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 विक्रि 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 १०.२२एकड (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 जिलोंक जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमे नागपूर 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 छोट्टे रहिवासी प्लॉट ब्रेचनेकी स्कीम बनी है। उसमे करिब ८ ते ९ लोगोने प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामांकि सत्यप्रति इस किवेदन के साथ जोडी है।

प्राचार कि अप किलिसिक्कि संदर्भमें जो विग्यापन आया है, उसमे एक सर्वे नंबर गलत बताया है। ६१/२ कि प्राचित्र के बार्थ हैं कि सत्यप्रति जोड़ी है। कि सार्विक के साथ ७-१२ कि सत्यप्रति जोड़ी है। कि सार्विक के साथ ७-१२ कि सत्यप्रति जोड़ी है। कि सार्विक के साथ ७-१२ कि सत्यप्रति जोड़ी है। कि सार्विक के साथ ७-१२ कि सत्यप्रति जोड़ी है। उमा कि है जिसकी रसीद कि सत्यप्रति साथ जोड़ी है।

इस-विषयपर पूरी जानकारी लेकर ग्राहकोंको न्याय दे।

धन्यवाद

दिनांक :-

स्थान :- नागप्र (महाराष्ट्र)

Fellow Sall and Sall

神 川 月 前. SEBI 神 / Na <u>LO251</u>4 (高語 17 5 NOV 2016 आवेदक

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(सुंदरलाल लालधर बाग)

२०५,रिग रोड ,हनुमान मंदिर
के पास, एन.आय.टि. लेआउट,प्रियदर्शनी नगर, भासदी;
नागपुर-४४००२२,९६८९१९६२०

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहर्या (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

नुमापन क्रमांक व भुधारणा पदती उपविभाग 58/1 भोगवटादार वर्ग	भोगवटदाराः	वे नांव	ж.		· .	,
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या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही. सत्यप्रविलीपी

लिपीक तहसिल कार्यालय जामपुर (ग्रामीण)

10/11/2016

अहवाल दिनांक: 10-11-2016

गाव नमुना बारा अहवाल दिनांकः । (अधिकार अभिलेख पत्रक (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

		े गावः व	वाकेश्वर तालुकाः नागपूर			र (ग्रामीण))		To	गल्हाः नाग	पूर			
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ſ	वर्ष	हंगाम	जल .	अजल	पिकांचे	जल	अजल	पिकांचे	জন	अजल	स्वरूप	क्षेत्र		
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अधिकार अभिलेख-पत्रक विकास

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नाँदवहर्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम 3, ५,६ आणि ७)

गाव:- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

मापन क्रमांक व भुधारणा पढ उपविभाग 62/2 भोगवटादार • -1				4
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	स 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 के क्र दि 12/01/09 (387)
				सीमा आणि भुमापन चिन्हे 🥎

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

लिपीक सहसिल कार्यालय नागपूर (ग्रामीण) 10/11/2016

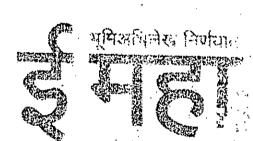
अहवाल दिनांक: 10-11-2016

. े गाव नमुना बारा अधिकार अभिलेख पत्रक

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

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



अधिकार अभिलेख पत्रक

(महाराष्ट् जमीन महसूल अधिकार अभिलेख आणि नोंदबहुया (तयार करणे व सुद्धितीत ठ्वणे) नियम, १९७१ यातील नियम ३, ५,६ आणि ७)

गाव :- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारण	गा पद्धती	भोगवट	दाराचे नांव	···			
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सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बार्बीसाठी वापरता येणार नाही.

सत्यप्रविलीपी

लिपीक शहरील कार्यालय नावपूर (ग्रामीण)

अधिकार अभिलेख पत्रक

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

गाव :- वाकेश्वर

तालुका :- नागप्र (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

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	08)		सीमा आणि भुमापन चिन्हे

सूचना : या सकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बार्बीसाठी वापरता येणार नाही.

सत्यप्रविलीपी

लिपीक सहरित कार्यालय नागपूर (ग्रामीण)

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Son/Daughter/Wife of Shri Talallax	S. S. M. C. J. (1) 7.1	-		
talallax				

*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)

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	No. 293	3/2/
MOTA	ENTRY	TAC

PLOT BUYER'S AGREEMENT PUSHP VATIKA

THIS AGREEMENT is made at Nagpur on this 3154 day of Acc., 2014 by and between

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Shri Son, Resi	. *Shr	Res
—	[7]	

(* to be filkd up in case of joint Plot Albuee)

(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 Alhittee", wherever the context so requires and permils, hereinafter individually refer to as "Party" and collectively as "Parties")

- A. WHEREAS Pear's Buikinart 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 (hereingfter referred to as "Project Land").
- AND WHEREAS the Land Owner has procured requisite Permissions for development of the said Project Land as a Residential Plotted Project ("said Project"). က
- 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 pletted 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 huyers and to execute the present Agreement. ں
- he said Project, approached Nowed the Plot Allottee an 印度 psaid Project Land and all the Lompany has Company and has demained from the Company and AND WHEREAS the Plot Albitee, being desirous inspection of project Land, location plan, site ithin =

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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 Albitee 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 Albitee 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 Albitee has relied solely on his own judgment and investigation in esciding 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 albot the said Plot (defined hereunder) and is now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

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:-

	
33	Plot no.
	Block No
	Area 3248933.fts (31-0659.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 Maharashura.

The Company hereby agrees to sell and the Plot Albittee 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.



Total Sale Price/Payment Plan

The Plot Albitice 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 Albitice's hereby agrees that the amounts equivalent to 15% (Fifteen Percent) of the Basic Sale Price (B.S.P.) of the albiticd Plot will constitute the Earnest Money.

4. Payment for taxes on land, wealth-\ax, cesses by Plot Albitee

The Plot Albitee agrees that he shall be liable to pay all government rates, tax, properly taxes, service tax, wealth, tax, laxury 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 Albitee to the Company on pro-rate levier.

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.

Mode of Payment

All payments by the Plot Albittee'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.

Timely payment is the Essence of this Agreement

Timely payment of Sale Price along with other charges including but not limited to applicable starry duty, registration fee, and other charges, deposits stipulated under this Agreement are essence of the Albument. These amounts are to be paid by the Plot Albument 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 Albitee shall make payment thereof as per schedule of payments.

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 Phi Albitee acknowledges that Company may in its sole discretion carry out, such variation, all tions, alterations, deletions and modifications in the layout plans, site plans, Plot plans,



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 ocation, size, measurement of Plot, dimensions, change in specifications, etc., including the

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

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 it this regard of the escalation shall be final and binding on the Pot Allottee.

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.

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

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 maintenance charges/fees alongwith applicable taxes/charges etc in order to secure adequate provision of the maintenance survices 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 Pot Alottee maintenance and other hereby agrees to pay to the Company interest free Maintenance Security (IFMS), regular services including but not limited to electricity, water, sanitary etc.

11. Assignability of Agreement

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 It is specifically clarified by the Company that this Agreement and/or rights and interests herein shall be subject the terms, conditions and charges as the Company may impose from time to time in this regard.

22. 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

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

13. Plot Allottee's right to raise finance:

his obligation to purchase the said Plot pursuant to this Agreement shall not be contingent on the The Plot Allottee may obtain finance from any financial institution/bank or any other source but 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:

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 Company shall also be entitled to modify such terms and conditions as may be required from If an event of Force Majeure including severe natural disasters e.g. earthquakes, typhoons or food) 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 the pcriod 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. time to time and such modified terms shall be binding on the Plot Allottee.

Cancellation of Agreement.

reach the albument of said Plot can be cancelled by the Company by giving Fifteen (15) days otice to the Plot Allottee. Upon such cancellation of Allotment, the Company shall forfeit the amount equivaent 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 abovc the said amount shall be refunded by the Company to the Pbt in case the Plot Allottee does not make payment of the total sale price as per the payment plan in he manner and time mentioned therein or commit some other breach to the terms and inditions agreed herein, the same shall constitute a breach by the Plot Allottec.

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

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

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

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

(Adhess of Por Albree) Surpalanaham Nogar, Thauti Mogenz-400082 n case of Plot Allottee Caurana Markata, NET

Plot No.95, Sec.44, M/s. Wital See Marketing Limited

Institutional Area,

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

- 2 the Plot Albitee whose name appears first and at the autress given by such Albitee, which communication shall for all intents and purposes be considered as properly served on all In case there are joint Plot Allottees all communications shall be sent by the Company to the Plot Allottees.
- 9 It is clearly understood and agreed by the Plot Albitice 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 Piot Allottee only.
- This Agreement along with its annexures and the terms and conditions contained in the correspondences, arrangements whether written or oral, if any, between the parties hereto. subject matter hereof and supersedes any and all understandings, any other agreements Application constitutes the entire agreement between the parties with respect to the
- This Plot Albittee understand that albiment of the soid Plot shall be subject to the terms and conditions of the agreement executed between Nagpur Improvement Trust and the Lanc

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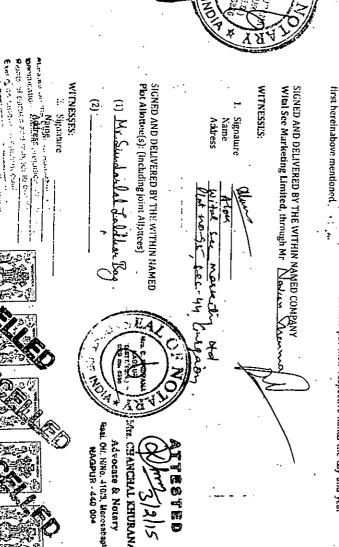
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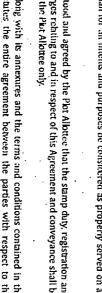
parcel of this Agreement. Pbt Albitee agrees to comply with all such terms and conditions applicable on the said.Plot and the said Project. Owner, terms and conditions whereof shall always be construed an essential part and

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

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

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year ë 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

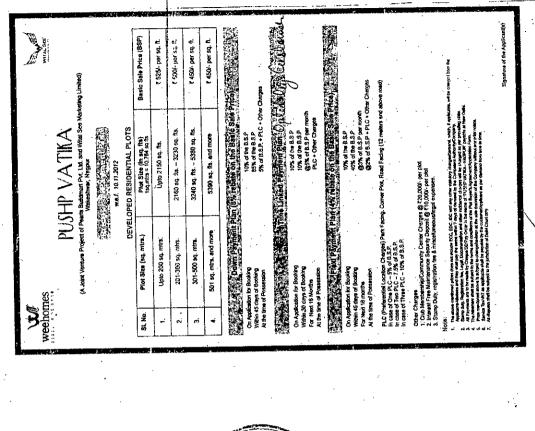


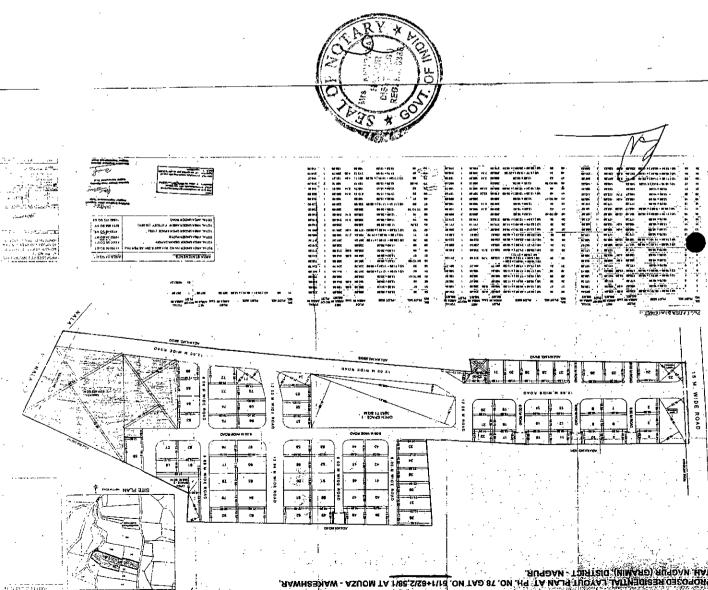


ANNEXURE-II

<u>&</u>:

PAYMENT PLAN/PRICE LIST





Mr	2. Mr./Ms	1. Mr/Ms. 1. Mr/Ms. S/o S/o R/o	1/We request the Company to kindly endorse this 1/We ac Agreement in favour of following nominee(s)	\$****	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Mr. (Transferee)	2. Mr/Ms. 2. Mr/Ms. S/o S/o R/o R/o	1. Mr/Ms. S/o S/o R/o R/o	I/We request the Company to kindly endorse this I/We acc Agreement in favour of following nominee(s) favour by
Mr	2. Mr/Ms	Mr./Ms	1/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s)	S DECT		Mr(Transferor)	/o	/o	1/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(5)

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Mr(Transferee)	2. idn/Ms	Agreement in favour of following numinee(s) 1. M1:/Ms	, , , , , , , , , , , , , , , , , , , ,	Mr	S/0	Agreement in lavour of following nominee(s) 1. Mr./Ms. S/o R/o
Mr. (Transferor)	2. Mr./Ms	1/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s) 1. Mr./Ms		Mr. (Transferor)	2. Mr/Ms	1. Mr./Ms

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WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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 Ial 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		
L			Total:	

(Rupees Fourty Nine Thousand Only),

Service Tax: As Applicable

For WitalSee Marketing Ltd.

(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;

E & O.E.



PUSHP VATIFA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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

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

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

Sir/Madam,

PAN No.:

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		44,300.00
Ĺ			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.







WAKESHWAR NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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 Ial Laldhar Bag Address: Plot No 205, Ring Road, Near Hanuman Mandir, N.I.T Layout Priyadarshni Nagar, Bhamti, Nagpur Nagpur, MAHARASHTRA- 400022

Sir/Madam,

PAN No.:

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	
<u></u>	<u> </u>		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.

Ke

(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;

E & O.E.

Mr. Sundarlal haldhar Bag (Mob: 2683 Home No. 205, Plot No. 4, Prizadarsh Nagar N. T. T. Layout Near Hamenan Bhante Friencotti Nogar Nagpin - 4. Email: mahendsca 29892 (agaddil. com From Sender, Securettes and Exchange Board of India, flot No. C4-A, Near Bank of India, Bandra Kurla Complex, Bandra East Mumbai, Maharashtra - 400051.

FLAD SHWKR WERR (440010)

A EUTASLSORAPYIN

Counter No:1.0F-Code:ADM

Counter No:1.0F-Code:ADM

Amount:Manmammammammam

Amount:Rs40.00

Amount:Rs40.00

Aut:Y0grams,12/11/2016 10:18

Ut:Y0grams,12/11/2016 10:18

92

प्रति.

श्रीमान नोडल ऑफिसर, माननीय.आर.एम.लोढा समिती, पीएसीएल लि. के संदर्भ में सिविल अपील नं. १३३९४/२०१५ ্লুটা ভাষ বিধানদ্য ৰাজ nd Exchange Board of India এই বিভাগিত India ু বিভাগিত প্ৰতিধান

17 NOV 2016

্ৰ নতী কী/Continue not Verified

विषय:- नागपुर (महाराष्ट्र) जिले के वाकेश्वर जमीन कि विक्री तथा निलामी रोक

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

(सर्वे नं. ५८/१,६१/१,६२/२), MR NO.10002-15,10004-15,10005-15 करीब १०.२२एकड (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 करीब १०.२२ एकड जमीन यह पहलेसेही N.A, T.P तथा नागपुर सुधार प्रन्यास से (N.I.T.) सॅन्कशन (Sanction) कराके उस पर "पुष्पवादिका " 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 करारनामांकि सत्यप्रति इस निवेदन के साथ जोडी है।

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

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

धन्यवाद

दिनांक :-

स्थान :- नागपुर (महाराष्ट्र)

आवेदक

र्भुन्द्रे निर्मार्थिति । (सुंदरलाल लालधर बाग) । २०५,रिंग रोड ,हनुमान मंदिर के पास, एन आयादि ले- आउट,प्रियदर्शनी नगर, भासदी, नागपुर-४४००२२ ,९६८९१९ १०००

SIR AH RUST AH MALKEDIN

अधिकार अभिलेख पत्रक

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

गाव:- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हाः- **नागपूर**

ें अहवाल दिनांक:- 10-11-2016

भुमापन क्रमांक व भुधारणा पद्धर उपविभाग 58/1 भोगवटादार व -1					
शेतीचे स्थानिक नांव		आकारआणे पै	पो.खं. फे.फूं	, खाते क्रमांक	
बिन शेती 1.93.00 बिन शेती 9.44		3.00 9.44	(79		
पोटखराध (लागवडीस अयोग्य) वर्ग (अ)	THE TOTAL PROPERTY OF THE PARTY	*/			
वर्ग (ब) - एकुण पो 6.00.00 ब्र					<i>.</i>
जुडी किवा - वेशेष सकारणी		·.			

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

लिपीक तहसिल कार्याल**व** जागपूर (ग्रामीण)

b/t?

गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकारं अभिलेख पत्रक

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

		े गाव: व	ग्रकेश्वर			तालु	काः नागप्र	र (ग्रामीण))		ाजल्हाः नागपूर			
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ŀ	दर्ष	हंगाम	जल	अजल	पिकांचे	जल	अजल	पिकाचे	जल	अजल	स्वरूप	क्षेत्र		:
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अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नौंदवहया (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 🦂	नुधारणा पद्धती	भोगवटदाराचे	र नांव	-	
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क्षेत्र एककहे.आर.चौ बिन शेती 1.20.00 बिन शेती 5.06	्रेमी पर्लस बिट	न्डमार्ट प्रा. लि. नई दिल्ली	0.15.26 5.06	(142	151 कुळाचे नाव इतर अधिकार इतर (386) दि. 12/01/2009 विक्री (386)
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आकारणी					सीमा आणि भमापन चिन्हे

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

लिपीक सहिसल कार्यालय नागपूर (ग्रामीण) 10/11/2016

6/₹₹

गाव नमुना बारा

अधिकार अभिलेख पत्रक

अहवाल दिनांक: 10-11-2016

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

• गावः वाकेश्वर

तालुकाः नागपूर (ग्रामीण)

जिल्हा: नागपूर

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ं वर्ष	हंगाम	अल	अजल	पिकांचे	जल	अजल	पिकांचे	जल	अजल	स्वरूप	क्षेत्र		
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सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बार्बीसाठी वापरता येणार नाही.



अधिकार अभिलेख पत्रक

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

गाव:- वाकेश्वर

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

अहवाल दिनांक:- 10-11-2016

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उपविभाग			
61/1 भोगंवदार	दार वर्ग	·	
-1			
शेतीचे स्थानिक नांव		आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एककहे.आर.चौ.मी	मे. पर्तस बिल्डमार्ट प्रा.ली. विहार न $\S^{-1.0}$	(38 (38	4
* #	देल्ली	· ·	कुळाचे नाव
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	मूनिसिविस निर्णयस्		इतर (213)
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वरकस -			दिउ 1.5.07 (274)
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	•		ें दि. 12/01/2009 विक्री (386)
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	108)		सीमा आणि भुमापन चिन्हे

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

सत्यप्रविलीपी

लिपीक शहरित कार्यालय नारपूर (ग्रामीण) 10/11/2016

6/82

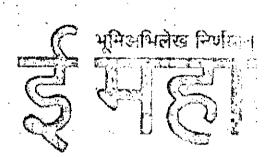
गाव नमुना बारा

अहवाल दिनांक: 10-11-2016

अधिकार अभिलेख पत्रक

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

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					पिक	नखालील ध	तेत्राचा तप	शील			निभँळपि	काखातील	जल	शेरा
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			मिश्रणाः	वा संकेत	घटक पि	के व प्रत्येव	गंखातीत	1			उपलब्ध	नसलेली	साधन	
			क्रम	गंक .		क्षेत्र	•				जम	ीन		[
	. वर्ष	हंगाम	जल	अजल	पिकांचे	ज ल	अजल	पिकांचे	जल	अजल	स्वरूप	क्षेत्र		
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PLOT BUYER'S AGREEMENT

PLOT NO 38

shr/smt Mar Sind dearland and dhare Son/Daughter/Wife of Shri Lallak

Son/Daughter/Wife of Shri_

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

Notarial reg ENTRY No. 3933 DATE ...

PLOT BUYER'S AGREEMENT PUSHP VATIKA

THIS AGREEMENT is made at Nagpur on this 31^{54} day of 36.2 2014 by and between

WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having its sion shall, unless repugnant to the context or meaning thereof, include its Corporate office at Pot No. 9£ Sec.44, Institutional Area, Gurgaon, Haryana-122002 (hercinafter referred to as 'Cor successor

y Shri S/o Sh of the First Part	when Mander	
mpany Which expression shart, affects repugning through its duly Authorized Signatory Shring and assigns) through its duly Authorized Signatory Shring and assigns) through the property of the state of	AND Alson Reg Alson Reg agent Reg Alson Reg Mandar Shawi M.	e of Shri
npany which expr s and assigns) the	Sini/Smt. Justiden 1 of Jall Son/Dargert Ville of Shri Land Resident of Plat No-315, 18	Son/Daughter/Wife of Shri- Resident of

(* to be filled up in case of joir.t Plot Alloutee)

(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 Alluttee", wherever the context so requires and permits, hereinafter individually refer to as "Party" and collectively as "Parties")

- WHEREAS Pearls Buikinart 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 sinated at Village - Wakeshwar, Tehsil & District - Nagpur in the State of Maharashtra (hereinafter referred to as "Project Land").
- AND WHEREAS the Land Owner has procured requisite Permissions for development of the said Project Land as a Residential Plotted Project ("said Project").
- 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 - Wakeshwat, 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 AND WHEREAS vide a joint Development Agreement dated 15th October 2012 the Land Owner has present Agreement.
- Slowed the Plot Allottee an 時數said Project Land and all e said Project, approached AND WHEREAS the Plot Allotter, being desirous Company and has demanded from the Compa inspection of project Land, location plan, site g

other documents relating to the title, competency and all other relevant approvals/docails. The Plot Albittee 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 chrifted to the Pbt Albttee 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/Pbt plans without seek consent of the Pbt Albttee for the said purpose. Pbt Albttee 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 Pbt (defined hereunder) in the said Project subject to the terms and conditions specified herein.
- F. AND WHEREAS the Pbt Albttee 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. Pbt Albttee further confirms that while applying for purchase of said Pbt (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 Pbt Albttee 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:

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-

32	Plot no.
	Block No
SYLEBsq.fis (GLUbsq.mtrs)	Area

The said Pbt is boated 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.

The Company hereby agrees to self and the Plot Alfottee 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.





Total Sale Price/Payment Phn

The Pbt Albitee 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 Pbt. The Pbt Albitee's hereby agrees that the amounts equivalent to 15% (Fifteen Percent) of the Basic Sale Price (B.S.P.) of the albited Pbt will constitute the Earnest Money.

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

The Plot Albutee 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 Albutee to the Company on pro-rate basis.

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

Mode of Payment

All payments by the Plot Allottee's shall be made to the Company through demand drafts/cheques thawn 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.

Timely payment is the Essence of this Agreement

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

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

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 Albitee within a period of twenty four (24) months plus a grace of six (6) months from the date of albitment of said Plot, unless there shall be deby or failure due to Force Majeure conditions and due to failure of Plot Albitee(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 Albitee(s) to abide by all or any of the terms and conditions of this Agreement.

The Phi Albitee acknowledges that Company may in its sole discretion carry out, such variation, ad-thons, 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.

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.

. Execution of Conveyance Deed

The Company shall get the title of the said Plot transferred in favour of the Plot Albitee subject to completion of development and the Plot Albitee'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 Buildneart Private Limited in favour of the Plot Albitee. All stamp duty and registration charges in his regard shall be borne and paid by the Albitee 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 Albitec 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 deby in payment Plot Albitece 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 Albitec 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, udinsferred 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.

2. 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 recoivables, or in any other mode or manner by charge/mortgage of the said project Land subject to the condition that the said Piot 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 Pot Albutee 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 Pot Albutee's ability or competency to obtain such financing and the Plot Albutee will remain bound under this Agreement whether or not the Pot Allottee has been able to obtain financing for the purchase of the said Pot. 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 etc. or a law or statute promulgated by a competent department 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. Cancelktion 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 kreach to the terms and sometions agreed herein, the same shall constitute a breach by the Plot Allottee. Upon such trach the allotment of said Plot can be cancelled by the Company by giving Fifteen (15) days anotice 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

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

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

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

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

(Address of Plot Aliottee) n case of Plot Allottee anni marine Markakia, NII Japan

> M/s. Wital See Marketing Limited Plot No.95, Sec.44, In case of Company

polandram Dogar, Bhouti Magner-400082 Gurgaon Haryana - 122002 Institutional Area,

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

- <u>ت</u> communication shall for all intents and purposes be considered as properly served on all the Piot Albittee whose name appears first and at the ackiress given by such Albittee, which In case there are joint Plot Albittees all communications shall be sent by the Company to the Plot Allottees.
- .6 It is clearly understood and agreed by the Plot Allottee that the stamp duty, registration and borne and paid by the Plot Allottee only. any incidental charges relating to and in respect of this Agreement and conveyance shall be
- 7 correspondences, arrangements whether written or oral, if any, between the parties hereto. subject matter hereof and supersedes any and all understandings, any other agreements 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
- conditions of the agreement executed between Nagpar Improvement Trust and the Land This Pbt Allottee understand that allotnent of the said Pbr shall be subject to the terms and

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

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

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

IN WITNESS WHEREOF the parties hereto have dereunto putable respective hands the day and year 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

first hereinabove mentioned



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

(1) Missing Miller

Mrs. CHANCHAL KHURANI Regi. Off. WWo. 410/3, Mercenbagi Advocate & Notary MAGDUR - 440 004



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WITNESSES:

4. Signature

ANNEXURE-11

PAYMENT PLAN/PRICE LIST

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ENDORSEMENT

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***	Mr	1. Mr./Ms. S/o R/o	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s)

1/We request the Company to kindly endorse this Agreement in favour of following nominee(s) 1/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s)	e in yen	
I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s)		***
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	Mr(Transferee)	2. Mr./Ms	1. Mr/Ms	1/We request the Company to kindly endorse this Agreement in favour of following nominee(s)
, ,	Mr	2. Mr./Ms	1. Mr./Ms	I/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s)

. 2. Mr./Ms._ S/o _ R/o _

2. Mr./Ms._ S/o -R/o -

1 Mr/Ms_ S/o _ R/o _

(Transferee)

(Transferor)

5

ENDORSEMENT

Mr(Transferee)	Mr.	R/0	2. Mr./Ms	* 657	S/0	1. Mr/Ms	Agreement in favour of following nominee(s)	I/We request the Company to kindly endorse this I/We accept endorsement of this Agreement in our
Mr. (Transferor)	Mr		2. Mt./Ms.		S/0	1. Mr/Ms.	favour by the following erstwhile Allottee(s)	I/We accept endorsement of this Agreement in our

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PUSHPVATKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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.

We

(Authorised Signatory)

All payments are subject to realization of cheque/DD/PO;



PUSHPVATIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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		
			· 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;



PUSHP VATIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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

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

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;

Home No. 205, Plot No. 4, Psyadarchan Nagar N. T. F. Layout Near Hannan Tomple Rhamti Trimuell Nagar Nagone - 440028. Mr Sundarlal Laldhare Bag. Mob: 2682113320 From Sunder, The regional Manager, U 5th flood, Bank of Baroda Building, 16, Sansal Marg, New Delhi - 110001 Self and Stock Exchange,



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

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

दि.२७ अगस्त २०१६ के १९२ जिलोंकी विक्रि 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 १०.२२एकड (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, उसमे नागपूर तहसिल तथा जिलेकी करीब १०.२२ एकड जमीन यह पहलेसेही N.A, T.P तथा नागपूर सुधार प्रन्यास से (N.I.T.) सँन्कशन (Sanction) कराके उस पर "पुष्पवाटिका " नामसे छोटे रहिवासी प्लॉट बेचनेकी स्कीम बनी है। उसमे करिब ८ ते ९ लोगोने प्लॉट खरीदे थे उन्मेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामांकि सत्यप्रति इस निवेदन के साथ जोडी है।

निलामी के संदर्भमें जो विग्यापन आया है, उसमे एक सर्वे नंबर गलत बताया है। ६१/२ के जगह ६२/२ होना चाहीए। 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 कुपया इस जमीन का विक्री तथा निलामी रोककर, इस विषयपर पूरी जानकारी लेकर ग्राहकोंको न्याय दे।

अग्वेदक (अनोज बेरवंशी)

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

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गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहँयों (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

मुमापन क्रमांक व ं भुधारणा पर्ड उपविभाग 58/1 भोगवटादार -1			
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सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बार्बीसाठी वापरता येणार नाही. सत्यप्रतिलीपी

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अहवाल दिनांक: 10-11-2016

गाव नमुना बारा

अधिकार अभिलेख पत्रक

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

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गाव नमुना सात

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

्तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर 🕟

अहवाल दिनांक:- 10-11-2016

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

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अहवाल दिनांक: 10-11-2016

गाव नमुना बारा

अधिकार अभिलेख पत्रक

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

गावः वाकेश्वर तालुकाः मागपूर (ग्रामीण)

जिल्हा: मागपुर

पिकाखालील क्षेत्राचा तपशील										निर्भेळपि	काखालील	जल	शेरा
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सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बार्बीसाठी वापरता येणार नाही.



गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूत अधिकार अभिलेख आणि नोदवहर्या (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

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

सत्यप्रविलीपो

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अहवाल दिनांक: 10-11-2016

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				
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वर्ष	हंगाम	जल	अजल	पिकांचे	जल	अजल	पिकांचे जल अजल		स्वरूप	क्षेत्र			
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Baliramji Ralkuhi, Nagpur	Jagdamba Realtors pvt. Ltd. r/o 602, Nikalas Tower, 6th Floor Central Bajar road. Ramdaspeth, Nagpur-12, Mah. Authorise person through director Gopal Hec. s/o Lakshman Rao Kondawar r/o 4th Floor hare Krishna Enclave Ramdaspeth. Nagpur, Mah.	Nirmala Devi w/o Swaroop Chand Swarari r/o Kothari r/o Rajnandgaon, Chhatisgarh	Sudhakar s/o Ganpat Mahure r/o Gumgaon, Tehsil Hingna, Distt Nagpur, Mah GPA Holder Chander Kant s/o Bhagwan dass Vastani r/o Dhantoli vardha road Nagpur
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		DISTRI	Nagpur	Nagpur	Nagpur
		STATE	Maharas _h	Maharas htra	Maharas htra
		AREA	7.5613 (3.06 hec.)	4.769 (1.93 HEC.)	2.471 (1.00 hec.)
		DETAILS_OF_S ELLER	24	Ramkrishan s/o Baburam Pangul r/o Village Wakeshwar, tehsil & Distt Nagpur, MH	Jagdamba Realtors pvt. Ltd. ro 602, Nikalas Tower, 6th Floor Gentral. Bajar road. Ramdaspeth, Nagpur-12, Mah. Authorise person through director Gopal s/o. Lakshman Rao Kondawar r/o 4th Floor hare Krishna.
	nagar, New Delhi	R DETAILS OF B DETAILS OF S N UYER ELLER	Pearls Buildmart pvt. Ltd. r/o B- 1/3, Paschim Vihar, new Delhi- 63, Authorise person Daljeet Singh r/o Flat no. 14/8, Ashok		_ >
Ì		<u> </u>	1	1 1/ = 0 3 -	

PUSHP VATIKA PLOT BUYER'S AGREEMENT

THIS AGREEMENT is made at Nagpur on this 5151 day of Dec., 2014 by and between	
WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having is 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 successors and assigns) through its duly Authorized Signatory Shri S/o Shall of the First Part.	its
1. Shri/Smt. Ang Prishat De handle. Son/Daughter/Wife of Shri Birdat Princhara Bernauth. Resident of 1230/198, Warragad Wadi, Depty Signal, Nagpur - 440035.	-
2. *Shri/SmtSon/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").

62/2

- 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 Adotted being desirous to purchase a Plot of the said Project, approached Company and has demanded from the Company and Land allowed the Plot Aliottee an inspection of project Land, location plan, site plant of the 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/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		2 <u>0880</u> (sq.fts (1 <u>43</u> 78q.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 Al'ottee 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.

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.

'N WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove mentioned. YONED AND DELIVERED BY THE WITHIN NAMED COMPANY Mail See Marketing Limited, through Mr Novern Wifnesses: Signature Name Address SIGNED AND DELIVERED BY THE WITHIN NAMED Plot Allottee(s): (including joint Allottees) Mts. CHANCILAL KHURANA Advocate & Notary Resi, Off. H/No. 410/3, Mecosific ph **MAGPUR - 440 004** WITNESSES: Simature was Names and SHAddressure in the is what publical to order. The NOTARIAL NOTARIA

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GAT NO. 61/1+62/2,58/1 AT MOUZA - WAKESHWAR,	CONTRACTOR OF THE STATE OF THE	
PH. NO. 78	00 m w 10	10 10 10 10 10 10 10 10
PROPOSED RESIDENTIAL LAYOUT PLAN AT F	CAON SON MIDE COAD	PLOTAREA STATEMETS: The state of the state

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WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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

'NN 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 (で)	Total Amount (₹)
1	6th Installment	52,202.00	0.00ء '	
			Total:	

(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

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

For Wital See Marketing Ltd.







WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0029

Date: 06.12.2013

То

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
	The state of the s		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.



PUSHP VATIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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 (र)
1	3rd Installment	52,202.00	0.00	
			Total:	52,202.00

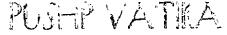
(Rupees Fifty Two Thousand Two Hundred Two Only),

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

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

For Wital See Marketing Ltd.







WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0013

Date: 24.06.2013

То

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,

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

S.No.		Principle (₹)	Service Tax (₹)	Total Amount (₹)
	2nd Installment	52,202.00	0.00	52,202.00
<u></u>	<u> </u>		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.



PUSHP VATIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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

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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
Į				· 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.



PUSHP VATKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0031

Date: 07.06.2014

То

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	52,202.0 0	0.00	52,202.00
	-		Total:	52,202.00

(Rupees Fifty Two Thousand Two Hundred Two Only),

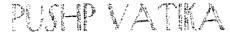
Vide Cheque No. **266563** Dated **14.05.2014** drawn on **SBI, Chhaprunagar (Nagpur)** Payable at: Chennai In favour of: Pushp Vatika - Nagpur.

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

E & O.E.

For Wital See Marketing Ltd.







WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0032

Date: 07.06.2014

То

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	
_			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.



PUSHP VATIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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-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;

DAY THERE HEN SOT YE NEAR JAISTAMBY POST KALMANA MARKET 197 WATRACADE WADI DIPTT, SIGNAL ANDI B. BERYANSHI NAGPUR, HH0035. Mb, 9226135618 FROM.

LODHA COMMITEE IN THE MATER OF PACL

STH FLOOR BANK OF BARODA BUILDING THE REGIONAL MANAGER

SEBL AND STOCK EXCHANGE

16, SANSADMARG, NEW DELHI- 11001

Oddad with

श्रीमान नोडल ऑफिसर, माननीय.आर.एम.लोढा समिती, पीएसीएल लि. के संदर्भ में सिविल अपील नं. १३३९४/२०१५ भा प्र. वि वो. SEBI सं/ No 92614

44

दिनांक Date 19 OCT **2016**

विषय: - नागपुर (महाराष्ट्र) जिले के वाक<u>ैश्वर जमीन कि विक्री तथा</u> रोकने के संदर्भ में ।

(सर्वे नं. ५८/१,६१/१, ६१/२)

करीब १०.२२एकड

आवेदक : अनोज बेरवंशी, नागपुर (महाराष्ट्र) महोदय,

SEBI/IW/P/20161020/0000092614

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंक जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमे नागपूर 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। उसमे करिब ८ ते ९ लोगोने प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामांकि सत्यप्रति इस निवेदन के साथ जोडी है।

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

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

धन्यवाद

दिनांक :- 17-10-2-016 स्थान :- नागपुर (महाराष्ट्र)

आरतीय Security	प्रिंतिभृति es and Ex शिक कार्योत् नहं विलं	STITE FA	भिनम्य वे Board of In Regional O silni	dia ffice
	25	OCT 20	116	
संख्या/No अंतर्वस्	o.: नुसरगापन iSignature:	THE	ontonia not V	orified
2-151(I		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

आवेदक (अनोज बेरवशी) १९८, वैरागडे वाडी,बाजुला जयस्तंभ, डिप्टी सिग्नल पो. कलमना मार्केत नागपुर-४४००३५

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PLOT BUYER'S AGREEMENT

PLOT NO 13

Name of Allottee

- 1. Shri/Smt. Aug) 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

NOTARIAL REG
ENTRY No. 2929
DATE 3/2/15

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

THIS AGREEMENT is made at Nagpur on this day of 2011 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 of the First Part.
1. Shri/Smt. Ang Bishat Gorbanshi. Son/Daughter/Wife of Shri Bishat Ramchanan Bernanshi. Resident of 1230/198 Waisanad Cadi, Dipty Signal, Nagaur - 440045.
2. *Shri/SmtSon/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 Platted Project ("said Project").
- AND WHEREAS vide a Joint Development Agreement dates 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.
- AND WHEREAS the Plot Adotted being desirous to perchara MPAD ache said Project, approached impaby handlowed the Plot Allottee an Company and has demanded from the Company granter Artsaid Project Land and all inspection of project Land, location plan, site plantices wiship revord



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 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 jest seem	Area 15 May 15 Sec.
13		203809sq.fts (1937);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 Maharashira.

2. The Company hereby agrees to sell and the Plot Albittee 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.

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 streep daty, 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 Fossession 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 allot by all or any of the terms and conditions of this Agreement.

The Plot Allortee acknowledges that Company may in its sole discretion carry out, such variation, aid tions, 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.

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/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

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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 Chruses

 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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- 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 changes 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.
- 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.
- 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. Araj Berhat Bernaushi
1230/198, Wairaged Wadi Dialy
Signal Nagaur-440035
(Ackliness of Plot Allottee)

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

- In case there are joint Plot Allottees all communications shall be sent by the Company to the Piot 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.
- 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 Pbt Allottee understand that allotment of the said Pbt shall be subject to the terms and conditions of the agreement executed between Nagpur Improvement Trust and the Land

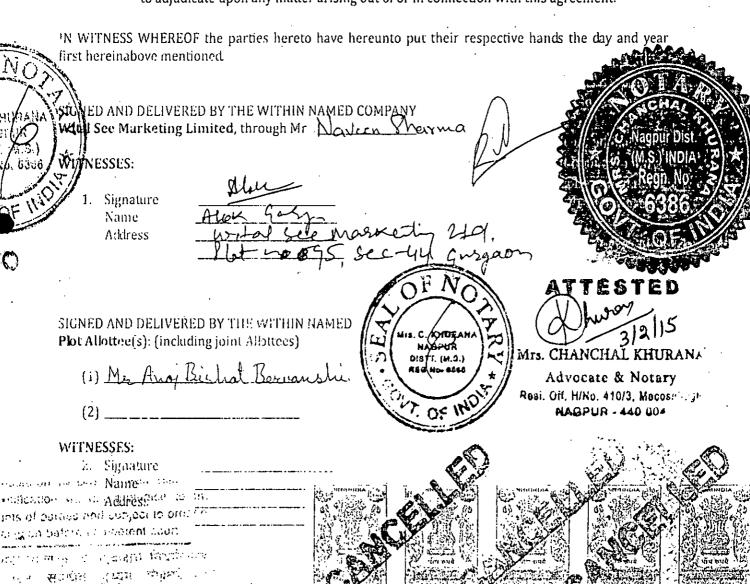
-6

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

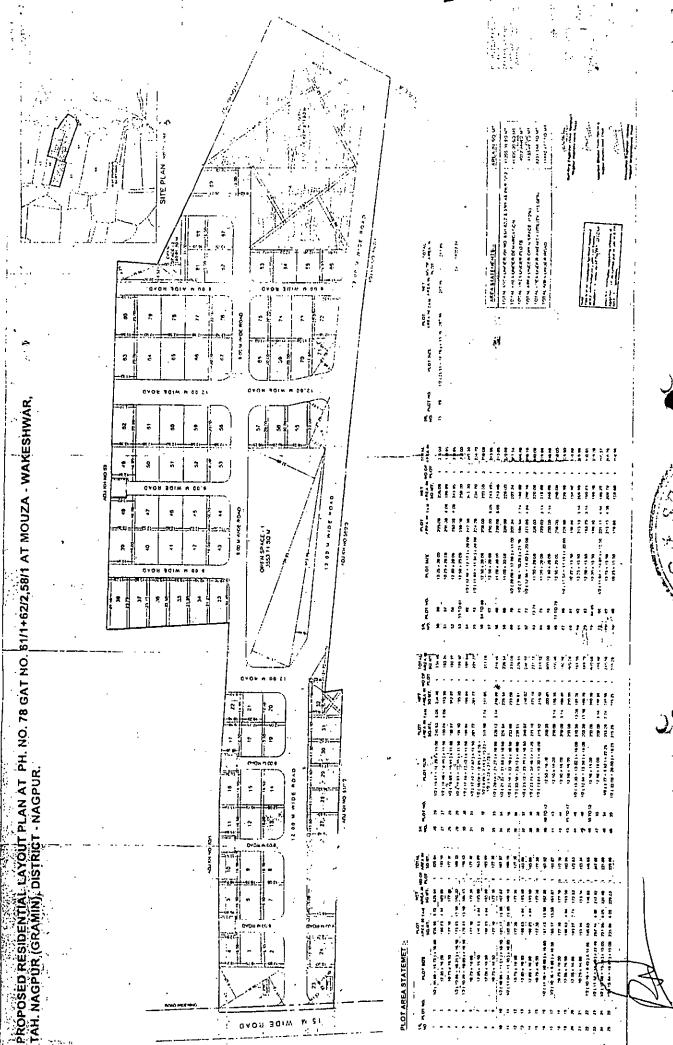
9) All or any disputes arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or 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.



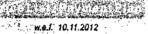
Secretary of the Property Congression



PAYMENT PLAN/PRICE LIST







DEVELOPED RESIDENTIAL PLOTS

SI. No.	Plot Size (sq. mtrs.)	Plot Size (In sq. fts) 1sq.mirs = 10,764 sq.fts	Basic Sale Price (BSP)
1.	Upto 200 sq. mtrs.	Upto 2150 sq. fts.	₹ 525/- per sq. lt.
2.	201-300 sq. mtrs.	2160 sq. fts 3230 sq. fts.	₹ 500V- 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 Within 45 days of Booking

85% of the 8,S.P.

At the time of Possession

-5% of B.S.P. + PLC + Other Charges

On Application for Booking Within 30 days of Booking For Next 16 Months

10% of the 8.S.P 10% of the 8.2 P @5% of B.S.P per month PLC + Other Charges

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

Within 45 days of Booking For Next 16 months At the time of Possession

40% of the B.S.P @3% of B.S.P per month @2% of B.S.P + PLC + Other Charges

PLC (Preferential Location Charges) Park Facing, Corner Plot. Road Facing (12 inverse and above road) in case of One PLC – 5% of B.S.P. In case of Two PLC – 1.5% of B.S.P. In case of Three PLC – 10% of B.S.P.

- 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/logal expanses.



ENDORSEMENT

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

I/:We request the Company to kindly endorse this Agreement in favour of following nominee(s)	1/We accept endorsement of this Agreement in our favour by the following erstwhile Allottee(s)
1. Mr./Ms	1. Mr./Ms
Mr	Mr; Mr; (Transferor)

ENDORSEMENT

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





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMARY 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.: 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
L	<u> </u>	-	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 İn favour of: Pushp Vatika - Nagpur.

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

For Wital See Marketing Ltd.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0032

Date: 07.06.2014

·To

Mr. Anoj Bisahat Berayanshi(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 (ব)	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 fayour of: Pushp Vatika - Nagpur.

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

E & O.E.

For Wital See Marketing Ltd.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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

N 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 (र)	Total Amount (₹)
	1	6th Installment	52,202.00	0.00	52,202.00
Į	"			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.



PUSHP-VA:TIKA



WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARES BUILDMART 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.: 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.





WAKESHWAR NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART, 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

Τo

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

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: A!RPB7616E

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
<u></u>		·	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 Infavour of: Pushp Vatika - Nagpur.

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

For Wital See Marketing Ltd.



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(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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,

Dear Sir/Madam,

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

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

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

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For Witai See Marketing Ltd.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0009

Date: 29.04.2013

Τo

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 1 1st Installment	· · · · · · · · · · · · · · · · · · ·	Service Tax (₹)	Total Amount (₹)
1 Ast installment	1,00,000.00	0.00	1,00,000.00
<u> </u>		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. & O.E.

For Wital See Marketing Ltd.





VAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART PRIVATE LIMITED AND WITH, SEE MARKETING LIMITED)
MARKETED BY: WITH SEE MARKETING LTD. OFFICE AT PLOT NO. 94, SECTOR - 44, INSTITUTIONAL AREA, GURGAON - 122002

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

Tο

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
L			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;

F & O.F.

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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 : अनोज बेरवंशी, नागपुर (महाराष्ट्र) महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंक जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमे नागपूर 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। उसमे करिब ८ ते ९ लोगोने प्लॉट खरीदे थे उनमेंसे मैंने एक प्लॉट खरेदी किया है। जिसका प्लॉट खरेदी का करारनामांकि सत्यप्रति इस निवेदन के साथ जोडी है।

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

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

धन्यवाद

दिनांक :- 17-10-2016 स्थान :- नागपुर (महाराष्ट्र)

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अविदक् अनोज बेरवंशी) १९८, वैरागडे वाडी,बाजुला जयस्तंभ, डिप्टी सिग्नल पो. कलमना मार्केत नागपुर-४४००३५ ९२२६१३५६१८

PLOT BUYER'S AGREEMENT

PLOT NO 13

Name of Allottee

- 1. Shri/Smt. fuaj Son/Daughter/Wife of Shri_____
- 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)

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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 : अनोज बेरवंशी, नागपुर (महाराष्ट्र) महोदय,

दि. २७ अगस्त २०१६ के आपके पीएसीएल लि. के १९२ जिलोंक जमीनोंकी विक्री तथा निलामी के संदर्भमें जो विग्यापन आया है, उसमे नागपूर तहसिल तथा जिलेकी करीब १०.२२ एकड जमीन यह पहलेसेही N.A, T.P तथा नागपूर 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 करारनामांकि सत्यप्रति इस निवेदन के साथ जोडी है।

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

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

धन्यवाद

दिनांक :- 17-10-2016 स्थान :- नागपुर (महाराष्ट्र)

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	भारतीय अशिकृति और विनिस्य बोर्ड Securities and Exchange Board of India •चेरी प्रावेशिक कार्यालया/Northern Regional Uffice नई दिल्ली/New Oelhi
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	SEGMENT.

अनोज बेरवंशी)
१९८, वैरागडे वाडी,बाजुला
जयस्तभ, डिप्टी सिग्नल पो.
कलमना मार्केत नागपुर४४००३५

09226135618

PLOT BUYER'S AGREEMENT

PLOT NO 13

Name of Allottee

1. Shri/Smt. Aua/ Son/Daughter/Wife of Shri_____ Resident of _____ 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

NOTARIAL REG
ENTRY No. 2929
DATE 3/2/15.
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THIS AGREEMENT is made at Nagpur on this 3154 day of Dcc 2014 by and between
WITAL SEE MARKETING LIMITED, a Company registered under the Companies Act, 1956 having in 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 successors and assigns) through its duly Authorized Signatory Shri S/o Shries of the First Part.
1. Shri/Smt. Ang Bishat Borbanshi. Son/Daughter/Wife of Shri Billed Ramcharan Bernanshi. Resident of 1230/198, Wairagad Wadi, Dipty Signal, Nagaur - 440035.
2. *Shri/Smt

(* 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 Maharashwa (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 Adotted being desirous to perchase MPlot nothe said Project, approached Company and has demanded from the Company and the company of the Sallowed the Plot Allottee an inspection of project Land, location plan, site plant with ship revord of this 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/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 Piot 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		208869sq.fts (113-7kq.mtrs)

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

2. The Company hereby agrees to sell and the Plot Al'ottee 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, properly 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-rate 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 Alkotment. These amounts are to be paid by the Plot Alkottee 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 Fossession 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 awenty 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,



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 Albitice. All stamp duty and registration charges in his regard shall be borne and paid by the Albitice 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



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 allotteent of said Plot can be cancelled by the Company by giving Fifteen (15) days notice to the Plot Allottee. Upon such cancellation of Allottent, 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 Chuses

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.

- 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.
- 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. Anay Bishat Bermanshi
1230/198, Wairagad Wadi Dipty
Signal Nagpur-440035:
(Arthress of Plot Allottee)

In case of Company
M/s. Wital See Marketing Limited
Plot No.9 f. 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.

- 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 come unication 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.
- This Pbt Allottee understand that allotment of the said Pbt shall be subject to the terms and conditions of the agreement executed between Nagpur Improvement Trust and the Land

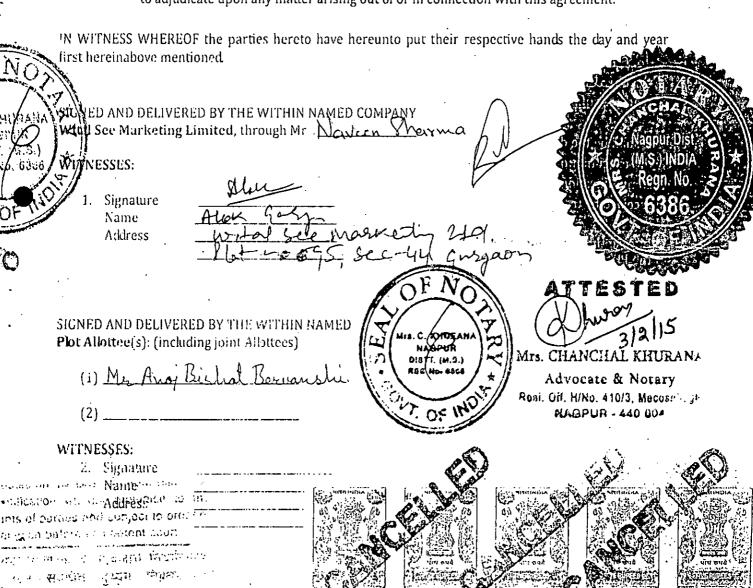
ي الميلة و عمدة فاحد كار

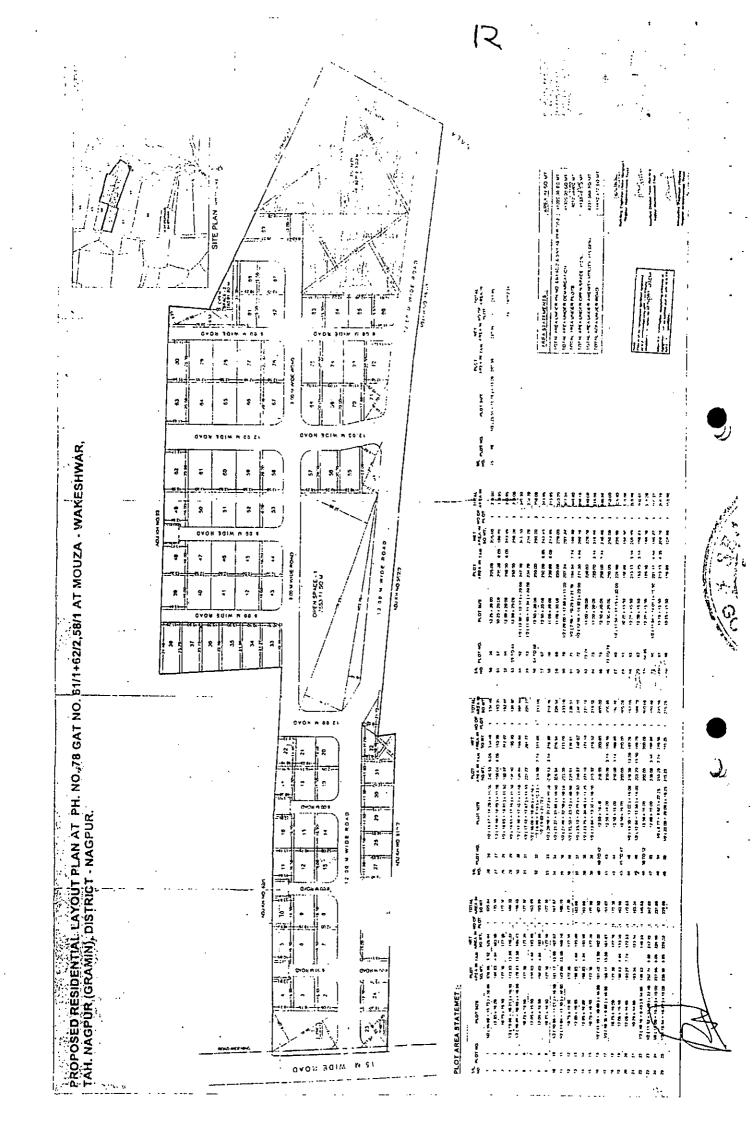
Owner, terms and conditions whereof shall always be construed an essential part and parcel of this Agreement. Plot Allottee agrees to comply with all such terms and conditions applicable on the said Plot and the said Project.

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.

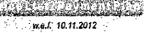
10) Subject to the arbitration clause the Courts at Nagpur shall have the exclusive jurisdiction to adjudicate upon any matter arising out of or in connection with this agreement.











DEVELOPED RESIDENTIAL PLOTS

SI. No.	Plot Size (sq. mtrs.)	Plot Size (In sq. fis) 1sq.mlrs = 10,784 sq.fts	Basic Sale Price (BSP)
1	Upto 200 sq. mtrs.	Upto 2150 sq. its.	₹ 525/- per sq. ft.
2.	201-300 sq. mlrs.	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. mirs. and more	5390 sq. fts, and more	₹ 450/- per sq. lt.

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 At the time of Possession

85% of the B.S.P 5% of B.S.P. + PLC + Other Charges

On Application for Booking Within 30 days of Booking

10% of the B.S.P.

For Next 16 Months

10% of the P.S.P. &5% of B.S.P per month

At the time of Possession

PLC + Other Charges

Flaxi Payment Plan (4% reparts on the Basic Sale Price)

On Application for Booking Within 45 days of Booking For Next 16 months:

10% of the B.S.P 40% of the B.S.P. @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 Three PLC ~ 10% of B.S.P. in case of Three PLC ~ 10% of B.S.P.

- 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 & miscallaneous/legal expenses.

ENDORSEMENT

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

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

ENDORSEMENT

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





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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 (र)
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 İnfavour of: Pushp Vatika - Nagpur.

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

For Wital See Marketing Ltd.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0032

Date: 07.06.2014

. To

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

* Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Ref:

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	1	Principle (₹)	Service 1	Гах (₹)	Total Amount (ৼ)
1 Sth Ir	nstallment		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.





(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0030

Date: 22.02.2034

· To

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

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

^ \N No.: AIRP87616E

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.		Principle (र)	Service Tax (₹)	Total Amount (₹)
1	6th Installment	52,202.00	0.00	52,202.00
L			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.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 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 (₹)
î	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.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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

Τo

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.





(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0013

Date: 24.06.2013

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

Address: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

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

Dear Sir/Madam,

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

		3	
S.No. Particulars 1 2nd Installment	Principle (₹) 52,202.00	Service Tax (₹)	Total Amount (₹)
	32,202.00		52,202.00
		i Otal.	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 -

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

For Wital See Marketing Ltd.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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.: 0009

Date: 29.04.2013

Ţo

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

Äddress: Dipti Singal Vairagade, Wadi Near Nagraj

Chowk Nagpur

Nagpur, Maharashtra- 440008

PAN No.: AIRPB7616E

Rer:

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 1st Installment	i ————————————————————————————————————	Service Tax (र)	Total Amount (₹)
- -	tratuistamient	1,00,000.00	0.00	1,00,000.00
	<u> </u>		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.





WAKESHWAR, NAGPUR

(A JOINT VENTURE PROJECT OF PEARLS BUILDMART 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-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

Tο

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.