शिकका क्र. 3 ची वेळ : (कबुली) 08/10/2009 03:55 PM
शिकका क्र. 4 ची वेळ : (ओळख) 08/10/2009 03:55 PM

दस्त नोंद केल्याचा दिनांक : 08/10/2009 03:55 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) -- अॅड.अजित अनंत भोईर, घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: जयराज अपार्ट.डहाणू

तालुका: डहाणू

पिन: -

दु. निबंधकाची सही
डहाणू

प्रमाणित करण्यात येते की
या दस्तास एकूण पाने
22..... आहेत.

दुय्यम निबंधक डहाणू



पुस्तक क्र. 9
क्रमांक 2808 वर नोंदला
दिनांक 2 माहे 90 सन 2000

दुय्यम निबंधक डहाणू



दिनांक ११/०१/१९९५

पती!

म. पलेल गीत जोरेल तिमो थावो

डहाल रोड ना. डहाल

प्रेमळ

म. महेश नागदास पाताणी

म. पाताणी पेटेल अनोरोपलचे

अभिवादन

डहाल रोड ना. डहाल

महोदय

आहे। पलेल गीत जोरेल तिमो थावो डहाल

रोड ह्यांनी आमचे प्रेमीकडून दि. ११/०१/९५ रोजी

टाऊनरड लावले कदाचिते औ पिंगा मधील दुसऱ्या मजक्यावेल

ओळखी नं २६ ते ३० ज्याचे एकूण क्षेत्र १६३२ चौ.फु

आहे असे विभाग घेऊन ठेवले त्याचा वृत्तान्त निदेशक

डहाल ह्यांचे कार्यालयानिम गोदणी क्रमांक लापसि

१२२५ आहे. लवकर वर वर्गीक केलेली ओळखी ही आता

पलेल गीत जोरेल तिमो ह्यांना जी.ओ. लेल देईल। तिमो

ह्यांना विक्रीसाठी आमची काहीही हक्काने

लावलेय ११/०१/९५ रोजीचे टाऊनरड लावले



25



॥ श्री ॥

अजित अनंत भोईर

RPAD / UPC

भ्रमणध्वनी क्र. ९२२६२६२२३५

अॅडव्होकेट

बी. कॉम. एल. एल. बी.

E-Mail : ajibho@gmail.com

जयराज अपार्टमेंट, 'बी' विंग - फ्लॅट २०१, दुसरा मजला, 'सी' विंग - ३०२, तिसरा मजला, मेन रोड,
डहाणूगांव, ता. डहाणू, जि. ठाणे - ४०१६०१.

संदर्भ क्र. :

Date : 8/10/09

To,

PACL INDIA Ltd.

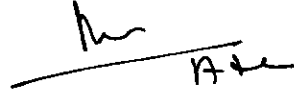
Manager, Dahanu Road,

Tal. Dahanu

Respected sir,

I am prepared the Deed of Conveyance between PACL India Ltd. And PGF Ltd. and registered in the office of sub-registrar Dahanu on 8/10/09. My professional charge is Rs.6000/- (Six Thousand only). Kindly request to give me my professional charges as early as possible.

Thanking in Anticipation,


Yours Faithfully.

Adv. Ajit Anant Bhoir
B.Com., LLB.

201, Jairaj Apt. 'B' wing, 2nd floor,
Dahanu Gaon, Tal. Dahanu,
Dist. Thane - 401 601.
Mob.: 9226262235 / 9890451770





॥ श्री ॥

अजित अनंत भोईर

RPAD / UPC

भ्रमणध्वनी क्र. ९२२६२६२२३५

अॅडव्होकेट

बी. कॉम. एल. एल. बी.

E-Mail : ajibho@gmail.com

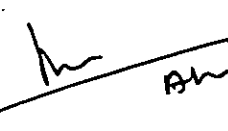
जयरज अपार्टमेंट, 'बी' विंग - फ्लॅट २०१, दुसरा मजला, 'सी' विंग - ३०२, तिसरा मजला, मेन रोड,
डहानूगांव, ता. डहानू, जि. ठाणे - ४०१६०१.

संदर्भ क्र. :

Date : 8/10/09

RECIPT

Received with thanks sum of Rs.6000/- (Six Thousand) on
8/10/09 by cash.


Adv. Ajit Anant Bhoir
B.Com., LL.B.
201, Jairaj Apt. 'B' wing, 2nd floor,
Dahanu Gaon, Tal. Dahanu,
Dist. Thane - 401 601.
Mob.: 9226262235 / 9890451770



File no 40 Sale deed no 1404/09 MAM PACL

Dhanu

27

PACL INDIA LIMITED
VAIBHAV COMM. COMPLEX.
DAHANU ROAD.

Ref: PACL/DAH/BO/01/2010/ 3753

Date: 07/01/2010

To,
The Manager (Br. Accts.)
PACL India Limited,
New Delhi.

Sub: Photocopy of Deed of Conveyance

Respected Sir,

Please find enclosed herewith the Photocopy of Deed of Conveyance
Transfer of Property PGFL To PACL India Ltd. On dated 8/10/2009 of
Dahanu CSC.

Please do the needful at your end.

Thanking you,

For PACL India Ltd.,


CSC Incharge
Dahanu CSC



NOT FOR SALE



28



संख्या: १५०००

तारीख: १९८०

१२०

१२५

१२७

१२८

१२६

सत्यप्रतिष्ठा

A. P. Mohan

23/6/84

Amul Prashastan Handp

पत्राचार

पत्राचार

पत्राचार



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29

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31/1/99

Oliver
23/11/98

MENT

NOT FOR SALE



30

LEGAL DEPARTMENT
PACL INDIA LIMITED
INTER OFFICE MEMO

FROM: GENERAL MANAGER (LAND & LEGAL)	TO: CSC INCHARGE -DAHANU
REF: PACL/DLH/CO/LEG/2009/26	DATE: 05.01.2009

SUBJECT: - SANCTION FOR PROCUREMENT OF PROPERTY AT DAHANU.

This is in compliance with the decision taken by the top management that all CSC's property has to be transfer in the name of PACL India Ltd., the same has been sanctioned vide IOM No.706 dated 01.06.2007 by the Hon'ble Director. In pursuance of the same, regarding the captioned subject IOM No.PACL/DAH/2008/5968 dated 31.12.2008 as required by you sanction is accorded for procuring property on IInd Floor, Ward No.5, Malyan, Dahanu, Maharashtra. The previous sanction of Rs.1,64,600/- sanctioned vide IOM No.638 dated 21-05-2007 is cancelled. The following amount is sanctioned to you subject to under mentioned conditions:

PARTICULARS	AMOUNT (RS.)
STAMP DUTY	1,35,600.00
REGISTRATION FEES	22,600.00
LEGAL EXP.	6,000.00
MISC-EXPENSES, IF ANY	2,000.00
TOTAL	1,65,600.00

(RUPEES ONE LAC SIXTY FIVE THOUSAND AND SIX HUNDRED ONLY.)

Details: -

1. Govt. circle Rate @Rs.1,385 per Sq.Fts.
2. Total Area 1632 Sq.Fts.
3. Value of the property as per the Govt. Circle rate **Rs.22,60,000.00**
4. Sale Deed No.1224/1995

The sanction is provisional and subject to submitting the final bills/receipt (originals) for the expenses incurred in this behalf.

The aforesaid amount of Rs.1,65,600.00/- may be withdrawn by you from **DAHANU-CSC**.

D.K.SHARMA
G.M. (LAND & LEGAL)

INT: MF/
CC: GM (FIN.& A/C)

K. K. BAKSHI
C. O. O.
APPROVED BY



LEGAL DEPARTMENT
PACL INDIA LIMITED

INTER OFFICE MEMO

FROM: GENERAL MANAGER (LAND & LEGAL)	TO: CSC INCHARGE - DAHANU
REF: PACL/DLH/CO/LEG/2009/1005	DATE: 24.07.2009

SUBJECT: - SANCTION FOR PROCUREMENT OF PROPERTY AT DAHANU.

This is in compliance with the decision taken by the top management that all CSC's property has to be transfer in the name of PACL India Ltd., the same has been sanctioned vide IOM No.706 dated 01.06.2007 by the Hon'ble Director. In pursuance of the same, regarding the captioned subject IOM No.PACL/DAH/CSC/06/2009/1512 dated 13.06.2009 as required by you sanction is accorded for obtaining No Objection certificate for procuring property on IInd Floor, Ward No.5, Malvan, Dahanu, Maharashtra. The following amount is sanctioned to you subject to under mentioned conditions:

PARTICULARS	AMOUNT (RS.)
Charging for Transfer fee @Rs.15,000/- per gala (Rs.15,000 x 5 = 75,000)	75,000.00
TOTAL	75,000.00

(RUPEES SEVENTY FIVE THOUSNAD ONLY.)

The sanction is provisional and subject to submitting the final bills/receipt (originals) for the expenses incurred in this behalf.

The aforesaid amount of Rs.75,000.00/- may be withdrawn by you from **DAHANU-CSC**.

D.K.SHARMA
G.M. (LAND & LEGAL)

INT: MF/
CC: GM (FIN. & A/C)

HKG

DIRECTRO FINANCE
APPROVED BY



PACL INDIA LIMITED

INTER OFFICE MEMO

FROM : ASSTT. MANAGER (F&A)	TO: CSC INCHARGE DAHANU
REF NO. PACL/DLH/CO/2009/	DATE : 24/08/2009

SUBJECT: PROPERTY TRANSFER CHARGES

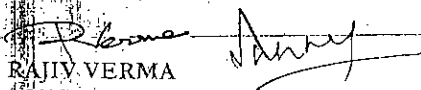
REF. NO.: PACL/DAH/CSC/08/2009/2087

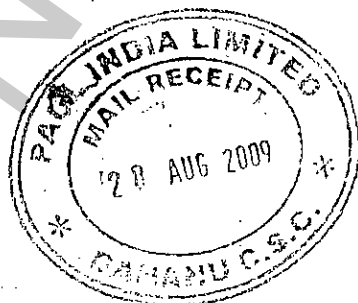
DATED: 08/08/2009

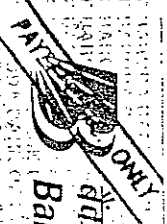
Enclosed please find Cheque(s) towards PROPERTY TRANSFER CHARGES & handed over the same to the respective persons. Detail of Cheque(s) is given below:

S.N	CH. NO.	CHQ. DATE	IN FAVOUR OF	DRAWN ON	AMOUNT
01	512673	24/08/2009	VAIBHAV COMPLEX CO-OP. HSG. SOCIETY LTD.	BOI	75,000

Please acknowledge the receipt.


RAJIV VERMA
ASSTT. MANAGER (F&A)
Encl: As above





बैंक ऑफ बरोडा
Bank of Baroda
Payable at all CBS
Centres / Branches

चालू खाता | CURRENT ACCOUNT

दिनांक 24/08/09
Date

Pay Vaibhav Complex Co-Op. Hsg. Society Ltd.
रुपये Seventy Five Thousand only

आ.क्र. 4300200
अ.क्र. 107
अ.क्र. 107

रु. 75000.00
Rs. 75000.00

DAHANU ROAD, DT. THANE - 401 602.
CA/2006/PI/OP DATED 01.08.09
MASOLI

5126731 0000120001

PER PACI INDIA LIMITED
Authorised Signatory



34

VAIBHAV COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA / DHU / HSG / PC / 14794 2005-2006 Dt. 09-09-2005)
IRANI ROAD, DAHANU ROAD, Dist. Thane - 401 602.

No. 1338.

Date: 16/08/2009

Received with thanks from: **PACL INDIA LIMITED**

Shri / Smt / M/s. Reeta's Green Food Ltd.
Flat No. / Shop No. / Office 26 to 30 life sum of Rupees Seventy Five
thousand only by Cash / Cheque / D.D. No. 512673
dated of Bank Bank of Baroda on a/c. of Maintenance
charges / other Transfers for 05 off HSE Bill No.
dated for the month

Rs. 75000/-
(Subject to realisation of Cheque)

For Vaibhav Complex Co-op. Hsg. Society Ltd.
Transf. Recd. from
of 05 off HSE society for
the charge of maintenance
property,
Officer, Bearer



35 ✓

LEGAL DEPARTMENT

PACL INDIA LTD

7th Floor, 28, Gopaldas Bhawan, Barakhamba Road
New Delhi- 110 001

I.O.C

TO : (CSC, Incharge, Dahanu)

Ref. : DLH/CO/LEG/09/1476

Dt. : .06.11.2009

SUB: SANCTION FOR LEGAL EXPENSES

Pursuant to your IOM No 8933 dated 30.10.2009 pertaining to the sanction of Rs. 2,41,740/- (Rupees Two lac forty one thousand seven hundred and forty only) incurred towards the transfer of the property in the name of PACL India Ltd. as per the detail enclosed. The same has been duly sanctioned by the (COO).

Kindly acknowledge the receipt of the same

D.K. SHARMA
GM-(Land & Legal)

Int.: MF/ CSC, Dahanu File



36

LEGAL DEPARTMENT
PACL INDIA LIMITED
INTER OFFICE MEMO

FROM: GENERAL MANAGER (LAND & LEGAL)	TO: CSC INCHARGE -DAHANU
REF: PACL /DLH/CO/LEG/2009/26	DATE: 05.01.2009

SUBJECT: - SANCTION FOR PROCUREMENT OF PROPERTY AT DAHANU.

This is in compliance with the decision taken by the top management that all CSC's property has to be transfer in the name of PACL India Ltd., the same has been sanctioned vide IOM No.706 dated 01.05.2007 by the Hon'ble Director. In pursuance of the same, regarding the captioned subject IOM No.PACL/DAH/2009/5968 dated 31.12.2008 as required by you sanction is accorded for procuring property on IInd Floor, Ward No.5, Malyan, Dahanu, Maharashtra. The previous sanction of Rs.1,64,600/- sanctioned vide IOM No.638 dated 21-05-2007 is cancelled. The following amount is sanctioned to you subject to under mentioned conditions:

PARTICULARS	AMOUNT (RS.)
STAMP DUTY	1,35,600.00
REGISTRATION FEES	22,600.00
LEGAL EXP.	6,000.00
MISC. EXPENSES, IF ANY	2,000.00
TOTAL	1,65,600.00

(RUPEES ONE LAC SIXTY FIVE THOUSAND AND SIX HUNDRED ONLY.)

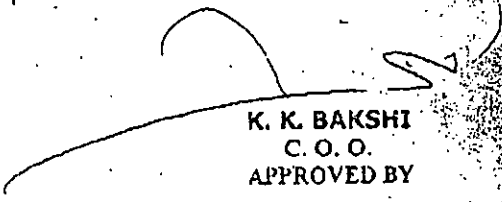
Details: •

1. Govt. circle Rate @Rs.1,385 per Sq.Fts.
2. Total Area 1632 Sq.Fts.
3. Value of the property as per the Govt. Circle rate **Rs.22,60,000.00**
4. Sale Deed No.1224/1995

The sanction is provisional and subject to submitting the final bills/receipt (originals) for the expenses incurred in this behalf.

The aforsaid amount of Rs.1,65,600.00/- may be withdrawn by you from **DAHANU-CSC**.


D.K.SHARMA
G.M. (LAND & LEGAL)


K. K. BAKSHI
C. O. O.
APPROVED BY

INT: MF/
CC: GM (FIN.& A/C)

YRS



(37)

LEGAL DEPARTMENT
PACL INDIA LIMITED

INTER OFFICE MEMO

FROM: GENERAL MANAGER (LAND & LEGAL)	TO: CSC INCHARGE -DAHANU
REF: PACL/DLH/CO/LEG/2009/1555	DATE: 24.07.2009

SUBJECT: - SANCTION FOR PROCUREMENT OF PROPERTY AT DAHANU.

This is in compliance with the decision taken by the top management that all CSC's property has to be transfer in the name of PACL India Ltd., the same has been sanctioned vide IOM No.706 dated 01.06.2007 by the Hon'ble Director. In pursuance of the same, regarding the captioned subject IOM No.PACL/DAH/CSC/06/2009/1512 dated 13.06.2009 as required by you sanction is accorded for obtaining No Objection certificate for procuring property on IInd Floor, Ward No.5, Malyan, Dahanu, Maharashtra. The following amount is sanctioned to you subject to under mentioned conditions:

PARTICULARS	AMOUNT (RS.)
Charging for Transfer fee @Rs.15,000/- per gale (Rs.15,000 x 5 = 75,000)	75,000.00
TOTAL	75,000.00

(RUPEES SEVENTY FIVE THOUSAND ONLY.)

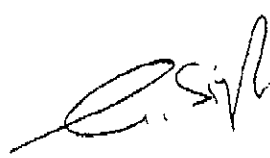
The sanction is provisional and subject to submitting the final bills/receipt (originals) for the expenses incurred in this behalf.

The aforesaid amount of **Rs.75,000.00/-** may be withdrawn by you from **DAHANU-CSC**.


D.K.SHARMA
G.M. (LAND & LEGAL)

INT: MF/
CC: GM (FIN.& A/C)

HKG


DIRECTOR FINANCE
APPROVED BY



PACL INDIA LIMITED

INTER OFFICE MEMO

FROM : ASSTT. MANAGER (F&A)	TO: CSC INCHARGE DAHANU
REF NO. PACL/DLH/CO/2009/	DATE : 24/08/2009

SUBJECT: PROPERTY TRANSFER CHARGES

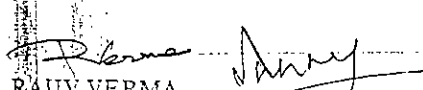
REF. NO.: PACL/DAH/CSC/08/2009/2087

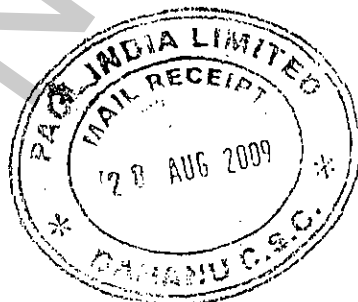
DATED: 08/08/2009

Enclosed please find Cheque(s) towards PROPERTY TRANSFER CHARGES & handed over the same to the respective persons. Detail of Cheque(s) is given below:

S.N	CH. NO.	CHQ. DATE	IN FAVOUR OF	DRAWN ON	AMOUNT
01.	512673	24/08/2009	VAIBHAV COMPLEX CO-OP. HSG. SOCIETY LTD.	BCI	75,000

Please acknowledge the receipt.


RAJIV VERMA
ASSTT. MANAGER (F&A)
Encl. As above



39



बैंक ऑफ़ बरोडा
Bank of Baroda
Payable at all CBS
Centres / Branches

चालू खाता | CURRENT ACCOUNT

दिनांक 24/06/09
Date

Pay Vaibhav Complex Co-Op. Hsg. Society Ltd.

रुपये Seventy Five Thousand only

Rupees

आ.सं. 4300200
A/c No.

107
INITIALS

रु. 75000.00
अदा करे

दाहानु रोड, ठिने - 401 602.
DAHANU ROAD, DT. THANE - 401 602.

MASOLI

"512573" 0000120001

for PACI INDIA LIMITED
Authorized Signatory



5

VAIBHAV COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA / DHU / HSG / TC / 14794 2005-2006 Dt. 09-09-2005)
IRANI ROAD, DAHANU ROAD, Dist. Thane - 401 602.

No. 1338.

Date: 16/09/2009

Received with drafts from: **PACL INDIA LIMITED**

Shri. STEWART / M/s. Peetals (India) Pvt. Ltd.
Flat No. 7 Shop No. 1 / Office 26 to 30. The sum of Rupees Seventy Five
thousand only by Cash / Cheque / D.D. No. 5122673
dated of Bank Bank of Baroda on a/c. of Maintenance
charges / other Transfers fee for 05 of Sept 2009.
dated for the month

For Vaibhav Complex Co-op. Hsg. Society Ltd.

Rs. 75,000/-

(Subject to realisation of Cheque.)

Transfers fee received
of 05 of the salary for
maintenance of common
property.


Official Bearer



(47)
1

LEGAL DEPARTMENT

PACL INDIA LTD

7th Floor, 28, Gopaldas Bhawan, Barakhamba Road
New Delhi- 110 001

I.O.C

TO : (CSC, Incharge, Dahanu)

Ref. : DLH/CO/LEG/09/1476

Dt. : 06.11.2009

SUB: SANCTION FOR LEGAL EXPENSES

Pursuant to your IOM No 8933 dated 30.10.2009 pertaining to the sanction of Rs. 2,41,740/- (Rupees Two lac forty one thousand seven hundred and forty only) incurred towards the transfer of the property in the name of PACL India Ltd. as per the detail enclosed. The same has been duly sanctioned by the (COO).

Kindly acknowledge the receipt of the same

D.K. SHARMA
GM-(Land & Legal)

Int.: MF/ CSC, Dahanu File





PEARLS GREEN FORESTS LTD.

INTER OFFICE MEMO

FROM : MANAGER DADAR BRANCH	TO : D.G.M. (OPS) H.O.
REF. NO. : PGF/WR/DDR/BOM/96/ 2406	DATE : 16/05/96

As desired by you, please find enclosed
herewith a copy of Agreement for sale of
Dahanu.

Lamve
MANAGER

Mr. Dhillon
for your records.

Mr. Bhale

*Please note
a 11/10/92 record
the contents in
the property list of
offices &
Pearls Green Forests
by the company*

PEARLS GREEN FORESTS LTD.
Letter Received No. 4172
Dated..... 18/5/96
Received Clerk.....



43
s

ET 228
71 day

AGREEMENT FOR SALE

NAME OF PURCHASER :- PEARLS GREEN FORESTS LIMITED

OFFICE
FLAT/SHOP NO. 26 to 30 ON Second FLOOR

DATED THIS 14th DAY OF June 1995

VAIBHAV

COMMERCIAL COMPLEX
IRANI ROAD,
DAHANU ROAD,
PIN - 401 602

Super Build up — 16824
Carpet Area — 12601

Shawar

DEVELOPERS

PATANI PATEL ASSOCIATES

IRANI ROAD, DAHANU ROAD - 401 602. DIST THANE.
☎ 2132 • 2909 • 2418



सदर वस्तुपेवजास रकम रु. ४४,४००/- मुद्रांक शुल्क दिनांक ११/६/९५
रोजी चठन क्रमांक.....२.....ने भारतीय स्टेट बैंक दहाणू रोड शाखा
वेबे मरुन वसुल केलेली आहे किंवा ११ जून १९९५

हृष्यम निबंधक दहाणू

मनुक्रम नंबर ८०१-१२२४

सन १९९५ माई जून ११
वारखेत १२ व १

उधणू
हृष्यम निबंधक कार्यालय
माणून दिला.

श्री पेंतली

श्रीदजी की ५०००=००

बकरी की २=००

(कोकोदोज)

बन्याम नकले की ३=००

हल्ली की

हल्ली नकले की

हल्ली की

५००५=००

हृष्यम निबंधक दहाणू

हृष्यम निबंधक दहाणू

AGREEMENT FOR SALE :

THIS AGREEMENT made at Dahanu Road, Taluka : Dahanu,
Dist : Thane on this 1st day of June in the Christian year
One Thousand Nine Hundred and Ninty Five , BETWEEN
MESSERS. PATANI PATEL ASSOCIATES, a partnership firm, duly
registered under the provisions of the Indian Partnership Act,
1932, carrying on the business of Builders and Developers, and

...2....

M. Patani



having their registered office at Dahanu Road, Taluka : Dahanu, Dist : Thane, through its partners (1) SHRI. MAHESH NAGARDAS PATANI (2) SHRI. MANILAL RATANSI PATEL (3) SHRI. NARSINH HANSRAJ PATEL and (4) SHRI. NARESH HANSRAJ PATEL, all adults, Occupation Business, all residing at Malyan, Dahanu Road, Taluka : Dahanu, hereinafter referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the partners or the partner for the time being in force of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last of such survivors and/or survivor and its assigns) of one part AND SHRI/SMT/KUM/M/S.

Pearls Green Forests Limited, a Public Limited Company having its registered office at Chandigarh and Head Office at Vaishali Building, Paschim Vihar, Community Centre, New Delhi through its Branch Manager Sachidanand Tripathi

Age : 40 years, Occupation : Branch Manager

residing at 31, G.D. Ambedkar Road, Opp. Wadala Udyog Bhavan, Dadar Bombay-400, 014.

hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individual or individuals his/her/their respective heirs, executors, administrator and assign, in the case of firm the partners or the partners or the partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors and/its survivor and in the case of a company its successors and permitted assigns) of the Other Part.

WHEREAS :

(a) The Builders are the Owners and are actually seized and possessed of or otherwise well and sufficiently entitled to the piece and parcels of non-agricultural lands, grounds, hereditaments and premises, situated at

Malyan, Taluka - Dahanu and bearing N.A.



(45)

Bhumapan Kramank, Gate Kramank, 28A-6 + 8 Paiki + 7 Paiki and
admeasuring 8090=00 sq. meters and assessed at Rs. 2622=00 and
N.A. Bhumapan Kramank 28 Bhumapan Kramankcha Upvibhag A 7 paiki
admeasuring Hectors 00=02=0 arre. equivalent to 200=00 sq. meters and
assessed at Rs. 50=60 and more particularly described in the
Schedule hereunder written and hereinafter referred to as "the said
property".

(b) The Builders have purchased the said property i.e. the non-
agricultural lands bearing N.A. Bhumapan Kramank, Gat Kramank
28A-6 + 8 paiki + 7 paiki described in the Schedule hereunder
written from Shri. Prabhakar Vinayak Kelkar and others, by a
registered agreement dated 20/6/91 and registered with the
Sub-Registrar, Dahanu at Serial No. 353/91 and by a registered
sale-deed dated 13-12-91, which was executed subsequently and
registered with the Sub-Registrar, Dahanu at Serial No. 55/91.
The lands bearing Bhumapan Kramank 28A Bhumapan Kramank
upvibhag A 7 paiki and more particularly described in the
Schedule hereunder written were purchased by the Builders
from Shri. Pradeep Bhikaji Save by a registered sale-deed
dated 21-6-91 registered with the Sub-Registrar Dahanu at
Serial No. 357/91.

(c) The Builders have left — feet wide road on the North & South
side (corner) of the said property, commencing from H.K. Marg
and going to the property of Shri. Sudhakar Vinayakrao
Kelkar. The said Shri. Sudhakar Vinayakrao Kelkar, his
family members, agents, servants, labourers and his
transferees shall have a permanent right to use the said road,
only for passing and re-passing and for taking their cars,
trucks, vehicles etc. to their property, which is to the west
of the said property. The Builders or their transferees shall
not obstruct the said Shri. Sudhakar Vinayakrao
exercising their right to use the road referred to

M. Patani



- (d) The Builders have appointed an Architect and have also appointed a structural engineer for the preparation of structural designs and drawings of the Building to be constructed on the said property and the Builders have also accepted the professional supervision of the Architects and the Structural Engineers till the completion of the Building on the said property.
- (e) The Builders have prepared a layout scheme for development of the said property and have obtained necessary permission for constructing a building on the said property from the Collector Thane, Thane dated 15/4/91 No. Revenue/Department-1/DESK-8/NAP/SR-88/90.
प्रमाणित/कक्ष-1/मेज-8/एनएपी/एसआर-88/90
- (f) The Builders have prepared a plan for the construction of the Building on the said property which plans have been duly approved by the concerned authority.
- (g) A sketch plan of the Building to be constructed on the said property, hereinafter referred to as "the said Building" is annexed hereto.
- (h) According to the said plans the said Building will have 7 wings i.e. wings No. A,B,C,D,E,F,G, and each wing will have residential flats, shops, offices.
- (f) The Builders have started the construction of the said Building on the said property and the said Building complex being named as "VAIBHAV".
- (j) The Builders are also planning to put more floors in future in the said Building, if necessary permission is granted to them.

M. Patil



(k) The Builders are and will be entering into separate agreement identical with this presents, with persons desirous of acquiring flats, offices and shops in the said Building as required under the provisions of Law and also to register the said agreement under the Indian Registration Act, 1908, except for the price, as shall be agreed by and between the parties

(l) The Purchaser has taken full, free and complete inspection of the permission of Collector, Thane and the said plans and documents relating to the title, the right of the builders to construct the said Building on the said property and dispose of the same and to enter into agreements for sale, with the intending Purchasers and to receive from them the sale price.

(m) A complete set of the aforesaid plans and documents are kept open for inspection at the Builders office at Dahanu Road, Dist-Thane.

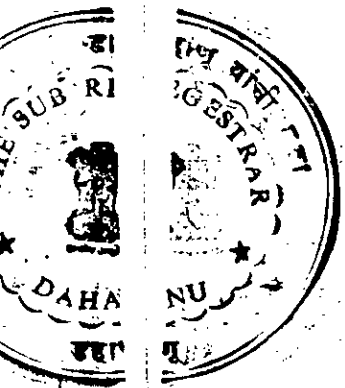
(n) The Builders have handed over to the Purchaser the copies of the documents as required under the provisions of law.

(o) A copy of the report on title to the said property dated 31/8/1992 and issued by Shri. Sandeep C. Shah. Advocate, Dahanu is annexed hereto as Annexure 'A'.

(p) A copy of the Village form No. 7/12, showing the nature of the title of the Builders, is annexed hereto as Annexure 'B' collectively.

(q) A copy of plans as approved by the concerned is annexed here to as Annexure 'C'.

Mr. Paterson



(r) A copy of the description of the Flat/Shop/Office to be purchased by the Purchaser in the said Building is demarkated by a red colour line in Annexure 'C'.

M. Paterson
(s) List of specification, amenities and fittings to be provided are set out in Annexure 'D'. *11/51*

(t) The Builders have accordingly commenced the construction of the said Building, as per the plans.

(u) The Purchaser has applied to the Builders for allotment to **on 2nd floor totally adm.**
the Purchaser ~~Flat/Office/Shop~~ Nos 26 to 30 / ~~Flat/Office/Shop~~
1632 Sq.Ft. Build up area 1240 Sq.Ft. Carpet area
in the said Building which is being constructed on the said property, more particularly described in the Schedule hereunder written, hereinafter referred to as "the said Flat/Office/Shop " for a price of Rs. 4,25,000/- /-
(Rupees **Four Lakhs Twenty Five Thousand** only).

(v) Prior to the execution of this agreement the Purchaser has paid to the Builders a sum of Rs. 85,000/- /-
(Rupees **Eighty Five Thousand** only)
being part payment of the sale price of the said Flat/Office/Shop agreed to be sold by the Builders to the Purchaser as advance payment (the payment and receipt whereof the Builders hereby admit and acknowledge) and the Purchaser has agreed to pay to the Builders, the balance of the sale price in the manner hereinafter appearing.

(w) Under the provisions of law the Builders are required to execute a written agreement for the sale of the Flat/Office/Shop to the Purchaser being in fact this presents.

M. Paterson



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

1. The Builders shall construct/are constructing/have constructed the said Building, consisting of residential Flats/Shops/Offices in the said property, in accordance with the plans, specifications and designs, duly approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modifications, as the Builders may consider necessary or as may be required by the concerned authority/the Government to be made in them or any of them. Provided that the Builders shall have to obtain prior consent in writing of the Purchaser in respect of the variations and modifications, which may adversely affect the purchaser.

2. The Purchaser has prior to the execution of this agreement, satisfied himself/herself/themselves about the title of the Builders to the said property and he/she/they shall not be entitled to further investigate the title of the Builders and no requisition or objection shall be raised on any matter relating to title.

3. The Purchaser hereby agrees to purchase from the Builders and the Builders hereby agrees to sale to the Purchaser **2nd floor** **Flats/Shops/Office Nos. 26 to 30** measuring **1632 Sq.ft.** **Square feet** **Buildup area in wing 1240 Sq.ft. as Carpet Area** floor in the said Building, as per the plans and as delineated by a red colour line in the Annexure 'C' in the said Building to be known as "VAIBHAV" to be constructed on the said property, hereinafter referred to as "the said Flat/Office/Shop" for price of Rs. **4,25,000/-** (Rupees **Four Lakhs Twenty Five Thousand** only). The Purchaser has paid to the Builders the sum of Rs. **85,000/-**

Eighty Five Thousand only) by way of money (the receipt of which amount the Builders admit & acknowledge to have received from the Purchaser. The purchaser has agreed to pay to the Builders



M. Patani



amount of Rs. 3,40,000/-/- (Rupees Three Lakhs Forty

Thousand only) as under :-

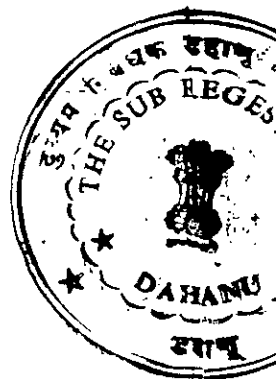
- (i) Rs. 1,70,000/- By Cheque/- ~~xxxxxx before~~ Dt. 7-6-95
bearing No. 772107
- (ii) Rs. 1,70,000/- By Cheque/- ~~xx xxx before~~ Dt. 15-6-95
bearing No. 772108
- (iii) Rs. / ~~-----~~ /- on or before
- (iv) Rs. 3,40,000/- ~~-----~~ /- on or before
- (v) Rs. ~~-----~~ /- on or before
- (vi) Rs. ~~-----~~ /- at the time of delivery
- Both the above cheques are
drawn on State Bank of India ~~xxxxxx~~.
Kurla Branch, Bombay.

4. It is hereby expressly agreed that the time for the payment of the aforesaid instalments of consideration amount, shall be the essence of the contract. **The Builders will hand over vacant & peaceful possession of the premises on the date of realisation of the cheques & the cheques will be duly honoured when presented for payment.**

5. Without prejudice to his/her/their rights under this agreement and/or in law, the Purchaser shall be liable to pay to the Builders, interest at the rate of 18% per annum, on all such amounts which may become due and payable by the Purchaser to the Builders, under the terms of this agreement from the date, the said amount is payable by the Purchaser to the Builders.

6. On the Purchaser committing any default on due dates of any amount due and payable by the Purchaser to the Builders under this agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoing) and on the Purchaser committing any default or breach of any of the terms and conditions of this agreement, the Builders shall be entitled at their option to terminate this agreement.

M. Pateer
Provided that the power of termination, herein before contained, shall not be exercised by the Builders, unless and until the Builders shall have given the Purchaser 15 days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of the terms and conditions, in



in respect of which it is intended, to terminate the agreement and default shall have been made by the Purchaser, in remedying such breach or breaches, within a reasonable time after giving of such notice.

Provided further that upon the termination of this agreement as aforesaid, the Builders shall refund to the Purchaser, the instalments of the sale-price of the said Flat/Shop/Office, which may till then have been paid by the Purchaser to the Builder, but the builders shall not be liable to pay to the Purchaser any interest, on the amount refunded and upon the termination of the agreement and the refund of the aforesaid amount by the Builders, the Builders shall be at a liberty to dispose off and sell the said Flat/Shop/Office to such person and at such price, as the Builders may in their absolute discretion think fit.

7. The Builders have obtained a Certificate of title to the said property, more particularly described in the Schedule hereunder written from Shri. Sandeep C. Shah.

Advocate, Dahanu and the Purchasers have verified the original title certificate and the Purchaser confirms that the copy annexed here to is the true copy of the original certificate, inspected by the Purchaser. The Purchaser agrees not to raise any further or other objection or requisitions to the title of the builders to the said property.

8. The fixtures, fittings and amenities to be provided by the Builders in the said Flat/Shop/Office and in the said Building are as described in Annexure 'D' annexed hereto.

9. The Purchaser shall on or before taking possession of the said Flat/Office/Shop keep deposit with the Builders



- (i) Rs. /- for legal charges.
- (ii) Rs. /- towards share money entrance fees of the society or limited company.
- (iii) Rs. /- for the formation and registration of the proposed Society.
- (iv) Rs. /- for the proportionate share of taxes, other charges, local taxes etc.
- (v) Rs. /- for obtaining electricity connection, electricity transformer etc.
- (vi) Rs. /- security deposit.
- (vii) Rs. /- for the due performance of this agreement which will include the deposit or fees payable to the concerned local authority or Government, for giving electricity water or other service connections to the said Building in which the said Flat/Shop/Office is situated.

10.

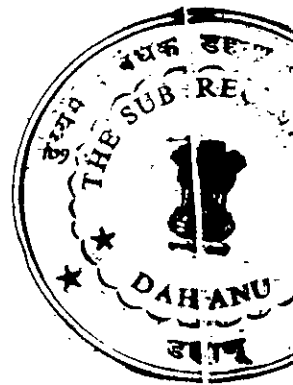
At the time of lodging this agreement with the appropriate authority for registration under the Indian Registration Act, 1908 the Purchaser shall pay to the Builders all the costs, charges and expenses including stamp duty, registration charges advocates fees and all other charges required to be incurred for the registration of this agreement.

11.

The Builders shall maintain a separate account in respect of the sums so received by the Builders from the Purchaser, as advance or as deposit or towards the outgoing, legal charges and shall utilize the amounts only for the purpose for which they are received.

12.

The Purchaser shall not be liable to share the maintenance charges, electricity charges in respect of the unsold Flat/Shops/Offices in the said Building. The

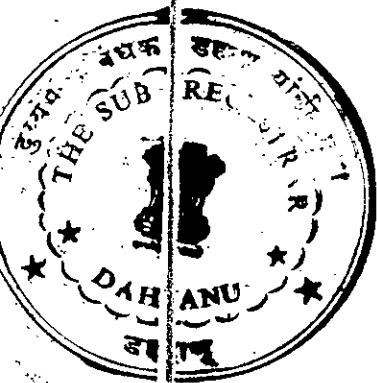


Builders shall bear the Municipal assessment, if any, payable in respect of the unsold Flats/shops/Offices.

13. The Builders hereby declare that the Floor Space Index available in respect of the said property, is as per the plans duly approved by the concerned authority and that no part of the Floor Space Index is or has been utilised by the Builders elsewhere, for any other purpose whatsoever. The residual F.S.I. if any, in the said property or the layout not consumed, will be available to the Builders till the registration of the Co-operative Society and thereafter the residual F.S.I. if any will be available to the Co-operative Society.

14. The Builders hereby agree to observe, perform and comply with all the terms and conditions, stipulations and specifications, if any, which may have been imposed by the concerned local authority, at the time of sanctioning the said plans or thereafter and shall before the handing over the possession of the said Flat/Shop/Office to the Purchaser, obtain from the concerned local authority occupation and/or completion certificate in respect of the said Flat/Shop/Office and the said Building.

15. The Purchaser hereby agrees and undertakes to pay all amounts due and payable under the terms of this agreement, as and when called upon by the Builders and the Builders are not bound to give any notice and the absence thereof shall not be admitted, as an excuse for non-payment of any amounts on due dates. The Purchaser further agrees and undertakes to observe and perform all the terms and conditions, stipulations and covenants contained in this agreement and to keep the Builders indemnified for the said payments and the observance and the said terms and conditions and stipulations to be observed and performed by the Purchaser under this agreement.



M. Pateer



16. If the Purchaser neglects, omits or fails for any reason whatsoever or in any way fails to perform and/or observe any of the terms and conditions and stipulations and covenants herein contained on his/her/their part, to be observed and performed, this agreement shall cease and stand terminated and the earnest moneys, and all the amounts till then paid by the Purchaser to the Builders, shall be refunded to the Purchaser, without any interest and the Purchaser hereby agrees to forfeit all his/her/their rights, title and interest in the said Flat/Shop/Office and in such an event the Purchaser shall be liable to immediate ejectment as a trespasser, without prejudice to the rights, remedies and claims whatsoever of the Builders, available against the Purchaser, under this agreement or otherwise

17. Till the time the Society or the Limited Company is formed and registered, the Builders shall be permitted to make additional structures, as may be approved by the concerned local authority, so as to consume the entire available F.S.I. on the said property. Such additional structures floors shall be the property of the Builders and the Builders will be entitled to dispose off the same in any manner they deem fit, without adversely, affecting the said Flat/Shop/Office of the Purchaser.

18. The Purchaser agrees and undertakes to permit and give the Builders, all the facilities to make additions and alterations or to put up any additional structures or floors in the said property and in the said Building till the Co-operative Society or Limited Company is formed and registered. The Purchaser hereby agrees and undertakes not to object to such construction on the ground of nuisance, annoyance and/or for any other reasons.

19. It is hereby expressly agreed that the Builders shall be entitled to sell the Flats/Shops/Offices in the said Building and other



structure in the said Building and other structures in the said property for residential and/or commercial user or any other use as may be permitted, by the appropriate authority and the Purchaser or his/her/their permitted transfer and/or transferees shall not object to the user of the Flats/Shop/Office in the said Building for the aforesaid purpose, at anytime in future, by the respective acquires/Purchaser thereof.

20. It is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favour of the Purchaser in respect of the said Flat/Shop/Office, the Builders shall be at a liberty to sell, assign, or mortgage or otherwise deal with or dispose off its rights, title and interest in the said Building and/or in the said property or any part thereof in any manner they deem fit including to assign or give on lease or sub-lease or otherwise any portion or portions of the said property and the same shall be binding on the Purchaser.

21. The Builders shall have a first charge or lien, in respect of any amount payable by the Purchaser, under the terms and conditions of this agreement.

22. If any portion of the said property is acquired, or notified to be acquired, by the Government or any other public body or authority, the Builders till the society or Limited Company is formed and registered shall be entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. or other benefits in respect thereof which may be permitted by the Government or such other Public body or authority on the said property for any reason whatsoever, including F.S.I. in respect of any adjoining or neighbouring property. Such structures and storeys, shall be the sole property of the Builders, who will be entitled to dispose off in any way they choose and the Purchaser hereby



M. Patani



irrevocably consents to the same, under the circumstances aforesaid the Purchaser shall not be entitled to raise any objection or to any abatement in the price of the said Flat agreed to be acquired by him/her/them and/or any compensation or damages on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties, that if the permitted F.S.I. or density is not consumed in the said Building, being put up and/or at any time further construction on the said property is allowed and the Co-operative Society or Limited Company is formed and registered by that time, the Co-operative Society or Limited Company shall have a right to put up additional structures and storeys and/or consume the balance F.S.I. and/or additional F.S.I. of any other property, in any other manner whatsoever.

23. Any delay or indulgence shown by the Builders in enforcing the terms and conditions of this agreement or any forbearance or giving of time to the Purchaser shall not be constructed as a waiver on the part of the Builders for any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser, nor shall the same in any way prejudice the right of the Builders.

24. The Builders shall be entitled to enter into agreement with the other Purchaser of Flats/Shops/Offices in the said Building on the terms and conditions which the Builders shall deem fit or alter the terms and conditions of the agreement already entered into by the Builders, with the other purchaser, if any, without affecting or prejudicing the rights of the Purchaser of the said Flat/Shop/Offices under this agreement.

25. The name of the said Building shall forever be



"VAIBHAV". The name of the Society shall be determined and fixed by the Purchaser of the Flat/Shop/Office in the said buildings.

26. The Purchaser shall not let, sub-let, sell, assign, mortgage, charge or in any way encumber or deal with or dispose off any part with his/her/their interest or benefit of this agreement on part thereof in the said Flat/Shop/Office until all his/her/their dues of whatsoever nature owing to the Builders are fully paid, whether it has become due not and only if the Purchaser is not guilty of breach or non-compliance of any of the terms and conditions of this agreement and till such time, not lease or assignment or any other document of transfer as herein before referred is executed. The Purchaser shall have to obtain for this purpose the prior written consent of the Builders.

27. The Purchaser and the persons to whom the said Flat/Shop/Office is let, sub-let, transferred, assigned or given possession of (after the prior written consent of the Builders) shall from time sign all papers, applications, documents and do all acts, deeds, matters and things, as the Builders and/or the Co-operative Society, may require for safeguarding the interest of the Builders and/or the Flat holders in the said Building.

28. In the event of the Purchaser attempting to and/or disposing off and said Flat or any part thereof to any person or party (without prior notice) this agreement shall automatically and forthwith stand cancelled and revoked and then in such an event, the amount then by the Purchaser to the Builders agreement, shall be refunded to the Purchaser interest.



M. Patani



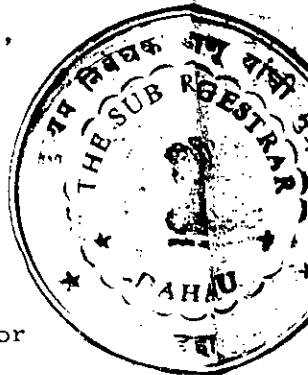
29. The Builders shall give the possession of the said Flat/Shop/Office to the Purchaser, on or before
- If the Builders fail to give possession of the said Flat to the Purchaser, on account of reasons beyond his control and that of his agents, then the Builders shall be liable on demand, to refund to the Purchaser, without any interest, the amounts already received by him in respect of the said Flat/Shop/Offices.

Provided that the Builders shall be entitled to a reasonable extension of time for giving the delivery of the said Flat/Shop/Office on the aforesaid date, if the completion of the said Building in which the said Flat is situated is delayed on account of :

- (a) Non-availability of steel, cement, other Building materials, water or electricity supply.
- (b) War, Civil commotion or any act of God.
- (c) Any notice, order, rule notification of the Government and/or other Public body or competent authority.

30. The purchaser shall take the possession of the said Flat/Shop/Office within Fifteen days of the Builders giving notice to the Purchaser, intimating that the said Flat/Shop/Office is ready for use and occupation.

31. The Purchaser shall on receipt of the possession of the said Flat as provided in the Agreement, use the said Flat/Shop/Office or any part thereof or permit the same to be used, only for the purpose of residence and commercial in case of shops / Offices and / or for such other purpose of residence and commercial in case of Shops / Offices and / or for such other purpose as may be authorised by the Builders and as may be permitted in law and / or any other concerned authorities, in that behalf



and which is not likely to cause nuisance or annoyance to the other occupiers of the said Building and the occupiers of the neighbouring property or properties.

32. The Purchaser shall on receipt of the possession of the said Flat/Shop/Office as provided in the agreement not store in the said Flat/Shop/Office any goods or material which are of a hazardous, combustible or dangerous nature or a so heavy as to damage the construction or structure of the said building or storing of the said goods, which is objected by the concerned local authority and shall not carry or cause to be carried heavy package which may damage the staircase, common passage or any other structure of the said Building or the said Flat on account of the negligence or default of the Purchaser, in this behalf. The Purchaser shall be liable for the consequences of the breach.

33. The Purchaser shall after receipt of the possession of the said Flat/Shop/Office as provided herein, shall not demolish or cause to be demolished the said Flat/Shop/Office or any part thereof nor at any time make or cause to be made additions or alterations or variations of whatsoever nature to the said Flat/Shop/Office or any part thereof, nor any alteration in the elevation and the outside colour scheme of the said Building, in which the said Flat is situated and shall keep the portions, sewers, drains, pipes in the said Flat and appurtenance thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the said Building, in which the said Flat is situated and shall not chisel or in any other manner damage R.C.C. pardiess or other structural members in the said Flat/Shop/Office without the consent of the Builders and / or the Co-operative case may be.

Dr. Paterni



34. The Purchaser shall after the receipt of the possession of the said Flat/Shop/Office as stated herein, shall carry out at his own costs all internal repairs to the said Flat/Shop/Office in the same condition, state and order, in which it was delivered by the Builders to the Purchaser, and shall not do anything in or to the said Building or the said Flat/Shop/Office and shall abide by all the bye-laws rules and regulations of the Government or of the concerned local authority and/or any other public authority.
35. It is hereby expressly agreed and confirmed by the purchaser hereto, that till the time the proposed Co-operative Society or Limited Company is formed and the property is transferred to the said society or Limited Company so formed, the Purchaser shall have no right in the said property.
36. The Purchaser shall sign all papers and documents and do all other acts, deeds, matters and things that the Builders may require him/her/them to do and execute from time to time for more effectively performing the agreement and/or for safeguarding the interest of all persons acquiring the remaining Flat/Shop/Office in the said Building.
37. In the event the Purchaser failing to sign any papers or documents, as required by the Builders, as herein before provided, this agreement shall be terminated and the Purchaser shall have no claim in the said Flat or against the Builders, whatsoever, except for the refund of the amounts paid so far by him/her, without any interest.

T. M. Patil

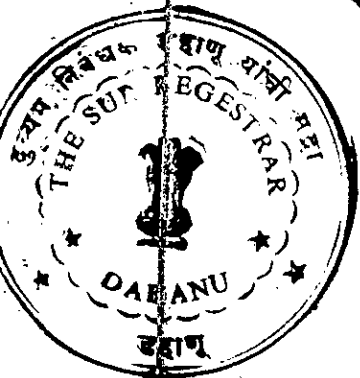
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betting.



38. The Purchaser shall not do or permit to be done any act, deed, matter or thing, which may render void or voidable any insurance of the said property and the said Building in which the said ~~Flat~~/Shop/Office is situated or any part thereof or where by any increased premium shall become payable, in respect of the insurance.
39. The Purchaser shall not throw any dirt, rags, rubbish, grabage, or other refuse or permit the same to be thrown from the said ~~Flat~~/Shop/Office in the premises of the said Building or on the said property.
40. The Purchaser shall pay to the Builders within 15 days of demand by the builders, ~~his/her~~/their share of security deposits, demanded by the concerned local authority of the Government or for giving water, electricity or any other service connection, maintenance charges to the said Building, in which the said Flat/Shop/Office is situated.
41. The Purchaser shall bear and pay any increase in local taxes, water charges, insurance and such other levies, which are imposed by the concerned local authority and/or government and/or other public body or authority on account of change of user of the said Flat/Shop/Office by the Purchaser viz. user for any other purpose other than residential purpose and in the case of shop user for any other purpose other than commercial purpose.
42. The Purchaser shall alongwith the other purchaser of Flats/Shops/Office and in the the said Building shall join in forming and registering the Co-operative Society or a Limited Company to be known by such name. Purchaser may decide and for this purpose also to time, in sign and execute the ap registration and/or for membership and other



M. Patani



documents, necessary for the formation and registration of the Co-operative Society or limited Company and for becoming a member, including the bye-laws of the proposed Society, so as to enable the Builders to register the organisation of the Purchaser of the Flats/Shop/Office in the said Building. No objection shall be taken by the Purchaser, if any, changes are made or any modifications are made in the draft bye-laws or the memorandum or Articles of Association as may be required by the registrar of Co-operative society.

43. All the cost, charges and expenses in connection with the formation of the Co-operative Society or Limited Company, as well as the cost the engrossing, stamping and registering all documents agreements, conveyance deeds, required to be executed, procured by the Builders or by the Purchaser as well as the entire professional cost of the advocate of the Builders in preparing and approving all such documents, shall be borne by the society or proportionately by all the acquires of the said Building. The Builders shall not contribute any amount towards such expenses proportionate share of such costs, charges and expenses payable by the purchaser shall be paid out of the amounts for the purpose and deficit shall be made up by the Purchaser forthwith on demand.

44. In the event the Co-operative Society being formed and registered before the sale and disposal of all the Flats/Shop/Office, in the said Building, the Builders shall have an absolute authority and control as regards the unsold premises and the disposal thereof and the Purchaser/Acquirer of such undisposed Flats/Shop/Office shall be admitted as a member of the society without any charged and delay.

M. Patani



45. Unless it is otherwise agreed by and between the parties hereto the Builders shall within 4 months of the completion and registration of the society or Limited Company, as aforesaid and receipt of the Occupation/Building completion certificate on the said property, caused to be assigned to the Society or Limited Company all the rights, title and interest of the Builders, in the said property, together with the said Building, by executing the necessary conveyance of the said property and the said Building in favour of the said society or Limited Company, as the case may be. Such conveyance shall be in keeping with the terms and conditions of this agreement.

46. The Purchaser shall permit the Builders and their surveyors and agents with or without workmen and others at all reasonable times to enter upon or into the said Flat or any part thereof for the purpose of repairs, maintaining and keeping, rebuilding, cleaning all drains, pipes, cables, water covers, gutters, wire party structures, work or other convenient belonging to or serving or used for the said Building and also for the purpose of cutting off the supply of water or electricity to the said Flat or any other premises of the said Building in respect whereof the Purchaser or the occupier of the said Flat/Shop/Office as the case may be shall have made default in paying his/her/their share of water taxes or any other dues.

47. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat/Shop/Office or of the said Building or of the said property or any part thereof. The Purchaser shall have no claim save and accept in respect

Flat/Shop/Office hereby agreed to be sold and spaces, lobbies, staircase, terrace parking spaces etc. will remain the property of the



M. Pateen



Builders until the said property and the said building is transferred to the society or the Limited Company as herein before mentioned.

48. This agreement shall be lodged by the Purchaser for registration, with the Sub-Registrar, Dahanu or Bombay under the Indian Registration Act, 1908 at the cost of the Purchaser and the intimation thereof shall be given by the Purchaser to the Builders, including the number at which it is lodged and on receipt of such information the Builders will attend the Sub-Registrar to admit the execution thereof. If the Purchaser fails to lodge this agreement for registration as aforesaid, within the prescribed time, the Builders shall not be responsible for the consequences arising out of such breach and from the non-registration of this agreement.

49. All the notice to be served on the Purchaser as contemplated by this agreement, shall be deemed to have been duly served, if sent to the Purchaser under Certificate of Posting at his/her/their address mentioned in the beginning of this presents.

50. The Builders shall not be responsible for the consequences arising out of the change in law or change in the Municipal Laws and other Laws rules, regulations enactment etc.

51. The said Flat/Shop/Office is sold only for Rs. /- . However, the Sub-Registrar says that the market value of the said Flat is Rs. /- and hence stamp duty is accordingly affixed to these presents.

IN WITNESS WHEREOF the parties hereto have hereunto set

M. Patil



and subscribed their respective hands and seals on the day a month and year first herein above written.

SCHEDULE

ALL THAT piece and parcels of non-agricultural lands free from all encumbrances, situated at mauje-Malyan, Taluka-Dahanu, in ward No.5 of Dahanu Council, within the limits of Municipal Council Dahanu and Zilla Parishad Thane and within the Registration District-Thane and Sub Registration District-Dahanu and more particularly described below :-

Village - Malyan, Taluka - Dahanu.

Bhumapan Kramank Gat Kramank	Bhumapan Kramankcha upvibhag.	Area	Assessment
28A-6-8 Paiki+	-	8090-00	Rs. 2622-00
7 Paiki	-	Sq.Meters.	
28	A 7 paiki	Hectar 0-02-0	Rs. 50-60
		arre	
		(equivalent to 200 Sq. Meters)	

The non-agricultural lands bearing
28A-6+8 Paiki + 7 Paiki

Bhumapan Kramank Gat Kramank/are bounded on the four sides as under:-

On and towards East	: By H.K. Irani Marg.
On and towards West	: By property belonging to Shri. Sudhakar V. Kelkar.
On and towards North	: By Dev Chaya Building.
On the towards South	: By property belonging to Shri. Sudhakar V. Kelkar.

The non-agricultural lands bearing Bhumapan Kramank Gat Kramank
28 Bhumapan Kramankcha upvibhag A 7 Paiki are bounded on the four
sides as under :-

On and towards East	: By lands of Shri. S.V. Kelkar.
On and towards West	: Nala.
On and towards North	: Land bearing Bhumapan Kramank Gat Kramank 28A-6+8 Paiki + 7 Paiki
On the towards South	: Nala.

SIGNED SEALED AND DELIVERED BY
the within named BUILDERS
M/s. PATANI PATEL ASSOCIATES.

For M/s. Patani Patel Assoc

M. Patani



SIGNED SEALED AND DELIVERED BY
the within named Purchaser/s SHRI./SMT.
KUM/M/s. PEARLS GREEN FORESTS
LIMITED

PEARLS GREEN FORESTS LT.
(S. TRIPATHI)
BRANCH MANAGER.

SIGNED SEALED AND DELIVERED by
the within named Purchaser/s SHRI./SMT
KUM/M/s. _____

WITNESSES :-

- 1) [Signature]
(N.N. Patel)
- 2) [Signature]
(M.R. Satpalke)

RECEIVED of the from the within
named Purchaser the sum of
Rs. 4,25,000 /- (Rupees Four Lakhs)

Twenty five thousand only)

being the amount paid by

him/her/them to us as

aforesaid. This receipt is issued subject

to the realisation of the two cheques
referred to herein before.

WITNESSES :-

- 1) [Signature]
(N.N. Patel)
- 2) [Signature]
(M.R. Satpalke)

WE SAY RECEIVED.

For M/s. Patani Patel Associates

[Signature]
Partner

(THE BUILDERS)



SANDEEP C. SHAH
B.Sc. LL.B
ADVOCATE

24

Parnaka,
At & Po. DAHANU,
Dist. Thane,
Pin 401 601.

ANNEXURE A

Date :- 31/8/92.

TITLE CERTIFICATE

This is to certify that I have investigated the title and taken search from the records available in the Office of the District Registrar, Thane and Sub-Registrar, Dahanu for the period 1961 to 1992 (Upto August, 1992) in respect of non-agricultural lands, situated at mauje-Malyan, Taluka-Dahanu and bearing Bhumapan Kramank 28A-6+8 paiki +7 paiki and Bhumapan Kramank 28 Bhumapan Kramankcha Upvibhag A 7 paiki and more particularly described in the Schedule hereunder written and standing in the name of M/s. Patani Patel Associates, by its partners (1) Shri. Mahesh Nagardas Patani, (2) Shri. Manilal Ratanshi Patel, (3) Shri. Narsinh Hansraj Patel and (4) Shri. Naresh Hansraj Patel.

I hereby Certify that in my opinion the title of M/s. Patani Patel Associates, by its partners (1) Shri. Mahesh Nagardas Patani, (2) Shri. Manilal Ratanshi Patel, (3) Shri Narsinh Hansraj Patel and (4) Shri. Naresh Hansraj Patel, to the above mentioned lands and more particularly described in the Schedule hereunder written, is clear and marketable.

SCHEDULE

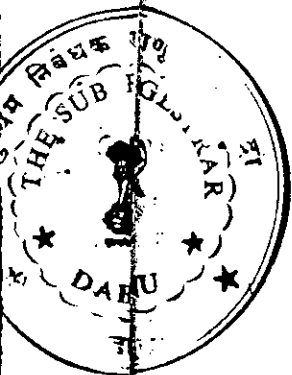
ALL THAT pieces and parcels of non-agricultural lands free from all encumbrances, situated at mauje-Malyan, Taluka-Dahanu, in Ward No.5 of Dahanu Municipal Council, within the limits of Municipal Council Dahanu and Zilla Parishad Thane and within the Registration District-Thane and Sub-Registration District-Dahanu and more particularly described below :-

Village - Malyan, Taluka - Dahanu.

Bhumapan Kramank Gat. Kramank	Bhumapan Kramankcha Upvibhag	Area	Assessment Rs. Ps.
28A-6+8Paiki+ 7 Paiki 28	- A 7 Paiki	8090=00 Sq.Mts. Hectar-arre 0-02-0 (equivalent to 200 Sq.Meters)	2622=00 50=60



FORESTS LT
S. TRIPATHI
ER.



The non-agricultural lands bearing Bhumapan Kramank Gat Kramank 28A-6+8 Paiki + 7 Paiki are bounded on the four sides as under :-

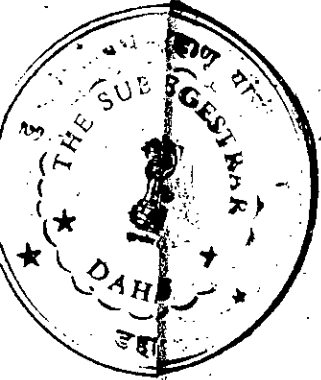
On & towards East : By H.K.Irani Marg.
On & towards West : By property belonging to
Shri. Sudhakar V. Kelkar.
On & towards North : By Dev Chhaya Building.
On & towards South : By property belonging to
Shri. Sudhakar V. Kelkar.

The non-agricultural lands bearing Bhumapan Kramank Gat Kramank 28 Bhumapan Kramankcha upvibhag A 7 paiki are bounded on the four sides as under :-

On and towards East : By lands of Shri. S.V. Kelkar.
On and towards West : Nala.
On and towards North : Land bearing Bhumapan Kramank
Gat Kramank 28A-6+8 Paiki + 7 Paiki.
On and towards South : Nala.

Dated this 31st day of August, 1992

Sd/-
(SANDEEP C. SHAH),
Advocate.



निबन्ध १, २, ६ आदि

तालिका : डाहापू

कोर

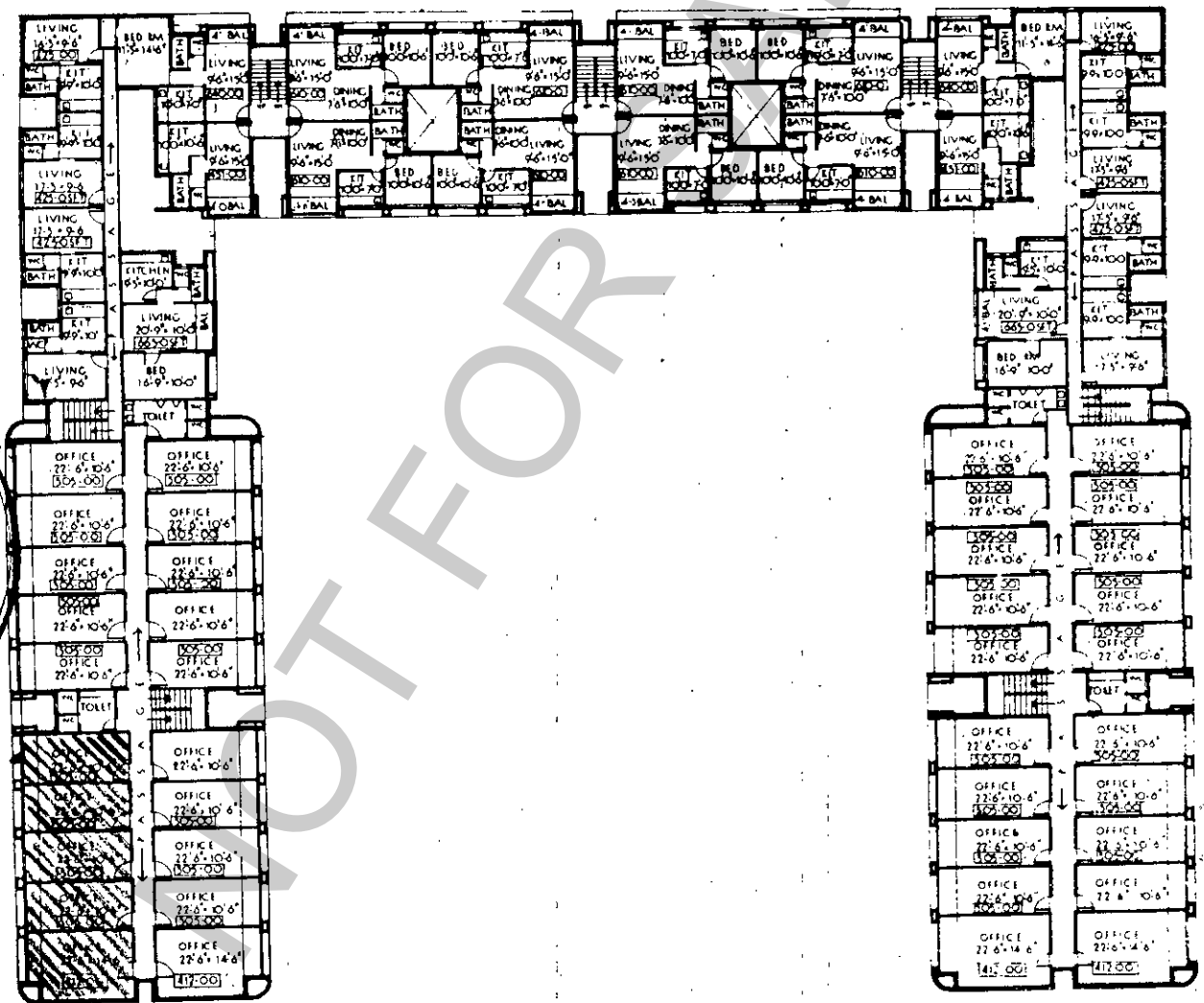
29/12

दिनांक : 9/4/22

तलाठी
सहसिल



ANNEXURE - C



Office Nos. 26 to 30 TYPICAL FLOOR PLAN

Prep M/c. Patani Patel Associates

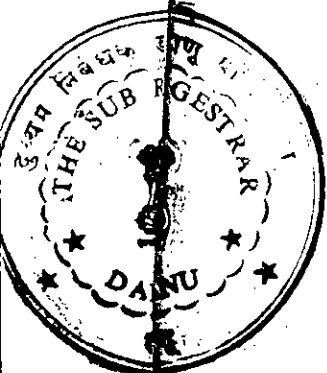
M. Patani
Architect



ANNEXURE - D

Amenities to be provided in flats in proposed Building "Vaibhav" Commercial Complex", Irani Road, Dahanu Road.

1. The Building shall be of R.C.C. from structure with bricks/concrete block walls.
2. R.C.C. loft, over toilet unit and on Kitchen platform 1'-3" wide.
3. One wash basin in passage 18" x 12".
4. Indian W.C. Pan with flush cook, one tep & dedo 2'-0" height white glazed tiles.
5. White glazed tiles 4'-0" height, Kotah stone, flooring, one shower and one tep in Bath Room.
6. White cement Mosaic tiles flooring for all rooms and Kotah stone flooring in kitchen.
7. One side polished venier design flush type main door with one godrej Night latch with peephole and all necessary alluminium fixtures with inside oil paint finish.
8. Other doors in wooden frames and flush type shutters with all necessary aluminium tixtures with both side oil paint finish.
9. W.C. & Bath Room doors in wooden frames and water proof plywood shutters.
10. Aluminium window with necessary aluminium fixtures.
11. Kitchen platform with kaddapa stone 2'-3' wide and dedo white glazed Tiles 1'-6" high.
12. Two light points, one fan point, one plug and one bell point in living room.
13. Two light points, one fan point, one plug point in bed Room.
14. One light point, one fan point, one power point and one plug point in Kitchen.
15. One light point each in balconies, passages, Bath room and W.C. one power point in Bath room for geyser.



Dr. Paterson



SIGNED SEALED AND DELIVERED BY)
the within named BUILDERS
M/s. PATANI PATEL
ASSOCIATES.

SIGNED SEALED AND DELIVERED by
the within named Purchaser/s SHRI./SMT
KUM/M/s. _____

WITNESSES :-

1)

2)

RECEIVED of the from the within
named Purchased the sum of
Rs. /- (Rupees
 only)

being the amount paid by
him/her/them to us as
aforesaid.

WE SAY RECEIVED.

WITNESSES :-

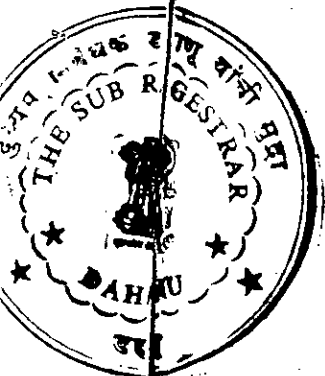
1)

2)



दोणार श्री महेश नारायण पायणी
सजान घंटा व्यापार रा मल्याण
हे मे पायणी पेटे ल मलोरी इट्सचे
भागीदार म्हुन.

दोणार श्री लच्छीदानंद त्रिपाठी
सजान घंटा नोकरी रा मुंबई
हे पल्स ग्रीन फारेस्ट्स
लिमिटेड मुंबई चे लैय मनेजर म्हुन.



साठेवतांचा
प्रत्येक एक दिवसाचे एक
प्रमाण

On Pateeni

[Signature]

श्री संदीप चंद्रकांत शिंदे
घंटा वकीली रा उधण

जसे विवेक करीत अहिल की हे
दस्तावेज करून देणाऱ्या उपर निवि
समाप्त व्यक्तीस। कोठसतात व त्या
कोठस पटवितात.

[Signature]

दिनांक १ माहे जून १९९५

[Signature]
दुयम निबंधक उधाण

जो दुयम क्रमांक १
५६२ वाळमाचे १९ ते ३६
दुयम क्रमांक २३३२
बोंदवा.

दिनांक २० माहे डिसेंबर १९९५

[Signature]
दुयम निबंधक उधाण



09760/- / ~~227554~~

57486577
12090504
2012/24

AGREEMENT FOR SALE

FLAT / SHOP NO. _____ ON _____ FLOOR

DATED THIS _____ DAY OF _____ 19 _____

MR-18601/16

BETWEEN :

M/S. PATANI PATEL ASSOCIATES,
irani Road, Dahanu road,
Dist : Thane, Pin : 401 602, (Mah.).

AND

SHRI / SMT. / M / S. _____

ADDRESS : _____

LEGAL ADVISOR :
SANDEEP C. SHAH
Main Road, Parnaka,
Dahanu - 401 601.
Phone : 2048.

ARCHITECTS :

ANGANE RAUT AND ASSOCIATES
ARCHITECTS.

35-A Abdulla Bldg., T. J. Road,
Bombay - 400 007, Tel. : 357768

R. C. C. CONSULTANTS :

R. J. LIMANI,
106/B, Sahyadri, New Maneklal
Estate, Ghatkopar, (West),
Bombay - 400 086, Tel. : 5130425.



RECEIVED
1952
JAN 12

NOT FOR SALE