

Y.J.

318

P185

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प्रति,

श्रीमान नोडल ऑफिसर,
माननीय आर.एम.लोढा समिती,
पीएसीएल लि. के संदर्भ में
सिविल अपील नं. १३३९४/२०१५



SEBI/IW/P/20161117/0000102514

विषय :- नागपुर (महाराष्ट्र) जिले के वाकेश्वर जमीन कि विक्री तथा निलामी रोकने के संदर्भ में ।

दि. २७ अगस्त २०१६ के १९२ जिलोंकी विक्री तथा निलामी के संदर्भ में जो विग्यापन आया है।

(सर्वे नं. ५८/१, ६१/१, ६२/२), MR NO.10002-15, 10004-15, 10005-15

करीब १०.२२ एकड (A Joint venture between Pearls Build mart Pvt. Ltd (The Land owner) and Wital see Marketing Ltd.)

आवेदक : सुंदरलाल लालधर बाग, नागपुर (महाराष्ट्र)

महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंके जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमें नागपुर तहसिल तथा जिलेकी करीब १०.२२ एकड जमीन यह पहलेसेही N.A, T.P तथा नागपुर सुधार प्रन्यास से (N.I.T.) सॅन्कशन (Sanction) कराके उस पर " पुष्पवाटिका " नामसे छोटे रहिवासी प्लॉट बेचनेकी स्कीम बनी है। उसमें करिब ८ ते ९ लोगोंने प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामाकि सत्यप्रति इस निवेदन के साथ जोड़ी है।

संदर्भमें जो विग्यापन आया है, उसमें एक सर्वे नंबर गलत बताया है। ६१/२ के जगह ६२/२ होना चाहिए। इसलिए आवेदन के साथ ७-१२ कि सत्यप्रति जोड़ी है।

मैंने अबतक ३,४२,३०१/- (तीन लाख बयालीस हजार तीन सौ एक सिर्फ) कुल राशी जमा कि है जिसकी रसीद कि सत्यप्रति साथ जोड़ी है।

अतः आपसे अनुरोध है कि आप कृपया इस जमीन का विक्री तथा निलामी रोककर इस विषयपर पूरी जानकारी लेकर ग्राहकोंको न्याय दे।

धन्यवाद

दिनांक :-

स्थान :- नागपुर (महाराष्ट्र)

आवेदक

सुंदरलाल बाग

(सुंदरलाल लालधर बाग)

२०५, रिग रोड, हनुमान मंदिर

के पास, एन.आय.टि. ले-

आउट, प्रियदर्शनी नगर, भामदी,

नागपुर-४४००२२, ९६८९१९९२०

भा प्र. नि बो. SEBI
सं/No 102514

दिनांक
Date

17 5 NOV 2016

for looking
committee
related to sale/transfer
matter of land matter
from (looked sign)
2/11

भारतीय प्रतिष्ठान और विनियमन बोर्ड
Securities and Exchange Board of India
राष्ट्रीय प्राथमिक कार्यालय/National Office
नई दिल्ली/New Delhi
28 NOV 2016
संख्या/No.:
अंतर्वस्तु सत्यापित नहीं की गई। This is not verified.
हस्ताक्षर/Signature:

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक :- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 58/1 भोगवटादार वर्ग -1	भोगवटदाराचे नांव		
शेतीचे स्थानिक नांव	क्षेत्र आकार आणि पै	पो.ख. फ.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	पतंस बि. मार्ट प्रा. लि. दिल्ली	1.93.00 9.44 (79)	44
बिन शेती 1.93.00			कुळाचे नाव
बिन शेती 9.44			इतर अधिकार
आकारणी			इतर (79)
जिरायत -			फ.क्र. 79 दि. 15-5-98 (79)
बागायत -			
तरी -			
वरकस -			
इतर -			
एकूण क्षेत्र -			
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकूण पो 0.00.00			
ख			
जुडी किंवा -			
विशेष			
आकारणी			
सीमा आणि भुमापन चिन्हे			

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

सत्यप्रतिलिपी

1/10

10/11/2016

6/12

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

गाव: वाकेश्वर

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन			
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			

भूमिअभिलेख निर्णयानुसार
ई महाभूमि



गाव नमुना सात

अधिकार अभिलेख-पत्रक

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

गाव :- चाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 62/2 भोगवटादार वर्ग -1		भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव	क्षेत्र आकार आणि पै पो.ख. फे.फा	खाते क्रमांक	
क्षेत्र एकक हे.आर.चौ.मी	पर्सस बिल्डमार्ट प्रा. लि. नई दिल्ली 0.15.26 5.06 (142)	151	
बिन शेती 1.20.00		कुळाचे नाव	
बिन शेती 5.06		इतर अधिकार	
आकारणी		इतर (386)	
जिरायत -		दि. 12/01/2009 विक्री (386)	
वागायत -		इतर (387)	
तरी -		विक्री फे.क्र दि 12/01/09 (387)	
वरकस -			
इतर -			
एकूण क्षेत्र -			
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकूण पो 0.00.00			
जुडी किंवा विशेष आकारणी			
		सीमा आणि भुमापन चिन्हे	

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही. सत्यप्रतिलिपी

लिपीक
तहसिल कार्यालय
नागपूर (ग्रामीण)

10/11/2016

७/१२

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

- गाव: वाकेश्वर

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र											
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
2013-14	खरीप										पडळ	1.2000		

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

भूमिअभिलेख निर्णय
ई महा



गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 61/1 भोगवटादार वर्ग -I	भोगवटदाराचे नांव
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै पो.ख. फे.फा
क्षेत्र एकक हे.आर.चौ.मी	मो. पतंस बिल्डमार्ट प्रा.ली. विहार नई दिल्ली 1.00.00 3.65 (386)
बिन शेती 1.00.00	49
बिन शेती 3.65	कुळाचे नाव
आकारणी	इतर अधिकार
जिरायत -	इतर (107)
बागायत -	फे.क्र.108 विक्री मुळे 4/9/2000 (107)
तरी -	इतर (213)
वरकस -	फे.क्र.213, दि.25.1.06 खरेदीमुळे
इतर -	आ.2.00 हे.आर.पक्की (213)
एकूण क्षेत्र -	1.00 हे. (213)
पोटखराब (लागवडीस अयोग्य)	इतर (274)
वर्ग (अ) -	दि.31.5.07 (274)
वर्ग (ब) -	इतर (386)
एकूण पो 0.00.00	दि. 12/01/2009 विक्री (386)
ख	फे.क्र.360 दि.16/1/09 अकृषक नोंद (386)
जुडी किंवा विशेष	
अधिकारणी	
(108)	सीमा आणि भुमापन चिन्ह



सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सत्यप्रतिनीपी

लिपीक
सहसित कार्यालय
नागपूर (ग्रामीण)

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- साकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 61/1 भोगवटादार वर्ग -1	भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे व पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एककहे.आर.चौ.मी बिन शेती 1.00.00 बिन शेती 3.65 आकारणी जिरायत - बागायत - तरी वरकस - इतर - एकूण क्षेत्र- पोटखराब (सागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकूण पो 0.00.00 खुद जुडी किंवा - विशेष आकारणी	मे. पतंस बिल्डमार्ट प्रा.ली. विहार नई दिल्ली 1.00.00 3.65 (386) फे.क्र 108 विक्री मुळे 4/9/2000 (107) इतर (213) फे.क्र 213 दि. 25.1.06 खरेदीमुळे आ. 200 हे.आर.पक्की (213) 100 हे. (213) इतर (274) दि. 31.5.07 (274) इतर (386) दि. 12/01/2009 विक्री (386) फे.क्र 360 दि. 16/1/09 अकृषक नोंद (386)	49 कुळाचे नाव इतर अधिकार इतर (107) फे.क्र 108 विक्री मुळे 4/9/2000 (107) इतर (213) फे.क्र 213 दि. 25.1.06 खरेदीमुळे आ. 200 हे.आर.पक्की (213) 100 हे. (213) इतर (274) दि. 31.5.07 (274) इतर (386) दि. 12/01/2009 विक्री (386) फे.क्र 360 दि. 16/1/09 अकृषक नोंद (386)
(108)	सीमा आणि भुमापन चिन्ह	

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सत्यप्रतिपत्ती

लिपीक
तहसिल कार्यालय
नागपूर (ग्रामीण)

50/1

PLOT BUYER'S AGREEMENT

PLOT NO. 39

Name of Allottee

1. Shri/Smt. Mr. Sudeep Lal Jadhav Bay.
Son/Daughter/Wife of Shri S. Lalurao Bay.
Resident of _____

2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

PUSHP VATIKA - WAKESHWAR, NAGPUR
(A JOINT VENTURE PROJECT OF PEARLS BUILDMART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)

NOTARIAL REG
ENTRY No. 2935
DATE 3/2/15

PUSHP VATIKA
PLOT BUYER'S AGREEMENT

THIS AGREEMENT is made at Nagpur on this 31st day of Dec. 2014 by and between

WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having its Corporate office at Plot No. 9, Sec. 44, Institutional Area, Gurgaon, Haryana-122002 (hereinafter referred to as 'Company' which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) through its duly Authorized Signatory Shri _____ S/o Shri _____ R/o _____ of the First Part.

- AND
1. Shri/Smt. Sundar Lal Lalchand Bhai
Son/Daughter/Wife of Shri Lalchand Bhai
Resident of Plot No. 965, Ring Road, Near Harnagar, Mauder
VII Layout, Pimpri Chinchwad, Nagpur, Bharat
Nagpur/Maharashtra - 440022
 2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

(* to be filled up in case of joint Plot Allottee)

(hereinafter singly/jointly, as the case may be, referred to as 'the Plot Allottee' which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives and successors) of the Other Part.

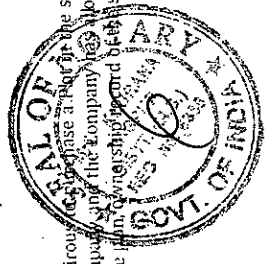
(the expressions "Company" and/or "Plot Allottee", wherever the context so requires and permits, hereinafter individually refer to as "Party" and collectively as "Parties")

A. WHEREAS Pearls Buildmart Private Limited ("the Land Owner") is the absolute Owner in possession of all that piece and parcel of the lands bearing Survey No. 58/1, 61/1, 61/2, admeasuring about 13.22 Acres situated at Village - Wakeshwar, Tehsil & District - Nagpur in the State of Maharashtra (hereinafter referred to as "Project Land").

B. AND WHEREAS the Land Owner has procured requisite Permissions for development of the said Project Land as a Residential Plotted Project ("said Project").

C. AND WHEREAS vide a Joint Development Agreement dated 15th October 2012 the Land Owner has granted the Company the rights to develop, construct and market the said Project and generally to manage the said Project in the terms and conditions set out therein. In this manner, the Company is competent to develop the said residential plotted project over the said Project Land under the name and style of Pushp Vatika - Wakeshwar, Nagpur with full right to book and sell the Plots so carved out and developed by the Company in the said Project to the prospective buyers and to execute the present Agreement.

D. AND WHEREAS the Plot Allottee, being desirous to purchase a Plot in the said Project, approached Company and has demanded from the Company that the Company should allow the Plot Allottee an inspection of project Land location plan, site plan, drawings and other documents relating to said Project Land and all



other documents relating to the title, competency and all other relevant approvals/details. The Plot Allottee after inspection of records has confirmed that he is fully satisfied in all respects with regard to the right, title and interest of the Company and the limitations and obligations of the Company in respect of the said Project.

E. AND WHEREAS the Company has clarified to the Plot Allottee that the layout plan has been approved by the Nagpur Improvement Trust (NIT) and are subject to other statutory NOCs/sanctions required from various authorities. In any stage, due to any direction of the Competent Authority or in the interest of said Project at the discretion of the Company, the Company may modify such Layout/Plot plans without seek consent of the Plot Allottee for the said purpose. Plot Allottee agrees that such modified plan shall automatically become part of this Agreement. Further this Agreement is confined and limited in its scope only to the sale of said Plot (defined hereunder) in the said Project subject to the terms and conditions specified herein.

F. AND WHEREAS the Plot Allottee confirms that he is entering into this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to said project Land/said Project in particular and the terms and conditions contained in this Agreement. Plot Allottee further confirms that while applying for purchase of said Plot (defined hereunder) he has not relied upon and is not influenced by any architect's plan, sales plan, sale brochure, advertisement, representation, warranty, statement or estimate of any nature whatsoever whether written or oral made by the Company, its selling agents/brokers and that the Plot Allottee has relied solely on his own judgment and investigation in deciding to enter into this Agreement.

G. AND WHEREAS the Company, relying on the confirmations, representations and assurances of the Plot Allottee to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, has accepted in good faith the Plot Allottee's Application to allot the said Plot (defined hereunder) and is now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

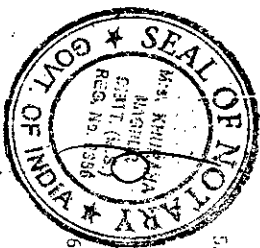
1. Plot under Sale (said Plot)

The Plot under sale being subject matter of this Agreement has been defined as "said Plot", details of which are as under:-

Plot no.	Block No	Area
38	—	324.62 sq.ft (31.66 sq.mtrs)

The said Plot is located in the Residential Project "Pushp Vadka", to be developed on the said Project Land situated in Village - Wakeswar, Tehsil & District - Nagpur, in the State of Maharashtra.

2. The Company hereby agrees to sell and the Plot Allottee hereby agrees to purchase the said Plot in Pushp Vadka and make payment of Sale Consideration and other charges as mentioned in the Payment Plan.



3. Total Sale Price/Payment Plan

The Plot Allottee agrees that he shall make payment of the basic sale price and other charges as agreed and accepted by him in this Agreement and in the manner set out in the payment plan (annexed hereto) agreed at the time of booking of the Plot. The Plot Allottee hereby agrees that the amounts equivalent to 15% (Fifteen Percent) of the Basic Sale Price (B.S.P) of the allotted Plot will constitute the Earnest Money.

4. Payment for taxes on land, wealth-tax, cesses by Plot Allottee

The Plot Allottee agrees that he shall be liable to pay all government rates, tax, property taxes, service tax, wealth tax, luxury tax, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the governmental/Competent authority. However, till said Plot is not assessed separately and if the Taxes etc is/are levied on or paid by the Company then the same shall be reimbursed by the Plot Allottee to the Company on pro-rata basis.

Further the Plot Allottee acknowledges that the said Plot is being allotted to him with an understanding that he shall pay Betterment/Peripheral Development charges directly to the NIT in accordance to the provisions of NIT Act 1936/Maharashtra Regional Town Planning Act 1966.

5. Mode of Payment

All payments by the Plot Allottee's shall be made to the Company through demand drafts/cheques drawn upon scheduled banks in favour of "Pushp Vadka - Nagpur" payable at Delhi/New Delhi only. All such payments are subject to realization of demand drafts/cheques.

6. Timely payment is the Essence of this Agreement

Timely payment of Sale Price along with other charges including but not limited to applicable stamp duty, registration fee, and other charges, deposits stipulated under this Agreement are essence of the Allotment. These amounts are to be paid by the Plot Allottee on or before due date or as and when demanded by the Company, as the case may be.

It is agreed by the Plot Allottee that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding any instalment/payment and the Plot Allottee shall make payment thereof as per schedule of payments.

7. Development of Project and Possession of Plot

That subject to the terms and conditions contained herein, the Company contemplates to develop the said Project and/or offer possession of the said Plot to the Plot Allottee within a period of twenty four (24) months plus a grace of six (6) months from the date of allotment of said Plot, unless there shall be delay or failure due to Force Majeure conditions and due to failure of Plot Allottee(s) to pay in time the total Sale Price and other charges and dues/payments mentioned in this Agreement or any failure on the part of the Plot Allottee(s) to abide by all or any of the terms and conditions of this Agreement.

The Plot Allottee acknowledges that Company may in its sole discretion carry out, such variation, alterations, deletions and modifications in the layout plans, site plans, Plot plans,

location, size, measurement of Plot, dimensions, change in specifications, etc., including the number of Plots as the Company may consider necessary or as directed by any competent authority at any time till the said Project is fully developed and the plots are conveyed to the plot allottee(s).

If in the event the area of the said Plot increases or decreases at the time of handing over possession, the Plot Allottee shall pay the additional/difference in area at the rate applicable at the time of booking of the Plot.

Though the Basic Sale Price of the said Plot is escalation free, however, in the event of an increase in the prices of raw materials like steel, cement etc or any other cost or any other charges etc, the Basic Sale Price is subject to revision at the sole discretion of the Company, without serving notice to the Plot Alottee. All determination by the Company in this regard of the escalation shall be final and binding on the Plot Alottee.

The Company shall get the title of the said Plot transferred in favour of the Plot Allottee subject to completion of development and the Plot Allottee's making full payment of Sale Price and other charges as per this Agreement.

The Company hereby undertakes that it shall get the final Conveyance Deed executed by the Land Owner M/s Pearl's Builders Private Limited in favour of the Plot Allottee. All stamp duty and registration charges in this regard shall be borne and paid by the Allottee only.

The Maintenance, upkeep, security and common maintenance services etc of the said Project, if required/contemplated, may be organized by the Company or its nominee. The Plot Allottee hereby agrees to pay to the Company interest free Maintenance Security (IFMS), regular maintenance charges/fees alongwith applicable taxes/charges etc in order to secure adequate provision of the maintenance services in the said Project. In case of non-payment or delay in payment Plot Allottee shall be liable to pay penal interest at the rate of 18% per annum. Besides the Company, in such an eventuality, may stop providing to Plot Allottee maintenance and other services including but not limited to electricity, water, sanitary etc.

It is specifically clarified by the Company that this Agreement and/or rights and interests herein can only be assigned, transferred or nominated with prior written consent of the Company which consent may be denied by the Company in its sole discretion. In case such consent is given, it shall be subject the terms, conditions and charges as the Company may impose from time to time in this regard.

The Company shall have the right to raise finance/borrow from any financial institution/bank by way of mortgage/charge/secritization of receivables or in any other mode or manner by charge/mortgage of the said project Land subject to the condition that the said Plot shall be

14 Force Majeure:

If an event of Force Majeure including severe natural disasters e.g. earthquakes, typhoons or flood) or serious social disturbances e.g. wars, epidemics, terrorist attacks or civil disturbances etc. or a law or statute promulgated by a competent department or authority of the Central Government or State Government which fundamentally frustrates this Agreement occurs, the performance of the obligation affected by such event of Force Majeure can be suspended during the period of delay caused by the event of Force Majeure. In such an event, the Company shall be entitled to reasonable extension of time for performance of its obligations under this Agreement. The time and shall also be entitled to modify such terms and conditions as may be required from time to time and such modified terms shall be binding on the Plot Allottee.

15. Cancellation of Agreement.

In case the Plot Allottee does not make payment of the total sale price as per the payment plan in the manner and time mentioned therein or commit some other breach to the terms and conditions agreed herein, the same shall constitute a breach by the Plot Allottee. Upon such breach the allotment of said Plot can be cancelled by the Company by giving Fifteen (15) days notice to the Plot Allottee. Upon such cancellation of Allotment, the Company shall forfeit the amount equivalent to Earnest Money and other amount such as brokerage, administrative expenses, interest etc which are of non-refundable nature and the balance amount if any received by the Company over and above the said amount shall be refunded by the Company to the Plot Allottee.

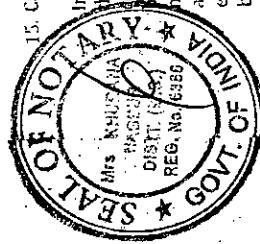
However, in case of delay in payment, the Company, instead of cancellation stated above, may impose penal interest @18% p.a. and condone the delay which shall be without prejudice to the right of the Company to proceed for cancellation on the ground of non-payment.

16. Compliance under FEMA.

In case the Plot Allottee is a Non Resident Indian (NRI), he shall make all payment of sale price through applicable banking channel and complete all formalities of remittance applicable in such cases and the Company shall not be required to complete any formality in this regard.

17 Miscellaneous Clauses

- 1) **Certain References:** Any reference in this Agreement to anyone gender, masculine, feminine or neuter, includes the other two and the singular includes the plural and vice versa, unless the context otherwise requires.



2) The Plot Albtree hereby covenants with the Company to pay from time to time and at all times the amounts which the Plot Albtree is liable to pay under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against any loss/liabilities or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of any of the covenants and conditions stipulated in this Agreement.

3) The Albtree shall complete the construction of a dwelling unit on the said Plot within a period of four (4) years from the date of offer for possession by the Company or within such period as may be allowed by the Competent Authority failing which the company may take appropriate action against the Plot Albtree which may include resumption of the possession of the said Plot or imposition of such penalty for non-construction as per the company's policy from time to time. However, the Company may, at its absolute discretion, grant extension by charging extension fee and the Albtree agrees to make payment of such penalty/charges/fee without any demur or protest.

4) All notices to be served on the Plot Albtree and the Company as contemplated by this Agreement shall be deemed to have been duly served if sent to the Plot Albtree or the Company by Registered Post/reputed courier at their respective addresses specified below:-

In case of Plot Albtree <u>Mr. Sundar Lal Jodhan Bhai</u> <u>Plot No. 96 Sec 44</u> <u>Hauz Khas, New Delhi, NIT layout</u> (Address of Plot Albtree) <u>Rishabh Lal Bhai, Bhaut Nagar - 400022</u>	In case of Company <u>M/s. Wial See Marketing Limited</u> <u>Plot No. 96 Sec 44,</u> <u>Institutional Area,</u> <u>Gurgaon Haryana - 122002.</u>
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It shall be the duty of the Plot Albtree to inform the Company of any change subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Plot Albtree.

5) In case there are joint Plot Albtreees all communications shall be sent by the Company to the Plot Albtree whose name appears first and at the address given by such Albtree, which communication shall for all intents and purposes be considered as properly served on all the Plot Albtreees.

6) It is clearly understood and agreed by the Plot Albtree that the stamp duty, registration and any incidental charges relating to and in respect of this Agreement and conveyance shall be borne and paid by the Plot Albtree only.

7) This Agreement along with its annexures and the terms and conditions contained in the Application constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, correspondences, arrangements whether written or oral, if any, between the parties hereto.

8) This Plot Albtree understands that allotment of the said Plot shall be subject to the terms and conditions of the agreement executed between Nagpur Improvement Trust and the Land

6



Owner, terms and conditions whereof shall always be construed an essential part and parcel of this Agreement. Plot Albtree agrees to comply with all such terms and conditions applicable on the said Plot and the said Project.

9) All or any disputes arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Nagpur in English language by a sole arbitrator who shall be appointed by the Company and whose decision shall be final and binding upon the parties.

The Plot Albtree hereby confirms that the Plot Albtree shall have no objection to this appointment even if the person so appointed, as the sole arbitrator, is an employee or advocate of the Company or is otherwise connected to the Company and the Plot Albtree confirms that notwithstanding such relationship/connection, the Plot Albtree shall have no doubts as to the independence or impartiality of the said sole arbitrator.

10) Subject to the arbitration clause the Courts at Nagpur shall have the exclusive jurisdiction to adjudicate upon any matter arising out of or in connection with this agreement.

11) WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHIN NAMED COMPANY
Wial See Marketing Limited, through Mr. Nand Lal Sharma

WITNESSES:

1. Signature
Name
Address

Plot No. 96, Sec. 44, Gurgaon

SIGNED AND DELIVERED BY THE WITHIN NAMED
Plot Albtree(s): (including joint Albtreees)

(1) Mr. Sundar Lal Jodhan Bhai

(2) _____

WITNESSES:

2. Signature

Name

Address of the Albtree

Signature of the Albtree

Signature of the Albtree

Signature of the Albtree

Signature of the Albtree

Signature of the Albtree

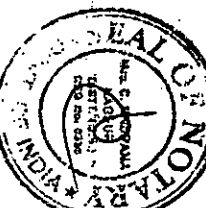
Signature of the Albtree

Signature of the Albtree

Signature of the Albtree

Signature of the Albtree

Signature of the Albtree



ATTESTED
3/2/15
Advocate & Notary
Cell No. 103, Nagpur
NAGPUR - 440 004



ANNEXURE-II

PAYMENT PLAN/PRICE LIST



PUSHIP VATIKA

(A Joint Venture Project of Pears Builders Pvt. Ltd. and Vimal Sree Marketing Limited)
Vadachewar, Nagpur

W.E.F. 10.11.2012

DEVELOPED RESIDENTIAL PLOTS

Sl. No.	Plot Size (sq. mtrs.)	Plot Size (sq. ft.) 1 sq. mtr. = 10.764 sq. ft.	Basic Sale Price (BSP)
1.	Upto 200 sq. mtrs.	Upto 2150 sq. ft.	₹ 525/- per sq. ft.
2.	201-300 sq. mtrs.	2160 sq. ft. - 3230 sq. ft.	₹ 500/- per sq. ft.
3.	301-500 sq. mtrs.	3240 sq. ft. - 5380 sq. ft.	₹ 450/- per sq. ft.
4.	501 sq. mtrs. and more	5390 sq. ft. and more	₹ 450/- per sq. ft.

Down Payment Plan (10% rebate on the Basic Sale Price)

On Application for Booking
Within 45 days of Booking
At the time of Possession

10% of the B.S.P.
5% of the B.S.P. + P.L.C. + Other Charges

On Application for Booking
Within 30 days of Booking
For Next 15 Months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. per month
P.L.C. + Other Charges

Final Payment Plan (4% rebate on the Basic Sale Price)

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
4% of the B.S.P.
85% of B.S.P. per month
85% of B.S.P. + P.L.C. + Other Charges

P.L.C. (Preferential Location Charges) Park Facing, Corner Plot, Road Facing (12 meters and above road)
In case of One P.L.C. - 5% of B.S.P.
In case of Two P.L.C. - 7.5% of B.S.P.
In case of Three P.L.C. - 10% of B.S.P.

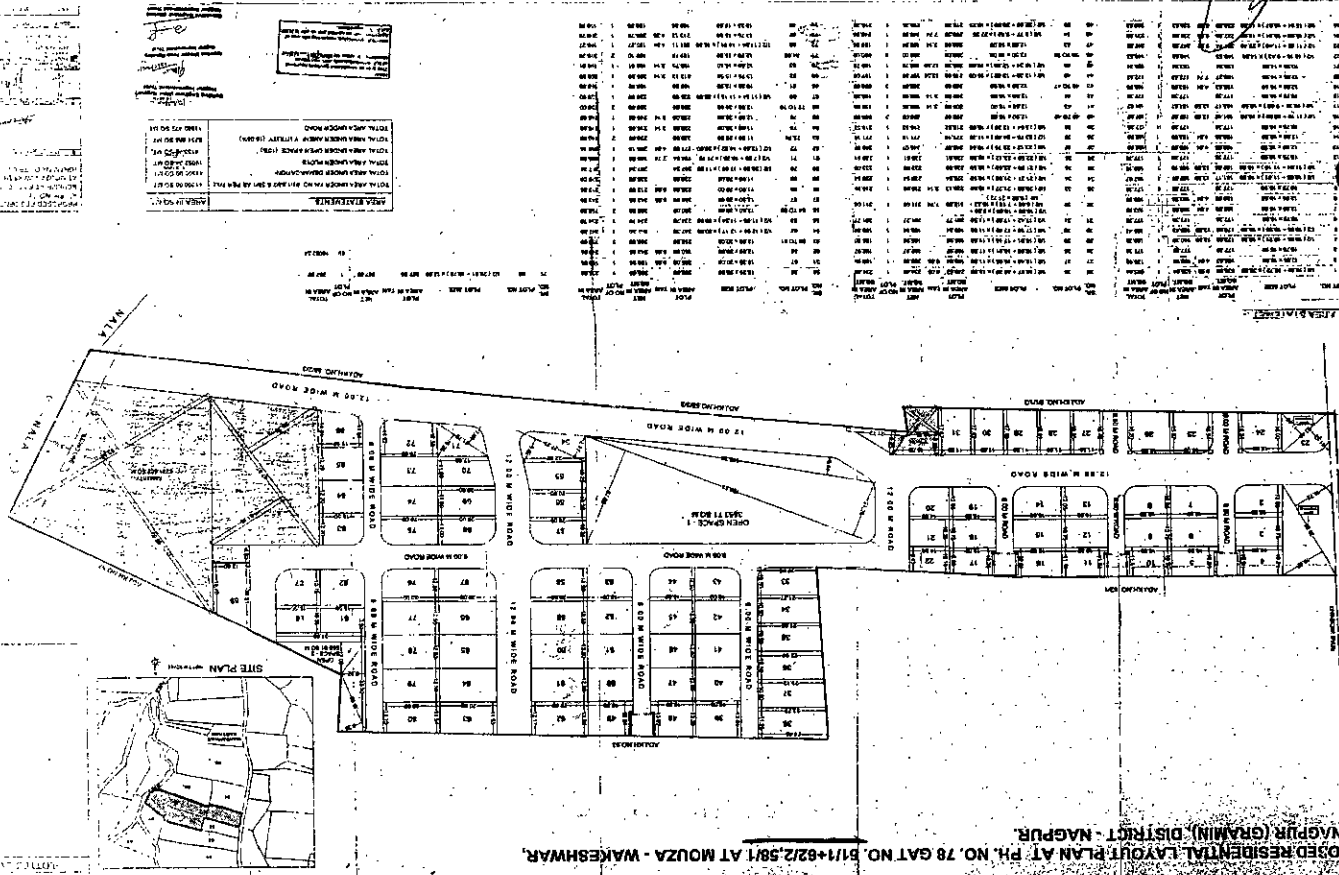
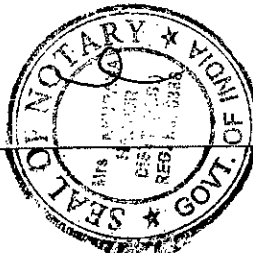
Other Charges

1. One Membership/Community Center Charges @ ₹20,000/- per plot
2. Interest Free Maintenance Security Deposit @ ₹10,000/- per plot
3. Stamp Duty, registration fee & miscellaneous legal expenses.

Note:

- The above mentioned prices are net of all taxes. EDC, BDC, and other charges will be charged as per applicable laws.
- Search fee, Registration fee, Legal Documentation and other incidental charges will be charged as per applicable laws.
- All Payments are to be made by Cheque/DD/Debit Card or Cash. Bank's payment order is not accepted.
- Provisional allotment is subject to completion of the sale transaction of the Company's shares and preferences.
- Bank's/Financial Institution's application will be pending for sanctioning of the loan by the bank/financial institution.
- All requests shall be subject to the discretion of the Project Director/Developer.

Signature of the Applicant(s)



PROPOSED RESIDENTIAL LAYOUT PLAN AT PH. NO. 78 GAT NO. B/11/82/2/58/1 AT MOUZA - WAKESHWAR, TAH. NAGPUR (GRAMIN), DISTRICT - NAGPUR.

ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---



I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---

ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---



I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---

A/C Payee

Rs. 10,000/-

Rs. 50,000/-

Rs. 100,000/-

For Value upto Rs. 1 Lac

Drawn under arrangement with HDFC Bank

16/08/2013
D D M M Y Y Y Y
Valid for 3 months only

Pay

PUSHP VATIKA NAGPUR*****

Rupees रुपये

FORTY THOUSAND ONLY *****

By Order

आदेश अनुसार

अदा करें

₹***40000.00

A/c No.

01020380000283

C/A

Payable at par at

NEW DELHI

Clearing Branch of HDFC Bank Ltd.*

RTGS / NEFT IFSC : HDFC0000102

For THE NAVODAYA URBAN CO-OP.BANK LTD

PANDURANG JAMBHALE

Name.....
Sign Code.....

Name.....ASHWINI PAI

Sign Code.....AAP-01

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈841785⑈ 440240002⑈ 900056⑈ 30



A/C Payee

Upto
Rs. 10,000/-Upto
Rs. 50,000/-Upto
Rs. 100,000/-

For Value upto Rs. 1 Lac

Drawn under arrangement with HDFC Bank

16/08/2013
D D M M Y Y Y Y
Valid for 3 months only

Pay

PUSHP VATIKA NAGPUR*****

Rupees रुपये

FORTY THOUSAND ONLY *****

By Order

आदेश अनुसार

अदा करें

₹***40000.00

A/c No.

01020380000283

C/A

Payable at par at

NEW DELHI

Clearing Branch of HDFC Bank Ltd.*

RTGS / NEFT IFSC : HDFC0000102

For THE NAVODAYA URBAN CO-OP.BANK LTD

PANDURANG JAMBHALE

Name.....
Sign Code.....

Name.....ASHWINI PALKAR

Sign Code.....AAP-016

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈841787⑈ 440240002⑈ 900056⑈ 30



A/C Payee

Upto
Rs. 10,000/-Upto
Rs. 50,000/-Upto
Rs. 100,000/-

For Value upto Rs. 1 Lac

Drawn under arrangement with HDFC Bank

16/08/2013
D D M M Y Y Y Y
Valid for 3 months only

Pay

PUSHP VATIKA NAGPUR*****

Rupees रुपये

TWENTY THOUSAND ONLY *****

By Order

आदेश अनुसार

अदा करें

₹***20000.00

A/c No.

01020380000283

C/A

Payable at par at

NEW DELHI

Clearing Branch of HDFC Bank Ltd.*

RTGS / NEFT IFSC : HDFC0000102

For THE NAVODAYA URBAN CO-OP.BANK LTD

PANDURANG JAMBHALE

Name.....
Sign Code.....

Name.....ASHWINI PALKAR

Sign Code.....AAP-016

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈841786⑈ 440240002⑈ 900056⑈ 30

97

Upto Rs. 10,000/- Upto Rs. 50,000/- Upto Rs. 100,000/-

Valid for 3 months only

Payee

For Value upto Rs. 1 Lac Drawn under arrangement with HDFC Bank

D D M 11/07/2013

Pay

PUSHP VATIKA NAGPUR*****

By Order

आदेश अनुसार

Rupees रुपये

FORTY THOUSAND ONLY *****

अदा करें

₹ ****40000.00

A/c No.

01020380000283

C/A

Payable at par at

Clearing Branch of HDFC Bank Ltd.

RTGS / NEFT IFSC : HDFC0000102

For THE NAVODAYA URBAN CO-OP.BANK LTD

Name... *Ujwala Gotmare* *NAMITA MANKAR*
Sign Code... *UJW 006* Sign Code.....

Please sign above / कृपया यहाँ हस्ताक्षर करें

841734 4402400021 900056 30

HDFC BANK

Upto Rs. 10,000/- Upto Rs. 50,000/- Upto Rs. 100,000/-

Valid for 3 months only

A/C Payee

For Value upto Rs. 1 Lac Drawn under arrangement with HDFC Bank

D D M 11/07/2013

Pay

PUSHP VATIKA NAGPUR*****

By Order

आदेश अनुसार

Rupees रुपये

FORTY THOUSAND ONLY *****

अदा करें

₹ ****40000.00

A/c No.

01020380000283

C/A

Payable at par at

Clearing Branch of HDFC Bank Ltd.

RTGS / NEFT IFSC : HDFC0000102

For THE NAVODAYA URBAN CO-OP.BANK LTD

Name... *Ujwala Gotmare* *NAMITA MANKAR*
Sign Code... *UJW 006* Sign Code.....

Please sign above / कृपया यहाँ हस्ताक्षर करें

841733 4402400021 900056 30

HDFC BANK

Upto Rs. 10,000/- Upto Rs. 50,000/- Upto Rs. 100,000/-

Valid for 3 months only

A/C Payee

For Value upto Rs. 1 Lac Drawn under arrangement with HDFC Bank

D D M 11/07/2013

Pay

PUSHP VATIKA NAGPUR*****

By Order

आदेश अनुसार

Rupees रुपये

TWENTY THOUSAND ONLY *****

अदा करें

₹ ****20000.00

A/c No.

01020380000283

C/A

Payable at par at

Clearing Branch of HDFC Bank Ltd.

RTGS / NEFT IFSC : HDFC0000102

For THE NAVODAYA URBAN CO-OP.BANK LTD

Name... *Ujwala Gotmare* *NAMITA MANKAR*
Sign Code... *UJW 006* Sign Code.....

Please sign above / कृपया यहाँ हस्ताक्षर करें

841732 4402400021 900056 30

98

HDFC BANK

0,000/-

Rs.50,000/-

Rs.100,000/-

For Value upto Rs.1 Lac

Date 17/04/2013

Payee PUSHPA VATIKA-NAGPUR ***** ORDER
PAY OR-BEARER

RUPEES FORTY NINE THOUSAND ONLY *****

Rs. ****49000.00

Drawn under arrangement with HDFC Bank

A/c No. 1020380000283

C/A

For THE NAVODAYA URBAN CO-OP.BANK LTD

HDFC BANK LTD.

Name.....
Sign Code.....
UJW 006

Name.....
Sign Code.....
V. THAKRE

" Payable at par at NEW DELHI Clearing Branch OF HDFC Bank Limited."

838096 440240002 900056 29

HDFC BANK

0,000/-

Upto Rs.50,000/-

Upto Rs.100,000/-

For Value upto Rs.1 Lac

Date 17/04/2013

A/C Payee PUSHPA VATIKA-NAGPUR ***** ORDER
PAY OR-BEARER

RUPEES FORTY NINE THOUSAND ONLY *****

Rs. ****49000.00

Drawn under arrangement with HDFC Bank

A/c No. 1020380000283

C/A

For THE NAVODAYA URBAN CO-OP.BANK LTD

HDFC BANK LTD.

Name.....
Sign Code.....
UJW 006

Name.....
Sign Code.....
V. THAKRE

" Payable at par at NEW DELHI Clearing Branch OF HDFC Bank Limited."

838095 440240002 900056 29

HDFC BANK

0,000/-

Upto Rs.50,000/-

Upto Rs.100,000/-

For Value upto Rs.1 Lac

Date 17/04/2013

A/C Payee PUSHPA VATIKA-NAGPUR ***** ORDER
PAY OR-BEARER

RUPEES FORTY FOUR THOUSAND THREE HUNDRED ONLY *

Rs. ****44300.00

Drawn under arrangement with HDFC Bank

A/c No. 1020380000283

C/A

For THE NAVODAYA URBAN CO-OP.BANK LTD

HDFC BANK LTD.

Name.....
Sign Code.....
UJW 006

Name.....
Sign Code.....
V. THAKRE

" Payable at par at NEW DELHI Clearing Branch OF HDFC Bank Limited."

838094 440240002 900056 29

17/04/13

RECEIPT

Customer Code: PV-000002

Receipt No.: 0007

Dated: 18th April 2013

Ref: Plot measuring 3348.22 Sq.Ft./311.06 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To
Mr. Sunder Lal Laldhar Bag
Address: Plot No 205, Ring Road, Near
Hanuman Mandir,
N.I.T Layout Priyadarshni Nagar, Bhamti,
Nagpur
Nagpur, MAHARASHTRA- 400022
PAN No.:

Sir/Madam,

Received with thanks a sum of Rs. 49,000/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	49,000.00	0.00	49,000.00
			Total:	49,000.00

(Rupees Fourty Nine Thousand Only),

Vide Cheque No. :838096 Dated 17th April 2013 drawn on HDFC BANK, NEW DELHI Payable at:
In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.



(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.

8



PUSHP VATIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILD MART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)

MARKETED BY: WITAL SEE MARKETING LTD. OFFICE AT PLOT NO. 94, SECTOR - 44, INSTITUTIONAL AREA, GURGAON - 122002

RECEIPT

Customer Code: PV-000002

Receipt No.: 0008

Dated: 18th April 2013

Ref: Plot measuring 3348.22 Sq.Ft./311.06 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To
Mr. Sunder Lal Laldhar Bag
Address: Plot No 205, Ring Road, Near
Hanuman Mandir,
N.I.T Layout Priyadarshni Nagar, Bhamti,
Nagpur
Nagpur, MAHARASHTRA- 400022
PAN No.:

Sir/Madam,

Received with thanks a sum of Rs. 44,300/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	44,300.00	0.00	44,300.00
			Total:	44,300.00

(Rupees Fourty Four Thousand Three Hundred Only),

Vide Cheque No. :838094 Dated 17th April 2013 drawn on HDFC BANK, NEW DELHI Payable at:
- In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.

(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.

RECEIPT

Customer Code: PV-000002

Receipt No.: 0006

Dated: 18th April 2013

Ref: Plot measuring 3348.22 Sq.Ft./311.06 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To
Mr. Sunder lal Laldhar Bag
Address: Plot No 205, Ring Road, Near
Hanuman Mandir,
N.I.T Layout Priyadarshni Nagar, Bhamti,
Nagpur
Nagpur, MAHARASHTRA- 400022
PAN No.:

Sir/Madam,

Received with thanks a sum of Rs. 49,000/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	49,000.00	0.00	49,000.00
			Total:	49,000.00

(Rupees Fourty Nine Thousand Only),

Vide Cheque No. :838095 Dated 17th April 2013 drawn on HDFC BANK, NEW DELHI Payable at:
In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.



(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.



To,
Securities and Exchange Board of India,
Plot No. C4-A, Near Bank of India,
Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra - 400051.

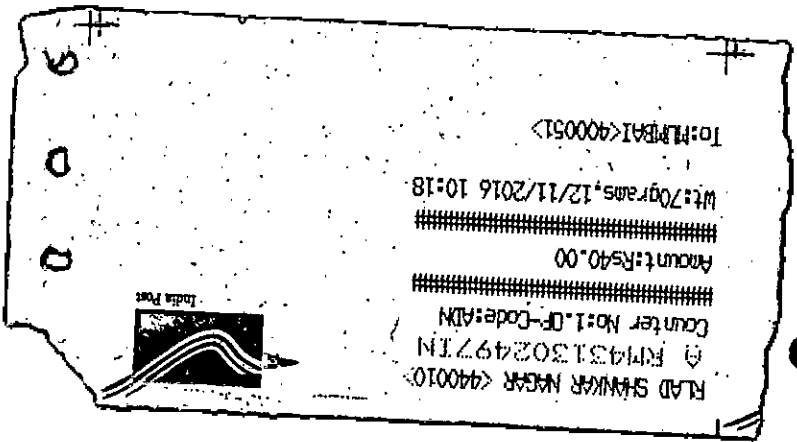


15/7/11
R/S

From Sender,

Mr. Sundarlal Lalchar Bag (Mob: 9689
Home No. 205, Plot No. 7, Priyadarshini
Nagar N.T. 7. Layout Near Hanuman
Bharte Trimurti Nagar Nagpur-4.
Email: mahendra 29892@gmail.com

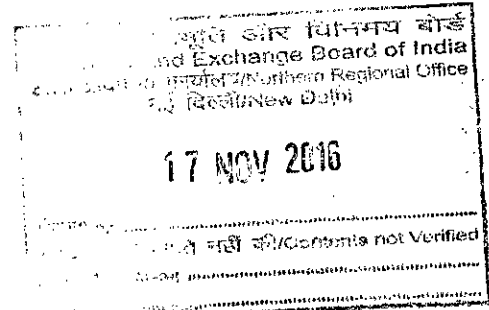
92



RLAD SHANKAR NAGAR <940010>
Q RMT431302497IN
Counter No:1.DF-Code:ADN
Amount:Rs40.00
Wt:70grams,12/11/2016 10:18
To:MLBPAI<9400051>

प्रति,

श्रीमान नोडल ऑफिसर,
माननीय.आर.एम.लोढा समिती,
पीएसीएल लि. के संदर्भ में
सिविल अपील नं. १३३९४/२०१५



विषय :- नागपुर (महाराष्ट्र) जिले के वाकेश्वर जमीन कि विक्री तथा निलामी रोकने के संदर्भ में।

दि. २७ अगस्त २०१६ के १९२ जिलोंकी विक्री तथा निलामी के संदर्भ में जो विग्यापन आया है।

(सर्वे नं. ५८/१, ६१/१, ६२/२), MR NO.10002-15,10004-15,10005-15

करीब १०.२२ एकड (A Joint venture between Pearls Build mart Pvt. Ltd (The Land owner) and Wital see Marketing Ltd.)

आवेदक : सुंदरलाल लालधर बाग, नागपुर (महाराष्ट्र)
महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंके जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमें नागपूर तहसिल तथा जिले की करीब १०.२२ एकड जमीन यह पहलेसेही N.A, T.P तथा नागपुर सुधार प्रन्यास से (N.I.T.) सॅन्कशन (Sanction) कराके उस पर " पुष्पवाटिका " नामसे छोटे रहिवासी प्लॉट बेचनेकी स्कीम बनी है। उसमें करीब ८ ते ९ लोगोने प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामाकि सत्यप्रति इस निवेदन के साथ जोड़ी है।

निलामी के संदर्भमें जो विग्यापन आया है, उसमें एक सर्वे नंबर गलत बताया है। ६१/२ के जगह ६२/२ होना चाहिए। इसलिए आवेदन के साथ ७-१२ कि सत्यप्रति जोड़ी है। मैंने अबतक ३,४२,३०१/- (तीन लाख बयालीस हजार तीन सौ एक सिर्फ) कुल राशी जमा कि है, जिसकी रसीद कि सत्यप्रति साथ जोड़ी है।

अंतः आपसे अनुरोध है कि आप कृपया इस जमीन का विक्री तथा निलामी रोककर इस विषयपर पूरी जानकारी लेकर ग्राहकोंको न्याय दे।

धन्यवाद

दिनांक :-

स्थान :- नागपुर (महाराष्ट्र)

आवेदक

सुंदरलाल लालधर बाग
(सुंदरलाल लालधर बाग)

२०५, रिंग रोड, हनुमान मंदिर
के पास, एन.आय.टि. ले-
आउट, प्रियदर्शनी नगर, भासडी,
नागपुर-४४००२२, ९६८९१९९२०

5/11/2016

3/12

5/12

AN

Am (Keddy)

10/11/16

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक :- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 58/1 भोगवटादार वर्ग -1	भोगवटदाराचे नांव		
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक	
क्षेत्र एकक हे.आर.चौ.मी	पतंस बि. मार्ट प्रा. लि. दिल्ली	1.93.00 9.44	(79) 44
बिन शेती 1.93.00			कुळाचे नाव
बिन शेती 9.44			इतर अधिकार
आकारणी			इतर (79)
जिरायत -			फे.क्र. 79 दि. 15-5-98 (79)
बागायत -			
तरी -			
वरकस -			
इतर -			
एकुण क्षेत्र-			
पोटखराय (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकुण पो 0.00.00			
ख			
जुडी किवा -			
विशेष			
आकारणी			
			सीमा आणि भुमापन चिन्हे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सत्यप्रतिलिपी

लिपीक
तहसिल कार्यालय
नागपूर (ग्रामीण)

गाव नमुना बारा

अधिकार अभिलेख पत्रक

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

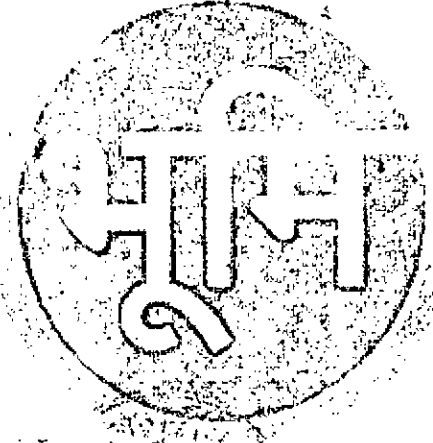
गाव: वाकेश्वर

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन			
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			

भूमिअभिलेख निर्णयात
ई महा



गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 62/2 भोगवटादार वर्ग -1		भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव		क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकहे.आर.चौ.मी	पर्स बिल्डमार्ट प्रा. लि. नई दिल्ली	0.15.26 5.06 (142)	151
बिन शेती 1.20.00			कुळाचे नाव
बिन शेती 5.06			इतर अधिकार
भाकारणी			इतर (386)
जिरायत -			दि. 12/01/2009 विक्री (386)
बागायत -			इतर (387)
तरी -			विक्री फे.क्र दि 12/01/09 (387)
वरकस -			
इतर -			
एकुण क्षेत्र-			
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकुण पो 0.00.00			
ख			
जुडी किवा -			
विशेष			
आकारणी			
		सीमा आणि भुमापन चिन्हे -	

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सात्यप्रतिलिपी

लिपीक
तहसिल कार्यालय
नागपूर (ग्रामीण)

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

गाव: वाकेश्वर

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
2013-14	खरीप									पडळ	1.2000			

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.



गाव नमुना सात

86

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 61/1 भोगवटादार वर्ग -1		भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव		क्षेत्र आकारआणे पै पो.ख. फे.फा.	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी बिन शेती 1.00.00 बिन शेती 3.65 आकारणी जिरायत - बागायत - तरी - वरकस - इतर - एकुण क्षेत्र- पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो 0.00.00 ख जुडी किवा - विशेष आकारणी		मे. पतंस बिल्डमार्ट प्रा.ली. विहार नई दिल्ली 1.00.00 3.65 (386-49) कुळाचे नाव इतर अधिकार इतर (107) फे.क्र 108 विक्री मुळे 4/9/2000 (107) इतर (213) फे.क्र 213 दि.25.1.06 खरेदीमुळे आ.2.00 हे.आर.पक्की (213) 1.00 हे. (213) इतर (274) दि.31.5.07 (274) इतर (386) दि. 12/01/2009 विक्री (386) फे.क्र 360 दि.16/1/09 अकृषक नोंद (386) तहसिलदार नागपूर (ग्रामीण)	49 सीमा आणि भुमापन चिन्हे
(108)			

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सत्यप्रतिलिपी

लिपीक
तहसिल कार्यालय
नागपूर (ग्रामीण)

10/11/2016

७/१२

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

गाव: वाकेश्वर

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटके पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			

भूमिअभिलेख निर्णयन
ई महा



24

PLOT BUYER'S AGREEMENT

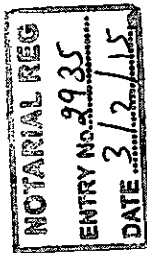
PLOT NO. 79

Name of Alldtee

1. Shri/Smt. Mr. Suresh Chandra Lal
Son/Daughter/Wife of Shri. S. Lal
Resident of _____

2. * Shri/Smt. _____
Son/Daughter/Wife of Shri. _____
Resident of _____

PUSHP VATIKA - WAKESHWAR, NAGPUR
(A JOINT VENTURE PROJECT OF PEARLS BUILDMART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED).



823
PUSHP VATIKA
PLOT BUYER'S AGREEMENT

THIS AGREEMENT is made at Nagpur on this 31st day of Dec, 2014 by and between

WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having its Corporate office at Plot No. 94, Sec. 44, Institutional Area, Gurgaon, Haryana-122002 (hereinafter referred to as 'Company' which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) through its duly Authorized Signatory Shri _____ S/o Shri _____ R/o _____ of the First Part.

AND

1. Shri/Smt. Sundar Lal Laladhar Bhai
Son/Daughter/Wife of Shri Laladhar Bhai
Resident of Plot No. 95, Ring Road, Near Harnamau Mandir
MT. Laurel, Baidwasahi Nagar, Bhandu
Nagpur, Maharashtra - 460022

2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

(* to be filled up in case of joint Plot Allottee)

(hereinafter singly/jointly, as the case may be, referred to as 'the Plot Allottee' which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives and successors) of the Other Part.

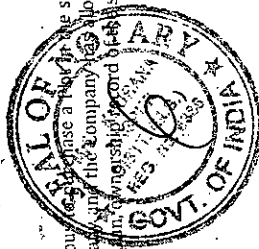
(the expressions "Company" and/or "Plot Allottee", wherever the context so requires and permits, hereinafter individually refer to as "Party" and collectively as "Parties")

A. WHEREAS Pearl's Buildmart Private Limited ("the Land Owner") is the absolute Owner in possession of all that piece and parcel of the lands bearing Survey No. 58/L, 61/L, 61/1, 61/2, admeasuring about 13.22 Acres situated at Village - Wakeshwar, Tehsil & District - Nagpur in the State of Maharashtra (hereinafter referred to as "Project Land")

B. AND WHEREAS the Land Owner has procured requisite Permissions for development of the said Project Land as a Residential Plotted Project ("said Project").

C. AND WHEREAS vide a Joint Development Agreement dated, 15th October 2012 the Land Owner has granted the Company the right to develop, construct and market the said Project and generally to manage the said Project in the terms and conditions set out therein. In this manner, the Company is competent to develop the said residential plotted project over the said Project Land under the name and style of **Pushp Vatika - Wakeshwar, Nagpur** with full right to book and sell the Plots so carved out and developed by the Company in the said Project to the prospective buyers and to execute the present Agreement.

D. AND WHEREAS the Plot Allottee, being desirous to purchase a Plot in the said Project, approached Company and has demanded from the Company that the Company should allow the Plot Allottee an inspection of project Land location plan, site plan, townships record and other said Project Land and all



other documents relating to the title, competency and all other relevant approvals/details. The Plot Allottee after inspection of records has confirmed that he is fully satisfied in all respects with regard to the right, title and interest of the Company and the limitations and obligations of the Company in respect of the said Project.

E. AND WHEREAS the Company has clarified to the Plot Allottee that the layout plan has been approved by the Nagpur Improvement Trust (NIT) and are subject to other statutory NOCs/sanctions required from various authorities. In any stage, due to any direction of the Competent Authority or in the interest of said Project at the discretion of the Company, the Company may modify such Layout/Plot plans without seek consent of the Plot Allottee for the said purpose. Plot Allottee agrees that such modified plan shall automatically become part of this Agreement. Further this Agreement is confined and limited in its scope only to the sale of said Plot (defined hereunder) in the said Project subject to the terms and conditions specified herein.

F. AND WHEREAS the Plot Allottee confirms that he is entering into this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to said project Land/said Project in particular and the terms and conditions contained in this Agreement. Plot Allottee further confirms that while applying for purchase of said Plot (defined hereunder) he has not relied upon and is not influenced by any architect's plan, sales plan, sale brochure, advertisement, representation, warranty, statement or estimate of any nature whatsoever whether written or oral made by the Company, its selling agents/brokers and that the Plot Allottee has relied solely on his own judgment and investigation in deciding to enter into this Agreement.

G. AND WHEREAS the Company, relying on the confirmations, representations and assurances of the Plot Allottee to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, has accepted in good faith the Plot Allottee's Application to allot the said Plot (defined hereunder) and is now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

1. Plot under Sale (said Plot)

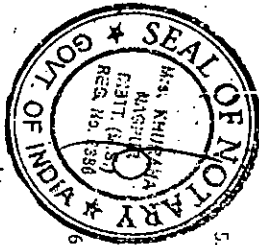
The Plot under sale being subject matter of this Agreement has been defined as "said Plot", details of which are as under:-

Plot no.	Block No	Area
38	—	324.58 sq. ft. (24.66 sq.mtrs)

The said Plot is located in the Residential Project "Pushp Vadka", to be developed on the said Project Land situated in Village - Wakeswar, Tehsil & District - Nagpur, in the State of Maharashtra.

2. The Company hereby agrees to sell and the Plot Allottee hereby agrees to purchase the said Plot in Pushp Vadka and make payment of Sale Consideration and other charges as mentioned in the Payment Plan.

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3. Total Sale Price/Payment Plan

The Plot Allottee agrees that he shall make payment of the basic sale price and other charges as agreed and accepted by him in this Agreement and in the manner set out in the payment plan (annexed hereto) agreed at the time of booking of the Plot. The Plot Allottee hereby agrees that the amounts equivalent to 15% (Fifteen Percent) of the Basic Sale Price (B.S.P.) of the allotted Plot will constitute the Earnest Money.

4. Payment for taxes on land, wealth tax, cesses by Plot Allottee

The Plot Allottee agrees that he shall be liable to pay all government rates, tax, property taxes, service tax, wealth tax, luxury tax, fees or levies of all and any kind by whatever name called, whether levied or payable now or in future by the governmental/competent authority. However, till said Plot is not assessed separately and if the Taxes etc. is/are levied on or paid by the Company then the same shall be reimbursed by the Plot Allottee to the Company on pro-rata basis.

Further, the Plot Allottee acknowledges that the said Plot is being allotted to him with an understanding that he shall pay Renterment/Peripheral Development charges directly to the NIT in accordance to the provisions of NIT Act 1936/Maharashtra Regional Town Planning Act 1966.

5. Mode of Payment

All payments by the Plot Allottee shall be made to the Company through demand drafts/cheques drawn upon scheduled banks in favour of "Pushp Vadka - Nagpur" payable at Delhi/New Delhi only. All such payments are subject to realization of demand drafts/cheques.

6. Timely payment is the Essence of this Agreement

Timely payment of Sale Price along with other charges including but not limited to applicable stamp duty, registration fee, and other charges, deposits stipulated under this Agreement are essence of the Allotment. These amounts are to be paid by the Plot Allottee on or before due date or as and when demanded by the Company, as the case may be.

It is agreed by the Plot Allottee that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding any installment/payment and the Plot Allottee shall make payment thereof as per schedule of payments.

7. Development of Project and Possession of Plot

That subject to the terms and conditions contained herein, the Company contemplates to develop the said Project and/or offer possession of the said Plot to the Plot Allottee within a period of twenty four (24) months plus a grace of six (6) months from the date of allotment of said Plot, unless there shall be delay or failure due to force majeure conditions and due to failure of Plot Allottee(s) to pay in time the total Sale Price and other charges and dues/payments mentioned in this Agreement or any failure on the part of the Plot Allottee(s) to abide by all or any of the terms and conditions of this Agreement.

The Plot Allottee acknowledges that Company may in its sole discretion carry out, such variation, alterations, deletions and modifications in the layout plans, site plans, Plot plans,

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location, size, measurement of Plot, dimensions, change in specifications, etc., including the number of Plots as the Company may consider necessary or as directed by any competent authority at any time till the said Project is fully developed and the plots are conveyed to the allottee(s).

If in the event the area of the said Plot increases or decreases at the time of handing over possession, the Plot Allottee shall pay the additional/difference in area at the rate applicable at the time of booking of the Plot.

8. Escalation

Though the Basic Sale Price of the said Plot is escalation free, however, in the event of an increase in the prices of raw materials like steel, cement etc or any other cost or any other charges etc, the Basic Sale Price is subject to revision at the sole discretion of the Company, without serving a notice to the Plot Allottee. All determination by the Company in this regard of the escalation shall be final and binding on the Plot Allottee.

9. Execution of Conveyance Deed

The Company shall get the title of the said Plot transferred in favour of the Plot Allottee subject to completion of development and the Plot Allottee's making full payment of Sale Price and other charges as per this Agreement.

The Company hereby undertakes that it shall get the final Conveyance Deed executed by the Land Owner M/s Pearl's Buldhart Private Limited in favour of the Plot Allottee. All stamp duty and registration charges in his regard shall be borne and paid by the Allottee only.

10. Maintenance Charges & Maintenance Security

The Maintenance, upkeep, security and common maintenance/services etc of the said Project, if required/contemplated, may be organized by the Company or its nominee. The Plot Allottee hereby agrees to pay to the Company interest free Maintenance Security (IFMS), regular maintenance charges/fees alongwith applicable taxes/charges etc in order to secure adequate provision of the maintenance services in the said Project. In case of non-payment or delay in payment Plot Allottee shall be liable to pay penal interest at the rate of 18% per annum. Besides the Company, in such an eventuality, may stop providing to Plot Allottee maintenance and other services including but not limited to electricity, water, sanitary etc.

11. Assignability of Agreement

It is specifically clarified by the Company that this Agreement and/or rights and interests herein can only be assigned, transferred or nominated with prior written consent of the Company which consent may be denied by the Company in its sole discretion. In case such consent is given, it shall be subject to the terms, conditions and charges as the Company may impose from time to time in this regard.

12. Company's right to raise finance

The Company shall have the right to raise finance/bank from any financial institution/bank by way of mortgage/charge/securitization of receivables or in any other mode or manner by charge/mortgage of the said project land subject to the condition that the said Plot shall be

transferred to the Plot Allottee free from all encumbrances at the time of execution of Conveyance Deed.

13. Plot Allottee's right to raise finance :

The Plot Allottee may obtain finance from any financial institution/bank or any other source but his obligation to purchase the said Plot pursuant to this Agreement shall not be contingent on the Plot Allottee's ability or competency to obtain such financing and the Plot Allottee will remain bound under this Agreement whether or not the Plot Allottee has been able to obtain financing for the purchase of the said Plot. This Agreement shall not be contingent upon availability of bank finance by the Plot Allottee.

14. Force Majeure:

If an event of Force Majeure including severe natural disasters e.g. earthquakes, typhoons or flood) or serious social disturbances e.g. wars, epidemics, terrorist attacks or civil disturbances etc. or a law or statute promulgated by a competent department or authority of the Central Government or State Government which fundamentally frustrates this Agreement occurs, the performance of the obligation affected by such event of Force Majeure can be suspended during the period of delay caused by the event of Force Majeure. In such an event, the Company shall be entitled to reasonable extension of time for performance of its obligations under this Agreement. The Company shall also be entitled to modify such terms and conditions as may be required from time to time and such modified terms shall be binding on the Plot Allottee.

15. Cancellation of Agreement.

In case the Plot Allottee does not make payment of the total sale price as per the payment plan in the manner and time mentioned therein or commit some other breach to the terms and conditions agreed herein, the same shall constitute a breach by the Plot Allottee. Upon such breach the allotment of said Plot can be cancelled by the Company by giving Fifteen (15) days notice to the Plot Allottee. Upon such cancellation of Allotment, the Company shall forfeit the amount equivalent to Earnest Money and other amount such as brokerage, administrative expenses, interest etc which are of non-refundable nature and the balance amount if any received by the Company over and above the said amount shall be refunded by the Company to the Plot Allottee.

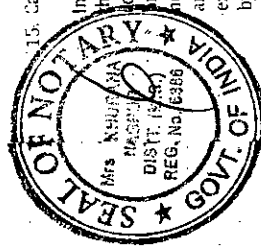
However, in case of delay in payment, the Company instead of cancellation stated above, may impose penal interest @18% p.a. and condone the delay which shall be without prejudice to the right of the Company to proceed for cancellation on the ground of non-payment.

16. Compliances under FEMA.

In case the Plot Allottee is a Non Resident Indian (NRI), he shall make all payment of sale price through applicable banking channel and complete all formalities of remittance applicable in such cases and the Company shall not be required to complete any formality in this regard.

17. Miscellaneous Clauses

- 1) Certain References: Any reference in this Agreement to anyone gender, masculine, feminine or neuter, includes the other two and the singular includes the plural and vice versa, unless the context otherwise requires.



2) The Plot Allottee hereby covenants with the Company to pay from time to time and at all times the amounts which the Plot Allottee is liable to pay under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against any loss/liabilities or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of any of the covenants and conditions stipulated in this Agreement.

3) The Allottee shall complete the construction of a dwelling unit on the said Plot within a period of four (4) years from the date of offer for possession by the Company or within such period as may be allowed by the Competent Authority, failing which the company may take appropriate action against the Plot Allottee which may include resumption of the possession of the said Plot or imposition of such penalty for non-construction as per the company's policy from time to time. However, the Company may, at its absolute discretion, grant extension by charging extension fee and the Allottee agrees to make payment of such penalty/charges/fee without any demur or protest.

4) All notices to be served on the Plot Allottee and the Company as contemplated by this Agreement shall be deemed to have been duly served if sent to the Plot Allottee or the Company by Registered Post/reputed courier at their respective addresses specified below:-

In case of Plot Allottee
Mr. Sundar Lal F. Allottee Bay
Plot No. 95 Sec 44
Haryana
(Address of Plot Allottee)
Rajdwar, Bhopal, Bhauli Nagar-400082
Gurgaon Haryana - 122002.

In case of Company
M/s. Wial See Marketing Limited
Plot No. 95 Sec 44,
Institutional Area,

It shall be the duty of the Plot Allottee to inform the Company of any change subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Plot Allottee.

5) In case there are joint Plot Allottees all communications shall be sent by the Company to the Plot Allottee whose name appears first and at the address given by such Allottee, which communication shall for all intents and purposes be considered as properly served on all the Plot Allottees.

6) It is clearly understood and agreed by the Plot Allottee that the stamp duty, registration and any incidental charges relating to and in respect of this Agreement and conveyance shall be borne and paid by the Plot Allottee only.

7) This Agreement along with its annexures and the terms and conditions contained in the Application constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, correspondences, arrangements whether written or oral, if any between the parties hereto.

8) This Plot Allottee understands that allotment of the said Plot shall be subject to the terms and conditions of the agreement executed between Nagpur Improvement Trust and the Land

Owner, terms and conditions whereof shall always be construed an essential part and parcel of this Agreement. Plot Allottee agrees to comply with all such terms and conditions applicable on the said Plot and the said Project.

9) All or any disputes arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Nagpur in English language by a sole arbitrator who shall be appointed by the Company and whose decision shall be final and binding upon the parties.

The Plot Allottee hereby confirms that the Plot Allottee shall have no objection to this appointment even if the person so appointed as the sole arbitrator, is an employee or advocate of the Company or is otherwise connected to the Company and the Plot Allottee confirms that notwithstanding such relationship/connection, the Plot Allottee shall have no doubts as to the independence or impartiality of the said sole arbitrator.

10) Subject to the arbitration clause the Courts at Nagpur shall have the exclusive jurisdiction to adjudicate upon any matter arising out of or in connection with this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove mentioned

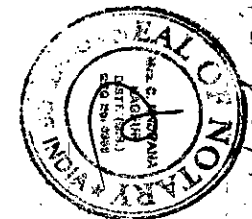
SIGNED AND DELIVERED BY THE WITHIN NAMED Wial See Marketing Limited, through Mr. Natar Sharma

WITNESSES:
1. Signature
Name
Address

Alia
Wial See Marketing Ltd
Plot no 95, sec 44, Gurgaon

SIGNED AND DELIVERED BY THE WITHIN NAMED Plot Allottee(s): (including joint Allottees)

(1) Mr. Sundar Lal F. Allottee Bay
(2) _____



ATTESTED
2/11/15
Mrs. CHANCHAL KHURANA
Advocate & Notary
Post Off. No. 4103, Meerapada
NAGPUR - 440 804

WITNESSES:
2. Signature
Name
Address

Witness of the Company
Witness of the Plot Allottee



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ANNEXURE-II

PAYMENT PLAN/PRICE LIST



PUSHP VATIKA

(A Joint Venture Project of Pawan Builders Pvt. Ltd. and Wee Homes Marketing Limited)
Wardha, Wardha



W.A.T. 10/11/2012

DEVELOPED RESIDENTIAL PLOTS

Sl. No.	PLOT SIZE (sq. mtrs.)	PLOT SIZE (sq. ft.)	Basic Sale Price (BSP)
1.	Upto 200 sq. mtrs.	Upto 2150 sq. ft.	₹ 525/- per sq. ft.
2.	201-300 sq. mtrs.	2150 sq. ft. - 3200 sq. ft.	₹ 500/- per sq. ft.
3.	301-500 sq. mtrs.	3200 sq. ft. - 5390 sq. ft.	₹ 450/- per sq. ft.
4.	501 sq. mtrs. and more	5390 sq. ft. and more	₹ 420/- per sq. ft.

On Application for Booking
Within 45 days of Booking
At the time of Possession

10% of the B.S.P.
5% of the B.S.P.
5% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 30 days of Booking
For Next 15 Months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. per month
P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

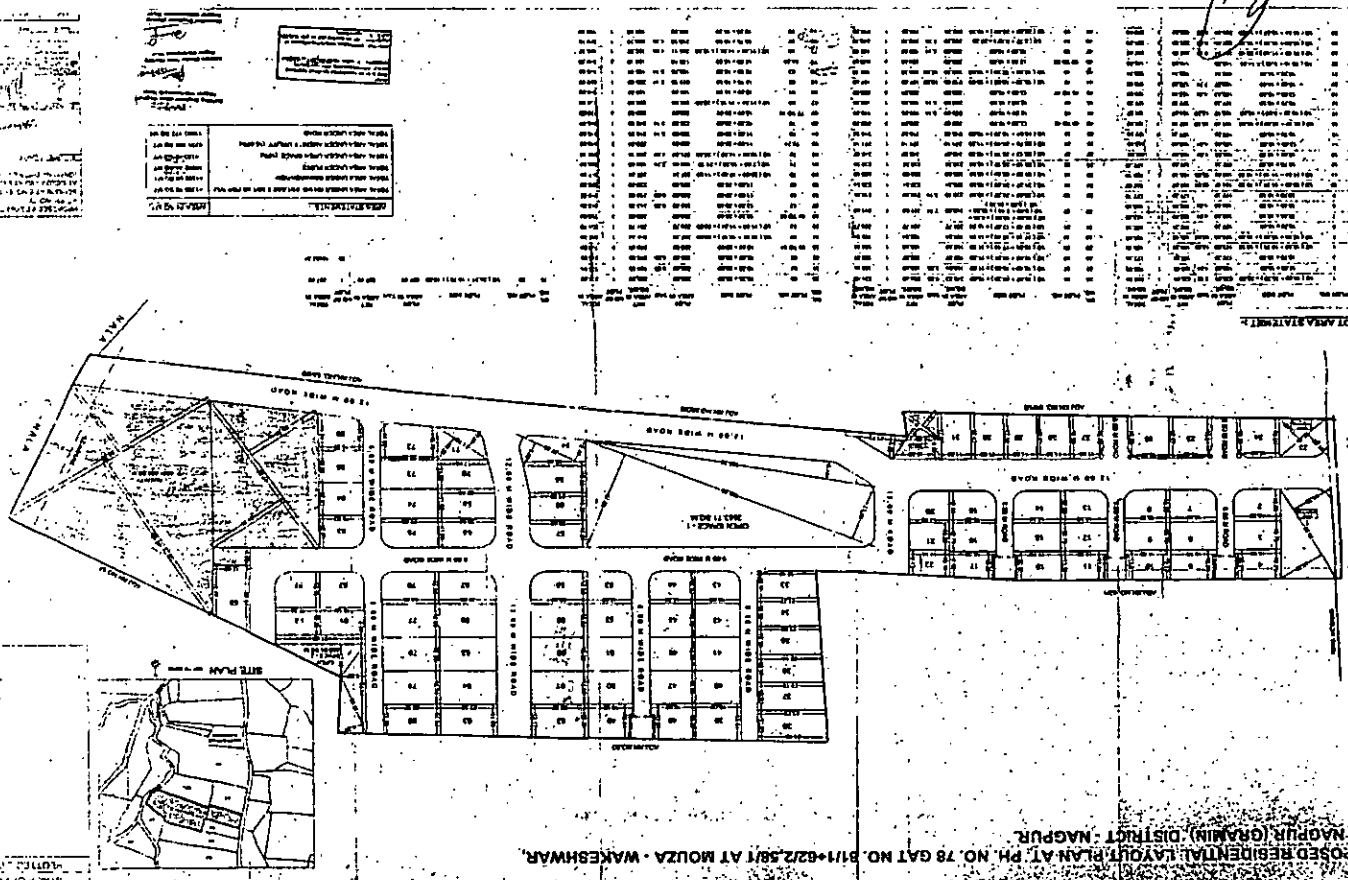
10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges

On Application for Booking
Within 45 days of Booking
For Next 15 months
At the time of Possession

10% of the B.S.P.
10% of the B.S.P.
85% of B.S.P. + P.L.C. - Other Charges



PROPOSED RESIDENTIAL LAYOUT PLAN AT PH. NO. 78 GAT NO. 811/622/58/1 AT MUZZA - WAKHESHWAR, DISTRICT - NAGPUR, NAGPUR (GRAMIN)

Signature of the Applicant(s)

ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---



ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____ S/o _____ R/o _____ 2. Mr./Ms. _____ S/o _____ R/o _____ Mr. _____ Mr. _____ (Transferor)
--	---

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A/C Payee

Rs. 10,000/-

Rs. 50,000/-

Rs. 100,000/-

For Value upto Rs. 1 Lac

Drawn under arrangement with HDFC Bank

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Pay

PUSHP VATIKA NAGPUR*****

16/08/2013
D D M M Y Y Y Y
Valid for 3 months only

Rupees रुपये

FORTY THOUSAND ONLY *****

By Order

आदेश अनुसार

A/c No.

01020380000283

C/A

Payable at par at

NEW DELHI

Clearing Branch of HDFC Bank Ltd.

RTGS / NEFT IFSC : HDFC0000102

अदा करें

₹***40000.00

For THE NAVODAYA URBAN CO-OP.BANK LTD

PANDURANG JAMBHALE

Sign Code.....

Name.....ASHWIN PAI

Sign Code.....AAP-01

Please sign above / कृपया यहाँ हस्ताक्षर करें

"841785" 4402400021 900056" 30



A/C Payee

Upto
Rs. 10,000/-Upto
Rs. 50,000/-Upto
Rs. 100,000/-

For Value upto Rs. 1 Lac

Drawn under arrangement with HDFC Bank

Pay

PUSHP VATIKA NAGPUR*****

16/08/2013
D D M M Y Y Y Y
Valid for 3 months only

Rupees रुपये

FORTY THOUSAND ONLY *****

By Order

आदेश अनुसार

A/c No.

01020380000283

C/A

Payable at par at

NEW DELHI

Clearing Branch of HDFC Bank Ltd.

RTGS / NEFT IFSC : HDFC0000102

अदा करें

₹***40000.00

For THE NAVODAYA URBAN CO-OP.BANK LTD

PANDURANG JAMBHALE

Sign Code.....

Name.....ASHWIN PALKAR

Sign Code.....AAP-016

Please sign above / कृपया यहाँ हस्ताक्षर करें

"841787" 4402400021 900056" 30



A/C Payee

Upto
Rs. 10,000/-Upto
Rs. 50,000/-Upto
Rs. 100,000/-

For Value upto Rs. 1 Lac

Drawn under arrangement with HDFC Bank

Pay

PUSHP VATIKA NAGPUR*****

16/08/2013
D D M M Y Y Y Y
Valid for 3 months only

Rupees रुपये

TWENTY THOUSAND ONLY *****

By Order

आदेश अनुसार

A/c No.

01020380000283

C/A

Payable at par at

NEW DELHI

Clearing Branch of HDFC Bank Ltd.

RTGS / NEFT IFSC : HDFC0000102

अदा करें

₹***20000.00

For THE NAVODAYA URBAN CO-OP.BANK LTD

PANDURANG JAMBHALE

Sign Code.....

Name.....ASHWIN PALKAR

Sign Code.....AAP-016

Please sign above / कृपया यहाँ हस्ताक्षर करें

"841786" 4402400021 900056" 30

76

Upto Rs. 10,000/- Upto Rs. 50,000/- Upto Rs. 100,000/-

DD M 11/07/2013 Valid for 3 months only

Payee

For Value upto Rs. 1 Lac Drawn under arrangement with HDFC Bank

PUSHP VATIKA NAGPUR*****

By Order

आदेश अनुसार

Pay

Rupees रुपये FORTY THOUSAND ONLY *****

अदा करें

₹ *****40000.00

A/c No. 01020380000283

C/A

For THE NAVODAYA URBAN CO-OP.BANK LTD

Clearing Branch of HDFC Bank Ltd. RTGS / NEFT IFSC : HDFC0000102

Name.....Ujjwala Gotmare NAMITA MANKAR Sign Code.....UJW 006 Sign Code.....

Please sign above / कृपया यहाँ हस्ताक्षर करें

NEW DELHI

841734 4402400021 900056 30

HDFC BANK

Upto Rs. 10,000/- Upto Rs. 50,000/- Upto Rs. 100,000/-

DD M 11/07/2013 Valid for 3 months only

A/C Payee

For Value upto Rs. 1 Lac Drawn under arrangement with HDFC Bank

PUSHP VATIKA NAGPUR*****

By Order

आदेश अनुसार

Pay

Rupees रुपये FORTY THOUSAND ONLY *****

अदा करें

₹ *****40000.00

A/c No. 01020380000283

C/A

For THE NAVODAYA URBAN CO-OP.BANK LTD

Clearing Branch of HDFC Bank Ltd. RTGS / NEFT IFSC : HDFC0000102

Name.....Ujjwala Gotmare NAMITA MANKAR Sign Code.....UJW 006 Sign Code.....

Please sign above / कृपया यहाँ हस्ताक्षर करें

NEW DELHI

841733 4402400021 900056 30

HDFC BANK

Upto Rs. 10,000/- Upto Rs. 50,000/- Upto Rs. 100,000/-

DD M 11/07/2013 Valid for 3 months only

A/C Payee

For Value upto Rs. 1 Lac Drawn under arrangement with HDFC Bank

PUSHP VATIKA NAGPUR*****

By Order

आदेश अनुसार

Pay

Rupees रुपये TWENTY THOUSAND ONLY *****

अदा करें

₹ *****20000.00

A/c No. 01020380000283

C/A

For THE NAVODAYA URBAN CO-OP.BANK LTD

Clearing Branch of HDFC Bank Ltd. RTGS / NEFT IFSC : HDFC0000102

Name.....Ujjwala Gotmare NAMITA MANKAR Sign Code.....UJW 006 Sign Code.....

Please sign above / कृपया यहाँ हस्ताक्षर करें

NEW DELHI

841732 4402400021 900056 30

RECEIPT

Customer Code: PV-000002

Receipt No.: 0006

Dated: 18th April 2013

Ref: Plot measuring 3348.22 Sq.Ft./311.06 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To
Mr. Sunder Lal Laldhar Bag
Address: Plot No 205, Ring Road, Near
Hanuman Mandir,
N.I.T Layout Priyadarshni Nagar, Bhamti,
Nagpur
Nagpur, MAHARASHTRA- 400022
PAN No.:

Sir/Madam,

Received with thanks a sum of Rs. 49,000/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	49,000.00	0.00	49,000.00
			Total:	49,000.00

(Rupees Fourty Nine Thousand Only),

Vide Cheque No. :838095 Dated 17th April 2013 drawn on HDFC BANK, NEW DELHI Payable at:
In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.



(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.



PUSHP VATIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILD MART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)

MARKETED BY: WITAL SEE MARKETING LTD. OFFICE AT PLOT NO. 94, SECTOR - 44, INSTITUTIONAL AREA, GURGAON - 122002

RECEIPT

Customer Code: PV-000002

Receipt No.: 0007

Dated: 18th April 2013

Ref: Plot measuring 3348.22 Sq.Ft./311.06 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To
Mr. Sunder Lal Laldhar Bag
Address: Plot No 205, Ring Road, Near
Hanuman Mandir,
N.I.T Layout Priyadarshni Nagar, Bhamti,
Nagpur
Nagpur, MAHARASHTRA- 400022
PAN No.:

Sir/Madam,

Received with thanks a sum of Rs. 49,000/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	49,000.00	0.00	49,000.00
			Total:	49,000.00

(Rupees Fourty Nine Thousand Only),

Vide Cheque No. :838096 Dated 17th April 2013 drawn on HDFC BANK, NEW DELHI Payable at:
In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.

(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.



PUSHP VATIKA

WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILD MART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)

MARKETED BY: WITAL SEE MARKETING LTD. OFFICE AT PLOT NO. 94, SECTOR - 44, INSTITUTIONAL AREA, GURGAON - 122002



RECEIPT

Customer Code: PV-000002

Receipt No.: 0008

Dated: 18th April 2013

Ref: Plot measuring 3348.22 Sq.Ft./311.06 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To
Mr. Sunder Lal Laldhar Bag
Address: Plot No 205, Ring Road, Near
Hanuman Mandir,
N.I.T Layout Priyadarshni Nagar, Bhamti,
Nagpur
Nagpur, MAHARASHTRA- 400022
PAN No.:

Sir/Madam,

Received with thanks a sum of Rs. 44,300/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	44,300.00	0.00	44,300.00
			Total:	44,300.00

(Rupees.Fourty Four Thousand Three Hundred Only),

Vide Cheque No. :838094 Dated 17th April 2013 drawn on HDFC BANK, NEW DELHI Payable at:
- In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.

(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.

70,
Sebi and Stock Exchange,
The regional Manager,
5th Floor, Bank of Baroda Building,
16, Sansal Marg, New Delhi - 110001.



From Sender,

Mr. Sundarlal Laldhar Bag. Mob: 9689119320
Home No. 205, Plot No. 7, Priyadarshani
Nagar N. I. T. Layout Near Hanuman Temple
Bhamli Shimuli Nagar Nagpur - 440022.



TO: NEW DELHI 110001
WT: 70grams, 12/11/2016 10:19
Amount: Rs 40.00
Counter No: 1, DP Code: ADN
FLAD SHANKAR NAGAR 440010
PIN 431302 24831N

317 70

प्रति,

श्रीमान नोडल ऑफिसर,
माननीय.आर.एम.लोढा समिती,
पीएसीएल लि. के संदर्भ में
सिविल अपील नं. १३३९४/२०१५

विषय :- नागपुर (महाराष्ट्र) जिले के वाकेश्वर जमीन कि विक्री तथा निलामी रोकने के संदर्भ में।

दि. २७ अगस्त २०१६ के १९२ जिलोंकी विक्री तथा निलामी के संदर्भ में जो विग्यापन आया है,।

(सर्वे नं. ५८/१, ६१/१, ६२/२), MR NO. 10002-15, 10004-15, 10005-15

करीब १०.२२ एकड (A Joint venture between Pearls Build mart Pvt. Ltd (The Land owner) and Wital see Marketing Ltd.)

आवेदक : अनोज बेरवंशी, नागपुर (महाराष्ट्र)

महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंके जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमें नागपुर तहसिल तथा जिलेकी करीब १०.२२ एकड जमीन यह पहलेसेही N.A, T.P तथा नागपुर सुधार प्रन्यास से (N.I.T.) सॅन्कशन (Sanction) कराके उस पर " पुष्पवाटिका " नामसे छोटे रहिवासी प्लॉट बेचनेकी स्कीम बनी है। उसमें करीब ८ ते ९ लोगोंने प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामा कि सत्यप्रति इस निवेदन के साथ जोड़ी है।

निलामी के संदर्भमें जो विग्यापन आया है, उसमें एक सर्वे नंबर गलत बताया है। ६१/२ के जगह ६२/२ होना चाहिए। इसलिए आवेदन के साथ ७-१२ कि सत्यप्रति जोड़ी है। मैंने अबतक ५,२२,८३५/- (पाँच लाख बाइस हजार आठ सौ पैतीस) कुल राशी जमा कि है, जिसकी रसीद कि सत्यप्रति साथ जोड़ी है।

अंतः आपसे अनुरोध है कि आप कृपया इस जमीन का विक्री तथा निलामी रोककर, इस विषयपर पूरी जानकारी लेकर ग्राहकोंको न्याय दे।

धन्यवाद

दिनांक :-

12-11-2016

स्थान :-

नागपुर (महाराष्ट्र)

15 NOV 2016

आवेदक

अनोज बेरवंशी

(अनोज बेरवंशी)

१९८, वैरागडे वाडी, बाजुला जयस्तंभ
डिप्टी सिग्मन पो. कलमना मार्केट

नागपुर-४४००३५

९२२६१३५६१८

D4M(RK9)

गाव नमुना सात

69

अधिकार अभिलेख पत्रक

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

३, ५, ६ आणि ७)

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक :- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 58/1 भोगवटादार वर्ग -1		भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक	
क्षेत्र एकक हे.आर.चौ.मी	पर्टस बि. मार्ट प्रा. लि. दिल्ली	1.93.00 9.44	(79) 44
बिन शेती 1.93.00			कुळाचे नाव
बिन शेती 9.44			इतर अधिकार
भाकारणी			इतर (79)
जिरायत -			फे.क्र. 79 दि. 15-5-98 (79)
बागायत -			
तरी -			
वरकस -			
इतर -			
एकुण क्षेत्र -			
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकुण पो 0.00.00			
ख			
जुडी किवा -			
विशेष			
आकारणी			
			सीमा आणि भुमापन चिन्हे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सत्यप्रतिलिपी

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

गाव: वाकेश्वर

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्मळपिकाखालील		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन			
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			



गाव नमुना सात

67

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 62/2 भोगवटादार वर्ग -1		भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव		क्षेत्र आकारआणे पै पो.ख. फे.फा	
क्षेत्र एककहे.आंर.चौ.मी बिन शेती 1.20.00 बिन शेती 5.06 आकारणी जिरायत - बागायत - तरी - वरकस - इतर - एकुण क्षेत्र- पोटाखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो 0.00.00 ख जुडी किवा - विशेष आकारणी		पलस बिल्डमार्ट प्रा. लि. नई दिल्ली 0.15.26 5.06 (142) कुळाचे नाव इतर अधिकार इतर (386) दि. 12/01/2009 विक्री (386) इतर (387) विक्री फे क्र दि 12/01/09 (387)	

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सत्यप्रतिलिपी

लिपिक
तहसिल कार्यालय
जागपूर (ग्रामीण)

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

गाव: वाकेश्वर

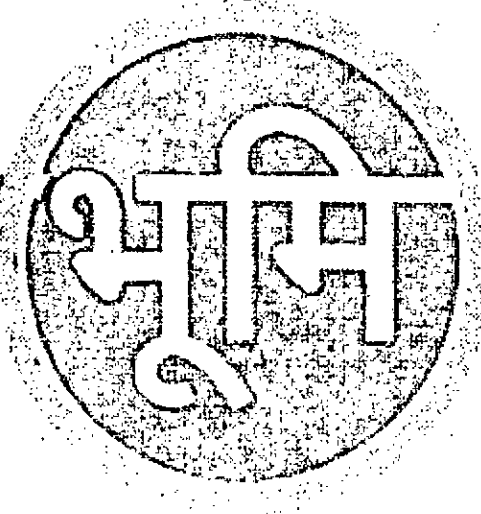
तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
2013-14	खरीप									पडळ	1.2000			

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

भूमिअभिलेख निर्णयात
ई महा



गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक :- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग 61/1 भोगवटादार वर्ग -1		भोगवटादाराचे नांव	
शेतीचे स्थानिक नांव		क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी. बिन शेती 1.00.00 बिन शेती 3.65 आकारणी जिरायत - बागायत - तरी - वरकस - इतर - एकुण क्षेत्र - पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो 0.00.00 ख जुडी किवा - विशेष आकारणी		मे. पतंस बिल्डमार्ट प्रा.ली. विहार नई दिल्ली 1.00.00 3.65 (386) भूमिअभिलेख निर्णयात महाराष्ट्र इ.स. १९५७ नागपूर (मा.) सहसिलदार नागपूर (मा.)	49 कुळाचे नाव इतर अधिकार इतर (107) फे.क्र 108 विक्री मुळे 4/9/2000 (107) इतर (213) फे.क्र 213 दि.25.1.06 खरेदीमुळे आ.2.00 हे.आर.पक्की (213) 1.00 हे. (213) इतर (274) दि.31.5.07 (274) इतर (386) दि. 12/01/2009 विक्री (386) फे.क्र 360 दि.16/1/09 अकृषक नोंद (386)
(108)		सीमा आणि भुमापन चिन्हे	

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सत्यप्रतिलिपी

लिपीक
सहाय्यक कार्यालय
नागपूर (ग्रामीण)

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

गाव: वाकेश्वर

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			लांगवडीसाठी उपलब्ध नसलेली जमीन			
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			



1204 4-16	Gurpreet Real Estate & Constructions Pvt. Ltd r/o A-22, Meera Bagh, New Delhi Auth Person Ajay Singh Tomer s/o Vikram Singh r/o 1-3-131/6A/3, Shastri Nagar, South Nirmal	Sudhakar s/o Ganpat Mahure r/o Gumgaon, Tehsil Hingna, Dist Nagpur, Mah GPA Holder Chander Kant s/o Bhagwan dass Vastani r/o Dhanoli vardha road Nagpur	2.668 (1.08 Hec.)	Maharashtra	Nagpur	Hingna Khadka	103/1 (1.08) Hec	N/A	
1204 5-16	Gurpreet Real Estate & Constructions Pvt. Ltd r/o A-22, Meera Bagh, New Delhi Auth Person Ajay Singh Tomer s/o Vikram Singh r/o 1-3-131/6A/3, Shastri Nagar, South Nirmal	Nirmala Devi w/o Svaroop Chand Kohari r/o Rajnandgaon, Chhatisgarh	2.989 (1.21 Hec.)	Maharashtra	Nagpur	Hingna Khadka	102 (1.21) Hec	N/A	
1000 1-15	Pearls Buildmart Pvt. Ltd. r/o B-1/3, Paschim Vihar, new Delhi- 63. Authorise person D.S. Puri, s/o Indrapal singh r/o Flat no. 14/8, Ashok nagar, New Delhi	Jagdamba Realtors Pvt. Ltd. r/o 602, Nikalas Tower, 6th Floor Central Bajar road, Ramdaspath, Nagpur-12, Mah. Authorise person through director Gopal s/o Lakshman Rao Kondawar r/o 4th Floor hare Krishna Enclave Ramdaspath, Nagpur, Mah.	6.0045 (2.43 Hec.)	Maharashtra	Nagpur	Dhuti	80/5 (2.43) hec.	N/A	
1000 2-15	Pearls Buildmart Pvt. Ltd. r/o B-1/3, Paschim Vihar, new Delhi- 63. Authorise person Daljeet Singh s/o Indrapal singh r/o Flat no. 14/8, Ashok	Ravindra s/o Baliramji Dehankar r/o Ralkuhi, Tehsil & dist Nagpur MH	2.965 (1.20 Hec.)	Maharashtra	Nagpur	Wakeshw	62/2 (1.20) hec.	N/A	

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nagar, New Delhi										
MR DETAILS_OF_BUYER	DETAILS_OF_SELLER	AREA	STATE	DISTRICT	TEHSIL	VILLAGE	SYNo_KhasraNo	REMARKS	View Document	
10 Pearlys Buildmart Pvt. Ltd. r/o B-1/3, Paschim Vihar, new Delhi-0063, Authorise. 3-person Daljeet Singh s/o Inderpal singh r/o Flat no. 14/8, Ashok nagar, New Delhi	Swarnlata w/o Krushnakumar Gupta r/o 18/24 Gupta Niwas, Laharpura, Nagpur, MH	7.5613 (3.06 hec.)	Maharashtra	Nagpur	Nagpur (Rural)	Dhuti	34 (3.06) hec.	N/A	VIEW	
10 Pearlys Buildmart Pvt. Ltd. r/o B-1/3, Paschim Vihar, new Delhi-0063, Authorise. 4-person Daljeet Singh s/o Inderpal singh r/o Flat no. 14/8, Ashok nagar, New Delhi	Ramkrishan s/o Baburam Pangul r/o Village Wakeshwar, tehsil Wakeshwar, Distt Nagpur, MH	4.769 (1.93 HEC.)	Maharashtra	Nagpur	Nagpur (Rural)	Wakeshwar	58/1 (1.93) hec.	N/A	VIEW	
10 Pearlys Buildmart Pvt. Ltd. r/o B-1/3, Paschim Vihar, new Delhi-0063, Authorise. 5-person D S Puri s/o Inderpal singh r/o Flat no. 14/8, Ashok nagar, New Delhi	Jagdamba Realtors Pvt. Ltd. r/o 602, Nikalas Tower, 6th Floor Central Bajar road, Ramdaspath, Nagpur-12, Mah. Authorise person through director Gopal s/o Lakshman Rao Kondawar r/o 4th Floor hare Krishna	2.471 (1.00 hec.)	Maharashtra	Nagpur	Nagpur (Rural)	Wakeshwar	61/3 (1.0) hec. <u>61/1</u>	N/A	VIEW	

2929
3/2/15

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**PUSHP VATIKA
PLOT BUYER'S AGREEMENT**

THIS AGREEMENT is made at Nagpur on this 5th day of Dec, 2014 by and between

WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having its Corporate office at Plot No. 95, Sec. 44, Institutional Area, Gurgaon, Haryana-122002 (hereinafter referred to as '**Company**' which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) through its duly Authorized Signatory Shri _____ S/o Shri _____ R/o _____ of the First Part.

AND

1. Shri/Smt. Ana Bishat Bhanushli
Son/Daughter/Wife of Shri Bishat Ramcharan Bhanushli
Resident of 1230/198, Wairagad Wadi, Deputy Signal,
Nagpur - 440035.

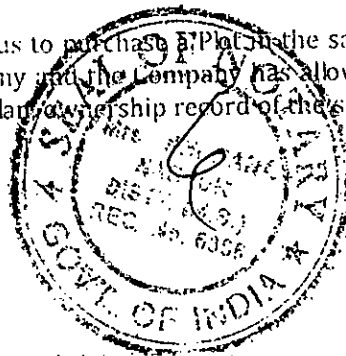
2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

(* to be filled up in case of joint Plot Allottee)

(hereinafter singly/jointly, as the case may be, referred to as '**the Plot Allottee**' which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives and successors) of the Other Part.

(the expressions "**Company**" and/or "**Plot Allottee**", wherever the context so requires and permits, hereinafter individually refer to as "**Party**" and collectively as "**Parties**")

- A. WHEREAS Pearls Buikmart Private Limited ("the **Land Owner**") is the absolute Owner in possession of all that piece and parcel of the lands bearing Survey No. 58/1, 61/1, 61/2, 62/2, admeasuring about 13.22 Acres situated at Village - Wakeshwar, Tehsil & District - Nagpur in the State of Maharashtra (hereinafter referred to as "**Project Land**").
- B. AND WHEREAS the Land Owner has procured requisite Permissions for development of the said Project Land as a Residential Plotted Project ("**said Project**").
- C. AND WHEREAS vide a joint Development Agreement dated 15th October 2012 the Land Owner has granted the Company the right to develop, construct and market the said Project and generally to manage the said Project in the terms and conditions set out therein. In this manner, the Company is competent to develop the said residential plotted project over the said Project Land under the name and style of **Pushp Vatika - Wakeshwar, Nagpur** with full right to book and sell the Plots so carved out and developed by the Company in the said Project to the prospective buyers and to execute the present Agreement.
- D. AND WHEREAS the Plot Allottee, being desirous to purchase a Plot in the said Project, approached Company and has demanded from the Company and the Company has allowed the Plot Allottee an inspection of project Land, location plan, site plan, ownership record of the said Project Land and all



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other documents relating to the title, competency and all other relevant approvals/details. The Plot Allottee after inspection of records has confirmed that he is fully satisfied in all respects with regard to the right, title and interest of the Company and the limitations and obligations of the Company in respect of the said Project.

- E. AND WHEREAS the Company has clarified to the Plot Allottee that the layout plan has been approved by the Nagpur Improvement Trust (NIT) and are subject to other statutory NOCs/sanctions required from various authorities. In any stage, due to any direction of the Competent Authority or in the interest of said Project at the discretion of the Company, the Company may modify such Layout/Site/Plot plans without seek consent of the Plot Allottee for the said purpose. Plot Allottee agrees that such modified plan shall automatically become part of this Agreement. Further, this Agreement is confined and limited in its scope only to the sale of said Plot (defined hereunder) in the said Project subject to the terms and conditions specified herein.
- F. AND WHEREAS the Plot Allottee confirms that he is entering into this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to said project Land/said Project in particular and the terms and conditions contained in this Agreement. Plot Allottee further confirms that while applying for purchase of said Plot (defined hereunder) he has not relied upon and is not influenced by any architect's plan, sales plan, sale brochure, advertisement, representation, warranty, statement or estimate of any nature whatsoever whether written or oral made by the Company, its selling agents/brokers and that the Plot Allottee has relied solely on his own judgment and investigation in deciding to enter into this Agreement.
- G. AND WHEREAS the Company, relying on the confirmations, representations and assurances of the Plot Allottee to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, has accepted in good faith the Plot Allottee's Application to allot the said Plot (defined hereunder) and is now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

1. Plot under Sale (said Plot)

The Plot under sale being subject matter of this Agreement has been defined as "said Plot", details of which are as under:-

Plot no.	Block No	Area
13	_____	20880 sq.ft (193.8 sq.mtrs)

The said Plot is located in the Residential Project "Pushp Vatika", to be developed on the said Project Land situated in Village - Wakesnwar, Tehsil & District - Nagpur, in the State of Maharashtra.

2. The Company hereby agrees to sell and the Plot Allottee hereby agrees to purchase the said Plot in Pushp Vatika and make payment of Sale Consideration and other charges as mentioned in the Payment Plan.

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Owner, terms and conditions whereof shall always be construed an essential part and parcel of this Agreement. Plot Allottee agrees to comply with all such terms and conditions applicable on the said Plot and the said Project.

- 9) All or any disputes arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Nagpur in English language by a sole arbitrator who shall be appointed by the Company and whose decision shall be final and binding upon the parties.

The Plot Allottee hereby confirms that the Plot Allottee shall have no objection to this appointment even if the person so appointed, as the sole arbitrator, is an employee or advocate of the Company or is otherwise connected to the Company and the Plot Allottee confirms that notwithstanding such relationship/connection, the Plot Allottee shall have no doubts as to the independence or impartiality of the said sole arbitrator.

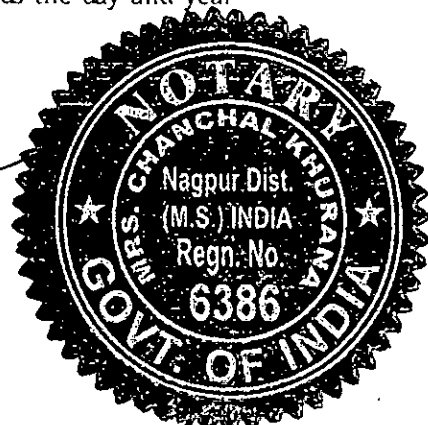
- 10) Subject to the arbitration clause the Courts at Nagpur shall have the exclusive jurisdiction to adjudicate upon any matter arising out of or in connection with this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHIN NAMED COMPANY
Wital See Marketing Limited, through Mr Naveen Sharma

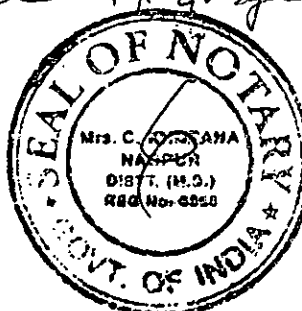
WITNESSES:

1. Signature Shu
Name Alok Garg
Address Wital See Marketing Ltd.
Plot no 895, Sec-44 Gurgaon



SIGNED AND DELIVERED BY THE WITHIN NAMED
Plot Allottee(s): (including joint Allottees)

- (1) Mr Anoj Bishal Berranshi
(2) _____

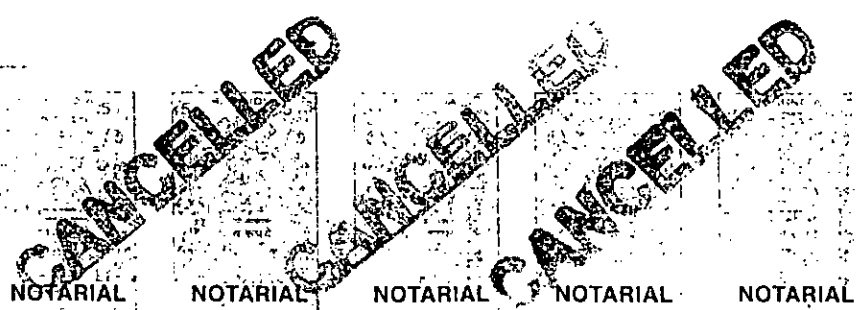


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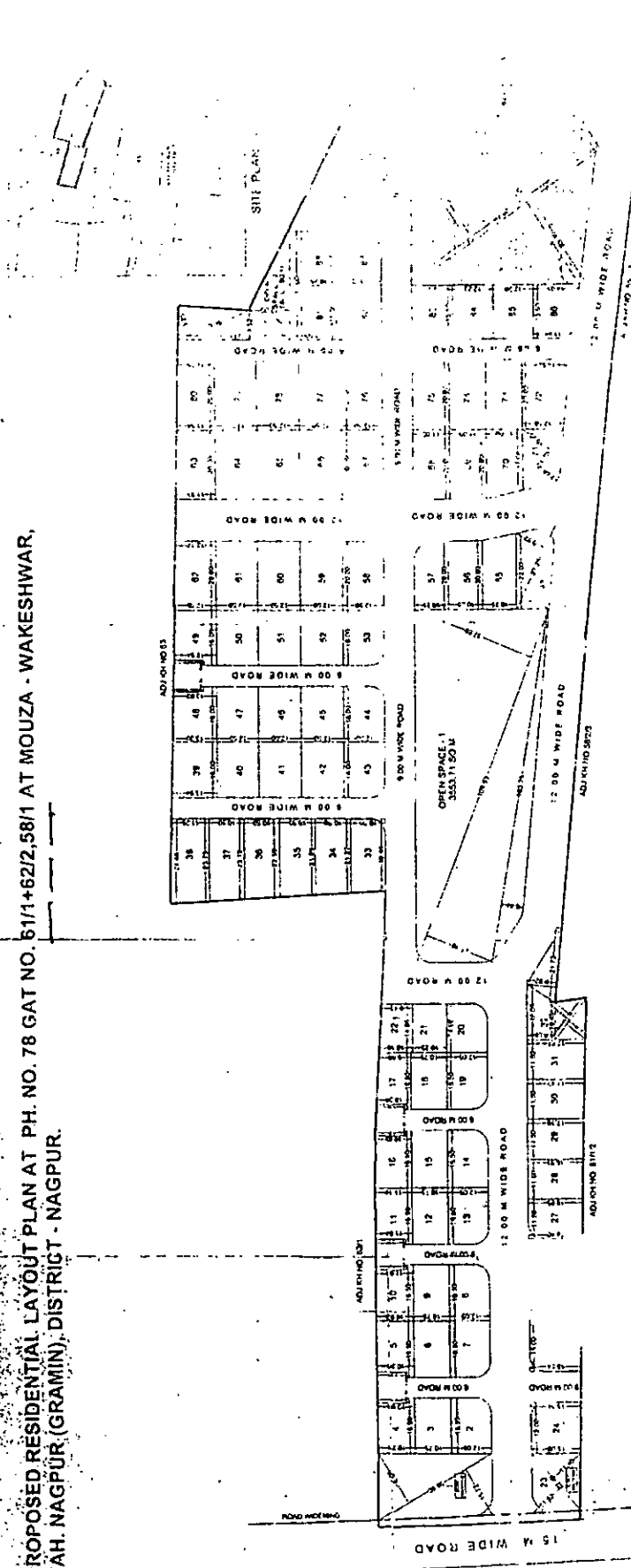
Mrs. CHANCHAL KHURANA
Advocate & Notary
Resi. Off. H/No. 410/3, Macosha
NAGPUR - 440 004

WITNESSES:

2. Signature _____
Name _____
Address _____



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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71</																													

RECEIPT

Receipt No.: 0030

Date: 22.02.2014

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
AN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	6th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266559 Dated 14.02.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai In
our of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
E & O.E.

For Wital See Marketing Ltd.


(Authorised Signatory)

RECEIPT

Receipt No.: 0029

Date: 06.12.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	5th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 555352 Dated 28.10.2013 drawn on UMIYA URBAN CO-OPERATIVE BANK MYDT., NAGPUR, Nagpur Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0020

Date: 06.08.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar,
Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	3rd Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266556 Dated 25.07.2013 drawn on SBI, Chhaprunaagar(Nagpur) Payable at: Chennai In
favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0013

Date: 24.06.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	2nd Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266553 Dated 13.06.2013 drawn on SBI, SBI Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0009

Date: 29.04.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 1,00,000/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	1st Installment	1,00,000.00	0.00	1,00,000.00
			Total:	1,00,000.00

(Rupees One Lac Only),

Vide Cheque No. 506071 Dated 25.04.2013 drawn on UMIYA URBAN CO-OPERATIVE BANK MYDT., NAGPUR, WARDHAMAN NAGAR BRANCH Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
E & O.E.

For Wital See Marketing Ltd.


(Authorised Signatory)

RECEIPT

Receipt No.: 0031

Date: 07.06.2014

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	7th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266563 Dated 14.05.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
E & O.E.

For Wital See Marketing Ltd.


(Authorised Signatory)

RECEIPT

Receipt No.: 0032

Date: 07.06.2014

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	8th Installment	52,202.00	0.00	52,202.00
-			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266564 Dated 14.05.2014 drawn on SBI, Chhapruniagar (Nagpur) Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Customer Code: PV-000005

Receipt No.: 0003

Dated: 13th March 2013

Ref: Plot measuring 2088.09 Sq.Ft./193.99 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To
Mr. Anoj Bisahat Beravanshi
Address: Anoj Bisahat Beravanshi Bisahat
Ramcharan Beravanshi Dipti Singal Vairagade, Wadi
Near Nagraj Chowk Nagpur
Nagpur, MAHARASHTRA- 440008
PAN No.: AIRPB7616E

Sir/Madam,

Received with thanks a sum of Rs. 1,09,623/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	1,09,623.00	0.00	1,09,623.00
			Total:	1,09,623.00

(Rupees One Lac Nine Thousand Six Hundred Twenty Three Only),

Vide Cheque No. :005000 Dated 7th March 2013 drawn on Kotak Mahindra Bank, Kotak Bank Service Branch Payable at: - _____ In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.



(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.

From.

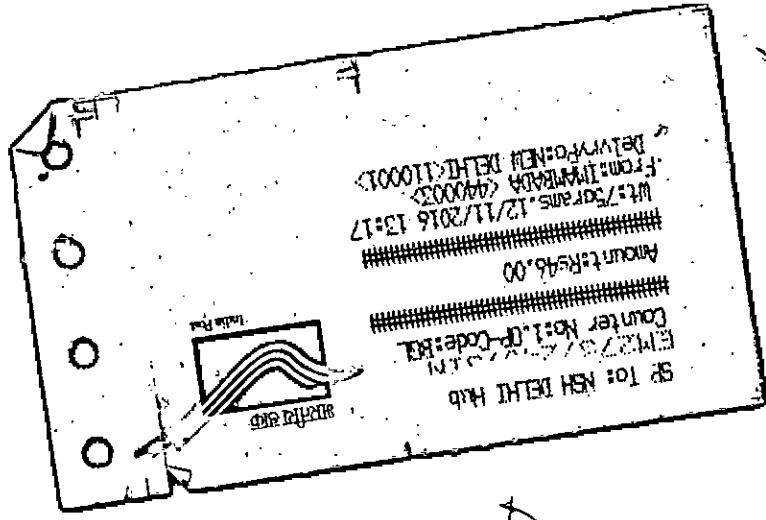
ANIL B. BERVANSHT

197 WATRAQADE WADI DIP TI, SIGNAL

NEAR TALSTAMBH POST KALMANA MARKET

NAGPUR 440035

MO. 9226135618



70,

57

LODHA COMMITTEE IN THE MATTER OF PACL
SEBI AND STOCK EXCHANGE
THE REGIONAL MANAGER
5TH FLOOR BANK OF BARODA BUILDING
16, SANSAID MARG, NEW DELHI - 11001



Create a separate record for Nagpur project
27/10
Dm (Rakesh Kumar)
24/10

Return to selling & land in Nagpur

AMT (A+)
Ami Kedar
100%
24/10/16
H.d. Kumar

232

5120
19110

(21)

44

श्रीमान नोडल ऑफिसर,
माननीय.आर.एम.लोढा समिती,
पीएसीएल लि. के संदर्भ में
सिविल अपील नं. १३३९४/२०१५

भा प्र. वि बो. SEBI
सं/No 92614
दिनांक
Date 19 OCT 2016

विषय :- नागपुर (महाराष्ट्र) जिले के वाकेश्वर जमीन कि बिक्री तथा निलामी रोकने के संदर्भ में।

(सर्वे नं. ५८/१, ६१/१, ६१/२)

करीब १०.२२ एकड़



SEBI/IW/P/20161020/0000092614

आवेदक : अनोज बेरवंशी, नागपुर (महाराष्ट्र)
महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलों के जमीनों की बिक्री तथा निलामी के संदर्भ में जो विज्ञापन आया है, उसमें नागपुर तहसिल तथा जिले की करीब १०.२२ एकड़ जमीन यह पहले से ही N.A, T.P तथा नागपुर सुधार प्रन्यास से (N.I.T.) सॅन्कशन (Sanction) कराके उस पर " पुष्पवाटिका " नाम से छोटे रहिवासी प्लॉट बेचने की स्कीम बनी है। उसमें करीब ८ ते ९ लोगोने प्लॉट खरीदे थे उनमें से मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामा कि सत्यप्रति इस निवेदन के साथ जोड़ी है।

मैंने अबतक ५,२२,८३५/- (पाँच लाख बाइस हजार आठ सौ पैतीस) कुल राशी जमा कि है, जिसकी रसीद कि सत्यप्रति साथ जोड़ी है।

अंतः आपसे अनुरोध है कि आप कृपया इस जमीन का बिक्री तथा निलामी रोककर, इस विषय पर पूरी जानकारी लेकर ग्राहकों को न्याय दे।

धन्यवाद

दिनांक :- 17-10-2016

स्थान :- नागपुर (महाराष्ट्र)

आवेदक

अनोज बेरवंशी

(अनोज बेरवंशी)

१९८, वैरागडे वाडी, बाजुला
जयस्तंभ, डिप्टी सिग्नल पो.
कलमना मार्केट नागपुर-
४४००३५

९२२६१३५६१८

भारतीय प्रतिभूति और विनिमय बोर्ड
Securities and Exchange Board of India
पश्चिमी प्रादेशिक कार्यालय/Northern Regional Office
नई दिल्ली/New Delhi
25 OCT 2016
संख्या/No.:
अंतर्वस्तु सत्यापित नहीं की/Contents not Verified
हस्ताक्षर/Signature:
तारीख/Date:

43

PLOT BUYER'S AGREEMENT

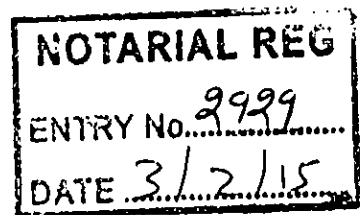
PLOT NO 13

Name of Allottee

1. Shri/Smt. Anoj
Son/Daughter/Wife of Shri _____
Resident of _____

2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

PUSHP VATIKA - WAKESHWAR, NAGPUR
(A JOINT VENTURE PROJECT OF PEARLS BUILDMART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)



PUSHP VATIKA
PLOT BUYER'S AGREEMENT

THIS AGREEMENT is made at Nagpur on this 31st day of Dec, 2014 by and between

WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having its Corporate office at Plot No. 95, Sec.44, Institutional Area, Gurgaon, Haryana-122002 (hereinafter referred to as '**Company**' which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) through its duly Authorized Signatory Shri _____ S/o Shri _____ R/o _____ of the First Part.

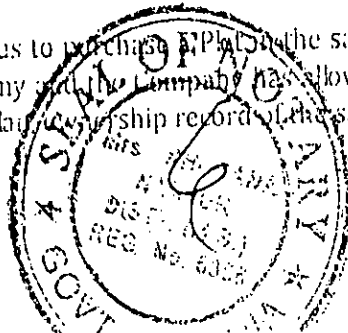
- AND
1. Shri/Smt. Anaj Bishhat Berauashli
Son/Daughter/Wife of Shri Bishhat Ramcharran Berauashli
Resident of 1230/198, Wairand Wadi, Dipty Signal,
Nagpur - 440045.
 2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

(* to be filled up in case of joint Plot Allottee)

(hereinafter singly/jointly, as the case may be, referred to as '**the Plot Allottee**' which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives and successors) of the Other Part.

(the expressions "**Company**" and/or "**Plot Allottee**", wherever the context so requires and permits, hereinafter individually refer to as "**Party**" and collectively as "**Parties**")

- A. WHEREAS Pearls Buildmart Private Limited ("the Land Owner") is the absolute Owner in possession of all that piece and parcel of the lands bearing Survey No. 58/1, 61/1, 61/2, admeasuring about 10.22 Acres situated at Village - Wakeshwar, Tehsil & District - Nagpur in the State of Maharashtra (hereinafter referred to as "**Project Land**").
- B. AND WHEREAS the Land Owner has procured requisite Permissions for development of the said Project Land as a Residential Plotted Project ("**said Project**").
- C. AND WHEREAS vide a Joint Development Agreement dated 15th October 2012 the Land Owner has granted the Company the right to develop, construct and market the said Project and generally to manage the said Project in the terms and conditions set out therein. In this manner, the Company is competent to develop the said residential plotted project over the said Project Land under the name and style of **Pushp Vatika - Wakeshwar, Nagpur** with full right to book and sell the Plots so carved out and developed by the Company in the said Project to the prospective buyers and to execute the present Agreement.
- D. AND WHEREAS the Plot Allottee, being desirous to purchase a Plot in the said Project, approached Company and has demanded from the Company and the Company has allowed the Plot Allottee an inspection of project Land, location plan, site plan, ownership record of the said Project Land and all



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other documents relating to the title, competency and all other relevant approvals/details. The Plot Allottee after inspection of records has confirmed that he is fully satisfied in all respects with regard to the right, title and interest of the Company and the limitations and obligations of the Company in respect of the said Project.

- ✓
- E. AND WHEREAS the Company has clarified to the Plot Allottee that the layout plan has been approved by the Nagpur Improvement Trust (NIT) and are subject to other statutory NOCs/sanctions required from various authorities. In any stage, due to any direction of the Competent Authority or in the interest of said Project at the discretion of the Company, the Company may modify such Layout/Site/Plot plans without seek consent of the Plot Allottee for the said purpose. Plot Allottee agrees that such modified plan shall automatically become part of this Agreement. Further, this Agreement is confined and limited in its scope only to the sale of said Plot (defined hereunder) in the said Project subject to the terms and conditions specified herein.
- F. AND WHEREAS the Plot Allottee confirms that he is entering into this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to said project Land/said Project in particular and the terms and conditions contained in this Agreement. Plot Allottee further confirms that while applying for purchase of said Plot (defined hereunder) he has not relied upon and is not influenced by any architect's plan, sales plan, sale brochure, advertisement, representation, warranty, statement or estimate of any nature whatsoever whether written or oral made by the Company, its selling agents/brokers and that the Plot Allottee has relied solely on his own judgment and investigation in deciding to enter into this Agreement.
- G. AND WHEREAS the Company, relying on the confirmations, representations and assurances of the Plot Allottee to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, has accepted in good faith the Plot Allottee's Application to allot the said Plot (defined hereunder) and is now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

1. Plot under Sale (said Plot)

The Plot under sale being subject matter of this Agreement has been defined as "said Plot", details of which are as under:-

Plot no.	Block No	Area
13	_____	20320 sq.ft (193.7 q.mtrs)

The said Plot is located in the Residential Project "Pushp Vatika", to be developed on the said Project Land situated in Village - Wakesnwar, Tehsil & District - Nagpur, in the State of Maharashtra.

2. The Company hereby agrees to sell and the Plot Allottee hereby agrees to purchase the said Plot in Pushp Vatika and make payment of Sale Consideration and other charges as mentioned in the Payment Plan.

3. Total Sale Price/Payment Plan

The Plot Allottee agrees that he shall make payment of the basic sale price and other charges as agreed and accepted by him in this Agreement and in the manner set out in the payment plan (annexed hereto) agreed at the time of booking of the Plot. The Plot Allottee's hereby agrees that the amounts equivalent to 15% (Fifteen Percent) of the Basic Sale Price (B.S.P.) of the allotted Plot will constitute the Earnest Money.

4. Payment for taxes on land, wealth-tax, cesses by Plot Allottee

The Plot Allottee agrees that he shall be liable to pay all government rates, tax, property taxes, service tax, wealth tax, luxury tax, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the governmental/Competent authority. However, till said Plot is not assessed separately and if the Taxes etc. is/are levied on or paid by the Company then the same shall be reimbursed by the Plot Allottee to the Company on pro-rata basis.

Further, the Plot Allottee acknowledges that the said Plot is being allotted to him with an understanding that he shall pay Betterment/Peripheral Development charges directly to the NIT in accordance to the provisions of NIT Act 1936/Maharashtra Regional Town Planning Act 1966.

5. Mode of Payment

All payments by the Plot Allottee's shall be made to the Company through demand drafts/cheques drawn upon scheduled banks in favour of "Pushp Vatika - Nagpur" payable at Delhi/New Delhi only. All such payments are subject to realization of demand drafts/cheques.

6. Timely payment is the Essence of this Agreement

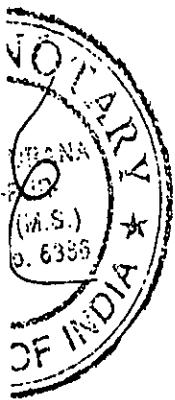
Timely payment of Sale Price along with other charges including but not limited to applicable stamp duty, registration fee, and other charges, deposits stipulated under this Agreement are essence of the Allotment. These amounts are to be paid by the Plot Allottee on or before due date or as and when demanded by the Company, as the case may be.

It is agreed by the Plot Allottee that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding any installment/payment and the Plot Allottee shall make payment thereof as per schedule of payments.

7. Development of Project and Possession of Plot.

That subject to the terms and conditions contained herein, the Company contemplates to develop the said Project and/or offer possession of the said Plot to the Plot Allottee within a period of twenty four (24) months plus a grace of six (6) months from the date of allotment of said Plot, unless there shall be delay or failure due to Force Majeure conditions and due to failure of Plot Allottee(s) to pay in time the total Sale Price and other charges and dues/payments mentioned in this Agreement or any failure on the part of the Plot Allottee(s) to abide by all or any of the terms and conditions of this Agreement.

The Plot Allottee acknowledges that Company may in its sole discretion carry out, such variation, additions, alterations, deletions and modifications in the layout plans, site plans, Plot plans,



A handwritten signature in black ink, consisting of a large, stylized 'N' shape followed by a horizontal line.

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location, size, measurement of Plot, dimensions, change in specifications, etc., including the number of Plots as the Company may consider necessary or as directed by any competent authority at any time till the said Project is fully developed and the plots are conveyed to the plot allottee(s).

If in the event the area of the said Plot increases or decreases at the time of handing over possession, the Plot Allottee shall pay the additional/difference in area at the rate applicable at the time of booking of the Plot.

8. Escalation

Though the Basic Sale Price of the said Plot is escalation free, however, in the event of an increase in the prices of raw materials like steel, cement etc or any other cost or any other charges etc, the Basic Sale Price is subject to revision at the sole discretion of the Company, without serving a notice to the Plot Allottee. All determination by the Company in this regard of the escalation shall be final and binding on the Plot Allottee.

9. Execution of Conveyance Deed

The Company shall get the title of the said Plot transferred in favour of the Plot Allottee subject to completion of development and the Plot Allottee's making full payment of Sale Price and other charges as per this Agreement.

The Company hereby undertakes that it shall get the final Conveyance Deed executed by the Land Owner M/s Pearl Buildmart Private Limited in favour of the Plot Allottee. All stamp duty and registration charges in his regard shall be borne and paid by the Allottee only.

10. Maintenance Charges & Maintenance Security

The Maintenance, upkeep, security and common maintenance/services etc of the said Project, if required/contemplated, may be organized by the Company or its nominee. The Plot Allottee hereby agrees to pay to the Company interest free Maintenance Security (IFMS), regular maintenance charges/fees alongwith applicable taxes/charges etc in order to secure adequate provision of the maintenance services in the said Project. In case of non-payment or delay in payment Plot Allottee shall be liable to pay penal interest at the rate of 18% per annum. Besides the Company, in such an eventuality, may stop providing to Plot Allottee maintenance and other services including but not limited to electricity, water, sanitary etc.

11. Assignability of Agreement

It is specifically clarified by the Company that this Agreement and/or rights and interests herein can only be assigned, transferred or nominated with prior written consent of the Company which consent may be denied by the Company in its sole discretion. In case such consent is given, it shall be subject the terms, conditions and charges as the Company may impose from time to time in this regard.

12. Company's right to raise finance

The Company shall have the right to raise finance/ban from any financial institution/bank by way of mortgage/charge/securitization of receivables or in any other mode or manner by charge/mortgage of the said project Land subject to the condition that the said Plot shall be



28

transferred to the Plot Allottee free from all encumbrances at the time of execution of Conveyance Deed.

13. Plot Allottee's right to raise finance :

The Plot Allottee may obtain finance from any financial institution/bank or any other source but his obligation to purchase the said Plot pursuant to this Agreement shall not be contingent on the Plot Allottee's ability or competency to obtain such financing and the Plot Allottee will remain bound under this Agreement whether or not the Plot Allottee has been able to obtain financing for the purchase of the said Plot. This Agreement shall not be contingent upon availability of bank finance by the Plot Allottee.

14. Force Majeure:

If an event of Force Majeure including severe natural disasters e.g. earthquakes, typhoons or flood) or serious social disturbances e.g. wars, epidemics, terrorist attacks or civil disturbances etc. or a law or statute promulgated by a competent department or authority of the Central Government or State Government which fundamentally frustrates this Agreement occurs, the performance of the obligation affected by such event of Force Majeure can be suspended during the period of delay caused by the event of Force Majeure. In such an event, the Company shall be entitled to reasonable extension of time for performance of its obligations under this Agreement. The Company shall also be entitled to modify such terms and conditions as may be required from time to time and such modified terms shall be binding on the Plot Allottee.

15. Cancellation of Agreement.

In case the Plot Allottee does not make payment of the total sale price as per the payment plan in the manner and time mentioned therein or commit some other breach to the terms and conditions agreed herein, the same shall constitute a breach by the Plot Allottee. Upon such breach the allotment of said Plot can be cancelled by the Company by giving Fifteen (15) days notice to the Plot Allottee. Upon such cancellation of Allotment, the Company shall forfeit the amount equivalent to Earnest Money and other amount such as brokerage, administrative expenses, interest etc which are of non-refundable nature and the balance amount if any received by the Company over and above the said amount shall be refunded by the Company to the Plot Allottee.

However, in case of delay in payment, the Company instead of cancellation stated above, may impose penal interest @18% p.a. and condone the delay which shall be without prejudice to the right of the Company to proceed for cancellation on the ground of non-payment.

16. Compliances under FEMA.

In case the Plot Allottee is a Non Resident Indian (NRI), he shall make all payment of sale price through applicable banking channel and complete all formalities of remittance applicable in such cases and the Company shall not be required to complete any formality in this regard.

17. Miscellaneous Clauses

- 1) Certain References: Any reference in this Agreement to anyone gender, masculine, feminine or neuter, includes the other two and the singular includes the plural and vice versa, unless the context otherwise requires.



[Handwritten signature]

- 29
- 2) The Plot Allottee hereby covenants with the Company to pay from time to time and at all times the amounts which the Plot Allottee is liable to pay under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against any loss/liabilities or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of any of the covenants and conditions stipulated in this Agreement.
 - 3) The Allottee shall complete the construction of a dwelling unit on the said Plot within a period of four (4) years from the date of offer for possession by the Company or within such period as may be allowed by the Competent Authority, failing which the company may take appropriate action against the Plot Allottee which may include resumption of the possession of the said Plot or imposition of such penalty for non-construction as per the company's policy from time to time. However, the Company may, at its absolute discretion, grant extension by charging extension fee and the Allottee agrees to make payment of such penalty/charges/fee without any demur or protest.
 - 4) All notices to be served on the Plot Allottee and the Company as contemplated by this Agreement shall be deemed to have been duly served if sent to the Plot Allottee or the Company by Registered Post/reputed courier at their respective addresses specified below:-

In case of Plot Allottee

Mr. Anil Bishat Bermanishi
1230/198, Wairaged Wadi Dipty
Signal Nagar - 440035
(Address of Plot Allottee)

In case of Company

M/s. Wital See Marketing Limited
Plot No. 95, Sec. 44,
Institutional Area,
Gurgaon Haryana - 122002.

It shall be the duty of the Plot Allottee to inform the Company of any change subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Plot Allottee.

- 5) In case there are joint Plot Allottees all communications shall be sent by the Company to the Plot Allottee whose name appears first and at the address given by such Allottee, which communication shall for all intents and purposes be considered as properly served on all the Plot Allottees.
- 6) It is clearly understood and agreed by the Plot Allottee that the stamp duty, registration and any incidental charges relating to and in respect of this Agreement and conveyance shall be borne and paid by the Plot Allottee only.
- 7) This Agreement along with its annexures and the terms and conditions contained in the Application constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, correspondences, arrangements whether written or oral, if any, between the parties hereto.
- 8) This Plot Allottee understands that allotment of the said Plot shall be subject to the terms and conditions of the agreement executed between Nagar Improvement Trust and the Land

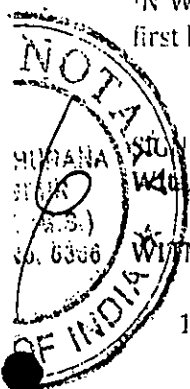
Owner, terms and conditions whereof shall always be construed an essential part and parcel of this Agreement. Plot Allottee agrees to comply with all such terms and conditions applicable on the said Plot and the said Project.

- 9) All or any disputes arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Nagpur in English language by a sole arbitrator who shall be appointed by the Company and whose decision shall be final and binding upon the parties.

The Plot Allottee hereby confirms that the Plot Allottee shall have no objection to this appointment even if the person so appointed, as the sole arbitrator, is an employee or advocate of the Company or is otherwise connected to the Company and the Plot Allottee confirms that notwithstanding such relationship/connection, the Plot Allottee shall have no doubts as to the independence or impartiality of the said sole arbitrator.

- 10) Subject to the arbitration clause the Courts at Nagpur shall have the exclusive jurisdiction to adjudicate upon any matter arising out of or in connection with this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove mentioned



SIGNED AND DELIVERED BY THE WITHIN NAMED COMPANY
Watal See Marketing Limited, through Mr. Naveen Sharma

WITNESSES:

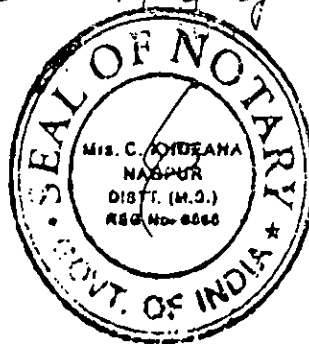
1. Signature
Name
Address

[Signature]
Watal See Marketing Ltd.
Plot No. 495, Sec-44 Gurgaon



SIGNED AND DELIVERED BY THE WITHIN NAMED
Plot Allottee(s): (including joint Allottees)

- (1) Mr. Anoj Bishal Berranshi
(2) _____

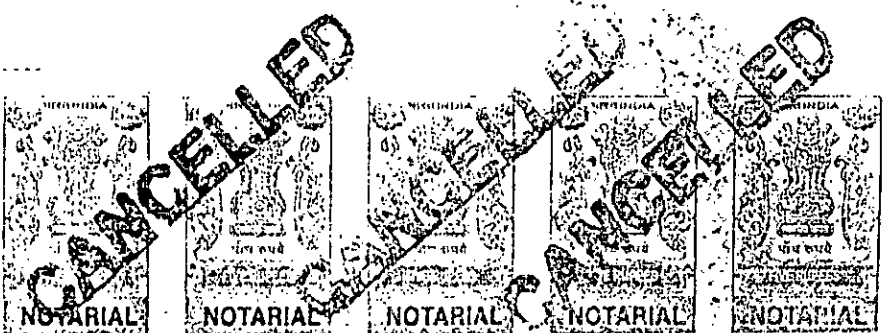


ATTESTED
[Signature]
3/2/15
Mrs. CHANCHAL KHURANA
Advocate & Notary
Resi. Off. H/No. 410/3, Mecos, Nagpur - 440 004

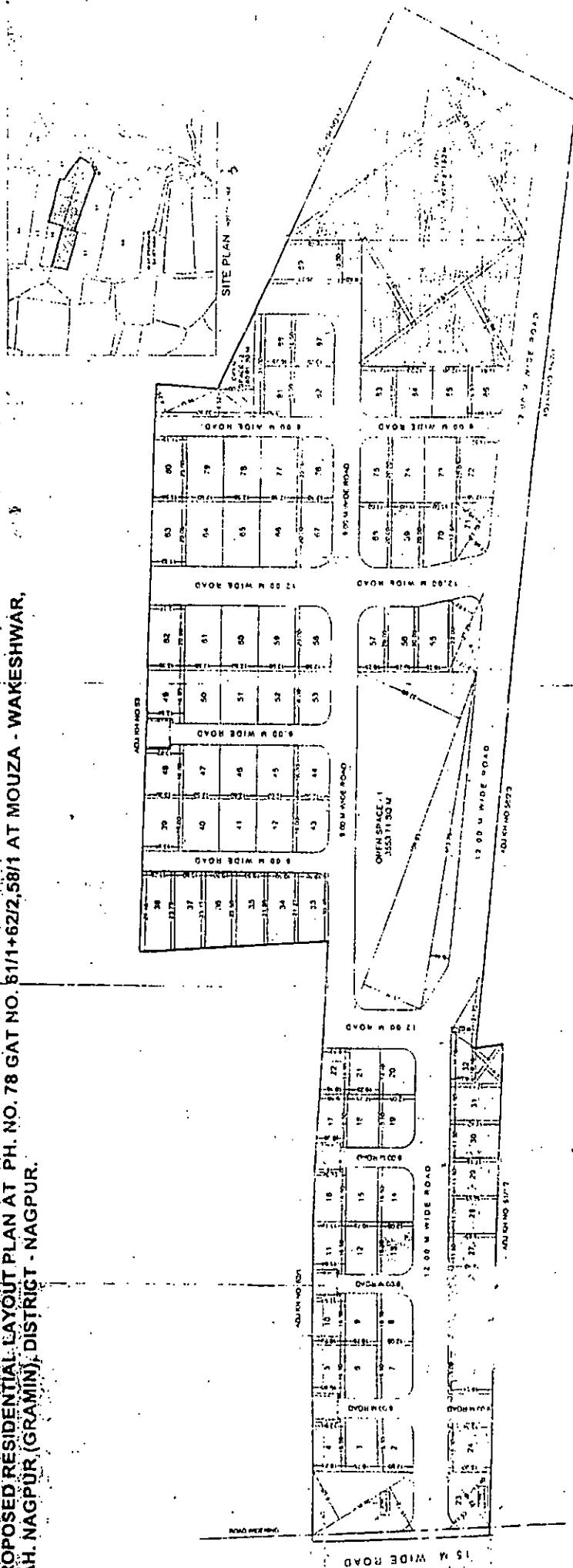
WITNESSES:

2. Signature
Name

Address
Signature
Name
Address
Signature
Name
Address



PROPOSED RESIDENTIAL LAYOUT PLAN AT PH. NO. 78 GAT NO. 51/1+62/2,58/1 AT MOUZA - WAKESHWAR, TA. NAGPUR (GRAMIN), DISTRICT - NAGPUR.



PLOT AREA STATEMENT:-

[illegible]

ANNEXURE-II

PAYMENT PLAN/PRICE LIST



PUSHIP VATIKA

(A Joint Venture Project of Pearls Buildmart Pvt. Ltd. and Vital See Marketing Limited)
Wakeshwar, Nagpur

w.e.f. 10.11.2012

DEVELOPED RESIDENTIAL PLOTS

Sl. No.	Plot Size (sq. mtrs.)	Plot Size (In sq. fts) 1sq.mtrs = 10.764 sq.ft.	Basic Sale Price (BSP)
1.	Upto 200 sq. mtrs.	Upto 2150 sq. fts.	₹ 525/- per sq. ft.
2.	201-300 sq. mtrs.	2160 sq. fts. - 3230 sq. fts.	₹ 500/- per sq. ft.
3.	301-500 sq. mtrs.	3240 sq. fts. - 5380 sq. fts.	₹ 450/- per sq. ft.
4.	501 sq. mtrs. and more	5390 sq. fts. and more	₹ 450/- per sq. ft.

Down Payment Plan (8% rebate on the Basic Sale Price)

On Application for Booking	10% of the B.S.P
Within 45 days of Booking	85% of the B.S.P
At the time of Possession	5% of B.S.P. + PLC + Other Charges

Time Linked Payment Plan

Opted by Customer

On Application for Booking	10% of the B.S.P
Within 30 days of Booking	10% of the B.S.P
For Next 16 Months	@5% of B.S.P per month
At the time of Possession	PLC + Other Charges

Flexi Payment Plan (4% rebate on the Basic Sale Price)

On Application for Booking	10% of the B.S.P
Within 45 days of Booking	40% of the B.S.P
For Next 16 months	@3% of B.S.P per month
At the time of Possession	@2% of B.S.P + PLC + Other Charges

PLC (Preferential Location Charges) Park Facing, Corner Plot, Road Facing (12 meters and above road)
In case of One PLC - 5% of B.S.P
In case of Two PLC - 7.5% of B.S.P
In case of Three PLC - 10% of B.S.P

Other Charges

1. Club Membership/Community Center Charges @ ₹20,000/- per plot
2. Interest Free Maintenance Security Deposit @ ₹10,000/- per plot
3. Stamp Duty, registration fee & miscellaneous/legal expenses.

Note:

1. The above mentioned prices does not include ECC, EDC, IDC and any other statutory charges/demand, which, if applicable, will be charged from the Applicant/Builder and they shall pay the same within 7 days of demand by the Competent Authority/Company.
2. Stamp duty, Registration fee, Legal, Documentation and other incidental charges will be charged as per prevailing rates.
3. All Payments are to be made by Cheque/DD/Pay Order in the name of "PUSHIP VATIKA - NAGPUR" payable at New Delhi.
4. The Applicant shall be subject to the terms and conditions of the Plot Buyer's Agreement/Application Form.
5. Price mentioned above is subject to change without any prior notice.
6. Service Tax/ST as applicable shall be payable by the customer/Applicant as per demand from time to time.
7. All disputes shall be subject to the jurisdiction of Delhi Courts only.

Signature of the Applicant(s)

[Handwritten Signature]

ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---

ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---



I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---

RECEIPT

Receipt No.: 0031

Date: 07.06.2014

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	7th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266563 Dated 14.05.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai in favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
E & O.E.

For Wital See Marketing Ltd.


(Authorised Signatory)

RECEIPT

Receipt No.: 0032

Date: 07.06.2014

To

Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	8th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266564 Dated 14.05.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.


(Authorised Signatory)

RECEIPT

Receipt No.: 0030

Date: 22.02.2014

To

Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

AN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	6th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

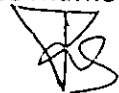
(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266559 Dated 14.02.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai in
favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.


(Authorised Signatory)

RECEIPT

Receipt No.: 0029

Date: 06.12.2013

To

Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	5th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 555352 Dated 28.10.2013 drawn on UMIYA URBAN CO-OPERATIVE BANK MYDT., NAGPUR, Nagpur Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0020

Date: 06.08.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	3rd Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266556 Dated 25.07.2013 drawn on SBI, Chhaprunaagar(Nagpur) Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0013

Date: 24.06.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	2nd Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266553 Dated 13.06.2013 drawn on SBI, SBI Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
& O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0009

Date: 29.04.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar,
Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 1,00,000/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	1st Installment	1,00,000.00	0.00	1,00,000.00
			Total:	1,00,000.00

(Rupees One Lac Only),

Vide Cheque No. 506071 Dated 25.04.2013 drawn on UMIYA URBAN CO-OPERATIVE BANK MYDT., NAGPUR,
WARDHAMAN NAGAR BRANCH Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.


(Authorised Signatory)

RECEIPT

Customer Code: PV-000005

Receipt No.: 0003

Dated: 13th March 2013

Ref: Plot measuring 2088.09 Sq.Ft./193.99 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To

Mr. Anoj Bisahat Beravanshi

Address: Anoj Bisahat Beravanshi Bisahat

Ramcharan Beravanshi Dipti Singal Vairagade, Wadi

Near Nagraj Chowk Nagpur

Nagpur, MAHARASHTRA- 440008

PAN No.: AIRPB7616E

Sir/Madam,

Received with thanks a sum of Rs. 1,09,623/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	1,09,623.00	0.00	1,09,623.00
			Total:	1,09,623.00

(Rupees One Lac Nine Thousand Six Hundred Twenty Three Only),

Vide Cheque No. :005000 Dated 7th March 2013 drawn on Kotak Mahindra Bank, Kotak Bank Service
Branch Payable at: - _____ In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.



(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.

Nagpur Purul

~~Book~~
21/10/16.

2
30/10
AGM (AN)

प्रति,

श्रीमान नोडल ऑफिसर,
माननीय.आर.एम.लोढा समिती,
पीएसीएल लि. के संदर्भ में
सिविल अपील नं. १३३९४/२०१५

विषय :- नागपुर (महाराष्ट्र) जिले के वाकेश्वर जमीन कि विक्री तथा निलामी रोकने के संदर्भ में ।

(सर्वे नं. ५८/१, ६१/१, ६१/२)

करीब १०.२२एकड

आवेदक : अन्जो बेरवंशी, नागपुर (महाराष्ट्र)

महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंके जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमें नागपूर तहसिल तथा जिलेकी करीब १०.२२ एकड़ जमीन यह पहलेसेही N.A; T.P तथा नागपुर सुधार प्रन्यास से (N.I.T.) सॅन्कशन (Sanction) कराके उस पर “ पुष्पवाटिका ” नामसे छोटे रहिवासी प्लॉट बेचनेकी स्कीम बनी है। उसमें करिब ८ ते ९ लोगोने प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामाकि सत्यप्रति इस निवेदन के साथ जोड़ी है।

मैंने अबतक ५,२२,८३५/- (पाँच लाख बाइस हजार आठ सौ पैतीस) कुल राशी जमा कि है, जिसकी रसीद कि सत्यप्रति साथ जोडी है।

अंतः आपसे अनुरोध है कि आप कृपया इस जमीन का विक्री तथा निलामी रोककर, इस विषयपर पूरी जानकारी लेकर ग्राहकोंको न्याय दे।

ધન્યવાદ

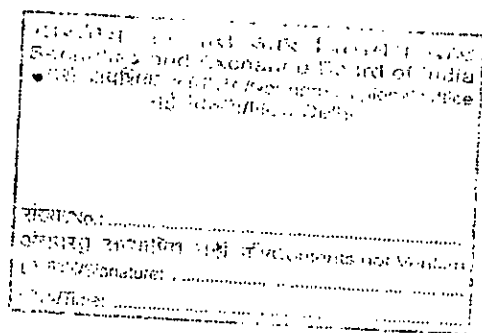
दिनांक :- 17-10-2016

स्थान :- नागपुर (महाराष्ट्र)

आवेदक
अनोज बेरवंशी
(अनोज बेरवंशी)

१९८, वैरागडे वाडी, बाजुला
जयस्तंभ, डिप्टी सिग्नेल पो.
कलमना मार्केत नागपुर-
४४००३५
९२२६१३५६१८

09226185618



PLOT BUYER'S AGREEMENT

PLOT NO 13

Name of Allottee

1. Shri/Smt. Ana
Son/Daughter/Wife of Shri _____
Resident of _____

2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

PUSHP VATIKA - WAKESHWAR, NAGPUR
(A JOINT VENTURE PROJECT OF PEARLS BUILD MART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)

Nagpur Rural

१/५ २१

प्रति,

श्रीमान नोडल ऑफिसर,
माननीय.आर.एम.लोढा समिती,
पीएसीएल लि. के संदर्भ में
सिविल अपील नं. १३३९४/२०१५

विषय :- नागपुर (महाराष्ट्र) जिले के वाकेश्वर जमीन कि विक्री तथा निलामी
रोकने के संदर्भ में ।

(सर्वे नं. ५८/१, ६१/१, ६१/२)

करीब १०.२२एकड़

आवेदक : अनोज बेरवंशी, नागपुर (महाराष्ट्र)

महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंके जमीनोंकी
विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमे नागपूर तहसिल
तथा जिलेकी करीब १०.२२ एकड़ जमीन यह पहलेसेही N.A, T.P तथा नागपुर
सुधार प्रन्यास से (N.I.T.) सॅन्कशन (Sanction) कराके उस पर " पुष्पवाटिका "
नामसे छोटे रहिवासी प्लॉट बेचनेकी स्कीम बनी है। उसमे करिब ८ ते ९ लोगोने
प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का
करारनामाकि सत्यप्रति इस निवेदन के साथ जोडी है।

मैंने अबतक ५,२२,८३५/- (पाँच लाख बाइस हजार आठ सौ पैतीस) कुल राशी
जमा कि है, जिसकी रसीद कि सत्यप्रति साथ जोडी है।

अंतः आपसे अनुरोध है कि आप कृपया इस जमीन का विक्री तथा निलामी
रोककर, इस विषयपर पूरी जानकारी लेकर ग्राहकोंको न्याय दे।

धन्यवाद

दिनांक :- १७-१०-२०१६

स्थान :- नागपुर (महाराष्ट्र)

भारतीय वित्तिय और विनिमय बोर्ड Securities and Exchange Board of India ● उत्तरी प्रादेशिक कार्यालय/Northern Regional Office नई दिल्ली/New Delhi
1 OCT 2016
संख्या/No.:
अनुमोदित/रखापक नई की/Consents not Verified
हस्ताक्षर/Signature:
दिनांक/Date:

आवेदक
अनोज बेरवंशी
(अनोज बेरवंशी)

१९८, वैरागडे वाडी, बाजुला
जयस्तंभ, डिप्टी सिग्नल पो.
कलमना मार्केत नागपुर-

४४००३५

९२२६१३५६१८

०९२२६१३५६१८

PLOT BUYER'S AGREEMENT

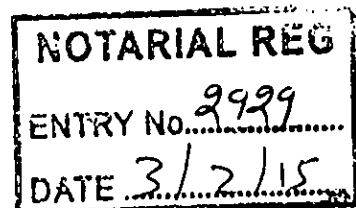
PLOT NO 13

Name of Allottee

1. Shri/Smt. Anoj
Son/Daughter/Wife of Shri _____
Resident of _____

2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

PUSHP VATIKA - WAKESHWAR, NAGPUR
(A JOINT VENTURE PROJECT OF PEARLS BUILDMART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)



PUSHP VATIKA
PLOT BUYER'S AGREEMENT

THIS AGREEMENT is made at Nagpur on this 31st day of Dec, 2014 by and between

WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having its Corporate office at Plot No. 95, Sec. 44, Institutional Area, Gurgaon, Haryana-122002 (hereinafter referred to as 'Company' which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) through its duly Authorized Signatory Shri _____ S/o Shri _____ R/o _____ of the First Part.

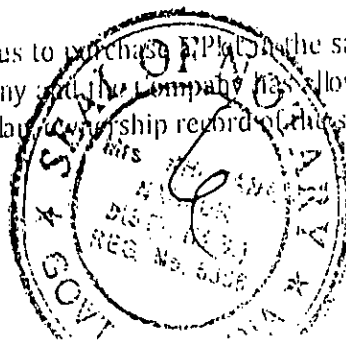
- AND
1. Shri/Smt. Anaj Bishat Beraushli
Son/Daughter/Wife of Shri Bishat Ramcharan Beraushli
Resident of 1230/198, Wairagad Wadi, Dipty Signal,
Nagpur - 440025.
 2. *Shri/Smt. _____
Son/Daughter/Wife of Shri _____
Resident of _____

(* to be filled up in case of joint Plot Allottee)

(hereinafter singly/jointly, as the case may be, referred to as 'the Plot Allottee' which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives and successors) of the Other Part.

(the expressions "Company" and/or "Plot Allottee", wherever the context so requires and permits, hereinafter individually refer to as "Party" and collectively as "Parties")

- A. WHEREAS Pearls Buildmart Private Limited ("the Land Owner") is the absolute Owner in possession of all that piece and parcel of the lands bearing Survey No. 58/1, 61/1, 61/2, admeasuring about 13.22 Acres situated at Village - Wakeshwar, Tehsil & District - Nagpur in the State of Maharashtra (hereinafter referred to as "Project Land").
- B. AND WHEREAS the Land Owner has procured requisite Permissions for development of the said Project Land as a Residential Plotted Project ("said Project").
- C. AND WHEREAS vide a Joint Development Agreement dated 15th October 2012 the Land Owner has granted the Company the right to develop, construct and market the said Project and generally to manage the said Project in the terms and conditions set out therein. In this manner, the Company is competent to develop the said residential plotted project over the said Project Land under the name and style of Pushp Vatika - Wakeshwar, Nagpur with full right to book and sell the Plots so carved out and developed by the Company in the said Project to the prospective buyers and to execute the present Agreement.
- D. AND WHEREAS the Plot Allottee, being desirous to purchase a Plot in the said Project, approached Company and has demanded from the Company and the Company has allowed the Plot Allottee an inspection of project Land, location plan, site plan, ownership record of the said Project Land and all



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other documents relating to the title, competency and all other relevant approvals/details. The Plot Allottee after inspection of records has confirmed that he is fully satisfied in all respects with regard to the right, title and interest of the Company and the limitations and obligations of the Company in respect of the said Project.

- E. AND WHEREAS the Company has clarified to the Plot Allottee that the layout plan has been approved by the Nagpur Improvement Trust (NIT) and are subject to other statutory NOCs/sanctions required from various authorities. In any stage, due to any direction of the Competent Authority or in the interest of said Project at the discretion of the Company, the Company may modify such Layout/Site/Plot plans without seek consent of the Plot Allottee for the said purpose. Plot Allottee agrees that such modified plan shall automatically become part of this Agreement. Further, this Agreement is confined and limited in its scope only to the sale of said Plot (defined hereunder) in the said Project subject to the terms and conditions specified herein.
- F. AND WHEREAS the Plot Allottee confirms that he is entering into this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to said project Land/said Project in particular and the terms and conditions contained in this Agreement. Plot Allottee further confirms that while applying for purchase of said Plot (defined hereunder) he has not relied upon and is not influenced by any architect's plan, sales plan, sale brochure, advertisement, representation, warranty, statement or estimate of any nature whatsoever whether written or oral made by the Company, its selling agents/brokers and that the Plot Allottee has relied solely on his own judgment and investigation in deciding to enter into this Agreement.
- G. AND WHEREAS the Company, relying on the confirmations, representations and assurances of the Plot Allottee to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, has accepted in good faith the Plot Allottee's Application to allot the said Plot (defined hereunder) and is now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

1. Plot under Sale (said Plot)

The Plot under sale being subject matter of this Agreement has been defined as "said Plot", details of which are as under:-

Plot no.	Block No.	Area
13	_____	208209 sq.ft. (1937 sq.mtrs)

The said Plot is located in the Residential Project "Pushp Vatika", to be developed on the said Project Land situated in Village - Wakeswar, Tehsil & District - Nagpur, in the State of Maharashtra.

2. The Company hereby agrees to sell and the Plot Allottee hereby agrees to purchase the said Plot in Pushp Vatika and make payment of Sale Consideration and other charges as mentioned in the Payment Plan.

3. Total Sale Price/Payment Plan.

The Plot Allottee agrees that he shall make payment of the basic sale price and other charges as agreed and accepted by him in this Agreement and in the manner set out in the payment plan (annexed hereto) agreed at the time of booking of the Plot. The Plot Allottee's hereby agrees that the amounts equivalent to 15% (Fifteen Percent) of the Basic Sale Price (B.S.P.) of the allotted Plot will constitute the Earnest Money.

4. Payment for taxes on land, wealth-tax, cesses by Plot Allottee

The Plot Allottee agrees that he shall be liable to pay all government rates, tax, property taxes, service tax, wealth tax, luxury tax, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the governmental/Competent authority. However, till said Plot is not assessed separately and if the Taxes etc. is/are levied on or paid by the Company then the same shall be reimbursed by the Plot Allottee to the Company on pro-rata basis.

Further, the Plot Allottee acknowledges that the said Plot is being allotted to him with an understanding that he shall pay Betterment/Peripheral Development charges directly to the NIT in accordance to the provisions of NIT Act 1936/Maharashtra Regional Town Planning Act 1966.

5. Mode of Payment

All payments by the Plot Allottee's shall be made to the Company through demand drafts/cheques drawn upon scheduled banks in favour of "Pushp Vatika - Nagpur" payable at Delhi/New Delhi only. All such payments are subject to realization of demand drafts/cheques.

6. Timely payment is the Essence of this Agreement

Timely payment of Sale Price along with other charges including but not limited to applicable stamp duty, registration fee, and other charges, deposits stipulated under this Agreement are essence of the Allotment. These amounts are to be paid by the Plot Allottee on or before due date or as and when demanded by the Company, as the case may be.

It is agreed by the Plot Allottee that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding any installment/payment and the Plot Allottee shall make payment thereof as per schedule of payments.

7. Development of Project and Possession of Plot.

That subject to the terms and conditions contained herein, the Company contemplates to develop the said Project and/or offer possession of the said Plot to the Plot Allottee within a period of twenty four (24) months plus a grace of six (6) months from the date of allotment of said Plot, unless there shall be delay or failure due to Force Majeure conditions and due to failure of Plot Allottee(s) to pay in time the total Sale Price and other charges and dues/payments mentioned in this Agreement or any failure on the part of the Plot Allottee(s) to abide by all or any of the terms and conditions of this Agreement.

The Plot Allottee acknowledges that Company may in its sole discretion carry out, such variation, additions, alterations, deletions and modifications in the layout plans, site plans, Plot plans,

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location, size, measurement of Plot, dimensions, change in specifications, etc., including the number of Plots as the Company may consider necessary or as directed by any competent authority at any time till the said Project is fully developed and the plots are conveyed to the plot allottee(s).

If in the event the area of the said Plot increases or decreases at the time of handing over possession, the Plot Allottee shall pay the additional/difference in area at the rate applicable at the time of booking of the Plot.

8. Escalation

Though the Basic Sale Price of the said Plot is escalation free, however, in the event of an increase in the prices of raw materials like steel, cement etc or any other cost or any other charges etc, the Basic Sale Price is subject to revision at the sole discretion of the Company, without serving a notice to the Plot Allottee. All determination by the Company in this regard of the escalation shall be final and binding on the Plot Allottee.

9. Execution of Conveyance Deed

The Company shall get the title of the said Plot transferred in favour of the Plot Allottee subject to completion of development and the Plot Allottee's making full payment of Sale Price and other charges as per this Agreement.

The Company hereby undertakes that it shall get the final Conveyance Deed executed by the Land Owner M/s Pearls Buildmart Private Limited in favour of the Plot Allottee. All stamp duty and registration charges in his regard shall be borne and paid by the Allottee only.

10. Maintenance Charges & Maintenance Security

The Maintenance, upkeep, security and common maintenance/services etc of the said Project, if required/contemplated, may be organized by the Company or its nominee. The Plot Allottee hereby agrees to pay to the Company interest free Maintenance Security (IFMS), regular maintenance charges/fees alongwith applicable taxes/charges etc in order to secure adequate provision of the maintenance services in the said Project. In case of non-payment or delay in payment Plot Allottee shall be liable to pay penal interest at the rate of 18% per annum. Besides the Company, in such an eventuality, may stop providing to Plot Allottee maintenance and other services including but not limited to electricity, water, sanitary etc.

11. Assignability of Agreement

It is specifically clarified by the Company that this Agreement and/or rights and interests herein can only be assigned, transferred or nominated with prior written consent of the Company which consent may be denied by the Company in its sole discretion. In case such consent is given, it shall be subject the terms, conditions and charges as the Company may impose from time to time in this regard.

12. Company's right to raise finance

The Company shall have the right to raise finance/loan from any financial institution/bank by way of mortgage/charge/securitization of receivables or in any other mode or manner by charge/mortgage of the said project Land subject to the condition that the said Plot shall be



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transferred to the Plot Allottee free from all encumbrances at the time of execution of Conveyance Deed.

13. Plot Allottee's right to raise finance :

The Plot Allottee may obtain finance from any financial institution/bank or any other source but his obligation to purchase the said Plot pursuant to this Agreement shall not be contingent on the Plot Allottee's ability or competency to obtain such financing and the Plot Allottee will remain bound under this Agreement whether or not the Plot Allottee has been able to obtain financing for the purchase of the said Plot. This Agreement shall not be contingent upon availability of bank finance by the Plot Allottee.

14. Force Majeure:

If an event of Force Majeure including severe natural disasters e.g. earthquakes, typhoons or flood) or serious social disturbances e.g. wars, epidemics, terrorist attacks or civil disturbances etc. or a law or statute promulgated by a competent department or authority of the Central Government or State Government which fundamentally frustrates this Agreement occurs, the performance of the obligation affected by such event of Force Majeure can be suspended during the period of delay caused by the event of Force Majeure. In such an event, the Company shall be entitled to reasonable extension of time for performance of its obligations under this Agreement. The Company shall also be entitled to modify such terms and conditions as may be required from time to time and such modified terms shall be binding on the Plot Allottee.

15. Cancellation of Agreement.

In case the Plot Allottee does not make payment of the total sale price as per the payment plan in the manner and time mentioned therein or commit some other breach to the terms and conditions agreed herein, the same shall constitute a breach by the Plot Allottee. Upon such breach the allotment of said Plot can be cancelled by the Company by giving Fifteen (15) days notice to the Plot Allottee. Upon such cancellation of Allotment, the Company shall forfeit the amount equivalent to Earnest Money and other amount such as brokerage, administrative expenses, interest etc which are of non-refundable nature and the balance amount if any received by the Company over and above the said amount shall be refunded by the Company to the Plot Allottee.

However, in case of delay in payment, the Company instead of cancellation stated above, may impose penal interest @18% p.a. and condone the delay which shall be without prejudice to the right of the Company to proceed for cancellation on the ground of non-payment.

16. Compliances under FEMA.

In case the Plot Allottee is a Non Resident Indian (NRI), he shall make all payment of sale price through applicable banking channel and complete all formalities of remittance applicable in such cases and the Company shall not be required to complete any formality in this regard.

17. Miscellaneous Clauses

- 1) **Certain References:** Any reference in this Agreement to anyone gender, masculine, feminine or neuter, includes the other two and the singular includes the plural and vice versa, unless the context otherwise requires.

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- 2) The Plot Allottee hereby covenants with the Company to pay from time to time and at all times the amounts which the Plot Allottee is liable to pay under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against any loss/liabilities or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of any of the covenants and conditions stipulated in this Agreement.
 - 3) The Allottee shall complete the construction of a dwelling unit on the said Plot within a period of four (4) years from the date of offer for possession by the Company or within such period as may be allowed by the Competent Authority, failing which the company may take appropriate action against the Plot Allottee which may include resumption of the possession of the said Plot or imposition of such penalty for non-construction as per the company's policy from time to time. However, the Company may, at its absolute discretion, grant extension by charging extension fee and the Allottee agrees to make payment of such penalty/charges/fee without any demur or protest.
 - 4) All notices to be served on the Plot Allottee and the Company as contemplated by this Agreement shall be deemed to have been duly served if sent to the Plot Allottee or the Company by Registered Post/reputed courier at their respective addresses specified below:-

In case of Plot Allottee

Ms. Anaj Bishat Beruanski
1230/198, Wairagad Wadi Dipti
Signal Nagar - 440035
(Address of Plot Allottee)

In case of Company

M/s. Wital Sec Marketing Limited
Plot No. 95, Sec. 44,
Institutional Area,
Gurgaon Haryana - 122002.

It shall be the duty of the Plot Allottee to inform the Company of any change subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Plot Allottee.

- 5) In case there are joint Plot Allottees all communications shall be sent by the Company to the Plot Allottee whose name appears first and at the address given by such Allottee, which communication shall for all intents and purposes be considered as properly served on all the Plot Allottees.
- 6) It is clearly understood and agreed by the Plot Allottee that the stamp duty, registration and any incidental charges relating to and in respect of this Agreement and conveyance shall be borne and paid by the Plot Allottee only.
- 7) This Agreement along with its annexures and the terms and conditions contained in the Application constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, correspondences, arrangements whether written or oral, if any, between the parties hereto.
- 8) This Plot Allottee understand that allotment of the said Plot shall be subject to the terms and conditions of the agreement executed between Nagar Improvement Trust and the Land

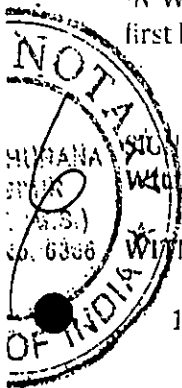
Owner, terms and conditions whereof shall always be construed an essential part and parcel of this Agreement. Plot Allottee agrees to comply with all such terms and conditions applicable on the said Plot and the said Project.

- 9) All or any disputes arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Nagpur in English language by a sole arbitrator who shall be appointed by the Company and whose decision shall be final and binding upon the parties.

The Plot Allottee hereby confirms that the Plot Allottee shall have no objection to this appointment even if the person so appointed, as the sole arbitrator, is an employee or advocate of the Company or is otherwise connected to the Company and the Plot Allottee confirms that notwithstanding such relationship/connection, the Plot Allottee shall have no doubts as to the independence or impartiality of the said sole arbitrator.

- 10) Subject to the arbitration clause the Courts at Nagpur shall have the exclusive jurisdiction to adjudicate upon any matter arising out of or in connection with this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove mentioned



SIGNED AND DELIVERED BY THE WITHIN NAMED COMPANY
Wipro See Marketing Limited, through Mr. Naveen Sharma

WITNESSES:

1. Signature
Name
Address

Allex Garg
Wipro See Marketing Ltd.
Plot 4095, Sec-44 Gurgaon



SIGNED AND DELIVERED BY THE WITHIN NAMED
Plot Allottee(s): (including joint Allottees)

- (1) Mrs. Anaj Bishal Berranshi
(2) _____



ATTESTED

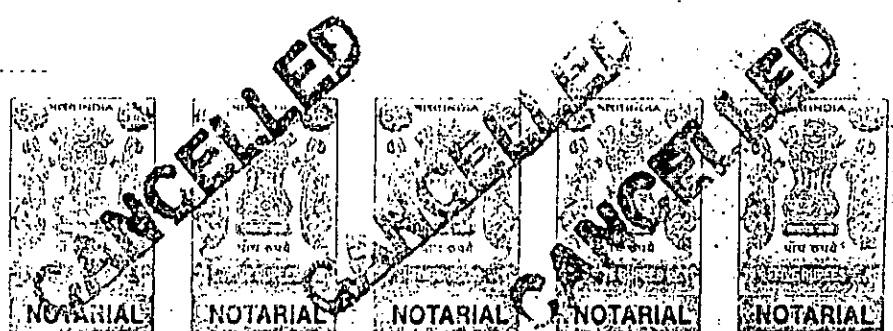
Churay
3/2/15

Mrs. CHANCHAL KHURANA
Advocate & Notary
Resi. Off. H/No. 410/3, Mecos, Nagpur - 440 004

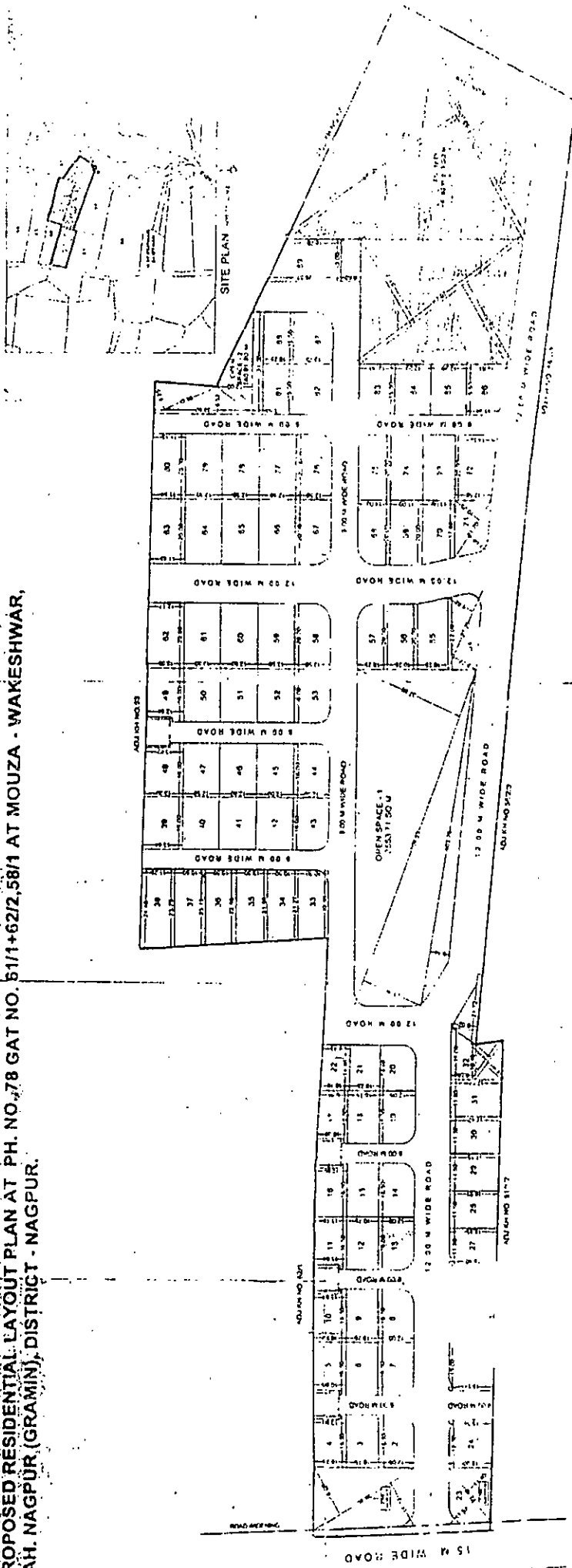
WITNESSES:

2. Signature
Name

Address
intention of parties and subject to order
in relation to the present document
and the same shall be signed and delivered
by the parties in the presence of the
Notary Public at Nagpur.



PROPOSED RESIDENTIAL LAYOUT PLAN AT PH. NO.78 GAT NO. 51/1+62/2,58/1 AT MOUZA - WAKESHWAR,
TAH. NAGPUR (GRAMIN), DISTRICT - NAGPUR.



PLOT AREA STATEMENT :-

SL. NO.	PLOT NO.	PLOT SIZE (SQ. FT.)	PLOT AREA (SQ. M.)	AREA UNDER DEMAND (SQ. M.)	AREA UNDER DEMAND (SQ. FT.)	TOTAL AREA (SQ. M.)	TOTAL AREA (SQ. FT.)
1	1	10.00	0.93	0.93	10.00	10.93	117.84
2	2	10.00	0.93	0.93	10.00	10.93	117.84
3	3	10.00	0.93	0.93	10.00	10.93	117.84
4	4	10.00	0.93	0.93	10.00	10.93	117.84
5	5	10.00	0.93	0.93	10.00	10.93	117.84
6	6	10.00	0.93	0.93	10.00	10.93	117.84
7	7	10.00	0.93	0.93	10.00	10.93	117.84
8	8	10.00	0.93	0.93	10.00	10.93	117.84
9	9	10.00	0.93	0.93	10.00	10.93	117.84
10	10	10.00	0.93	0.93	10.00	10.93	117.84
11	11	10.00	0.93	0.93	10.00	10.93	117.84
12	12	10.00	0.93	0.93	10.00	10.93	117.84
13	13	10.00	0.93	0.93	10.00	10.93	117.84
14	14	10.00	0.93	0.93	10.00	10.93	117.84
15	15	10.00	0.93	0.93	10.00	10.93	117.84
16	16	10.00	0.93	0.93	10.00	10.93	117.84
17	17	10.00	0.93	0.93	10.00	10.93	117.84
18	18	10.00	0.93	0.93	10.00	10.93	117.84
19	19	10.00	0.93	0.93	10.00	10.93	117.84
20	20	10.00	0.93	0.93	10.00	10.93	117.84
21	21	10.00	0.93	0.93	10.00	10.93	117.84
22	22	10.00	0.93	0.93	10.00	10.93	117.84
23	23	10.00	0.93	0.93	10.00	10.93	117.84
24	24	10.00	0.93	0.93	10.00	10.93	117.84
25	25	10.00	0.93	0.93	10.00	10.93	117.84
TOTAL		250.00	23.25	23.25	250.00	273.25	2932.00

Signature and Stamp of the Engineer/Officer responsible for the layout plan.

ANNEXURE-II

PAYMENT PLAN/PRICE LIST



PUSHP VATIKA

(A Joint Venture Project of Pearls Buildmart Pvt. Ltd. and Wital See Marketing Limited)
Wakeshwar, Nagpur

w.e.f. 10.11.2012

DEVELOPED RESIDENTIAL PLOTS

Sl. No.	Plot Size (sq. mtrs.)	Plot Size (In sq. fts) 1sq.mtrs = 10.764 sq.fts	Basic Sale Price (BSP)
1.	Upto 200 sq. mtrs.	Upto 2150 sq. fts.	₹ 525/- per sq. ft.
2.	201-300 sq. mtrs.	2160 sq. fts. - 3230 sq. fts.	₹ 500/- per sq. ft.
3.	301-500 sq. mtrs.	3240 sq. fts. - 5380 sq. fts.	₹ 450/- per sq. ft.
4.	501 sq. mtrs. and more	5390 sq. fts. and more	₹ 450/- per sq. ft.

Down Payment Plan (8% rebate on the Basic Sale Price)

On Application for Booking	10% of the B.S.P
Within 45 days of Booking	85% of the B.S.P
At the time of Possession	5% of B.S.P + PLC + Other Charges

Time Linked Payment Plan

Opted by Customer

On Application for Booking	10% of the B.S.P
Within 30 days of Booking	10% of the B.S.P
For Next 16 Months	@5% of B.S.P per month
At the time of Possession	PLC + Other Charges

Flexi Payment Plan (4% rebate on the Basic Sale Price)

On Application for Booking	10% of the B.S.P
Within 45 days of Booking	40% of the B.S.P
For Next 16 months	@3% of B.S.P per month
At the time of Possession	@2% of B.S.P + PLC + Other Charges

PLC (Preferential Location Charges) Park Facing, Corner Plot, Road Facing (12 meters and above road)
In case of One PLC - 5% of B.S.P.
In case of Two PLC - 7.5% of B.S.P.
In case of Three PLC - 10% of B.S.P.

Other Charges

1. Club Membership/Community Center Charges @ ₹20,000/- per plot
2. Interest Free Maintenance Security Deposit @ ₹10,000/- per plot
3. Stamp Duty, registration fee & miscellaneous/legal expenses.

Note:

1. The above mentioned prices does not include ECC, EDC, IDC and any other statutory charges/demand, which, if applicable, will be charged from the Applicants/Adversees and they shall pay the same within 7 days of demand by the Competent Authority/Company.
2. Stamp duty, Registration fee, Legal Documentation and other incidental charges will be charged as per prevailing rates.
3. All Payments are to be made by Cheque/DD/Pay Order in the name of "PUSHP VATIKA - MAGPUR" payable at New Delhi.
4. The Applicant shall be subject to the terms and conditions of the Plot Buyer's Agreement/Application Form.
5. Price mentioned above is subject to change/revision at the sole discretion of the Company without any prior notice.
6. Service Tax/VAT as applicable shall be payable by the customer/Applicant as per demand from time to time.
7. All disputes shall be subject to the jurisdiction of Delhi Court only.

Signature of the Applicant(s)

[Handwritten Signature]

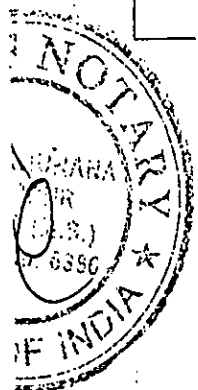
ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---

ENDORSEMENT

I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---



I/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferee)	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms. _____; S/o _____; R/o _____; 2. Mr./Ms. _____; S/o _____; R/o _____; Mr. _____; Mr. _____; (Transferor)
--	---

RECEIPT

Receipt No.: 0031

Date: 07.06.2014

To

Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	7th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

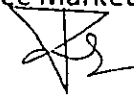
(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266563 Dated 14.05.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai in favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0032

Date: 07.06.2014

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	8th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

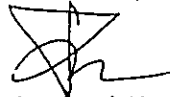
(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266564 Dated 14.05.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0030

Date: 22.02.2014

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)
Address: Dipti Singal Vairagade, Wadi Near Nagraj
Chowk Nagpur
Nagpur, Maharashtra- 440008
PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	6th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

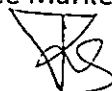
(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266559 Dated 14.02.2014 drawn on SBI, Chhaprunagar (Nagpur) Payable at: Chennai In
your of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0029

Date: 06.12.2013

To

Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	5th Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 555352 Dated 28.10.2013 drawn on UMIYA URBAN CO-OPERATIVE BANK MYDT., NAGPUR, Nagpur Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)



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PUSHP VATIKA

WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILD MART PRIVATE LIMITED AND WITAL SEE MARKETING LIMITED)

MARKETED BY: WITAL SEE MARKETING LTD. OFFICE AT PLOT NO. 94, SECTOR - 44, INSTITUTIONAL AREA, GURGAON - 122002



RECEIPT

Receipt No.: 0020

Date: 06.08.2013

To

Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	3rd Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266556 Dated 25.07.2013 drawn on SBI, Chhaprunaagar(Nagpur) Payable at: Chennai in favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.

(Authorised Signatory)

RECEIPT

Receipt No.: 0013

Date: 24.06.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Re Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 52,202/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	2nd Installment	52,202.00	0.00	52,202.00
			Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

Vide Cheque No. 266553 Dated 13.06.2013 drawn on SBI, SBI Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.
E & O.E.

For Wital See Marketing Ltd.



(Authorised Signatory)

RECEIPT

Receipt No.: 0009

Date: 29.04.2013

To
Mr. Anoj Bisahat Beravanshi (Customer ID: PV-000005)

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref: Booking of Plot measuring 2088.09 Sq.Ft./ 193.99 Sq. Mtr. situated at Pushp Vatika, Wakeshwar, Nagpur.

Dear Sir/Madam,

Received with thanks a sum of Rs. 1,00,000/- from you on the following details:-

S.No.	Particulars	Principle (₹)	Service Tax (₹)	Total Amount (₹)
1	1st Installment	1,00,000.00	0.00	1,00,000.00
			Total:	1,00,000.00

(Rupees One Lac Only),

Vide Cheque No. 506071 Dated 25.04.2013 drawn on UMIYA URBAN CO-OPERATIVE BANK MYDT., NAGPUR, WARDHAMAN NAGAR BRANCH Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

All Payments are subject to realization of cheque/DD/PO.

E & O.E.

For Wital See Marketing Ltd.

(Authorised Signatory)

RECEIPT

Customer Code: PV-000005

Receipt No.: 0003

Dated: 13th March 2013

Ref: Plot measuring 2088.09 Sq.Ft./193.99 Sq. Mtr. situated in Pushp Vatika, Wakeshwar, Nagpur

To

Mr. Anoj Bisahat Beravanshi

Address: Anoj Bisahat Beravanshi Bisahat

Ramcharan Beravanshi Dipti Singal Vairagade, Wadi

Near Nagraj Chowk Nagpur

Nagpur, MAHARASHTRA- 440008

PAN No.: AIRPB7616E

Sir/Madam,

Received with thanks a sum of Rs. 1,09,623/- from you on the following details:-

S.No.	Particulars	Principle (In INR)	Service Tax (In INR)	Total Amount (In INR)
1	BOOKING AMOUNT(BASIC)	1,09,623.00	0.00	1,09,623.00
			Total:	1,09,623.00

(Rupees One Lac Nine Thousand Six Hundred Twenty Three Only),

Vide Cheque No. :005000 Dated 7th March 2013 drawn on Kotak Mahindra Bank, Kotak Bank Service

Branch Payable at: - _____ In favour of: Pushp Vatika - Nagpur

Service Tax:As Applicable

For WitalSee Marketing Ltd.



(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;
E & O.E.