

Location: on page 19

OFFICE

Area:

$$\begin{array}{r} 35.95 \\ \times 16800 \\ \hline 6,05,000/- \end{array}$$

Agreed value:- 8,51,000/-  
step. 85,100/-

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1-7-97

7 JUL 1997

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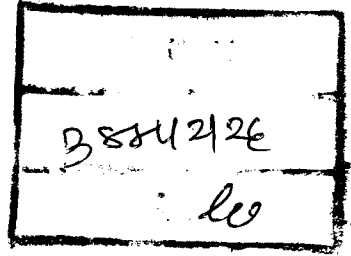
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**AGREEMENT**

This AGREEMENT is executed here at Pune on this 2<sup>nd</sup> day of July Month of the year 1997.

between



M/s.SOBA ASSOCIATE, a registered Partnership Firm, having its office at 1385, Shukrawar Peth, Pune 411 002, by its Partner SUNIL CHAMPALAL SOMANI(HUF) or LALIT MOTILAL BAFNA(HUF), aged about 28 years, Occupation: Business, of 1385, Shukrawar Peth, Pune : 411 002, ...hereinafter referred to as the "PROMOTER", which expression shall unless repugnant to the context or meaning thereof, shall mean and include all its survivors, successors, administrators, partners, their respective legal representatives and assigns, ...of the ONE PART;

and

VIJAYA COMMERCIAL CREDIT LTD., By it's Senior Maneger MR. KURKAL SADANAND SHETTY, Age : 60 years, Occ: Service, residing at Flat No. 4, 1160, Shivaji Nagar, Pune : 411 005.

...hereinafter referred to as "FLAT PURCHASER", which expression shall unless repugnant to the context or meaning thereof, shall mean and include his/ her/ their respective heirs, successors, survivors, executors, administrators and assigns, ...OF THE OTHER PART;



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W H E R E A S,

- a. THE Promoter (i) by two separate Sale Deeds, dated 24.03.1995, registered in the office of the Jt.Sub.Registrar, Haveli No.I at Serial No.P.261/1995 and No.P.262/1995 respectively, executed by ASHOK GAJANAN PAWAR being the owner of the property bearing City Survey No.29, admeasuring 46.86 sq.mt. & City Survey No.30, admeasuring 97.80 sq.mt., (ii) by three separate Sale Deeds registered in the office of the Jt.Sub.Registrar, Haveli No.I at Serial Nos. P 513,514,518/ 1995, executed each by Smt.Chandrabai Purushottam Lahoti, Smt.Nutan Ramesh Lahoti & Miss.Kirti Ramesh Lahoti of their 1/3rd undivided share in the property bearing City Survey No.31, admeasuring 761.2 sq.mt. and (iii) by two separate Sale Deeds registered in the office of the Jt.Sub.Registrar, Haveli No.I at Serial Nos. P 512,517/ 1995, one executed by Smt.Chandrabai Purushottam Lahoti and Radhakisan Purushottam Lahoti and the other executed by Smt.Nutan Ramesh Lahoti & Miss.Kirti Ramesh Lahoti of their respective undivided share in the property bearing City Survey No.32, admeasuring 128.4 sq.mt., purchased all those pieces and parcels of aforementioned the properties bearing City Survey Nos.29, 30, 31 & 32, situated at peth Sadashiv of City of Pune, more particularly described in SCHEDULE.I written herein and hereinafter collectively referred to as the said "PROPERTY";
- b. THE Promoter thus being fully seized and possessed of and otherwise, well and sufficiently entitled to the said Property, decided to redevelop the same by demolishing the old construction standing thereon and constructing the building consisting of ownership blocks,commonly known as OWNERSHIP SCHEME;



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- c. THE Promoter appointed Pradeep Pethe of Pune as the Architects, registered with the Council of Architects and also the Structural Engineer Aniruddha Vanarse for providing supervision for construction of the buildings;
- d. THE Pune Municipal Corporation acting also as the authority under the provisions of the Maharashtra Regional & Town Planning Act, 1966 granted sanction and approval to the amalgamation of the said Properties and building plans for construction of the building on the said Property by granting Commencement Certificate No. 2420 dated 11.10.1995;

e. The Promoter, in accordance with the sanctioned plans, also commenced the construction of the new building on the said Property consisting of various ownership blocks for residential and non.residential use of office/s, shop/s and store/s, godown/s;

f. The Purchaser desiring to purchase a Flat/ Shop/ Office/ Godown in the said scheme inspected the documents relating to the said Property, rights of the Promoter, the Commencement Certificate along with the map and other documents as are specified under the provisions of the Maharashtra Ownership Flats Act, 1963;

g. THE Purchaser accordingly decided and agreed to purchase from the Promoter and the Promoter agreed to sell to the Purchaser a Flat/ Shop/ Office No. 106 on First Floor, admeasuring 35.95 sq.mt. built up [ 29.91 sq.mt. carpet ] or thereabout, in the said scheme more particularly mentioned in SCHEDULE.II attached hereto at the end









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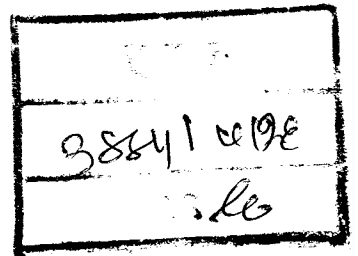
of Rs. 8,51,000/- ( Eight lacs fifty one thousand only) paid/ to be paid as hereinafter mentioned, in full accord and satisfaction.

2. In consideration thereof, the Purchaser paid and/or agreed to pay the said amount of Rs. 8,51,000/- ( Eight lacs fifty one thousand only) to the Promoter and the Promoter accepted and/or agreed to accept the said amount of consideration from the Purchaser as follows:

AMOUNT	PARTICULARS
1,00,000/-	Received on 13/03/97 by D.D. No. 683368.
3,00,000/-	Received on 24/04/97 by Cheque No. 683671.
4,51,000/-	Received on 10/06/97 by Cheque No. 247060.
----- 8,51,000/- =====	Total

[\*] Out of the said agreed amount, the Purchaser today paid the amount of Rs. 1,00,000/- ( One lac only) by duly crossed cheque/s drawn on Indian Bank, dated 13-03-97, No/s. 683368 in favour of the Promoter towards the earnest money and the Promoter accepted the same subject to realisation.





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- [\*] The amount to be paid by the Purchaser to the Promoter as agreed to above, shall be the **ESSENCE OF THE CONTRACT.**
3. In case of default committed by the Purchaser in payment of the amount as and within the time agreed,
- a. the Promoter shall be entitled to claim interest @ 24% per annum from the due date till the actual receipt thereof, without prejudice to the other rights of the Promoter available as per the terms and conditions hereof and the statute,
- b. the Promoter shall, without prejudice to as stipulated above, be entitled to terminate this agreement by giving 15 days notice, in which case, however, the Purchaser shall be entitled to the refund of the amount of the consideration till then paid, after disposal of the said Unit by the Promoter & receipt of the amount from such disposal atleast equal to the amount to which the Purchaser is entitled for the refund.
4. The Promoter shall complete the construction of the said Unit and the building in accordance with the sanctioned/ revised sanctioned building plans and specifications, fixtures, fittings and amenities as agreed to and mentioned/ enumerated in SCHEDULE.II attached hereto at the end (said "SPECIFICATIONS").
5. The Purchaser hereby however, grants its consent to change/ modification/ alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by



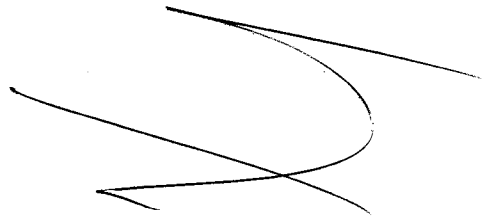


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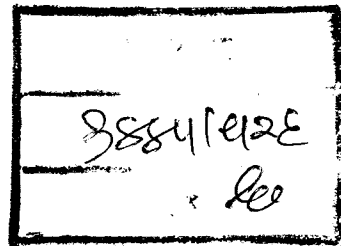
the Promoter, without prejudicing the construction of the said Unit as agreed to be purchased by the Purchaser, without the consent of the Purchaser in writing.

6. The Floor Space Index (FSI)/ Floor Area Ratio (FAR) available in respect of the said property is TWO only and no part of the said FSI/FAR has been utilised by the Promoter any where else.
7. The Promoter shall have preferential /pre emptory right to utilise the residual or available FSI/FAR or the one increased by reason of any rule/ regulation/ enactment or the additional one granted and/or allowed thereunder in respect of or relating to or on the said property, to which the Purchaser agrees and shall always be deemed to have agreed.
8. The Promoter shall complete the construction of the said Unit as agreed to herein and shall handover possession thereof to the Purchaser, after obtaining required Completion/ Occupation Certificate from concerned authorities, within about a period of "EIGHTEEN MONTHS" from the date of execution of this agreement, in default thereof committed by the Promoter therein, however subject to as agreed herein, the Purchaser shall be entitled to terminate this agreement and refund of the amount of consideration till then paid along with interest at the rate of 9 % per annum from the date of payment/s thereof.
9. The period of delay caused in completion of the construction of the said Unit on account inter alia of:









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- a. Non availability of building material such as steel, cement, water, electricity etc.,
- b. War, Civil Commotion, Strike, Hartal, Bandh, Act Vis Majore, etc.,
- c. Any Notice, Order, Injunction, Stay, Rule, Regulation, Notification of any statutory or government authorities or court of law etc.,
- d. any other reason, beyond the control of the Promoter, shall not be calculated/included in the period for grant of possession of the said Unit as agreed to herein.



10. The Purchaser shall take possession of the said Unit within seven days of the Promoter giving written notice to the Purchaser intimating completion of the construction of the said Unit for use and occupation.

11. At the time of delivery of possession of the said Unit, the Purchaser shall also execute such other documents such as Possession Receipt, Indemnity, Declaration, Undertaking, etc., as might be required by the Promoter.

12. On completion of the construction of the said Unit and obtaining completion certificate from the concerned authorities, all the risk relating to or touching the or in respect of the said Unit, shall exclusively be of the Purchaser.

13. In failure on the part of the Purchaser to take possession accordingly without any reasonable cause, the Promoter shall be entitled, without



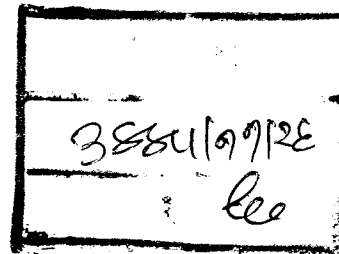
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prejudice to any other remedy available under this agreement or enactment, to put the said Unit to sell/disposal entirely at the risk as to cost and consequences of the Purchaser and shall be entitled to recover the amount due under this agreement from such proceeds. The Promoter shall also be entitled to recover from the Purchaser such balance amount due, remaining even after deducting the said amount of proceeds, under this agreement. The decision of the Promoter as to reasonability of any such cause, contemplated herein, as might be put forth by the Purchaser, shall be final and shall be binding upon the Purchaser.

14. Within Three years, from the date of handing over of possession of the said Unit to the Purchaser, if any material defect, unauthorised construction/changes in the construction of the said Unit /building is found out to have been done or caused by the Promoter, the Promoter wherever possible, shall be bound to rectify/ remove/ alter/ remedy the same, entirely at the cost of the Promoter.
15. Notwithstanding anything contained anywhere in this agreement, under no circumstances the Purchaser shall be entitled to possession of the said Unit, unless the Purchaser shall have paid the entire amount of consideration and other dues as agreed to herein, to the Promoter.
16. The Purchaser along with other purchasers of the Flats/ Shops/ Offices/ Stores in the said scheme/ building shall join in forming and registering the organisation of all the Flats/ Shops/ Offices/ Stores purchaser in the said scheme in the nature of Association of Office Holders Condominium under





the provisions of the Maharashtra Apartment Ownership Act, 1970 and the Rules framed thereunder and for the said purposes, the Purchaser shall execute documents and comply with other requisitions, required if any, and as may be made by the Promoter. The contents, granting of undivided share based on proportionate area of the said Unit to the entire area of the said property/ building, all other particulars of the Declaration, Bye-laws, Rules and Regulations of such organisation as would be provided for and framed in the entire discretion of the Promoter, shall always be binding upon the Purchaser. The name of the proposed organisation shall be Condominium of "SOBA TOWER" and the same shall not be changed ever.

17. The Promoter shall, subject to being prevented by any cause, within a period of six months from the date of disposal of all the Flats/ Shops/ Offices/ Stores in the said scheme/ building, form such organisation.

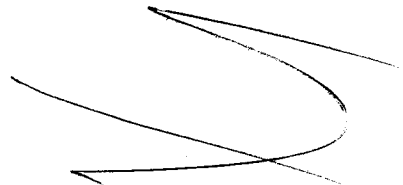
18.

- a. The Promoter shall execute the required indenture of transfer relating to the said Unit in the nature of sale or otherwise convey, the said Unit along with undivided share contemplated under the provisions of the MAOA based on the proportion of said FAR/ FSI to the area of the said Unit and also along with the exclusive right/ area and restrictive facility; if any, within a period of six months from the date of Completion Certificate granted by the PMC in respect of the said Unit.



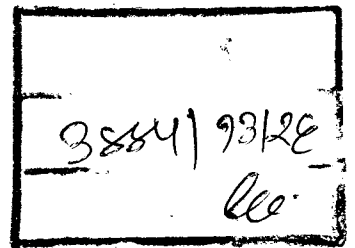
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- b. The Purchaser admits and agrees to always admit that the Promoter and Confirming Party are always ready and willing to execute the conveyance in respect of the said Unit and on completion of construction thereof, to grant possession of such Office, on execution of such conveyance in favour of the Purchaser. The grant of Completion/Occupation certificate by the Pune Municipal Corporation in respect of the Office shall be conclusive as to completion of construction thereof.
19. The Purchaser shall use the said Unit for the purposes of Residence/ Commercial only and the Purchaser shall not use nor allow any other person to use the said Unit for any other purposes.
20. The Purchaser shall maintain the said Unit at his/her own cost in good repairs and condition from the date of grant of possession of the said Unit is taken and the Purchaser shall not do or cause to be done anything in or to the building in which the said Unit is situated, staircase or any passage which may be against the rules, regulations or bye-laws of the organisation or Pune Municipal Corporation or any other statutory or other authorities. The Purchaser shall also not change/alter or make addition in or to the building in which the said Unit is situated and the said Unit itself or any part thereof.
21. The Purchaser shall not store in the said Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building or which









are against the rules, regulations, bye laws of the said organisation, statutory or other authorities. Any damage so caused by act or omission on the part of the Purchaser to the said Unit or other Flats/ Shops/ Offices/ Stores in the building or the building or any part thereof, shall entirely be at the risk as to cost, consequences, damages of such Purchaser.

22. The Purchaser shall carry at his/her own cost, all internal repairs to the said Unit and shall keep the said Unit in good and habitable condition and shall not demolish or cause to be demolished by act or omission, the said Unit or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building and shall keep the appurtenances thereto in good repairs and conditions and in particular, so as to support, shelter and protect the other parts of the building and shall not chisel or in any other manner damage or cause to be damaged by act or omission the columns, beams, walls, slabs or R.C.C. Structure or other structural members in the said Unit /building without the prior permission of the Promoter/ said organisation.
23. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said property/ building or any part thereof, whereby any increased premium shall become in respect of the insurance.
24. The Purchaser shall not throw any dirt, rubbish, rags, garbage or other refuse or permit the same to

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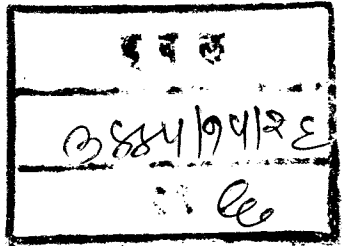
be thrown from the said Unit in the compound or any portion of the said property and the building or any part thereof.

25. The Purchaser shall also observe all other terms/ conditions/ directions/ rules/ notifications issued, enforced, circulated under any statutes, rules, orders, bye-laws by any authority or by the said organisation for "use" of the Office in the building or the said property or any part thereof.

26. All charges, levied or demanded from the Purchaser, after the date of Completion Certificate in respect of the said Unit and/or grant of possession of the said Unit, by the Promoter/ by the said organisation, for maintenance or the common area and facility, electricity, elevator/s, lift/s, water, drainage, sewage, passages, gardens, repairs thereof, or any part thereof, and such other charges shall be paid by the Purchaser in the ratio as may be determined by the Promoter or the said organisation, as the case may be, forthwith. Any default therein, shall entitle the Promoter or the said organisation, as the case may be, to claim reasonable interest, without prejudice to the right of the Promoter, to treat the same as default and breach of this agreement and to take actions for the same.

27. The Purchaser shall bear and pay and shall be liable always to bear and pay all such amount levied as property tax/ cess/ charges/ duties on the said Unit and on the said building proportionately or the fixtures and fittings therein, by the local authority or any other authority under any statute/ rules/ regulations/





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notifications/ orders/ contracts, from the date of the Completion Certificate, in respect of the said Unit.

28. If at any time, after execution of this agreement, any tax/ duty/ charges/ premium/ cess/ surcharge/ betterment tax/ sales tax/ transfer tax/ turnover tax etc., by whatever name called, is levied or recovered or becomes payable under any statute/ rule/ regulation/ notification/ order/ in force or which shall be enforced, either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said property or the said Unit or the said agreement or the transaction herein, shall exclusively be paid/ borne by the Purchaser. The Purchaser hereby, indemnifies the Promoter from all such levies, cost and consequences.

29. The entire expenses by whatever name called and stamp duty in respect of this agreement, conveyance, any other document required to be executed in respect of and relating to the said Unit and/or the transaction under this agreement shall entirely be borne and paid by the Purchaser.

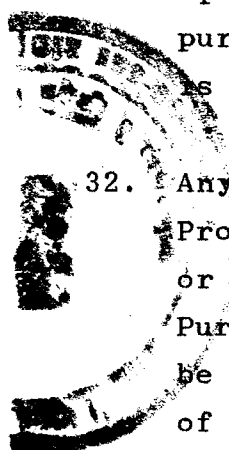
30. Notwithstanding anything contained anywhere in this agreement, all the payments agreed to herein and otherwise required to be made by the Purchaser otherwise, shall always be the ESSENCE OF THE CONTRACT. Failure on the part of the Purchaser to pay the same accordingly, shall be a breach of this agreement, committed by the Purchaser.

31. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or



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assignment in law of the said Unit or of the said property and the building or any part thereof. The Purchaser shall have no claim save and except in respect of the said Unit hereby agreed to be sold to the Purchaser and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, etc., will remain the property of the Promoter until the said property and the building save and except any part thereof is reserved by the Promoter is transferred to the Purchasers or the said organisation by filing and registering the declaration as herein before mentioned. The Promoter shall be entitled to dispose of such open space, terrace, parking, hoarding space, garden space, lobbies, canopies etc., to any Office purchaser for which the Purchaser hereby grants and is always deemed to have granted the consent.



32. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of the time to the Purchaser by the Promoter for anything, shall not be construed as waiver or acquiescence on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

33. The Purchaser shall not, without the written permission of the Promoter, let, sublet, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose of the said Unit, terrace and/or parking nor shall assign this agreement to any person until the execution of the conveyance as mentioned herein before. Any breach thereof, shall entitle the Promoter, to terminate

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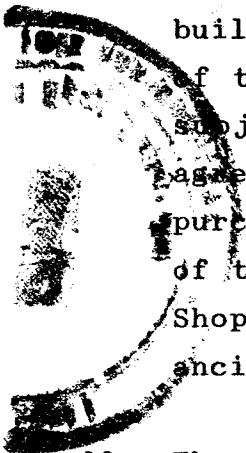


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this agreement, without prejudice to any other rights, available to the Promoter under this agreement and/or other law.

34. The Purchaser shall permit the Promoter and its surveyors or agents with or without workmen and other, at all reasonable times to enter into the said Unit or any part thereof and to make good any defects found in respect of the said Unit or the entire building or any part thereof.
35. In the event of any organisation as agreed being formed and registered before the sale and disposal of all the Flats/ Shops/ Offices/ Stores in the building, all the powers and authorities and rights of the Office purchasers herein shall be always subject to the rights of the Promoter under the agreements entered into by the Promoter with the purchasers, development rights of the said property of the Promoter, right to dispose of unsold Flats/ Shops/ Offices/ Stores and all other incidental, ancillary and supplementary rights thereto.
36. The Purchaser shall present this agreement at the office of the Jt. sub. registrar, Haveli for registration within the time prescribed by the Registration Act and upon intimation thereof by the Purchaser, the Promoter shall attend such office and admit execution thereof.
37. All notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by certificate of posting at his/ her their address written hereinbefore first.



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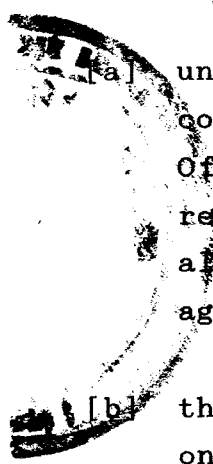
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38. It is also understood and agreed by and between the parties hereto that the Promoter shall be at liberty to sell, transfer, convey garden space, parking space and terrace space in the said building to any person/s of his choice and the same shall belong exclusively by the concerned Purchaser and the such Purchaser shall be entitled for exclusive use of the said garden space, parking space, terrace space, as the case may be, other than the one agreed to be sold in this agreement.

39. Notwithstanding anything contained anywhere in this agreement,



[a] until all the payments inclusive of the amount of consideration, in respect of all the Flats/ Shops/ Offices/ Stores in the building/ property is received by the Promoter, the Promoter shall have all the rights subsisting under this and such agreement;

[b] the tolerance in the area of the said Unit shall only be to the extent of 3% of the area mentioned in Schedule.II, the Promoter shall be entitled to claim additional consideration or liable to reduce the agreed consideration, as the case may be, in proportion to the area with the consideration agreed to herein, in case the difference in the area is more than the said tolerance.

[c] the Promoter shall be entitled to claim escalation in the price and consideration agreed to herein, of the said Unit, due to escalation of prices of building material and allied products, if such increase is more than 7% of the present prices. The decision of the Promoter about such escalation shall be final and binding on the Purchaser.

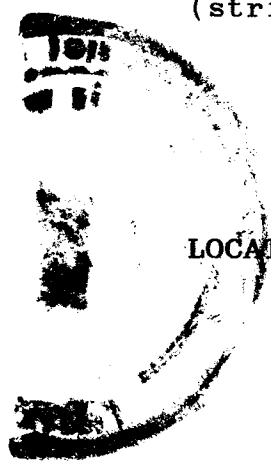
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40. Except otherwise mentioned and provided herein, this agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963.
41. The Agreement relates to the Residential/ Commercial apartment to which the provisions of the Maharashtra Ownership Flats Act, 1963 and Maharashtra Apartments Ownership Act, 1970 are applicable. Stamp duty accordingly as provided for under Article 25(d)(1) of the Bombay Stamp Act, 1958 on the prescribed market value is paid herewith. (strike out, if not applicable)



STAMP DUTY PARTICULARS

LOCATION

The said Property is situated in Sadashiv Peth, Pune in Sector 2 Serial No.4C as mentioned in ready recknoer prescribed by the Town Planning & Valuation Department.

UNIT

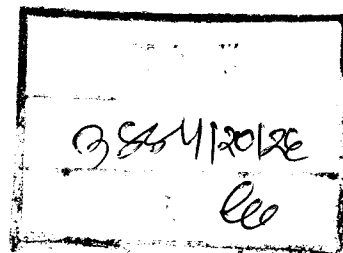
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AREA	35.95	sq.mt.
Attached Terrace	<u>                    </u>	sq.mt.
Stilt Park	<u>                    </u>	sq.mt.

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AGREEMENT VALUE	Rs. 8,51,000/-
PRESCRIBED VALUE	Rs. 6,05,000/-
STAMP DUTY	Rs. 85,100/-
REG CHARGES	Rs. 8,510/-

**SCHEDULE. I**

All that piece and parcel of the property within the limits of Registration District of Pune and Pune Municipal Corporation situate at peth Sadashiv of City of Pune, Taluka Pune City, District Pune, bearing (i) City Survey No.29, admeasuring 46.86 sq.mt. or thereabout, (ii) City Survey No.30, admeasuring 97.80 sq.mt. or thereabout, (iii) City Survey No.31, admeasuring 761.2 sq.mt. or thereabout, and (iv) City Survey No.32, admeasuring 128.4 sq.mt. or thereabout, and which is bounded by as under:

East : Municipal Lane.

South : Property of Shri Ganjve.

West : Municipal Lane.

North : Road.

(referred to as the said "PROPERTY")





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SCHEDULE. II

The Flat/ Shop/ Office NO. 106 on the first floor in the building being constructed on property described in SCHEDULE. I above :

OFFICE No.	106
FLOOR	FIRST
Built up	35.95 SQ.MT.
Carpet	387 SQ.FT.
	29.91 SQ.MT.
	322 SQ.FT.
Attached Terrace	— SQ.MT.
Stilt Park	— SQ.MT.



NATURE

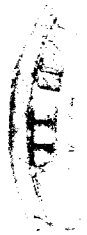
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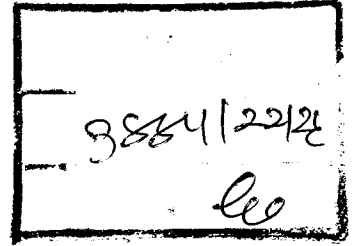
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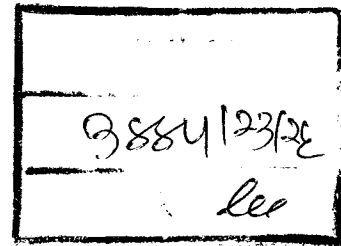




**SPECIFICATIONS**

1. STRUCTURE : R.C.C. Frame Structure.
2. EXTERNAL WALLS : 6" thick Brick Wall.
3. INTERNAL WALL : 4 1/2" thick Brick Wall.
4. FINISHING TO WALLS : External sand faced plaster finish with Cement Paint. Internal - Cement Plaster with Neeru Finish with dry distemper paint.
5. DOORS : Main door of one side venner Flush door French polished from outside and enamel painted from inside with M.S. Door Frame. Internal doors of Solid core commercial faced flush door with enamel painted with M.S. Door frame.
6. WINDOWS : Aluminium windows with M. S. Security grill Toilt with M.S. windows.
7. FLOORING : White mosaic tiles in Bed room, living and passage with half tile skirting. Ceramic tile Flooring in kitchen. Ceramic tile flooring in toilets with Glazed tile dado upto 7-0" height.
8. KITCHEN PLATFORM : Jet Black granite kitchen platform with stainless steel sink with ceramic tile dado up to 2'6" height.
9. LOFTS : R.C.C. Lofts shall be provided in kitchen and Bed room only.
10. PLUMBING : Concealed plumbing.
11. ELECTRICAL INSTALLATION : One L.P. one F.P., One D.L.P. Two plug point in living room and bed room. One L.P. one F.P. one plug point, one 15 Amp. plug in kitchen. one L.P. one 15 Amp. plug in Bath room. one L.P. in w/c. 2 L.P., 2 plug and 2 Fan point in shops and offices.
12. OTHER :- Exhaust Fan in kitchen. Dish antenna connection in Living Room. Telephone points in Living Room and M. Bedroom. Lift of Standard make with Generator set. Hot & Cold water mixer in each toilet. One wash hand basin in passage. Ample parking space. Bore Well.






KIRAN KOTHADIYA  
Advocate

Shree Ameya Apts.,  
1187/37, Shivajinagar,  
Pune : 411 005.

Date: 23 - 01 - 96

CERTIFICATE

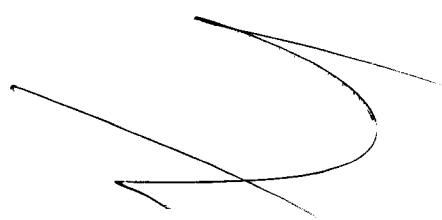



I have investigated the title of the Promoter to the properties bearing City Survey No.29,30,31 & 32 situated at peth Sadashiv of City of Pune (said "PROPERTY") more particularly described in SCHEDULE.I, given above. I also caused the search to have been taken in respect of the said property. I also perused the documents of title and extracts of property register card. I have also seen the Commencement Certificate to commence the construction of the building to the said Promoter vide No. 2420 dated 11.10.1995 granted by the Pune Municipal Corporation.

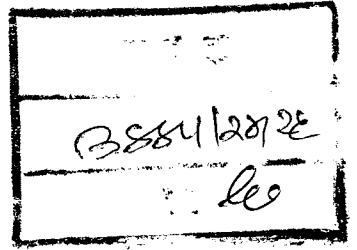
In my opinion therefore, the said Property is free from encumbrances and marketable, and the Promoter is perfectly entitled thereto. The Promoter is also entitled, to effect construction of the ownership scheme on the said Property and also to enter into this agreement.

sd/-

Kiran Kothadiya,  
Advocate.







IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED,  
SEALED AND DELIVERED TO EACH OTHER THIS AGREEMENT  
ON THE DATE HEREINBEFORE FIRST MENTIONED.

Witnesses

① Pawar

Rojashree M. Pawar.  
1385, Shukrawar peth  
Pune-2.

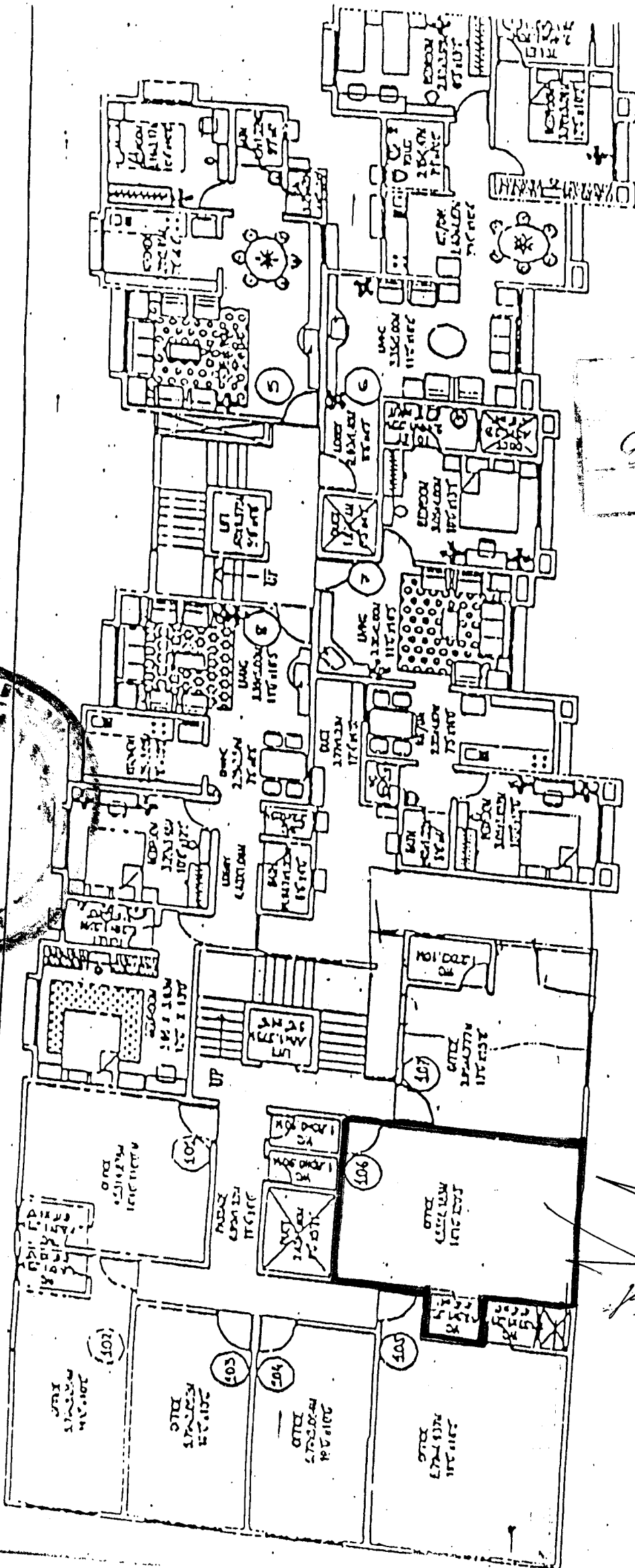
SOBA ASSOCIATE  
(PROMOTER)

Kailas G. Bongvale  
120, Kothrud  
Pune-38.

(PURCHASER)







FIRST FLOOR PLAN

3884194128  
le

S A V I I ARCHITECTS  
ENGINEERS AND ASSOCIATE  
SURVEY FROM SOCIETY  
NEW WARE BLDG.  
DME - 411 633

3884194128

© 1971 BMA

3884  
 का. नं. कनाक नं. \_\_\_\_\_  
 दि. १९९०-१०-१०  
 न. नं. १० ११  
 का. नं. \_\_\_\_\_  
 का. नं. \_\_\_\_\_

विवरण  
 २९०८  
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 २९०८

दुग्धम निबंधक  
 एजी-१

दुग्धम निबंधक  
 एजी-१

३८५१२६२६  
 ८७

कामे सोबा अली. लॉक पार्टिकल  
 सुविल उंचात्पाय सेवानी  
 अक्षात। व्यापार पुणे  
 विज्ञान कमिश्नरियल कुडीर लि.  
 लॉक कुरकण सगळंद शेडो  
 वय ६० मेकरी रा पुणे

अंड अंड अंड अंड  
 रा पुणे

दस्त देवच कस देवाच  
 वनाकवितकारारा  
 वस्तऐवच कस देवाच  
 कस देवाच

दुग्धम निबंधक वाण्या जोळलीप  
 वनाक व पडीळ वस्तऐवच करुम देवाचार  
 वनाक जोळलस असल्याचे सायबाच.  
 व खांची जोळलस वटविबाच.

Signature



दि. १० नो. १९९०  
 दुग्धम निबंधक एजी क. १

Signature



दस्त देवच कस देवाच  
 वनाक ३८८४ वर जोळल  
 दुग्धम निबंधक एजी क. १  
 दि. १० नो. १९९०

