

Myself VINOD KUMAR SINGH, will submit the original share Certificate after transferring the same on my name - Vinod 22/12/2014

Share Certificate No. 7 Member's Regn. No. 007 No. of Shares 5

# Share Certificate

Sai Arpan CO-OPERATIVE HOUSING SOCIETY LTD.

NBOM/CIDCO/HSG/(OH)/1992/JTR/YEAR - 2004 - 2005

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 250/- Divided into 5 Shares of Rs. 50/- each

Registration No. NBOM/CIDCO/HSG/(OH)/1992/JTR/YEAR-04-05 Date 6/1/2005

This is to certify that Shri / Smt. / M/s. Paromita Murthy & Shri N.K. Suresh

is the Registered Holder of 5 fully paid up shares of Rs. FIFTY each numbered from 031 to 035 both inclusive, in

Sai Arpan CO-OPERATIVE HSG. SOCIETY LTD., Koparkhairane

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Koparkhairane - Navi Mumbai

this 1st day of December 2013



[Signature]  
Authorised  
M.C. Member

[Signature]  
Secretary

[Signature]  
Chairman

P.T.O

32. Variation in IRAC Code

33. Follow up of accounts/court cases etc.

21/10/2021

## सूची क्र.2

दुय्यम निबंधक : Joint S.R.Thane 3

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Module,For original report please  
contact concern SRO office.

फाईल क्रमांक : 3111/2014

नोदणी :

Regn:63m

## गावाचे (Village Name) : Koparakhairane

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.4400000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: नवी मुंबई मनपा Other details: Building Name:SAI ARPAN CHSL, Flat No:07, Road:KOPERKHAIRNE, Block Sector:, Landmark: ( Plot Number: 28 ; SECTOR NUMBER: 14 ; )
(4) क्षेत्रफळ (Area)	1) Build Area :64.50 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: VINOD KUMAR SINGH Age: 38, Address: Building Name:SHRINATH CHSL , Flat No:07, Block Sector:SECTOR 14, KOPERKHAIRNE, Road:PLOT NO 42, City:NAVI MUMBAI , State:MAHARASHTRA, District:THANE, Pin:400709 ,PAN: AVNPS9174R 2) Name: ARPANA SINGH Age: 37, Address: Building Name:SHRINATH CHSL , Flat No:07, Block Sector:SECTOR 14, KOPERKHAIRNE, Road:PLOT NO 42, City:NAVI MUMBAI , State:MAHARASHTRA, District:THANE, Pin:400709 ,PAN: CKKPS4584B
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC,GHATKOPAR (RGH)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	22/12/2014
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	29/12/2014
(9) फायलींग नंबर (Filing No.)	3111/2014
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.8800/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	24/12/2014
(13) शेरा (Remark)	-

7638392

27/11/2014

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contact concern SRO office.

334

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 7638/2014

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 5800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 4638000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 07 चौथा माळा, साई अर्पण सी एच एस लि. प्लॉट न. 28 सेक्टर 14 कोपरखैरणे नवी मुंबई क्षेत्रफळ 64.50 चौ मी
(5) क्षेत्रफळ	64.50 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	नाव:- परोमिता मूर्थी तर्फे कु मु म्हणून एन के सुरेश - -, एन के सुरेश - -, विनोद कुमार सिंह - -, अर्पणा सिंह - -
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	नाव:- विनोद कुमार सिंह - -, अर्पणा सिंह - -
(9) दस्तऐवज करून दिल्याचा दिनांक	11/13/2014 12:00:00 AM
(10) दस्त नोंदणी केल्याचा दिनांक	11/13/2014 6:36:20 PM
(11) अनुक्रमांक, खंड व पृष्ठ	7638/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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27/11/2014

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 7638/2014

नोंदणी :

Regn:63m

## गावाचे नाव : कोपरखैरणे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.5800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 4638000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र. 07 चौथा माळा,साई अर्पण सी एच एस लि. प्लॉट न. 28 सेक्टर 14 कोपरखैरणे नवी मुंबई क्षेत्रफळ 64.50 चौ मी
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(6)आकारणी क्किया जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव क्किया दिवाणी न्यायालयाचा हुकुमनामा क्किया आदेश असल्यास,प्रतिवादिचे नाव व पता.	नाव:-परोमिता मूर्थी तर्फे कु मु म्हणून एन के सुरेश - -,एन के सुरेश - -,विनोद कुमार सिंह - -,अर्पणा सिंह - -
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व क्किया दिवाणी न्यायालयाचा हुकुमनामा क्किया आदेश असल्यास,प्रतिवादिचे नाव व पता	नाव:-विनोद कुमार सिंह - -,अर्पणा सिंह - -
(9) दस्तऐवज करून दिल्याचा दिनांक	11/13/2014 12:00:00 AM
(10)दस्त नोंदणी केल्याचा दिनांक	11/13/2014 6:36:20 PM
(11)अनुक्रमांक,खंड व पृष्ठ	7638/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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**BANK / FINANCIER COPY**

LONG TERM HOME INSURANCE - POLICY SCHEDULE  
UIN Number: SBG-OT-P13-48-V01-12-13

Loan A/c No.  
34511575079

Policy No.:	Servicing Branch Office:	Issue Date:
000000002481923	3rd Floor, Metro House, M G Road Central Building, Mumbai, Mumbai, Maharashtra - 400020, India	29/01/2015

**Intermediary Details:**

Intermediary Name & Code	Sbi Raepc Ghatkopar 15426	0014806
Intermediary Contact Details	Land Line No.:+91-22-25009011	Mobile:

Insured	<b>Mr VINOD KUMAR SINGH, Arpana Singh</b>
Address	07, SHRINATH, PLOT NO 42,KOPARKHAIRANE,SEC 14 Kopar Khairne, Navi Mumbai, Thane Maharashtra - 400709 India
Period of Insurance	From: 23/01/2015 12:52 Hrs To: 22/01/2035 (Midnight)
Name and Address of the Financial Institution	STATE BANK OF INDIA,RACPC GHATKOPAR,
Loan Account Number	<b>34511575079</b>
Coinsurance Details	Own Share-100%
Basis of Settlement	Method B(Fixed Sum Insured)
Cover	Standard Fire & Special Perils

**Summary Particulars of Property Insured:**

Location of Premises	Description /Occupancy	Sum Insured (₹)
FLT-7, SAI ARPAN, SEC-14,NR RELIANCE SCHOOL,PLOT-28,SEC-14, Kopar Khairne, Navi Mumbai, Maharashtra - 400709	Residential/Private use only	4,400,000.00

**Add-on Cover Details:**

Add on Cover Description	Add On Cover Sum Insured (₹)
Earthquake	4,400,000.00

**Additional Conditions:** Subject to the following additional Conditions and attached Clauses / Endorsements / Warranties:

<b>Clauses Applicable:</b> Agreed Bank Clause Terrorism Damage Exclusion Warranty Designation of Property Clause Reinstatement Value Clause Local Authority Clause Earthquake Coverage Endorsement
<b>Warranties Applicable:</b> Good State of Repairs
<b>Endorsements Applicable:</b> NIL
<b>Special Conditions (If any):</b>

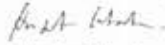
**Premium Computation:**

Particulars	Amount (₹)
Net Premium	20,592.00
Add Service Tax / Sales Tax (For J & K) : 12%	2,471.04
Add Education Cess : 0.24%	49.42
Add Higher Education Cess: 0.12%	24.71
Final Premium	23,137.00

**Collection Details:**

Receipt No.	Receipt Date	Receipt Amount (₹)
1657584	29/01/2015	23,135.00

P.S. If premium paid through cheque, the policy is void abinitio in case of dishonour of cheque.

Place : Mumbai	For SBI General Insurance Company Limited  Authorized Signatory
Date : 29/01/2015	
Service Tax	
Reg. No.: AAMCS8857LSD004	

Consolidated Stamp Duty ₹ 0.5/- paid towards Insurance Policy Stamps vide Order MH004120282201415E Dated 2014-12-16 21:05:03.0 of General Stamp Office, Mumbai.

**Important Note:**

Please examine this Policy including its attached Schedules / Annexure if any. In the event of any discrepancy, please contact the office of the Company immediately, it being noted that this Policy shall be otherwise considered as being entirely in order.

Please refer the Claims Settlement & Grievance Redressal Procedure document attached herein for ready references.

**Intimating A Claim:**

For Intimating a Claim with us please contact us through the following channels:

Email : [claims@sbigeneral.in](mailto:claims@sbigeneral.in)

Toll free number: 1800-22-1111 (MTNL / BSNL User) or 1800-102-1111 (for other Users)(Monday to Saturday between 8:00 am to 8:00 pm)

You may download the Claim Form from our Website : [www.sbigeneral.in](http://www.sbigeneral.in)

**Claim Settlement:**

The company will settle the claim under this Policy within 30 days from the date of receipt of necessary document required for assessing the claims. In the event that the company decides to reject a claim made under this Policy, the Company shall do so within a period of thirty days of the Survey Report or additional Survey report, as the case may be, in accordance with the provision of Protection of Policyholder's Interest Regulations 2002.

**Terms and Conditions of the cover:**

This cover is subject to Terms & Conditions as set out in our Long Term Home Insurance Policy Version (as applicable on the Date of Inception of the cover). For details, please refer to our web-site link :- [www.sbigeneral.in](http://www.sbigeneral.in) > Downloads > Home Insurance > Long Term Home > Policy Wording

You may also ask us for your copy of the Terms & Conditions by writing to us at [customer.care@sbigeneral.in](mailto:customer.care@sbigeneral.in) or calling us at 1800 22 1111 or 1800 102 1111 (Toll Free). We will be happy to forward you a copy of the document over mail or by post.

**LONG TERM HOME INSURANCE POLICY - POLICY CLAUSES**

CLAUSE DESCRIPTION
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**Agreed Bank Clause**

"It is hereby declared and agreed

i. That upon any monies becoming payable under this Policy the same shall be paid by the Company to the Bank and such part of any monies so paid as may relate to the interests of other parties Insured hereunder shall be received by the Bank as Agents for such other parties.

ii. That the receipts of the Bank shall be complete discharge of the Company therefor and shall be binding on all the parties Insured hereunder.

N.B: The Bank shall mean the first named Financial Institution/ Bank named in the Policy

iii. That if and whenever any notice shall be required to be given or other communication shall be required to be made by the Company to the Insured or any of them in any manner arising under or in connection with this Policy such notice or other communication shall be deemed to have been sufficiently given or made if given or made to the Bank.

iv. That any adjustment, settlement, compromise or reference to arbitration in connection with any dispute between the Company and the Insured or any of them arising under or in connection with this Policy if made by the Bank shall be valid and binding on all parties Insured hereunder but not so as to impair rights of the Bank to recover the full amount of any claim it may have on other parties Insured hereunder.

v. That this insurance so far only as it relates to the interest of the Bank therein shall not cease to attach to any of the Insured property by reason of operation of condition 3 of the Policy except where a breach of the condition has been committed by the Bank or its duly authorised agents or servants and this insurance shall not be invalidated by any act or omission on the part of any other party Insured hereunder whereby the risk is increased or by anything being done to upon or any building hereby Insured or any building in which the goods Insured under the Policy are stored without the knowledge of the Bank provided always that the Bank shall notify the Company of any change of ownership or alterations or increase of hazards not permitted by this insurance as soon as the same shall come to its knowledge and shall on demand pay to the Company necessary additional premium from the time when such increase of risks first took place and

vi. It is further agreed that whenever the Company shall pay the Bank any sum in respect of loss or damage under this Policy and shall claim that as to the Mortgagor or owner no liability therefore existed, the Company shall become legally subrogated to all the rights of the Bank to the extent of such payments but not so as to impair the right of the Bank to recover the full amount of any claim it may have on such Mortgagor or Owner or any other party or parties Insured hereunder or from any securities or funds available

N.B: In cases where the name of any Central Government or State Government owned and / or sponsored Industrial Financing or Rehabilitation Financing Corporations and /or Unit Trust of India or General Insurance Corporation of India and/or its subsidiaries or LIC of India/ any Financial Institution is included in the title of the Fire Policy as mortgagees, the above Agreed Bank Clause may be incorporated in the Policy substituting the name of such institution in place of the word 'Bank' in the said clause

**Terrorism Damage Exclusion Warranty**

Notwithstanding any provision to the contrary within this insurance it is agreed that this insurance excludes loss, damage cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this Endorsement an act of terrorism means an act, including but not limited to the use of force or violence and / or the threat thereof, of any person or group(s) of persons whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purpose including the intention to influence any government and/or to put the public, or any section of the public in fear.

The warranty also excludes loss, damage, cost or expenses of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to action taken in respect of any act of terrorism.

If the Company alleges that by reason of this Exclusion, any loss, damage, cost or expenses is not covered by this insurance the burden of proving the contrary shall be upon the Insured.

In the event any portion of this Endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

**Designation of Property Clause**

For the purpose of determining, where necessary, the item under which any property is insured, the Company agrees to accept the designation under which the property has been entered in the Insured's books

**Reinstatement Value Clause**

"It is hereby declared and agreed that in the event of the property insured under the Policy being destroyed or damaged, the basis upon which the amount payable under (each of the said items of) the Policy is to be calculated shall be cost of replacing or reinstating on the same site or any other site with property of the same kind or type but not superior to or more extensive than the insured property when new as on date of the loss, subject to the following Special Provisions and subject also to the terms and conditions of the Policy except in so far as the same may be varied hereby."

**Special Provisions**

1. The work of replacement or reinstatement (which may be carried out upon another site and in any manner suitable to the requirements of the Insured subject to the liability of the Company not being thereby increased) must be commenced and carried out with reasonable dispatch and in any case must be completed within 12 months after the destruction or damage or within such further time as the Company may in writing allow, otherwise no payment beyond the amount which would have been payable under the Policy if this memorandum had not been incorporated therein shall be made.

2. Until expenditure has been incurred by the Insured in replacing or reinstating the property destroyed or damaged the Company shall not be liable for any payment in excess of the amount which would have been payable under the Policy if this memorandum had not been incorporated therein.

3. If at the time of replacement or reinstatement the sum representing the cost which would have been incurred in replacement or reinstatement if the whole of the property covered had been destroyed, exceeds the Sum Insured thereon or at the commencement of any destruction or damage to such property by any of the perils insured against by the Policy, then the Insured shall be considered as being his own insurer for the excess and shall bear a rateable proportion of the loss accordingly. Each item of the Policy (if more than one) to which this memorandum applies shall be separately subject to the foregoing provision.

4. This Memorandum shall be without force or effect if

- the Insured fails to intimate to the Company within 6 months from the date of destruction or damage or such further time as the Company may in writing allow his intention to replace or reinstate the property destroyed or damaged,
- the Insured is unable or unwilling to replace or reinstate the property destroyed or damaged on the same or another site.

**Local Authority Clause**

"The insurance by this Policy extends to include such additional cost of reinstatement of the destroyed or damaged property hereby insured as may be incurred solely by reason of the necessity to comply with the Building or other Regulations under or framed in pursuance of any Act of Parliament or with Bye-laws of any Municipal or Local authority provided that

- The amount recoverable under this extension shall not include
- a) the cost incurred in complying with any of the aforesaid Regulations or Bye-laws.

- i) in respect of destruction or damage occurring prior to the granting of this extension,
  - ii) in respect of destruction or damage not insured by the Policy,
  - iii) under which notice has been served upon the Insured prior to the happening of the destruction of damage,
  - iv) in respect of undamaged property or undamaged portions of property other than foundations (unless foundations are specifically excluded from the insurance by this Policy) of that portion of the property destroyed or damaged,
  - b) the additional cost that would have been required to make good the property damaged or destroyed to a condition equal to its condition when new had the necessity to comply with any of the aforesaid Regulations or Bye-laws not arisen,
  - c) the amount of any rate, tax, duty, development or other charge or assessment arising out of capital appreciation which may be payable in respect of the property or by the owner thereof by reason of compliance with any of the aforesaid Regulations or Bye-laws
- 2) The work of reinstatement must be commenced and carried out with reasonable dispatch and in any case must be completed within twelve months after the destruction or damage or within such further time as the Company may (during the said twelve months) in writing allow and may be carried out wholly or partially upon another site (if the aforesaid Regulations or Bye-laws so necessitate) subject to the liability of the Company under this extension not being thereby increased
  - 3) If the liability of the Company under (any item of) the Policy apart from this extension shall be reduced by the application of any of the terms and conditions of the Policy then the liability of the Company under this extension (in respect of any such item) shall be reduced in like proportion
  - 4) The total amount recoverable under any item of the Policy shall not exceed the Sum Insured thereby.
  - 5) All the conditions of the Policy except in so far as they may be hereby expressly varied shall apply as if they had been incorporated herein."
  - 6) No additional premium shall be charged for inclusion of this clause in this Policy.

#### Earthquake Coverage Endorsement

In consideration of the payment by the Insured to the Company of the sum of agreed additional premium as stated in the schedule, it is hereby agreed and declared that notwithstanding anything stated in the printed exclusions of this Policy to the contrary, this Insurance is extended to cover loss or damage (including loss or damage by fire) to any of the property Insured by this Policy occasioned by or through or in consequence of earthquake including flood or overflow of the sea, lakes, reservoirs and rivers and/or Landslide / Rockslide resulting there from

Provided always that all the conditions of this Policy shall apply (except in so far as they may be hereby expressly varied) and that any reference therein to loss or damage by fire shall be deemed to apply also to loss or damage directly caused by any of the perils which this insurance extends to include by virtue of this endorsement

#### Special conditions

- 1) Excess clause - 5% of each and every claim.
- 2) Extension cover shall be granted only if the entire property in one complex / compound / location covered under the Policy is extended to cover this risk and the Sum Insured for this extension is identical to the Sum Insured against the risk covered under main Policy except for the value of the plinth and foundations of the building(s).
- 3) Onus of proof

In the event of the Insured making any claim for loss or damage under this Policy he must (if so required by the Company) prove that the loss or damage was occasioned by or through or in consequence of earthquake

WARRANTY DESCRIPTION
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#### Good State of Repairs

Warranted that "Property stated herein for the insurance coverage under this policy shall be always maintained in good state of repairs"



 **इंडियन बँक**  
**Indian Bank**  
VASHI BRANCH

email: vashi@Indianbank.co.in  
2/1, LANDMARK BUILDING SECTOR-14, VASHI,  
NAVI MUMBAI 400703  
Dated: 7/11/2014

To  
The Chairman /Secretary,  
Sai-Arpan Co-op Housing Society Limited.,  
Plot No 28, Sector 14, Koperkhairane I  
Navi Mumbai-400 709.


Dear Sir,

Sub: Home Loan a/c Mrs.Promita Murthy & Mr.N K Suresh

Ref: Flat No 7 Plot No.28 SAI-ARPAN CHS SECTOR 14 Koperkhairane, NAVI  
MUMBAI

We request you to lift the lien in favour of our bank in your records as the Home loan  
account is already closed by the borrower on 08/10/2013

Yours faithfully,

  
Chief Manager (B.M)

COPY TO : Mrs.Promita Murthy & Mr.N K Suresh





## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन बी ओ एम्/सिडको/एच एस् जी (ओ एच)/१९२२ /जे टी आर/सन २०० ४ - २०० ५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

संस्था मर्यादित साई अर्पण सहकारी गृहनिर्माण  
मुखंड क्र-२८, सेक्टर-१४,  
कोपरखैरणे, नवी मुंबई.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू-सहभागिदारी गृहनिर्माण संस्था असे आहे.



कार्यालयीन सोहर

सही

नवी मुंबई.

दिनांक : ०६ / ०१ / २००५

[बी.पी. राठोड]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई.

## FORM "A"

## Application for Registration of Society

[See Rule 4 (1)]

dated October ,2004

To,  
The Joint Registrar,  
Co-operative Societies, (CIDCO)  
CBD Belapur, Navi Mumbai.

1. We submit herewith a proposal for registration of the following Society along with enclosures as indicated below.
2. We also declare the information given herewith, including that in the enclosures is correct to the best of our knowledge.

- (1) Name of the proposed Society; SAI ARPAN CO-OP. HSG. SOC. (F)
- (2) Address to be Registered ; PLOT NO.28, SECTOR 14, KOPARKHAIRANE
- (3) Whether liability is limited or unlimited; Limited
- (4) Area of operation Plot No. 28, Sector-14, KOPARKHAIRANE
- (5) Object of the Society As per provisions of Bye Laws No. IV.
- (6) The amount of preliminary expenditure incurred by the promoters till the date of application and estimate of expenditure likely to be incurred by them thereafter with a view to getting the Society registered. Rs.4,000-00
- (7) Language in which the books and accounts of the Society will be kept. Marathi/English
- (8) Name and address of the person to whom correspondence regarding registration or other wise should be addressed. MR RAJEEV DAYARAM PATIL  
PROP. SAI ARPAN CHS  
PLOT NO.28, SECTOR 14,  
KOPARKHAIRANE, NAVI MUMBAI.

3. We are sending four copies of the proposed bye-laws signed by the applicants. (Not less than 10)

- N.B. (1) In the case of a representative of Society a copy of the resolution of the committee of that Society authorising him to sign on it's behalf this application and bye-laws should be enclosed with this application.
- (2) In the case of a corporate body, representative status of the signatory on behalf of the corporate body should be indicated.
- (3) The expression "Member of family" means a wife, husband, father, mother, grandfather, grandmother, step-mother, son, daughter, step-son, step-daughter, grandson, grand-daughter, brother, sister, half-brother half-sister, and wife of brother or half brother.

## Enclosures :-

- (1) Bank balance certificate.
- (2) List of persons who have contributed to the share capital together with the amount contributed by each of them and the entrance to be paid by them.
- (3) The scheme showing the details as to how the working of the society will be economically sound and where the scheme envisages the holding of immovable property by the society, giving description of immovable property proposed to be purchased, acquired or transferred to the society.
- (4) A copy of the resolution authorizing a member of the committee of the registered society to sign the application on behalf of the society.
- (5) A copy of the document authorizing any person to sign the application on its behalf issued by a firm, company or other corporate body, society registered under the Societies Registration Act, 1960 or a public trust registered under any law for the time being in force relating to registration of public trusts.
  - c To be forwarded, when any member of the society to be registered is itself a registered society.
  - H To be forwarded when any member of the society to be registered is a firm, company or other corporate body, a society registered under the Societies Registration Act, 1960 or a public trust registered under any law for the time being in force relating to registration of public trusts.

X 



## STATEMENT "B"

## Information About Proposed Society:

Sub-classification of the proposed society requested for (Tenant Ownership/Tenant Co-partnership.)

: TENANT CO-PARTNERSHIP

## Details of land

(a) Whether Agricultural or non-Agricultural

: NON AGRICULTURAL

(b) Location-Survey Number /Plot Number and Revenue village/Municipal ward

: PLOT NO. 28, SECTOR 14,  
KOPARKHAIRANE, NAVI MUMBAI.

(c) Area (Square Feet)

: 542.274 SQ MTRS

(d) Whether lease-hold or free-hold

: LEASE HOLD

(e) Name &amp; Address of Vendor

: CIDCO LTD, NAVI MUMBAI.

(f) Cost of land (Rs.)

: Rs.30,49,749-00

(g) Development cost of land (Rs.)

: Rs.

## Existing Structure

(a) Area constructed (square feet)

: 533.07 SQ MTRS

(b) Number of flats

: 8 UNITS

(c) Number of Promoters occupying flats

: 8 UNITS

Carpet area of Existing/proposed construction (square feet)

(a) Carpet area of residential flats upto 650 square feet.

: 533.97 SQ MTRS

(b) Carpet area of residential flats above 650 square feet but not above 1000 square feet.

: \_\_\_\_\_

(c) Carpet area of residential flats above 1000 square feet

: \_\_\_\_\_

(d) Carpet area of non-residential flats premises (square feet)

: - SQ MTRS

(e) Total Carpet area (square feet)

: 533.97 SQ MTRS

## Details of Finance

(a) From outside Agency (Rs.)

: \_\_\_\_\_

(b) From promoters' contribution (Rs.)

: NOT APPLICABLE SINCE OUTRIGHT BASIS.

(c) Name of outside Agency

: \_\_\_\_\_



*[Signature]*  
CHIEF PROMOTER

*[Signature]*



# नवी मुंबई महानगरपालिका

मालमत्ता कर देयक

2014-2015(II)

3657 - 6496  
KOP\_CID\_PLOT

लेखा क्रमांक	KK0001407791	मालमत्तेचे वर्णन	FLAT-NO.-007;	
मालमत्ता क्रमांक	KOP-14-0028 -0007	Ward :	KOPAR KHAIRANE	
कर दात्यांची नावे	LESSOR:CIDCO , LEASEE: PRITHVI CONSTRUCTION SUB: PAROMITA MURTHY Building : ,Unit : 0007,Plot NO : 0028,Sector : 14,Node : KOPARKHAIRANE,Ward :			
दिनांक पासून पर्यंत	निवासी करपात्र मूल्य		अनिवासी करपात्र मूल्य	
01-OCT-14 31-MAR-15	6290		0	
देयकाचा तपशील	दर%	निवासी कर	दर%	अनिवासी कर
सर्वसाधारण कर	23.5	740	0	0
जल लाभ कर	1	32	0	0
मलनिः सारण कर	3	95	0	0
मलनिः सारण लाभ कर	1	32	0	0
शिक्षण उपकर	1	32	0	0
वृक्ष उपकर	0.5	16	0	0
पथ कर	2.67	84	0	0
रा.शि. कर	6	189	0	0
रोजगार हमी कर			0	
मोठया निवासी जागेवारील कर	10	0		
		1220		0
देयकाची एकूण रक्कम		1220		
या कालखंडासाठीचा पूर्वी भरलेली रक्कम		0		
मागील थकबाकी		0		
चालू कालखंडासाठीचा एकूण कर		1220		

You may pay bill on [nmmconline.com](http://nmmconline.com)

Cheque/D.D/Pay Order please drawn in favour of "NMMC".

विविध कर रुपाने जमा होणारा निधी करतो नागरी सेवा सुविधामध्ये वृद्धी.

मालमत्ता कर नियमित भरा दंड, व्याज, जप्ती अशी कटू कारवाई टाळा.

AXIS BANK LTD.-VASHI  
NO.M.M.C. WARD: VASHI  
31 OCT 2014  
MICR CLG.  
VASHI

LAST PAYMENT MADE ON  
25/06/2014 Rs.1220.00

After 31/10/2014 1220  
After 30/11/2014 1220  
After 31/12/2014 1244  
After 31/01/2015 1269  
After 28/02/2015 1293

*[Signature]*  
करनिर्धारक व संकलक

*[Signature]*

# महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि. बीज आकार देयक



9. V 2.3.35  
1/756

ऑन लाईन बिल फॉर्म सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.  
अधिक माहितीसाठी [www.mahadiscom.in](http://www.mahadiscom.in) या संकेत स्थळावर संपर्क साधावा.

**बीज आकार देयकाचा महिना** ऑक्टोबर - २०१४

देयक दिनांक 20/10/14  
For any additional information please contact e-mail: [customer@mahadiscom.in](mailto:customer@mahadiscom.in) / Contact No. 2733303

20/10/14

देयक क्र. 756

विलींग युनिट २/६३ / KOPAR KHAIRNE / Ph.No. 27543133

CGS/JC/PD/LE

देयक कालावधी 09/09/14 पासून

09/11/14 पर्यंत

रु. 810.00

ग्राहक क्रमांक : 09022890040 जुना ग्राहक क्र.

UDIN:201410315328132

अंतिम तारीख 10/11/14

रु. 800.00

नाव धोबती मारुमीता मुरती  
पत्ता प्लॉट नं 7 प्लॉट नं 28 सेक्टर 14 / कोपर खैर्ने - 400701

या तारखेपुर्वत भरल्यास

रु. 830.00

या तारखेनंतर भरल्यास

रु. 830.00

M/S PAROMITA MURTY  
FLAT NO 7 PLOT NO 28 SECTOR 14 / KOPAR KHAIRNE - 400709

\* जेव्हा ग्राहक पूर्णांक देयकीला आहे  
15/10/14 या तारखेनंतर देयक भरले असल्यास निव्वळ रक्कम दिवकारण्यास पावती दाखवावी

पो.सो/बक्र+ मार्ग-क्रम 3/06/1401/5707 दर संकेत 01/LT | Res 1-Phase  
डी. टी. सी. क्र. 1753541 संलग्न भार 4.00 KW वीज शुल्क संकेत : 51  
पोल नं. मंजूर भार 4.00 KW पुरवठा तारीख : 22/05/03

विवरण रु. पैसे

स्थिर आकार 40.00

बीज आकार 620.35

बीज शुल्क 105.47

ईंधन समायोजन आकार 42.79

वीज विक्री कर 0.00

वजा सरासरी देयकाची रक्कम 0.00

व्याज 3.00

इतर आकार 0.00

एकूण 808.61

निव्वळ थकबाकी / जमा 7.51

समायोजित रक्कम -6.34

व्याजाची थकबाकी 0.00

एकूण थकबाकी / जमा 1.19

देयकाची निव्वळ रक्कम 809.80

पूर्णांक देयक 810.00

मागील पावतीचा दिनांक 22/09/14 720.00

सुरक्षा ठेव जमा \*\*\*3000 दिवस ग्राहक रु. 3000

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण बीज वापर
762003336	3076	2929	1	147	0	147

### मागील वीज वापर

महिना	युनिट
SEP-14	138
AUG-14	134
JUL-14	136
JUN-14	141
MAY-14	133
APR-14	134
MAR-14	141
FEB-14	106
JAN-14	140
DEC-13	123
NOV-13	187

कॉल सेंटर नं.  
18002333435  
18002003435

For Billing Complaint contact IGRFO: VIDYUT, SECTOR-12, WASHI / Ph.No. 276756EXT 100  
अधिक माहिती मिळवण्यासाठी किंवा तक्रार देण्यासाठी किंवा सूचना देण्यासाठी: 18002333435  
CGRFO: VIDYUT, CHAVAN, MIDC, PUNE Ph:2566436

एकूण देयक हे मा.आय.आय.च्या दरम्यान: सासनांगे दिलेली रकमेसाठी (दि.27/8/2012) वी.2012/2013/18/12 या एका करून काढलेली आहे. एकाच वेळी दर दिनांक 01.09.2012 पासून सासनांगे महिन्याचे देयक/ सरासरी देयक 1 रजा सुट रु.7.00/ मागील सरासरी देयक भरणा सुट समायोजन रु.-6.34/FICA RATE Rs.1-100Units-0.20/101-300 Units-0.70/301-500 Units-0.51/501-1000 Units-0.37/510000-1000 Units-0.66/

सुरक्षा ठेव जमा  
रु. 3000

**Philips LED**  
**Change karo, Save karo.**

50% energys savings\*, 15 year life\*\*  
innovation + you

To know how to save more on your electricity bill,  
SMS 'Philips <space> LED' to 58888 or log on to [www.philips.co.in/led](http://www.philips.co.in/led)

**PHILIPS**

हे बीज देयक महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनीच्या मासिक देयकाचा पुढावा घ्यायचा वेळ आहे. हाचम सरासरी विद्युत पुरवठा अटीत केलेल्या प्रत्येकाचा वास्तु विद्युत देयक आणि असल्यास ग्राहकाचे संबंधित उपविभागीय कार्यालयाची देखी साधवा. अतिरिक्त देयक देयकात कोणत्याही वेळी या देयकाची कट नसे, आहे देयक दिवकारले जाणार नाही. चुकपूर देणे घेणे. मागील पावता यतुद केलेल्या अनेक मागील देयक देयकासाठी वी देयकाचा मरणा कोसारा, घातलेल्या या साधकाः यदीन सासनांगे महिन्याचे देयक/ सरासरी देयक 1 रजा सुट रु.7.00/ मागील सरासरी देयक भरणा सुट समायोजन रु.-6.34/FICA RATE Rs.1-100Units-0.20/101-300 Units-0.70/301-500 Units-0.51/501-1000 Units-0.37/510000-1000 Units-0.66/

*Handwritten signature*

10/31/2014

Property Collection



# Navi Mumbai Municipal Corporation

**Receipt ID** : NMMC-PT-43000784182  
**Receipt Date** : 2014-10-31  
**Property Code** : KK0001407791  
**Amount** : 1220.0  
**Payment Mode** : Cheque  
**Bank** : ICICI BANK LIMITED  
**Cheque/DD Number** : 537867

This is a computer generated receipt and does not require a signature.

**MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD.**  
**RECEIPT**

SP/T-1102/0314 053003 **1211413** Rept. No. 1211413  
 Collection Centre : 024753032 - Karad Co-op Credit Socy Date: 28-10-2014  
 Name of Circle : Vashi  
 Consumer No. : 000228900401 /FC: 3/BU: 4753  
 Received From : MRS. PAROMITA KURTY  
 the sum of ₹ (In words) Rs Eight Hundred Rupees Only  
 By : CASH  
 No. : 800.0  
 Dated :  
 Bank Name : Energy Bill  
 IFSC Code :  
 For M.S.E.D. Co. Ltd.  
 Cashier  
 Registered Office : Plot No. G-9, Prakashgad, Prof. Anant Kanekar Marg, Bandra (E), Mumbai-400 051

Annexure V

STATEMENT "A" Enclosure to Application for Registration

Serial No. 1	Full Name of Promoter 2	Whether Individu. Or Corporate 3	Age 4	Cost of the Flat 5	Profession 6	Nationality 6A	Place of Residence Village or Taluka 7	Amount Subscribed to Share Capital & Entrance Fees 8	Whether any other Signatory of the application is a Member of the Family 9	In the case of representative of Society, whether he is the Member of the Committee of Society 10	Signature 11
1	Shrimati Neelprabha Digamber Dokhale and Shri Digamber K. Dokhale	Individual	62 68	Rs. 8,15,000	Housewife Retired	Indian	Flat No.01, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+200	N.A.	N.A.	N.D. Dokhale
2	Shrimati Ashwinee Mahesh Deshpande and Shri Mahesh Sudhakar Deshpande	Individual	32 38	Rs. 11,50,000	Service	Indian	Flat No.02, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+200	N.A.	N.A.	[Signature]
3	Shri Ashok K. Kalburgi	Individual	40	Rs. 7,88,481	Service	Indian	Flat No.03, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+100	N.A.	N.A.	[Signature]
4	Shrimati Charusheela Sunil Patil and Shri Sunil Rajaram Patil	Individual	38 42	Rs. 10,58,803	Service	Indian	Flat No.04, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+200	N.A.	N.A.	[Signature]
5	Shri Payagounda Balagounda Patil and Shrimati Pushpalata Payagounda Patil	Individual	54 45	Rs. 9,00,000	Service	Indian	Flat No.05, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+200	N.A.	N.A.	[Signature]
6	Shri Rajeev D. Patil and Shrimati Aruna Rajeev Patil	Individual	37 32	Rs. 8,75,500	Business	Indian	Flat No.06, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+200	N.A.	N.A.	[Signature]
7	Shrimati Paromita Murthy and Shri N. K. Suresh	Individual	30 38	Rs. 10,50,000	Service	Indian	Flat No.07, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+200	N.A.	N.A.	[Signature]
8	Shri Arun Damodar Joshi and Shrimati Kiran Arun Joshi	Individual	36	Rs. 8,51,625	Service Home wife	Indian	Flat No.08, Sai Arpan CHS, Plot No.28, Sector 14, Koparkhairane, Navi Mumbai.	250+200	N.A.	N.A.	[Signature]



APPROVED VIDE REG. NO. N/90/MC/D/CON/50/04/1922 DATED 6/1/05

All the above signatures have been attested by me.

X [Signature]  
Chief Promoter.

ENCLOSURES: 1) Bank Balance Certificate 2) List of Persons who have contributed to the Share Capital together with the amount contributed by each of them and the Entrance Fee paid by them. 3) Information giving description of immovable property proposed to be purchased / acquired or transferred to the Society along with scheme of construction of house furnished as per statement "B".



## STATEMENT "B"

## Information About Proposed Society:

Sub-classification of the proposed society requested for (Tenant Ownership/Tenant Co-partnership.)

## Details of land

- (a) Whether Agricultural or non-Agricultural  
 (b) Location-Survey Number /Plot Number and Revenue village/Municipal ward  
 (c) Area (Square Feet)  
 (d) Whether lease-hold or free-hold  
 (e) Name & Address of Vendor  
 (f) Cost of land (Rs.)  
 (g) Development cost of land (Rs.)

## Existing Structure

- (a) Area constructed (square feet)  
 (b) Number of flats  
 (c) Number of Promoters occupying flats

## Carpet area of Existing/proposed construction (square feet)

- (a) Carpet area of residential flats upto 650 square feet.  
 (b) Carpet area of residential flats above 650 square feet but not above 1000 square feet.  
 (c) Carpet area of residential flats above 1000 square feet  
 (d) Carpet area of non-residential flats premises (square feet)  
 (e) Total Carpet area (square feet)

## Details of Finance

- (a) From outside Agency (Rs.)  
 (b) From promoters' contribution (Rs.)  
 (c) Name of outside Agency

TENANT CO-PARTNERSHIP

NON AGRICULTURAL

PLOT NO. 28, SECTOR 14,  
KOPARKHAIRANE, NAVI MUMBAL

542.274 SQ MTRS

LEASE HOLD

CIDCO LTD, NAVI MUMBAL

Rs.30,40,740-00

Rs.

533.07 SQ MTRS

8 UNITS

8 UNITS

533.97 SQ MTRS

SQ MTRS

533.97 SQ MTRS

NOT APPLICABLE SINCE OUTRIGHT BASIS.

*Chali*  
 CHIEF PROMOTER

FORM "A"

No.

## Application for Registration of Society

[See Rule 4 (1)]

dated October ,2004

To,

The Joint Registrar,  
 Co-operative Societies, (CIDCO)  
 CBD Belapur, Navi Mumbai.

- We submit herewith a proposal for registration of the following Society along with enclosures as indicated below.
- We also declare the information given herewith, including that in the enclosures is correct to the best of our knowledge.
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- Address to be Registered; PLOT NO.28, SECTOR 14, KOPARKHAIRANE
- Whether liability is limited or unlimited; Limited
- Area of operation; Plot No. 28, Sector-14, KOPARKHAIRANE
- Object of the Society; As per provisions of Bye Laws No. IV.
- The amount of preliminary expenditure incurred by the promoters till the date of application and estimate of expenditure likely to be incurred by them thereafter with a view to getting the Society registered. Rs.4,000-00
- Language in which the books and accounts of the Society will be kept. Marathi/English
- Name and address of the person to whom correspondence regarding registration or other wise should be addressed. MR RAJEEV DAYARAM PATIL  
PROP. SAI ARPAN CHS  
PLOT NO.28, SECTOR 14,  
KOPARKHAIRANE, NAVI MUMBAL.
- We are sending four copies of the proposed bye-laws signed by the applicants. (Not less than 10)

- N.B. (1) In the case of a representative of Society a copy of the resolution of the committee of that Society authorising him to sign on it's behalf this application and bye-laws should be enclosed with this application.  
 (2) In the case of a corporate body, representative status of the signatory on behalf of the corporate body should be indicated.  
 (3) The expression "Member of family" means a wife, husband, father, mother, grandfather, grandmother, step-mother, son, daughter, step-son, step-daughter, grandson, grand-daughter, brother, sister, half-brother half-sister, and wife of brother or half brother.

## Enclosures :-

- Bank balance certificate.
- List of persons who have contributed to the share capital together with the amount contributed by each of them and the entrance to be paid by them.
- The scheme showing the details as to how the working of the society will be economically sound and where the scheme envisages the holding of immovable property by the society, giving description of immovable property proposed to be purchased, acquired or transferred to the society.
- A copy of the resolution authorizing a member of the committee of the registered society to sign the application on behalf of the society.

H

(5) A copy of the document authorizing any person to sign the application on its behalf issued by a firm, company or other corporate body, society registered under the Societies Registration Act, 1960 or a public trust registered under any law for the time being in force relating to registration of public trusts.

To be forwarded, when any member of the society to be registered is itself a registered society.

To be forwarded when any member of the society to be registered is a firm, company or other corporate body, a society registered under the Societies Registration Act, 1960 or a public trust registered under any law for the time being in force relating to registration of public trusts.

*Chali*

## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन वी ओ एम्/सिडको/एच एस् जी (ओ एच)/१९२२ /जे टी आर/सन २००४ - २००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

संस्था मर्यादित साई अर्पण सहकारी गृहनिर्माण  
भुखंड क्र-२८, सेक्टर-१४,  
कोपरखरने, नवी मुंबई.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू-सहभागिदारी गृहनिर्माण संस्था असे आहे.



नवी मुंबई.

दिनांक : ०६ / ०१ / २००५

सही

[बी. पी. राठोड]  
सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई.

# SAI - ARPAN CO-OP. HOUSING SOCIETY LIMITED

Plot No. 28, Sector-14, Koparkhairane, Navi Mumbai 400 709.  
Reg. No. NBOM/CIDCO/HSG.(OH)1922/JTR/2004-05

Date: 22/11/2014.

To:  
The Asst. General Manager  
State Bank of India,  
RACPC Ghatkopar

Dear Sir/Madam,

We, Sai Arpan Co-Operative Housing Society Ltd. (Name of the Society), here by certify that

1. We have transferable rights to the property described below which has been allotted by us to Mrs. Paronita S. Murthy and Mr. N.K.Suresh (name of the Seller). She/He is the member of our society who intend to sell the property described below to Mrs. Arpana Singh and Mr. Vinod Kumar Singh herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 13<sup>th</sup> November 2014 (herein after referred to as the "Sale document")

#### Description of the property:

Flat No./ House No.	07
Building No./Name	Sai Arpan Co-Operative Housing Society Ltd.
Plot No	28
Street No./Name	-
Locality Name	Sector: 14
Area Name	Koparkhairane
City Name	Navi Mumbai
Pin Code	400709

2. That the total consideration for this transaction is Rs. 58,00,000/- (Fifty Eight Lakhs Rupees Only) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

Verified with original  
downloaded in front of me  
State Bank of India

  
Marketing Executive  
HLST Ghatkopar  
Amresh Kumar  
P. F. No. 6624669



भारतीय स्टेट बैंक  
भारतीय स्टेट बैंक  
State Bank of India

State Bank of India  
Retail Assets Centralised Processing Centre,  
1st Floor, Ashok Silk Mills Compound,  
LBS Marg, Ghatkopar (West),  
Telephone - 25009011/12/13/15  
Fax : 25009010  
E-Mail : racpc.ghatkopar@sbi.co.in

**LETTER FORWARDING DEMAND DRAFTS/BANKER'S CHEQUES TO BUILDERS / URBAN DEVELOPMENT AUTHORITY / HOUSING SOCIETY / SELLER**

**Registered AD/Courier**

M/s./Mr./Mrs./Kum Shri Sai Deep Realtors Pvt Ltd Date : 01.10.2012  
201 Sai Plaza, Lawhar Rd opp Ghatkopar RTY Sta.  
Ghatkopar (East) Mumbai - 400077.

Dear Sir,

REFERENCE: YOUR DEMAND LETTER NO., \_\_\_\_\_ DATED 01.10.2012.

**AGREEMENT OF SALE DATED**

reference to your Demand letter No \_\_\_\_\_ Dated \_\_\_\_\_  
Allotting Flat - 203. (details of plot of land) in \_\_\_\_\_

(name and address of the project/Agreement of sale dated the \_\_\_\_\_ for sale of \_\_\_\_\_ (details of plot of land / flat / house proposed to be sold under the agreement) we forward herewith on behalf of Shri / Smt./Kum Alay Arun Sawant our cheque/demand draft No. 177422 dated 01.10.2012 for Rs. 3,90,000/- Rupess Three lac Ninety thousand only

Name of Bank \_\_\_\_\_  
Drawn in your favour credit of your Account No. \_\_\_\_\_ maintained with (Name of Branch) \_\_\_\_\_ being cost of plot of land / flat / house. allotted / proposed to be sold to Shri / Smt./Kum Alay Arun Sawant

per details furnished above. Please forward to us your stamped receipt for the amount immediately on receipt. Please note that the amount is to be appropriated specifically towards the cost of plot of land allotted/flat/house to be sold as above and should not be appropriated by you towards or set off against any other debit or liability due or owing to you by Shri/Smt./Kum \_\_\_\_\_ (Name of the borrower).

Please note that the Bank will have the right to call back the amount if you fail to complete the formalities for allotment/ sale of the plot of land / flat / house including registration formalities on receipt of the proceeds of our cheque / demand draft mentioned above, if the proposed allotment / sale of plot of land/flat /house fails to materialize within a reasonable time, for reasons whatsoever, you should arrange to return our cheque / demand draft directly to us immediately. Further, refunds, if any, including any payment towards interest etc. should be made by means of crossed cheque/demand draft favouring Shri/smt./Kum \_\_\_\_\_

Loan Account No. 82551371572 State Bank of India, R.A.C.P.C.(Branch), and forwarded directly to us.

3) Please note to advise us full particulars of allotment of plot of land / flat / house / sale of plot of land as above on Completion of registration of the property in the name of Shri.Smt./Kum \_\_\_\_\_

Yours faithfully,

Asst. General Manager

Copy forwarded to the Customer

Name Alay A. Sawant

Address 211 am Siddhi

Vinayk Society Har-

Xali village Jagan

Nagar Vikhroli (E)

PLEASE ACKNOWLEDGE

# SAI - ARPAN CO-OP. HOUSING SOCIETY LIMITED

Plot No. 28, Sector-14, Koparkhairane, Navi Mumbai 400 709.  
Reg. No. NBOM/CIDCO/HSG.(OH)/1922/JTR/2004-05

Date :

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. We undertake to inform and deposit Share Certificate to the Bank directly as and when issued in the name of the applicants.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the society vide resolution dated \_\_\_\_\_ (description of document of delegation of authority to the signatory.)

9. This NOC stands valid subject to the release of the charge of ..... Bank.

10. We have applied for conveyance deed and same is under process

Yours faithfully,

Authorized Signatory.



Name - M.S. Deshpande.

Designation - Secretary.

Place - Navi Mumbai.

Date - 22/11/2014.

SAI - ARPAN CO-OP. HOUSING SOCIETY LIMITED  
Sector - 14, Koparkhairane, Navi Mumbai - 400 709

verified with original  
downloaded in front of me  
State Bank of India

Marketing Executive  
HLST Ghatkopar  
Amresh Kumar  
P. F. No. 6624669



## Volkswagen Downtown Mumbai

Shaman Cars Pvt. Ltd.  
Prabhadevi, Mumbai  
Tel No.: 98704 99940. Tel. Fax.: 022-2422 7272

### Finance Quotation

Customer : Mr.Yatin Gadgil Model: Polo 1.2 GT TSI  
Contact No. \_\_\_\_\_ Ex- Mumbai  
Date: 11.11.2014 Tenure: 3Yrs & 5Yrs

	3Yrs @ 9.99%	5Yrs @ 9.99%
Ex-Showroom	842,557	842,557
Less: Loan	758,000	758,000
Margin Money	84,557	84,557
Add: Insurance (Comprehensive)	31,472	31,472
Add: Registration (Individual)	75,830	75,830
Add: Depot & Other Charges	6,900	6,900
Add: Processing Fees & Stamp Duty	6,916	6,916
Add: Adv. EMI	24,256	15,971
<b>DOWN PAYMENT</b>	<b>229,931</b>	<b>221,646</b>

\_\_\_\_\_ cheque in the name of \_\_\_\_\_ amounting to Rs. \_\_\_\_\_

Downpayment cheque in the name of M/S Shaman Cars Pvt. Ltd.

Documents Required	Salaried Employee	Self Emp. / Proprietor	Partnership Company	Pvt Ltd / Ltd. Co.
1 Last 3 month Salary Slip	X			
2 Form 16 / I Tax Returns	X			
3 Proof of Residence / Office	X	X	X	X
4 Signature Verification	X		X	X
5 Computation of Income - last 2 years		X	X	X
6 P&L A/C & B/S - last 2 years		X	X	X
7 Copies of I. T returns for last 2 years		X		X
8 Partnership Deed			X	
9 Letter of Authority from Partners			X	
10 Memorandum & Articles of Association				X
11 Board Resolution				X
12 Copy of PAN Card & 2 Photograph	X	X	X	X
13 6 month Bank Statement	X	X	X	X
14 Agreement	X	X	X	X

Sales Consultant: Shailesh Contact No. \_\_\_\_\_

**Note**

- Price at the time of delivery will be applicable
- Orders would be subject to our standard terms
- The above registration & insurance amount includes service charges
- Loans, Interest rates are at the sole discretion of the Bank.
- Rates prevailing on the date of loan disbursement will be applicable.

Previous/Old Agreement Copy

THURSDAY, 26 DEC 2002 3:54:17 PM

Thursday, December 26, 2002

3:54:17 PM

Original

नोंणी 39 म.

Regn 19 M

पावती

पावती क्र. : 11504

दिनांक 26/12/2002

गावाचे नाव कोपरखेरणे

दस्तऐवजाचा अनुक्रमांक

दस्ता एवजाचा प्रकार

टनन3 13373 - 2002

करारनामा

सादर करणाराचे नाव: श्रीमती परोगीता - मुर्खे

नोंटणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)

एकूण


रु.

1,500.00

400.00

10900.00

आपणारा हा दस्त अंदाजे 4:09PM ह्या वेळेस मिळेल

  
दुय्यम निवेदक  
डाणे 3

बाजार मूल्य: 822500 रु. मोबदला: 1050000 रु.  
भरलेले मुद्रांक शुल्क: 42750 रु.

DCR REGISTRATION VERSION 3.02



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

६९६९३  
CIN-929 सर्वसा. ११३ मं.  
Gen 113 me.

मूल प्रत  
ORIGINAL COPY

[ अट्ठांतरणीय ]

THE SUB-REGISTERABLE

रकम नं ३

शासनात केलेल्या रकमाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

93363/9-2

ठिकाण/Place ..... दिनांक/Date .....

12/02/2022

Received from .....

र./Rs. .... (रुपये/Rupess. ....)

826401

on account of .....

राज्य सरकार, धार, भावरा, पन्नासभा

रोखपाल वा लेखावा  
Cashier or Accountant.

.....  
(पदनाम/Designation) .....





वेणाच्या व्यक्तीचे नाव... प्रोमिता मूर्थी  
 पत्ता ... Sector 10, K...  
 हस्ते P.M.P. Patil  
 पत्रकी क्र. 125324

PROPER OFFICER  
 SUB-REGISTRAR  
 THANE-3 (VASHI)

दस्तावेज क्र. 2  
 13313/2-20  
 0882

**AGREEMENT FOR SALE**

THIS AGREEMENT made and entered into at Vashi, Navi Mumbai on this 26<sup>th</sup> day of DECEMBER, 2002, BETWEEN M/S PRITHVI CONSTRUCTIONS, (having PAN No. ....), a proprietary firm, through its proprietor, SHRI ARUNA RAJEEV PATIL, having address at 7/B/47, Sector 10, K... Navi Mumbai-400709, hereinafter called as "THE BUILDER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its heirs, executors, administrators and assigns) of the ONE PART AND MRS. PAROMITA MURTHY W/o. MR. N. K. SURESH & MR. N. K. SURESH, Adult/s, Indian Inhabitant/s, residing at B-6, Sanjog Co-op. Hsg. Soc. Ltd. Plot No. 19A, Sector-19A, Vashi, Navi Mumbai-400 703, hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of OTHER PART:



OFFICE OF THE SUB-REGISTRAR  
 VASHI, DIST. THANE  
 MAHARASHTRA 400 703  
 INDIA

*Paromita Murthy*

*Rs. Forty four thousand Seven hundred fifty*

*[Handwritten signature]*

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having its office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai-400 021, is a new Town Development Authority, under the provisions of subsection (3-a) of Section 113 of Maharashtra Regional & town planning Act, 1966 (Maharashtra Act NO.XXXVIII of 1966) hereinafter referred to as the said Act.

30/3/20  
30/3/20

AND WHEREAS the State Government in pursuant to Section 113(f) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land so acquired by the State Government, and subsequently vested by the State government in the Corporation for being leased to its intending Lessees.

AND WHEREAS the Corporation leased to the CORPORATION (herein referred to as THE LESSEE) vide Agreement to Lease dated 26.10.2001 for a period of 60 years computed from the date of Agreement to Lease, a residential plot measuring about 542.274 Sq. Mtr. bearing No.28 at Sector 14, Koparkhairne, Navi Mumbai (hereinafter referred to as THE SAID PLOT) for the purpose of residential use for proper premium of Rs.30,49,749/- (RUPEES THIRTY LAKHS FORTY NINE THOUSAND SEVEN HUNDRED FORTY NINE ONLY), and has handed over the physical possession of the said plot to the Lessee.



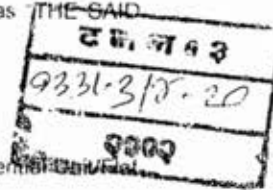
AND WHEREAS the NAVI MUMBAI MUNICIPAL CORPORATION have given permission vide their Commencement Certificate bearing No. M/S/TP/ BP/ 144/ H/84 dated 17/4/2002 to commence the construction of a residential building on the said plot as per the plans and specifications of the Town Planning Authorities.

*Handwritten signature*

*Handwritten signature*

AND WHEREAS the BUILDER alone have the sole and exclusive right to sell the Residential Units/Flats in the said building constructed by the BUILDER on the said land and to enter into agreements with the PURCHASER/S of the said Residential Units/Flats, etc. and to receive the Sale Price in respect thereof.

AND WHEREAS the PURCHASER/S demanded from the BUILDER and the BUILDER has give inspection to the PURCHASER/S of all the documents of title relating to the said lands, and the plans, designs and specifications prepared by the "ARCHITECTS" and such other documents as are specified under the Maharashtra Ownership Flat Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.



AND WHEREAS the BUILDER is/are lawful Owner of the Residential Unit/Flat No.07, on Fourth Floor, admeasuring about 694.04 Sq.ft. built up area in the building on Plot No.28, in Sector 14, Koparkhairane, Navi Mumbai



AND WHEREAS the PURCHASER/S have agreed to purchase the said Residential Unit/Flat No.07, on Fourth Floor, admeasuring about 694.04 Sq.ft. built up area, in the building on Plot No.28, in Sector 14, Koparkhairane, Navi Mumbai, Dist. Thane (hereinafter above referred to as the 'said premises') for a total consideration of Rs. 10,50,000 (RUPEES TEN LAKHS FIFTY THOUSAND ONLY)

AND WHEREAS relying upon the said Application and declaration the BUILDER agreed to sell Residential Unit/Flat at a price and on the terms and conditions hereinafter appearing.

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

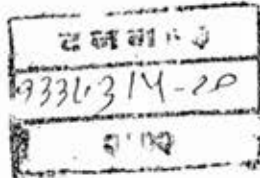
- 1. The BUILDER have constructed the building consisting of 500 units on four upper floors on the said land in accordance with the plans, designs, specifications

*Handwritten signatures of the parties.*

approved by the Concerned Authority with only such variations and modifications as the BUILDER may consider necessary or as may be required by Concerned Authority.

2. THE PURCHASER/S hereby agrees to purchase from the BUILDER and the BUILDER hereby agree to sell to the PURCHASER/S the Residential Unit/Flat No.07, on Fourth Floor, admeasuring about 694.04 Sq.ft. built up area, in the building on Plot No.28 in Sector 14, Koparkhairane, Navi Mumbai, Dist Thane (hereinafter referred to as the 'said premises') for a total price of Rs 10,50,000 (RUPEES TEN LAKHS FIFTY THOUSAND ONLY) to be paid as follows :-

- |    |  |     |
|----|--|-----|
| 1) | On Booking                                 | 10% |
| 2) | On Completion of plinth                    | 20% |
| 3) | On Completion of 2 <sup>nd</sup> slab      | 25% |
| 4) | On Completion of 4th slab                  | 20% |
| 5) | On Completion of internal/external plaster |     |
| 6) | On possession                              |     |



Without prejudice to their other rights under these presents and/or in law, the PURCHASER/S shall be liable to pay to the BUILDER interest at the rate of 3% per annum on all the amounts due and payable by the PURCHASER/S under these presents, if such amount remain unpaid for 15 (Fifteen) days or more after becoming due.

3. (i) AND WHEREAS the BUILDER acknowledges the receipt of a sum of Rs.30,000/- (RUPEES THIRTY THOUSAND ONLY) paid on or before the execution of this Agreement being the part and advance payment out of the sale price of the said Residential Unit/Flat.

3. (ii) THE PURCHASER have also agreed to pay CIDCO the transfer charges, stamp duty and Registration charges in respect of the said Residential Unit/Flat.

*Shri. S. S. Khurthy*  
*S. S. Khurthy*  
*[Signature]*

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
FOR RESIDENTIAL PURPOSE

MAHICRA/330/2000



R.0305000 PB 0102

PROPER OFFICER  
SUB - REGISTRAR  
CHANE-III (VASHI)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur, Navi Mumbai, the 26<sup>th</sup> day of October Two Thousand one BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part AND (1) Name of Person smt. Aruna. Rajeev Patil, m/s. Prithvi constructions.  
(Address and Occupation) 7/B/47, sect-10, Koper-khairne, Navi Mumbai - 400-709.

(hereinafter referred to as "the Licensee" which expression shall, where context so admits be deemed to include his heirs, executors, administrators and representatives).

Stamp: 29 OCT 2001, 2209

(2) Name of Person of (Address and Occupation) and (Name of Person) of (Address and Occupation) (hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, and representatives)

(3) Name of Person of Address and (2) (Name of Person) of Address all carrying on business in partnership at (Address of the Firm or Syndicate) under the name and style of (Name of firm of syndicate) registered under the Indian Partnership Act 1931 (hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed in include all the partners of the said firm, their representatives, heirs, executors and administrators)

(5)-(6) Name of the Company A Company registered under the Companies Act, 1956 (1 Of 1956) and having its registered office at (Address)



Asst. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur,  
Navi Mumbai-400 614.

For PRITHVI CONSTRUCTIONS  
Proprietor

ट न न - 3  
 29658/7-97  
 2009

(hereinafter referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include its successor or successors).

(7) Name of Society \_\_\_\_\_  
 A Co-operative Society registered under the \_\_\_\_\_  
 \_\_\_\_\_ Co-operative Societies Act, \_\_\_\_\_ under the  
 certificate of Registration No. \_\_\_\_\_ granted by  
 \_\_\_\_\_ and having its principal place of business at  
 \_\_\_\_\_ (hereinafter referred to as "the  
 Licensee" which expression shall where the context so admits, be deemed to include, its  
 successor or successors of the Other Part).

**WHEREAS**

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act").
- (b) The State Government is pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has by his application dt. 11/12/2001 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.
- (d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunderwritten and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 542-274 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of construction a building for residential users and has permitted the Licensee to occupy; the said land from the date hereof on the terms and conditions hereinafter contained.
- (e) The Licensee has before the execution of this Agreement paid on the 22/10/2001 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be the Corporation from time by a general or special order, a sum of Rs. 30,49,749/- (Rupees Thirty Lacs  
Forty Nine thousand Seven hundred Forty Nine only) being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

**GRANT OF LICENCE :**

- 1. During the period of Four years from the date hereof, the Licensee shall have licence and For PRITHVI CONSTRUCTIONS

*J. Man*  
 Asstt. MARKETING OFFICER  
 CIDCO Ltd. CBD-Belapur.  
 Navi Mumbai-400 614.

*[Signature]*  
 Proprietor

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authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed.

**NOT A DEMISE :**

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement.
3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say :-

**16. Development Condition :**

- A) The maximum permissible F.S.I. shall be One. The G.D.C.R. in force at the time of submission of development proposal and plan to Town Planning Officer of Navi Mumbai Municipal shall be applicable.
- B) The building shall be constructed for residential use only. Access area such as staircase, lifts and lobbies shall be separately provided for upper floors.
- C) The intending lessee shall provide necessary infrastructure for electric supply as per requirements of MSEB including Sub-station if necessary within their plot
- D) The parking space shall be provided at the rate of one car space for every tenement having built up area upto 45 sq mt. One car space for every two tenement having built up area between 45 to 60 sq mt.

In addition to parking area specified above parking space for visitor shall be provided to the extent of 10% of the above number subject to minimum no of one

The above parking space shall be exclusive of 3.0 m. wide circulation space all around the building. If any parking space is provided under the stilts, the clear height of the stilt shall be 3.0 m. for the floor to floor and the floor level shall not be more than 15.00 cm. above the plot level. The stilted parking space shall be at the disposal of the residence of the same plot and proof to this effect shall be submitted at the time of occupancy along with the details of the parking layout, individual parking space shall be properly paint marked.

E) In addition to the above special terms and conditions, the Development Control Regulations in force for the area under reference shall be applicable at the time of submission of the proposal and plan to the authority concerned.

- i) The Maximum Permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be 1.00 Conc.
- ii) The Maximum height upto which the building shall be constructed shall be 30.10 metres as per GDCR 1975.
- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.

Asstt. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur.  
Navi Mumbai-400 614.



For PRITHVI CONSTRUCTIONS

Proprietor

Proprietor



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**FENCING DURING CONSTRUCTION:**

- b) That the said shall be fenced properly be the Licensee at his/their/its expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, fathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encorachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such ancrochment and to recover expenses of such removal and disposal from the Licensee.
  
- bb) The License is aware that the COrporation has not provided to the said land physical infrastructure sur<sup>l</sup> as power, water, se.,werage and Pucca road and the Licensee further agrees to submit to the Town Planning Officer of the Corporation for his approval the plans, elevation, action, specification and detiils of the building hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licenseefurther agrees that he will set no defence for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca raod. No water Shall be provided or made available by the corpo<sup>r</sup> for construction of the intended building. The Licensee hereby agrees to make his own arrangement for water to be used for erection of the intended building on the said land.

**NO WORK TO BEGIN UNTIL PLANS ARE APPROVED :**

- (c) That no work shall be commenced or carried on which infringes the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force as regards construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been no approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

**TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK :**

- (d) That he/they/it shall within a period of 12 months from the date here-of, commence and within a period of Four years from the date hereof at his/their/ its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Colitrol Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as residential building with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.

*[Signature]*  
Asstt. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur.  
Navi Mumbai-400 614.

For PRITHVI CONSTRUCTIONS  
*[Signature]*  
Proprietor

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#### RATE AND TAXES:

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- (e) That he/they/it will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupier in respect of the said land any building erected thereon.

#### PAYMENT OF SERVICE CHARGES :

- (f) That he/they/it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from time to time by the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as road, water, drainage, conservancy for the said land regardless of the extent of benefit derived by him/them/At from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first of April in each year or within 30 days therefrom, without Prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate to be approved by the corporation by general or specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days more after becoming due."

#### PAYMENT OF LAND REVENUE :

- (g) That he/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

#### INDEMNITY :

- (h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

#### SANITATION :

- (i) That he/they/it shall observe and conform to the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

Marketing Officer  
Ltd. CBD-Belapur.  
Mumbai-400 614.



For PRITHVI CONSTRUCTION

Proprietor

Proprietor

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**EXCAVATION :**

- (j) That he/they/it will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorised by this Agreement.

**NOT TO AFFIX OF DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC. :**

- (k) That he/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

**NUISANCE :**

- (l) That he/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

**INSURANCE :**

- (m) That he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policies of insurance and receipts for the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

**RECOVERY OF ANY SUM DUE TO THE CORPORATION :**

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act, Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

**RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE :**

- (o) The Licensee shall not appoint any person as his/their/its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or a major child and if the Licensee shall be a Company, Society or such body Corporate, its Officer or Servant.

**EXPLANATION :**

The Board vide its Resolution No. 8083 dtd. 28.02.2000 relaxed condition in all agreement regarding restrictions on appointment of Agent / Power of Attorney only in case of first transaction.

Asstt. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur,  
Navi Mumbai-400 614.

For PRITHVI CONSTRUCTIONS

Proprietor  
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2009

OFFICER  
REGISTRAR  
II (VASHI)

POWER TO TERMINATE AGREEMENT :

4. Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon the licence shall come to an end.

POWER OF CORPORATION :

5. Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers :
- (a) The Right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .
  - (b) Power (i) in case the Licensee (i) shall fail to submit to the Town Planning Officer of the Corporation for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall not withstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.
  - (ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.
  - (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.

Attestation



v) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be returned to the Licensee.

OFFICER  
Telapur,  
0614.

For PRITHVI CONSTRUCTION CO. PVT. LTD.  
Pranilkar

REGISTRAR  
PRIETOR

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than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

**EXPLANATION - 1.**

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation such right and power under the said sub-clause (i) clause (b).

**EXPLANATION - 2.**

Nothing contained in the foregoing clauses shall be construed to sutter frorr, inconsistency to derogate from the rights and powers reserved to the Corporation; under the respective clauses and exercisable by the Corporation at any time The Licensee hereby agrees and declares that he will set up no defence based on such inconsistency to impugn the exercise of any right or power by the Corporation.

**EXTENSION OF TIME :**

6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the New Bombay Disposal of Lands Regulation, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

**GRANT OF LEASE :**

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

**COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 :**

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation

Assit. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur.  
Navi Mumbai-400 614.

For PRITHVI CONSTRUCTIONS

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DISTRICT  
(VASHI)

has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations 1975 for the time being in force.

FORM OF LEASE :

- 8. The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

NOTICE :

- 9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

*Jman*  
Asstt. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur,  
Navi Mumbai-400 614.

For PRITHVI CONSTRUCTIONS  
*[Signature]*  
Proprietor

*[Signature]*



CONSTRUCTIONS  
*[Signature]*  
Proprietor

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SCHEDULE

All that piece or parcel of land known as plot No. 28 on  
Road No. — in Sector No. 14  
of Koper-kharur containing by admeasurement 542.274 Sq. Mtrs.  
or thereabout and bounded as follows that is to say :

On or towards the North by : 11 mt wide Rd.

On the or towards South by : plot No. 27

On or towards the East by : plot No. 25-A

On the or towards West by : 11 mt wide Rd.

and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal the day  
and year first above written :

SIGNED AND DELIVERED FOR  
behalf of the City & Industrial  
Development Corporation of Maharashtra Ltd.  
by the hand of Shri / Mrs. H. R. Shadani  
in the presence of

Jmed  
Asstt. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur,  
Navi Mumbai-400 614.

1) Shri / Mrs. S. V. Mordekar

2) Shri / Mrs. P. M. Patil

SIGNED AND DELIVERED by the within named \_\_\_\_\_  
M/s. Prithvi constructions  
Licensee in the presence of smt. Aruna Rajeev Patil

For PRITHVI CONSTRUCTIONS

Proprietor

1) Shri / Mrs. S. V. Mordekar

2) Shri / Mrs. P. M. Patil

65/c

शहर व औद्योगिक विकास महामंडळ (गहाराष्ट्र) मर्यादित.

भूमापन विभाग, सिडको भवन.

मोजमापासह KOPER-KHAIRANE नगरामधील क्षेत्र क्रमांक 14 भूखंड क्र. 28

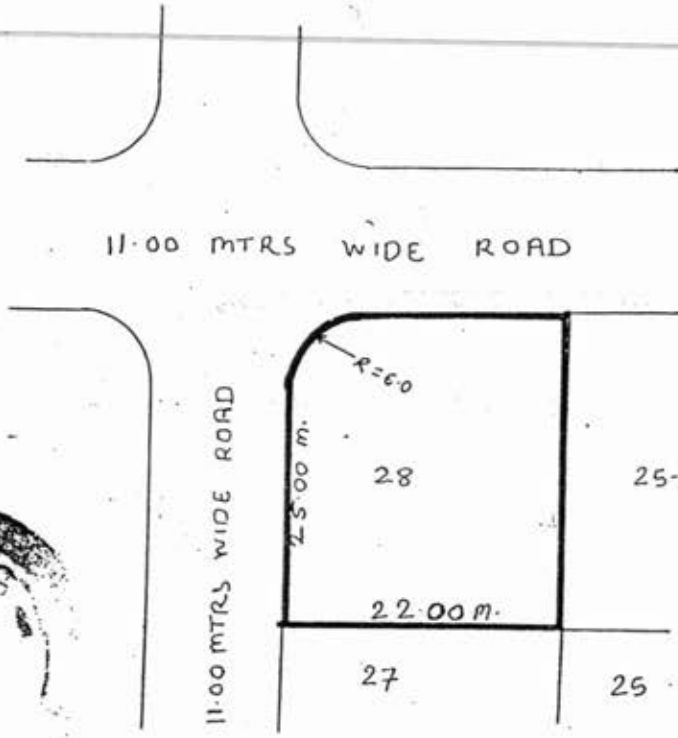
यांचा सिमार्कनाचा नकाशा

SA PLANNER'S

याचे पत्र क्र. सिडको. | PLNG (M) | 1079

दि. 19/10/2000 च्या नुसार सिमार्कनाचा नकाशा तयार केला.

क्षेत्रफळ 542.274 चौ.मी.



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*Abhishek...*



SCALE:- 1:500

वरील भूखंडाचे सिमार्कन दि. झालेला नकाशा क्र.

रोजी नियोजन विभागाकडून प्राप्त दि. प्रमाणे सिमार्कन केले.

**PLAN CONFIRMED**

UNDER SA PLANNER'S  
NO. ... C.I.P.C.O. / PLNG (M) / 1079  
DATED ... 19/10/2000

नकाशा तयार करणार.

[भूमापक]

[भूमापक]

A.S.O. (II)  
CIDCO New Bombay

For PRITHVI CONSTRUCTIONS

Proprietor

Ass'tt. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur.  
Navi Mumbai-400 614.



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*Chingli*



अनुक्रम नंबर २१७६३

सन २००९ चे डिसेंबर

चे १३ तारखेस ३ व ४

चे दरम्यान ठाणे-३

दुय्यम निबंधक यांचे कक्ष

आणून दिला.

फी घेतली

नोंदणी फी

फोटो पाने ( )

यादी फी

टपाल फी

एकूण Proprietor

रु. २०,०००/-

रु. ८०/-

रु. ०२/-

रु. ०३१/-

रु. २०,१००/-

For PRITHVI CONSTRUCTIONS

दुय्यम निबंधक, ठाणे क्र. ३

दुय्यम निबंधक, ठाणे क्र. ३

श्री. एच. अर. यदानी

बालमता अधिकारी, निवृत्त  
श्री. अशुबी शहाबाब हुजर राहुम्याब पाकी

ट. ३  
२१७६३/१४-१४  
२००९

१) मे. पृथ्वी कन्स्ट्रक्शन्स (वर्क) प्रोप.

श्री. मरुजा राजीव पाटील

संतान. गृहिणी (व्यापार)

रा. कोपर खेखे, नवी मुंबई

श्री. प्रफुल पाटील

व्यापार रा. वारी

दस्तऐवज करून देणार

असे निवेदन करित आहेत की ते  
दस्तऐवज करून देणाऱ्या उपर निर्दिष्ट  
इसमात व्यक्तीशः ओळखतात व त्याची  
ओळख पटवितात.

तथाकथित

भाडे करार

दस्तऐवज करून दिल्याचे कदुल करतात.

दिनांक १३ / १२ / २००९

दुय्यम निबंधक, ठाणे क्र. ३

हस्ताक्षर  
२१७६३  
ठाणे/वारी नोंदणी

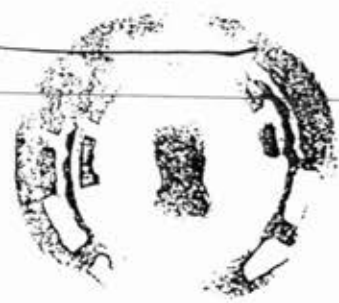
दिनांक १३ जाने १२ २००९

For STUP Consultants P. Limited

B. S. PANDYA

Joint Principal Manager (Finance)

Attachment



# New Agreement Copy

392/7638

पावती

Original/Duplicate

Thursday, November 13, 2014

नोंदणी क्र.: 39म

6:40 PM

Regn.: 39M

पावती क्र.: 7949 दिनांक: 13/11/2014

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन8-7638-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अर्पणा सिंह - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण:

रु. 30660.00

आपणाम मूळ दस्त, खंवेनेल प्रिंट, सूची-२ व सीडी अंदाजे 6:53 PM ह्या वेळी मिळेल.

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

मोबदली: रु. 5800000/-

बाजार मूल्य: रु. 4638000/-

भरलेले मुद्रांक शुल्क: रु. 348000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

ईडी/घनादेश/पे ऑर्डर क्रमांक: MH003834755201415S दिनांक: 13/11/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 660/-

मुळ दस्त घेत केला

लिपिक 

सह दुय्यम निबंधक ठाणे-८

← Arpana





13/11/2014

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 8

दस्ता क्रमांक : 7638/2014

नोंदणी :

Regn:63m

## गावाचे नाव : 1) कोपरखैरणे

(1) दिलेल्या प्रकार	करारनामा
(2) मोबदला	5800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4638000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पाभिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 07 चौथा माळा,साई अर्पण सी एच एम लि. प्लॉट न. 28 सेक्टर 14 कोपरखैरणे नवी मुंबई श्रेयफळ 64.50 चौ मी( ( Plot Number : 28 : ) )
(5) श्रेयफळ	1) 64.50 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-परोमिता मूर्थी तर्फे कु मु म्हणून एन के सुरेश -- वय:-50; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: वी6, संजोग सी एच एम लि. प्लॉट न 02, सेक्टर 19ए, बाथी नवी मुंबई , प्लॉट नं. - , रोड नं. - , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-ALEPM6429L 2): नाव:-एन के सुरेश -- वय:-50; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: वी6, संजोग सी एच एम लि. प्लॉट न 02, सेक्टर 19ए, बाथी नवी मुंबई , प्लॉट नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AIQPS4054A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद कुमार सिंह -- वय:-38; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सदनिका क्र. ०३, धीनाथ सी एच एम लि. प्लॉट न. 42 सेक्टर १४ कोपरखैरणे नवी मुंबई , प्लॉट नं. - , रोड नं. - , पिन कोड:-400709 पॅन नं:-AVNPS9174R 2): नाव:-अर्पणा सिंह -- वय:-37; पत्ता:-, - , सदनिका क्र. ०३ , धीनाथ सी एच एम लि. प्लॉट न.42 सेक्टर १४ कोपरखैरणे नवी मुंबई , - , कोपर खैरणे, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400709 पॅन नं:-CKKPS4584B
(9) दस्तऐवज करून दिल्याचा दिनांक	13/11/2014
(10) दस्त नोंदणी केल्याचा दिनांक	13/11/2014
(11) अनुक्रमांक, खंड व पृष्ठ	7638/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(j) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक ठाणे क्र-६

महाराष्ट्र शासन  
 GOVERNMENT OF MAHARASHTRA  
 ई-सुरक्षित बैंक व कोषागार पावती  
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

2A

Bank/Branch: IBKL - 6910323/NAVI MUMBAI - VASHI SECTOR 17 14047936701211  
 Pmt Txn id : 51940283 Stationery No: 14047936701211  
 Pmt DtTime : 13-Nov-2014@10:05:17 Print DtTime : 13-Nov-2014@13:35:13  
 ChanIdNo: 69103332014111350139 GRAS GRN : MH0038347552014158  
 District : 1201-THANE Office Name : IGR120-THNS\_THANE NO 8

StDuty Schm: 0030046401-75/STAMP DUTY  
 StDuty Amt : R 3,48,000/- (Rs Three, Four Eight, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

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Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 58,00,000  
 Prop Descr : flat n 07 4th,floor sai arpan,chs ltd plot n,29 sector 14,koparkhalane,navi mumbai,thane,Maharashtra,400709

Duty Payer: PAN-AVNPS9174R,vinod kumar singh  
 Other Party: PAN-AIQPS4054A,n k suresh

Bank official Name & Signature

MANISH LAHRANI

Bank official Signature  
 Manager / Customer/office use  
 EMP : 634298

मालती रवींद्र / Malathi Raveendran  
 सहायक प्रबंधक / Assistant Manager  
 इआईएन / EIN No.: 123376



Suresh NK

Suresh NK

Axpana  
 Vinod

Data of ESBTR for GRN MH0038347552014155

Bank - IDBI BANK

Bank/Branch : IBKL - 6910323/NAVI MUMBAI - VASHI SECTOR 17  
 Pmt Txn id : 51940283 Stationary No : 14047936701211  
 Print DtTime : 13/11/2014 10:05:17 Print DtTime : 13/11/2014 13:35:13  
 ChallanIdNo : 69103332014111350139 GRAS GRN : MH0038347552014155  
 District : 1201 / THANE Office Name : IGR120 / THN8\_THANE NO 8 JOINT SUB REGISTRA

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 3,48,000.00/- (Rs Three Lakh Forty Eight Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Article : B25  
 Prop Mvblty : Immovable Consideration : 58,00,000.00/-  
 Prop Descr : flat n 07 4th floor sai arpanchs ltd plot n28 sector 14 , koparkhairnenavi/mumnaithade  
 : Maharashtra  
 : 400709  
 Duty Payer : PAN-AVNPS9174R vinod kumar singh  
 Other Party : PAN-AIQPS4054A n k suresh

Bank Scroll No : --  
 Bank Scroll Date : --  
 RBI Credit Date : --  
 Mobile Number : 919967624557

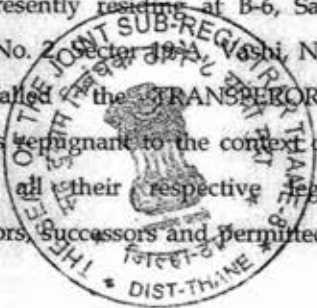
Only for verification-not to be printed and used

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at NAVI MUMBAI, on this 13<sup>th</sup> Day of NOVEMBER, 2014 BETWEEN (1) Mrs. PAROMITA SURESH MURTHY (PAN : ALEPM6429L) Age 42 years and (2) Mr. N. K. SURESH (PAN : AIQPS4054A) Age 50 years, both Indian Inhabitants, presently residing at B-6, Sanjog Co-op. Housing Society Limited, Plot No. 2 Sector 14, Vashi, Navi Mumbai- 400 703, hereinafter jointly called "the TRANSFERORS/SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include all their respective legal heirs, nominees, administrators, executors, successors and permitted assigns) of the ONE PART.



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 [Signature]

AND (1) Mrs. ARPANA SINGH (PAN : CKKPS4584B) Age 37 years and  
(2) Mr. VINOD KUMAR SINGH (PAN : AVNPS9174R) Age 38 years,  
both Indian Inhabitants, presently residing at Flat No. 07, Plot No. 42,  
Shrinath Co-operative Housing Society Limited, Sector 14, Koparkhairane,  
Navi Mumbai - 400 709, hereinafter jointly called "the TRANSFEREES/  
PURCHASERS" (which expression shall unless repugnant to the context  
or meaning thereof be deemed to include all their respective legal heirs,  
nominees, administrators, executors, successors and permitted assigns) of

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WHEREAS:-  
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the OTHER PART.

1. WHEREAS by an Agreement for Sale dated 26.12.2002 duly registered at the Office of the Joint Sub-Registrar of Thane - 3 under Receipt No. 11504 dated 26.12.2002 (Document Serial No : TNN3 - 13373 - 2002) entered into between M/s. PRITHVI CONSTRUCTIONS represented through its Proprietor : Mrs. ARUNA RAJEEV PATIL, "THE BUILDER" of the ONE PART and (1) Mrs. PAROMITA SURESH MURTHY and (2) Mr. N. K. SURESH, "THE PURCHASERS" of the OTHER PART, M/s. PRITHVI CONSTRUCTIONS had agreed to sell, transfer, assign and convey all rights, title, interest and benefits in Flat No. 07 on the 4<sup>th</sup> Floor, admeasuring 694.04 Square Feet Built up Area in the Building known as "SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LIMITED" standing on Plot No. 28, Sector 14, Koparkhairane, Navi Mumbai - 400 709, Taluka and District - Thane (hereinafter referred to as "the said Flat") to (1) Mrs. PAROMITA SURESH MURTHY and (2) Mr. N. K. SURESH for a total lump - sum consideration of Rs. 10,50,000/= (RUPEES TEN



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LAKHS FIFTY THOUSAND ONLY) and subject to the terms and conditions contained therein.

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2. Whereas the said (1) Mrs. PAROMITA SURESH MURTHY and (2) Mr. N. K. SURESH have made the Full and Final Payment of the total consideration to M/s. PRITHVI CONSTRUCTIONS and in pursuance thereof the said M/s. PRITHVI CONSTRUCTIONS have handed over the vacant and peaceful physical possession of the said Flat to (1) Mrs. PAROMITA SURESH MURTHY and (2) Mr. N. K. SURESH, vide their Possession Letter dated 24.05.2003.
3. WHEREAS the TRANSFERORS/SELLERS are the present existing member of "SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LIMITED" duly registered and bearing Registration No : NBOM / CIDCO/HSG/(OH)1992/JTR/2004-2005 dated 06.01.2005 and they are holding 5 Shares numbered from 031 to 035 under Share Certificate No. 7.
4. The TRANSFERORS/SELLERS are the lawful owners and are seized and possessed of or otherwise well and sufficiently entitled to Flat No. 07 on the 4<sup>th</sup> Floor, admeasuring 694.04 Square Feet Built up Area in the Building known as "SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LIMITED" standing on Plot No. 28, Sector 14, Koparkhairage, Navi Mumbai - 400 719, Taluka and District - Thane (hereinafter referred to as the said Flat).
5. AND WHEREAS the TRANSFERORS/SELLERS have decided to sell, transfer, assign and convey all rights, title, interest and benefits in the said Flat and membership of Society in favour of TRANSFEREES/PURCHASERS.

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6. AND WHEREAS the TRANSFERORS/SELLERS have offered to sell transfer, assign and convey all rights, title, interest and benefits in the said Flat and TRANSFEREES/PURCHASERS have shown their keen interest, desire to purchase and acquire all rights, title, interest and benefits in the said Flat with the permission of Society.

After mutual negotiations, the TRANSFERORS/SELLERS have agreed to sell transfer, assign and convey all rights, title, interest

and benefits in the said Flat in favour of TRANSFEREES/PURCHASERS for a lump sum total consideration of Rs.

58,00,000/= (RUPEES FIFTY EIGHT LAKHS ONLY).

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7. AND WHEREAS the TRANSFEREES/PURCHASERS have demanded from the TRANSFERORS/SELLERS and the TRANSFERORS/SELLERS have given inspection to the TRANSFEREES/PURCHASERS of all the Original Documents of Title relating to the said Flat and the TRANSFEREES/PURCHASERS have prior to the execution of this Agreement satisfied themselves about the Title of the TRANSFERORS/SELLERS to the said Flat.

AND WHEREAS the TRANSFEREES/PURCHASERS have agreed to purchase and acquire all rights, title, interest of the TRANSFERORS/SELLERS in the said Flat and membership rights of the said Society and incidental to it, all other rights, title, interest and ownership in the said Flat and sinking funds for a lump sum total consideration of Rs. 58,00,000/= (RUPEES FIFTY EIGHT LAKHS ONLY) subject to the terms and conditions hereinafter appearing.



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9. AND WHEREAS the TRANSFERORS/SELLERS have represented to the TRANSFEREES/PURCHASERS that they will make the payment of all Electricity Bills, Society's Maintenance charges, Property Tax and other outgoing charges payable to the Society / Builders or any other concerned authority up to NOV-14 and thereafter the TRANSFEREES/PURCHASERS shall be liable to ₹ 75000 - 6 pay the same. WE3418-33

10. The TRANSFERORS/SELLERS, within the knowledge of Society 2098 has hereby agreed to sell, transfer, assign and convey all their rights to use, occupy and ownership in the said Flat in favour of TRANSFEREES/PURCHASERS.

11. AND WHEREAS parties hereby desires of recording the terms and conditions as agreed between themselves towards sale, transfer, assignment and conveyance of said Flat and shares.

**NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER :**

1. The TRANSFERORS/SELLERS have represented to the TRANSFEREES/PURCHASERS that the above recitals form and integral part of this Agreement and the same shall be deemed to be having incorporated herein specifically.
2. The TRANSFERORS/SELLERS shall sell, transfer, assign and convey to the TRANSFEREES/PURCHASERS and the TRANSFEREES/PURCHASERS shall purchase and acquire from the TRANSFERORS/SELLERS:



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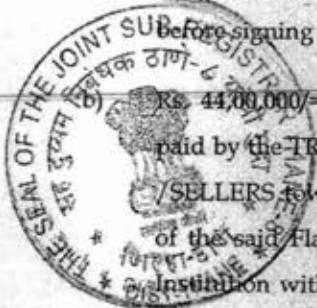
- The 5 (Five) shares of face value of Rs. 50/= each of the said Society each numbered from 031 to 035 (Both Inclusive) under Share Certificate No. 7.
- All the beneficial rights, title, interest and benefits including ownership of the TRANSFERORS/SELLERS in and upon the said Flat together with the fixture, fitting and electrical installation therein.

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The right, title and interest of the said TRANSFERORS/SELLERS over the sinking funds and fixed deposits of the Society (all of which are hereinafter collectively called the said Flat) for a lump sum total consideration of Rs. 58,00,000/= (RUPEES FIFTY EIGHT LAKHS ONLY).

**PAYMENT SCHEDULE**

- a) Rs. 14,00,000/= (RUPEES FOURTEEN LAKHS ONLY) has been paid by the TRANSFEREES/PURCHASERS to the TRANSFERORS/SELLERS towards the PART PAYMENT in respect of the said Flat before signing this Agreement for Sale.



Rs. 44,00,000/= (RUPEES FORTY FOUR LAKHS ONLY) shall be paid by the TRANSFEREES/PURCHASERS to the TRANSFERORS/SELLERS towards the FULL AND FINAL PAYMENT in respect of the said Flat by obtaining LOAN from any Bank or Financial Institution within 30 (THIRTY) days from the date of Registration of this Agreement.

"TIME IS THE ESSENCE OF CONTRACT".

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 [Signature]

3. All notices to be served on the TRANSFEREES/PURCHASERS as contemplated by this Agreement shall be deemed to have been duly served if sent to the TRANSFEREES/PURCHASERS by Registered Post or Under Certificate of Posting at their address specified hereafter :

(1) Mrs. ARPANA SINGH

(2) Mr. VINOD KUMAR SINGH

Flat No. 07, Plot No. 42, Shrinath Co-operative Housing Society Limited, Sector 14, Koparkhairane, Navi Mumbai - 400 709.

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4. In pursuance of this Agreement, the TRANSFEREES/PURCHASERS have paid to the TRANSFERORS/SELLERS, the PART PAYMENT of Rs. 14,00,000/= (RUPEES FOURTEEN LAKHS ONLY) on or before execution of these presents, Receipt for the same, the TRANSFERORS/SELLERS doth hereby admit, acknowledged and enclosed hereinafter separately.
5. On receipt of full and final payment of total consideration amount from the TRANSFEREES/PURCHASERS, the TRANSFERORS /SELLERS shall execute and register the Sale Deed/Deed of Assignment in favour of TRANSFEREES/PURCHASERS and hand over the peaceful physical possession of the said flat to the TRANSFEREES/PURCHASERS.
6. The TRANSFERORS/SELLERS shall hand over all the original title documents related to the said flat for the TRANSFEREES /PURCHASERS at the time of Registration of this Agreement.
7. By execution of these presents, the TRANSFERORS/SELLERS have agreed to sell, convey, transfer, release and relinquish all their rights, title, interest, claim, benefit, Society membership and

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ownership in or upon the said Flat in favour of TRANSFEREES/PURCHASERS.

8. The TRANSFERORS/SELLERS hereby declares that :-

i) There are no suits, litigations, civil or criminal or any other proceedings pending as against the TRANSFERORS/SELLERS personally affecting the title of the said Flat.

**टमन ii) - The** TRANSFERORS/SELLERS have paid all the necessary dues/charges of any nature whatsoever in respect of the said Flat and the TRANSFERORS/SELLERS have not received any NOTICE from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said Flat.

iii) The TRANSFERORS/SELLERS are in exclusive use, occupation and possession of the said Flat and every part thereof and except the TRANSFERORS/SELLERS no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.

iv) The TRANSFERORS/SELLERS have good and clear marketable title in respect of the said Flat without any encumbrances whatsoever.



The TRANSFERORS/SELLERS are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said Flat.

9. The TRANSFERORS/SELLERS doth hereby covenants with the TRANSFEREES/PURCHASERS that they and only they are the absolute members of the said Society and Lawful Owners of the said Flat and they are having good right, full power and absolute

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authority to transfer and sell the said Flat to the TRANSFEREES / PURCHASERS.

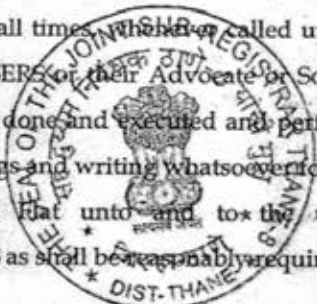
10. The TRANSFERORS/SELLERS shall co-operate to provide all necessary documents, including Mortgage NOC from the Society / Builder, as may be required by the TRANSFEREES/ PURCHASERS for the purpose of obtaining a loan from any Bank or Financial Institution.

11. The TRANSFERORS/SELLERS undertakes that against the receipt of Full and Final Payment, they will sign and execute Formal SALE DEED/DEED OF ASSIGNMENT, Affidavit, Indemnity Bond, Specific Irrevocable Power of Attorney, Society Transfer Common Forms, XYZ MSEDG Transfer Forms, CIDCO Transfer Forms and other necessary documents as may be necessary for more perfectly assuring and assigning the said Flat unto and to the ownership and use of TRANSFEREES /PURCHASERS.

12. The TRANSFERORS/SELLERS hereby further covenants with the TRANSFEREES/PURCHASERS or their agent, attorney that they shall from time to time and at all times, when or called upon by the TRANSFEREES/PURCHASERS or their Advocate or Solicitor, execute perform or cause to be done and executed and performed all such, further acts, deeds things and writing whatsoever for more perfectly conveying the said flat unto and to the use of TRANSFEREES/PURCHASERS as shall be reasonably required.

13. The TRANSFERORS/SELLERS hereby declares and confirms that no proceeding are pending against them under Income Tax, 1961 and he has not received any prohibitory notice from the Income Tax Office as provided under the said act. The TRANSFERORS

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/SELLERS hereby declares and confirms that he is transferring, selling and/or assigning the said Flat to the TRANSFEREES /PURCHASERS for adequate, fair and proper consideration agreed herein.

14. The TRANSFERORS/SELLERS hereby declare and confirm that they are not selling transferring and/or assigning their said Flat to defeat consequences of any legal proceedings/due process of law or avoiding any liability of any nature whatsoever legitimately due

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and payable by him to any concerned Authorities including Income Tax Authority etc. and the TRANSFERORS/SELLERS hereby irrevocably agrees and undertakes to indemnify and keep indemnified, the TRANSFEREES/PURCHASERS for any action that may taken by the Income Tax Authority or any other third party under any other Provisions / Rules.

15. The TRANSFERORS/SELLERS further undertakes to fulfill all such statutory obligation and legal liabilities as are required under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, The Transfer of Property Act 1882, The Maharashtra Co-operative Societies Act, 1960, Income Tax Act, 1961 and or any other Act in force which pertained to the Sale and Transfer of said Flat.



16. The TRANSFERORS/SELLERS covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer and assignment of the said Flat by him in the name of TRANSFEREES/PURCHASERS, then and in such

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event the TRANSFERORS/SELLERS will indemnify and keep indemnified and harmless the said TRANSFEREES/PURCHASERS against such claim, demand, charge or charges that may be faced by the said TRANSFEREES/PURCHASERS.

17. The TRANSFEREES/PURCHASERS undertake that they will regularly pay to the said society their contribution with effect from DEC-14 towards maintenance charges as per the society resolution in effect at present or as may be decided by the Society from time to time, payable in respect of the said Flat. The TRANSFEREES /PURCHASERS further confirm and undertake that they will follow the rules regulations and byelaws of the said society.

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18. The TRANSFERORS/SELLERS have made an application to the Society for issuance of its No Objection to sale and transfer of said Flat in favour of TRANSFEREES/PURCHASERS.

19. All charges in respect of Electricity bills, Property Tax, Society Maintenance Charges and any other dues / outstanding incidental to the said Flat upto NOV-14 shall be paid by the TRANSFERORS/SELLERS.

20. It has been expressly agreed that the Society transfer charges shall be paid by the parties hereto in Equal Proportion (50:50).

21. It is further agreed by and between the parties that Stamp Duty, Registration charges, CIDCO transfer charges and all incidental expenses in respect of this deal shall be borne and paid by the TRANSFEREES/PURCHASERS alone.



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22. The TRANSFEREES/PURCHASERS shall get the MSEDG METER/ PROPERTY TAX BILLS transferred in their name at their own cost and effort. The TRANSFERORS/SELLERS shall co-operate in signing all necessary documents for the same.

SCHEDULE OF THE SAID FLAT

Flat No. 07 on the 4<sup>th</sup> Floor, admeasuring 694.04 Square Feet Built up Area in the Building known as "SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LIMITED" standing on Plot No. 28, Sector 14, Koparkhairane, Navi Mumbai - 400 709, Taluka and District - Thane.

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IN WITNESS WHEREOF we hereunto set and subscribed our hands at Navi Mumbai this 13<sup>th</sup> Day of NOVEMBER, 2014.

SIGNED SEALED AND DELIVERED )  
by the withinnamed 'TRANSFERORS/SELLERS' )

(1) Mrs. PAROMITA SURESH MURTHY )

*Suresh NK*

(2) Mr. N.K. SURESH )

*Suresh NK*



In the presence of.....

1. PAROMITA SURESH MURTHY - H.A Patel

2. ANUP KUMAR MISHRA - A. Mishra





SIGNED SEALED AND DELIVERED )  
by within named 'TRANSFEREES/PURCHASERS' )



(1) Mrs. ARPANA SINGH ) Arpana

(2) Mr. VINOD KUMAR SINGH ) Vinod



In the presence of .....

1. PATEL HIREN ASHOKKUMAR - H.A. Patel

2. ANUP KUMAR MISHRA - Anup Mishra

टनन - ८
०६३८/१४-३३
२०१४



RECEIPT

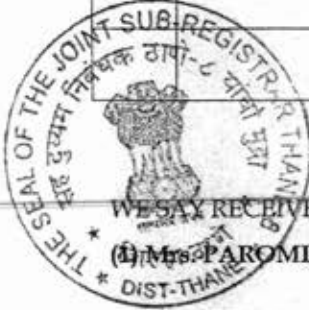
Received the Sum of Rs. 14,00,000/= (RUPEES FOURTEEN LAKHS ONLY) from (1) Mrs. ARPANA SINGH and (2) Mr. VINOD KUMAR SINGH towards PART PAYMENT in respect of Flat No. 07 on the 4<sup>th</sup> Floor, admeasuring 694.04 Square Feet Built up Area in the Building known as "SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LIMITED" standing on Plot No. 28, Sector 14, Koparkhairane, Navi

Mumbai - 400 709, Taluka and District - Thane, as agreed under these presents.

टनन  
०६३८/१५-३३  
२८

Details of Payment :

S.No.	Cheque No.	Date	Bank / Branch	Amount
1.	NEFT 000646757226	12.09.2014	ICICI Bank, Vashi	2,00,000/=
2.	NEFT 000674462719	08.11.2014	ICICI Bank, Vashi	5,00,000/=
3.	000002	12.11.2014	HDFC Bank, M.G. Road, Bangalore	7,00,000/=
			TOTAL	Rs. 14,00,000/=



WE SAY RECEIVED Rs. 14,00,000/=

(1) Mrs. PAROMITA SURESH MURTHY

) Suresh NIK

(2) Mr. N. K. SURESH

) Suresh NIK

Witnesses :

1. PATEL HIREN ASHOK KUMAR - H.A. Petel

2. ANUP KUMAR MISHRA - A. Mishra

7-6  
0336733  
8508

Share Certificate No. 7 Member's Regn. No. 007 No. of Shares 5

# Share Certificate

Sai Arpan CO-OPERATIVE HOUSING SOCIETY LTD.

NBOM/CIDCO/HSG(COH)/1992/JTR / YEAR - 2004-2005

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 250/- Divided into 5 Shares of Rs. 50/- each

Registration No. NBOM/CIDCO/HSG(COH)/1992/JTR/YEAR-04-05 Date 6/1/2005

This is to certify that Shri / Smt. / M/s. Paromita Murthy & Shri Nak Suresh

is the Registered Holder of \_\_\_\_\_ fully paid up shares

of Rs. FIFTY each numbered from 031 to 035 both inclusive, in

Sai Arpan CO-OPERATIVE HSG. SOCIETY LTD., Koparkhivane

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Koparkhivane - Navi Mumbai

this 1st day of December 2013



[Signature]  
Authorised  
M.C. Member

[Signature]  
Secretary

[Signature]  
Chairman

P.T.O

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M.C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary

2008  
1033/1910-33  
277 - 2



राजीव प्रसाद  
पति सम्पत्तिसार, :  
राजीव प्रसाद  
१-२००३ रीती व  
राज्यीयता कर  
राजीव प्रसाद  
राजीव प्रसाद  
राजीव प्रसाद

टनन - ८  
७६३८१२०-३३  
२०१४

RECEIPT  
**M. M. Thacker**  
STAMP VENDOR - M. M. THACKER  
License No. 3/86  
E-6/0:4, Sector 1, Vashi,  
Navi Mumbai - 400 703.

Sr. No. 15108 Date 30/11/14  
Name Paromita  
Murthy  
Through Secma

No.	Amt.	Nos.	Total Amt.
<u>4994</u>	<u>500</u>	<u>1</u>	<u>500</u>
TOTAL			<u>500</u>

M. M. THACKER



भारतीय गैर न्यायिक  
भारत INDIA

₹. 500

FIVE

RS. 500

CIAL



हाराज MAHARASHTRA



हा कोचमगर कार्यालय,  
ठाणे.  
21 MAY 2014  
मार्क प्रमुख लिपिक/लिपिक

Name of document (Article No.)	C.P.A.	S 381308
Whether it is to be Registered	Yes/No	हूनन - ८
If Registrable Name of S.R.O.		६३८/२९-३३
Property Description in brief		२०९४
Consideration amount		
Of the Principal's Name	Paromita Murthy	
Name of the other party	N.K. Suresh	
Address of the other party	Seema	
Stamp Duty amount	500/-	
Stamp Date	4994/30/14	
Stamp Time	Seema 30/9/14	
Signature of stamp vendor (LIC. No. & address)	LIC No. 1201026 E-6/4, Sector, Vashi, Navi Mumbai	

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:

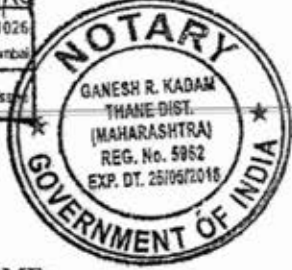
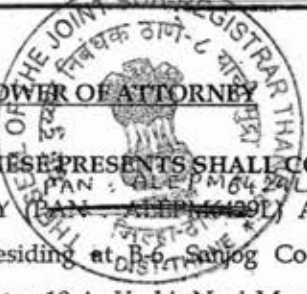
I, Mrs. PAROMITA MURTHY (PAN: ALEPM0429L) Age 42 years,  
Indian Inhabitant, presently residing at B.P. Sanjog Co-op. Housing  
Society Limited, Plot No. 2, Sector 19-A, Vashi, Navi Mumbai- 400 703,

SEND GREETINGS:

*Paromita*

*Paromita*

*Suresh N.K.*  
X N





Whereas I along with my husband : Mr. N. K. SURESH am seized and possessed of and I am the lawful Joint owner of or otherwise well and sufficiently entitled to Flat No. 07 on the 4<sup>th</sup> Floor, admeasuring 694.04 Square Feet Built up Area in the Building known as "SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LIMITED" standing on Plot No. 28, Sector 14, Koparkhairane, Navi Mumbai - 400 709, Taluka and District - Thane (hereinafter referred to as "the said Flat").

एनन - ८  
 ७६३८/२२-३३  
 २०१४

AND WHEREAS we have agreed to sell and transfer all our rights, title, interest and benefits in the said Flat to TRANSFEREE/PURCHASER : (1) Mrs. ARPANA SINGH (PAN : CKKPS4584B) Age 37 years and (2) Mr. VINOD KUMAR SINGH (PAN : AVNPS9174R) Age 38 years, both Indian Inhabitants, presently residing at Flat No. 07, Plot No. 42, Shrinath Co-operative Housing Society Limited, Sector 14, Koparkhairane, Navi Mumbai - 400 709, for a proper consideration.

However due to my preoccupation and busy schedule I will not be in a position to sign and execute all the documents necessary for effecting sale and transfer of the said Flat in front of the TRANSFEREE/PURCHASER.



AND I will not be able to execute personally Agreement for Sale, Sale Deed and all the relevant documents required to be executed by me before the Joint Sub-Registrar of Thane for the purpose of sale and transfer of the said Flat.

AND WHEREAS for the above said reasons and for convenience it is necessary that I should appoint some proper and fit person to act in my

X P *Shunthy*

*Suresh N K*  
 X N





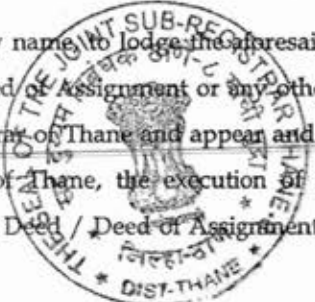
name or on my behalf in respect of the said Flat as my True and Lawful Attorney and confer upon him the powers hereinafter stated.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that I, Mrs. PAROMITA MURTHY, do hereby nominate, constitute and appoint my Husband : Mr. N. K. SURESH (PAN : AIQPS4054A) Age 50 years, Indian Inhabitant, presently residing at B-6, Sanjog Co-op. Housing Society Limited, Plot No. 2, Sector 19-A, Vashi, Navi Mumbai- 400 703, as my True and Lawful Attorney with full power and authority to do and execute all acts, deeds, and things in my name or on my behalf in respect of the said Flat as hereinafter mentioned.

टनन - ६  
०६३८१२३-३३  
२०१४

THAT IS TO SAY :

1. On my behalf and in my name, to enter into Agreement for Sale, Sale Deed / Deed of Assignment and or any other instrument with the TRANSFEREE/PURCHASER for sale/transfer of the said Flat.
2. On my behalf and in my name to lodge the aforesaid Agreement for Sale, Sale Deed / Deed of Assignment or any other instrument with the Joint Sub-registrar of Thane and appear and admit before the Joint Sub-registrar of Thane, the execution of the aforesaid Agreement for Sale, Sale Deed / Deed of Assignment or any other instrument.
3. To receive to payments towards the total consideration from the TRANSFEREE/PURCHASER and to issue the valid receipts for the same.



x P Paromita Murthy

Suresh N K  
x M

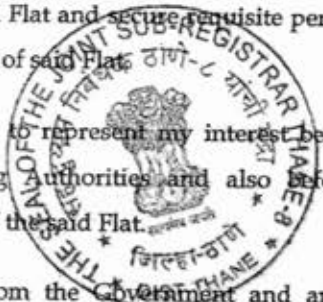






4. To hand over the vacant and peaceful physical possession of the said Flat to the TRANSFEREE/PURCHASER after having received the entire sale price as agreed.
5. To sign all the necessary applications, declarations, etc. that may be required by the SOCIETY/BUILDERS/CIDCO LTD. or by any other authority for grant of permission for sale/~~transfer of the said Flat in favour of the TRANSFEREE/PURCHASER.~~
6. To sign all the necessary applications, affidavits, declarations etc. that may be required by the CIDCO LTD. and Navi Mumbai Municipal Corporation for transfer of the said Flat in the name of the TRANSFEREE/PURCHASER.
7. To submit to the forms, applications, affidavits, indemnity etc. as required by the SOCIETY / BUILDERS/CIDCO LTD.
8. To make application to the CIDCO LTD. for securing the requisite permission for sale of the said Flat and ~~secure~~ requisite permission from the CIDCO LTD. for sale of said Flat.
9. To appear on my behalf and to represent my interest before the Income Tax or other Taxing Authorities and also before any Tribunal or Court in respect of the said Flat.
10. To accept notice received from the Government and any local Authority in connection with the said Flat and comply with the same.
11. To appear before the SOCIETY / BUILDERS or CIDCO LTD or Navi Mumbai Municipal Corporation and to complete all the formalities in respect of sale and transfer of the said Flat.

दन न - ८  
 ७६३८/२४-३३  
 २०१४



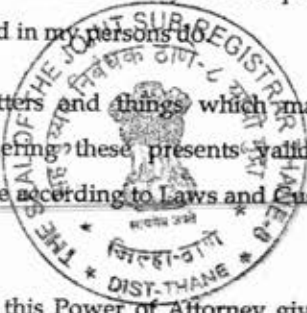
x p *[Handwritten signature]*

*[Handwritten signature]*  
 x N



12. For any of the purposes mentioned herein above to sign all the applications, papers, undertakings, terms and conditions and other papers that may be required by the Authority concerned without late or hindrance from me in connection with the said Flat.
13. To sign consent forms, applications, transfer forms, undertakings, declarations and assurances and any writing or paper as may be required by the said SOCIETY / BUILDERS / CIDCO LTD / NMMC or any other Authority for affecting the transfer of the said Flat in the name of the TRANSFEREE/PURCHASER.
14. To sign all the necessary applications, affidavits, declarations etc that may be required by the MSEDCL or any other electric authority for the electric meter in respect of the said Flat in the name of the TRANSFEREE/PURCHASER.
15. GENERALLY TO DO AND PERFORM all acts, deeds matters and things necessary and convenient for all or any of the purpose aforesaid and effectually as I could in my persons do.
16. To do all other acts, deed matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India.
17. AND I HEREBY DECLARE that this Power of Attorney given in favour of the said Attorney is irrevocable and accordingly the said Attorney shall be entitled to exercise independently any of the powers conferred upon him.

हेतु - ८  
 ६९३१२५-३३  
 २०१४



*[Handwritten Signature]*  
 X P

*[Handwritten Signature]*  
 X 7



18. AND I hereby for myself, my heirs, executors and administrators Ratify and Confirm whatsoever my Attorney shall do or purport to do by virtue of these presents.

Stamp: 0E3L12E-33  
3098

IN WITNESS WHEREOF, I HEREUNTO SET MY HANDS AND SEAL THIS 31st DAY of OCTOBER, 2014 at Navi Mumbai.

SIGNED AND DELIVERED by the withinnamed Mrs. PAROMITA MURTHY

Signature: Paromita Suresh Murthy  
Date: 31/10/2014



I, Mr. N. K. SURESH do hereby agree to act on behalf of the aforesaid Mrs. PAROMITA MURTHY, in terms of this Power of Attorney passed by her in my favour.

Specimen signature of the ATTORNEY

Signature: Suresh

The Signature(s) and / or photograph(s) attested. The High Commission of India does not take any responsibility for the contents of the Power of Attorney

Mr. N. K. SURESH



Assistant Consular Officer High Commission of India London

Signature: S. Deey  
SOSMITA DEY  
12, Devon Road  
Walford  
WD24 4HN

Signature: Deebhrata Deey  
DEEBHRATA DEEY  
12 DEVON ROAD  
WALFORD  
WD24 4HN



ATTORNEY BEFORE ME  
Attorney signed before me on 31/10/2014  
GANESH R. KADAM

B.A., LL.B., D.L.L. ADVOCATE & NOTARY GOVT. OF INDIA

HIGH COMMISSION OF INDIA, LONDON  
GBRLC 11 86214 DATE 31-10-2014  
SIGNED AND DECLARED BY THE SAID  
PAROMITA A. SURESH  
BRITISH PPT 523 814 613  
THIS DAY OF 31-10-2014  
Noted & Registered  
No. 4246/2014

70 NOV 2014

„Inhaltliche Garantie über die Gültigkeit“



Handwritten signature and scribbles.

श्री गणेशाय नमः  
श्री गणेशाय नमः

संज्ञित पत्र संकेत ७१७-३३  
१९७७-७८-१०-१००२ पत्र संकेत  
१९७७-७८-१०-१००२ पत्र संकेत  
१९७७-७८-१०-१००२ पत्र संकेत  
१९७७-७८-१०-१००२ पत्र संकेत  
१९७७-७८-१०-१००२ पत्र संकेत  
१९७७-७८-१०-१००२ पत्र संकेत

३७०३
२८.०२.७७
७-११७

१९७७-७८-१०-१००२

१९७७-७८-१०-१००२

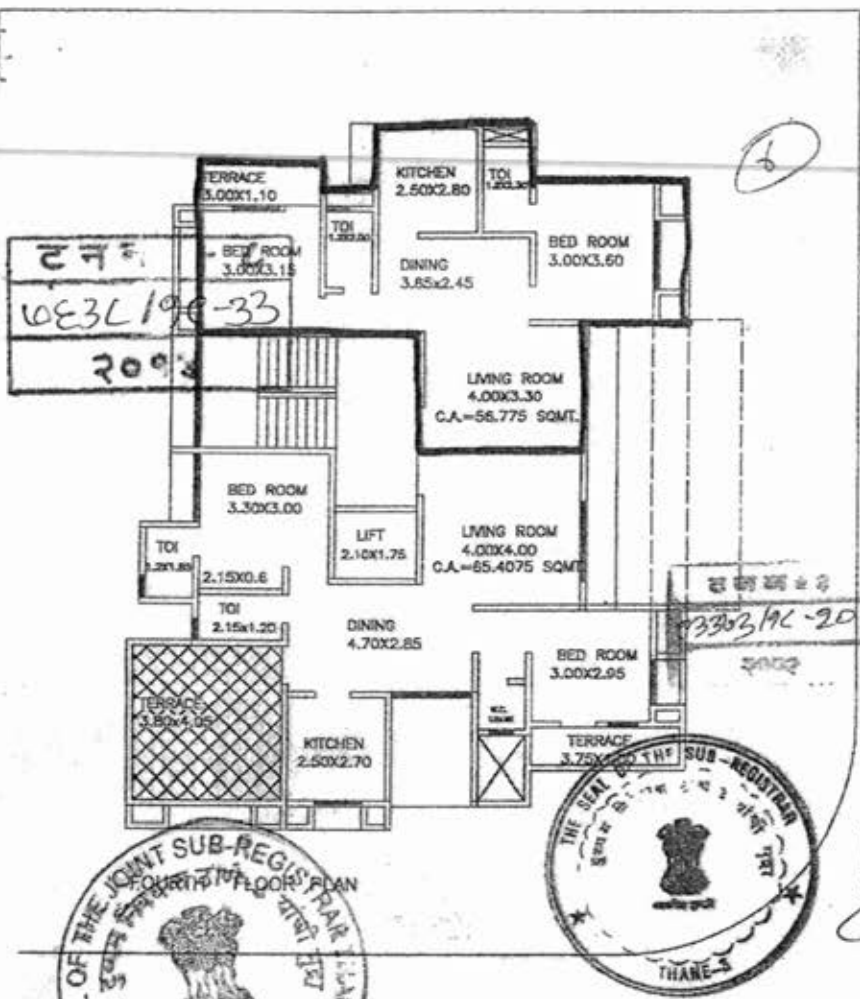
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१९७७-७८-१०-१००२
१९७७-७८-१०-१००२
१९७७-७८-१०-१००२
१९७७-७८-१०-१००२
१९७७-७८-१०-१००२
१९७७-७८-१०-१००२

१९७७-७८-१०-१००२

**Havi Mumbai Municipal Corporation**



Sureshnik  
Sureshnik



Aspina

*[Handwritten signature]*



PROPOSED LAYOUT FOR SAI-APRAN CO.OP.HSG SOC.  
T NO-2B, SECTOR-5, VASHI, THANE.

ASHWINEE DESHPANDE & ASSOC.  
ARCHITECTS & INTERIOR DESIGNERS  
E-3/7 SECTOR -5, VASHI 400703  
TEL NO: 7824683, 7822521

REGISTERED  
2002  
D 102  
MTRRA

-: चौपणापत्र / शपथपत्र :-

मी आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे 30.11.2013 रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजांमधील मिळकत मी फसवणुकीद्वारे अथवा दुसरे पिकी होत नाही. दस्तावील लिहून देणार/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करतो व दस्तासोबत दोन प्रत्यक्ष ओळखणारे हुसम स्वाक्षरीसाठी घेऊन आलो आहे.

6E3L/20-33

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीत आम्ही दस्तावील मिळकतीचे मालक/वारस हक्कदार/कच्चेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार झाला आहे व फक्त कुलमुखत्यार अदयापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही मिळकतीतील इतर हक्क, कर्जे, बँक बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराचा अधीन राहून आम्ही आमचा अर्थिक व्यवहार पूर्ण करून दस्तऐवज सक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मगई नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम 1961 चे नियम 44 व दळोकेली न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता व प्रामाण्य हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

स्वापर मिळकती विषय राध्या होत असलेली फसवणूक/बहिष्कारण/संगमनत व त्या किंमतीगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी न्यावली, बुडवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कोटेशन प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सवे निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण कल्पना आहे.

त्वामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1860 मधील नमुद असलेल्या 7 वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हास पूर्णपणे जाणीव आहे. त्वामुळे हे चौपणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

Suresh K  
Suresh K  
लिहून देणार

Aspana  
लिहून देणार

डनन - ८  
१०६३११८-३३  
२०१४

आयकर विभाग

INCOME TAX DEPARTMENT

PAROMITA MURTHI

ASHOKE KUMAR GUPTA

25/12/1972

Permanent Account Number

ALEPM6429L

Signature



भारत सरकार

GOVT OF INDIA





243  
7-1-42  
10636120-338  
205

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

AIQPS4054A

नाम / NAME

NUGGEHALLIKESHAVA MURTHY SURESH

पिता का नाम / FATHER'S NAME

NUGGEHALLI KESHAVA MURTHY

जन्म तिथि / DATE OF BIRTH

01-04-1984

हस्ताक्षर / SIGNATURE

Suresh NK


*[Handwritten Signature]*

आयकर अधिकारी, ठाणे

COMMISSIONER OF INCOME TAX, THANE

आयकर विभाग  
INCOME TAX DEPARTMENT  
PATEL HIREN ASHOKKUMAR  
A T PATEL  
12/12/1984

भारत सरकार  
GOVT OF INDIA





टनन - ८  
 ७६३८३०-३३  
 २०१४

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

VINOD KUMAR SINGH  
 MANGAL SINGH  
 01/08/1976  
 Permanent Account Number  
 AVNPS9174R



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

PATEL HIREN ASHOKKUMAR  
 AT PATEL  
 12/12/1984  
 Permanent Account Number  
 AQAPP2422K




आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

ARPANA SINGH  
 RAGHUNATH SINGH  
 01/03/1977  
 Permanent Account Number  
 CKKPS4564B



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

ANUP KUMAR MISHRA  
 JAWAHAR LAL MISHRA  
 15/08/1979  
 Permanent Account Number  
 AJJPM4671L



Summary I (GoshwaraBhag-1)

392/7638

सुक्रवार, 13 नोव्हेंबर 2014 6:40 म.नं.

दम्त गोश्वारा भाग-1

दनन8

39/35

दम्त क्रमांक: 7638/2014

दम्त क्रमांक: दनन8 /7638/2014

बाजार मूल्य: रु. 46,38,000/- मोबदला: रु. 58,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,48,000/-

दु. नि. सह. दु. नि. दनन8 बांचे कार्यालयत

अ. क्र. 7638 वर दि.13-11-2014

रोजी 6:32 म नं. वा. हजर केला.

पावती:7949

पावती दिनांक: 13/11/2014

सादरकरभाराचे नाव: अपणा मिह - -

नोंदणी फी

रु. 30000.00

दम्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

.Axpna


दम्त हजर करणाऱ्याची सही:

एकूण: 30660.00

  
Joint Sub Registrar, Thane-8

सह दुय्यम निबंधक ठाणे क्र-6

दम्ताचा प्रकार: करारनामा

  
Joint Sub Registrar, Thane-8

सह दुय्यम निबंधक ठाणे क्र-6

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालयत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 13 / 11 / 2014 06 : 31 : 03 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 13 / 11 / 2014 06 : 33 : 12 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे,  
पुस्तकसूचीपत्रे, व्यक्ती इत्यादी वनावट  
आढळून आल्यास त्याची संपूर्ण जबाबदारी  
दस्त निष्पादकांची राहिल.





13/11/2014 6 43:33 PM

दस्त गोषवारा भाग-2









टनन8

३२/३५

दस्त क्रमांक:7638/2014

दस्त क्रमांक :टनन8/7638/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:परोमिता मूर्शी बर्फे कु.मु.महपूत एत के सुरेश - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी6, संजोग सी एच एस लि, प्लॉट न 02, सेक्टर 19ए, वाशी नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन नंबर:ALEPM6429L	लिहून देणार वय :-50 स्वाक्षरी:- <i>Suresh</i>		
2	नाव:एन के सुरेश - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी6, संजोग सी एच एस लि, प्लॉट न 02, सेक्टर 19ए, वाशी नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:AIQPS4054A	लिहून देणार वय :-50 स्वाक्षरी:- <i>Suresh</i>		
3	नाव:विनोद कुमार सिंह - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ०७, श्रीनाथ सी एच एस लि. प्लॉट न. 42 सेक्टर १४ कोपरखेरणे नवी मुंबई, ब्लॉक नं. -, रोड नं. -... पिन नंबर:AVNPS9174R	लिहून घेणार वय :-38 स्वाक्षरी:- <i>Vinod</i>		
4	नाव:अर्पणा सिंह - पत्ता:-, सदनिका क्र. ०७, श्रीनाथ सी एच एस लि. प्लॉट न.42 सेक्टर १४ कोपरखेरणे नवी मुंबई, -,-, कोपर खेरणे, MAHARASHTRA, THANE, Non- Government. पिन नंबर:CKKPS4584B	लिहून घेणार वय :-37 स्वाक्षरी:- <i>Arpana</i>		

वरील दस्तऐवज करून देणार तयाकडील करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:13 / 11 / 2014 06 : 35 : 27 PM

ओळख:-

खालील इनम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पटेल हिरण्ण मधोकर कुमार - वय:30 पत्ता:से. १५ कोपरखेरणे नवी मुंबई पिन कोड:400079	लिहून घेणार वय :-30 स्वाक्षरी:- <i>H.A. Patel</i>		
2	नाव:अनुप कुमार मिश्रा - वय:35 पत्ता:सेक्टर १४ कोपरखेरणे नवी मुंबई पिन कोड:400079	लिहून घेणार वय :-35 स्वाक्षरी:- <i>Anup</i>		

शिवका क्र.4 ची वेळ:13 / 11 / 2014 06 : 36 : 10 PM

शिवका क्र.5 ची वेळ:13 / 11 / 2014 06 : 36 : 20 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub-Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

EPayment Details.

टनन - ६  
७६३८ १३३३३  
२०१४

sr. Epayment Number  
1 MH003834755201415S

Defacement Number  
0002326954201415

7638 /2014

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

प्रमाणीत करण्यात येते की,  
मुळ दस्तारा रकूण.....३३.....याने आहेत  
पुस्तक क्र.....७६३८.....  
.....७६३८.....क्रेमोब्लमदर नोंदल

सह दुय्यम निबंधक ठाणे क्र-८  
तारीख.....१३.....माहे.....नोवेंबर.....वर्ष २०१४



*Handwritten signature*

# महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.  
अधिक माहितीसाठी [www.mahadiscom.in](http://www.mahadiscom.in) या संकेत स्थळावर संपर्क साधावा.



म. व 2.3.35  
1/756

आकार देयकाचा महिना ऑक्टोबर-२०१४

For any additional information please contact call center 1753@mahadiscom.in / Contact No. 27543333

देयक दिनांक : 20/10/14

देयक क्र. 756

सिंग युनिट 5/53 / KOPAR KHAIRNE / Ph.No. 27543333

CIS DTCPGLE:

देयक कालावधी 09/09/14 पासून 09/10/14

पर्यंत

ग्राहक क्रमांक : 00022890040

जुना ग्राहक क्र.

UDN:201410375328132

अंतिम तारीख	10/11/14	रु.	810.00
या तारखेपर्यंत भरल्यास	20/10/14	रु.	000.00
या तारखेनंतर भरल्यास	10/11/14	रु.	830.00

रु.	810.00
रु.	000.00
रु.	830.00

नाव प्रो.प्रीती पारमिता मूर्ति  
प्लॉट नं 7 प्लॉट नं 28 सेक्टर 14 / कोपर खार्ने - 400701

M/S PAROMITA MURTY  
FLAT NO 7 PLOT NO 28 SECTOR 14 / KOPAR KHAIRNE - 400709

पा.सो/चक्र + मार्ग-क्रम 3/06/1401/5707

दर संकेत 01/LT I Res 1-Phase

डी.टी.सी.क्र. 4753541

संलग्न भार 4.00 KW

वीज शुल्क संकेत : 51

पोल नं.

मंजूर भार 4.00 KW

पुरवठा तारीख : 22/05/03

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वीज वापर
762003362	3076	2929	1	147	0	147

### मागील वीज वापर

महिना युनिट

SEP-13	138
AUG-14	138
JUL-14	138
JUN-14	138
MAY-14	138
APR-14	138
MAR-14	138
FEB-14	106
JAN-14	140
DEC-13	123
NOV-13	187

कॉल सेंटर नं.

18002333435  
18002003435

For Billing Complaint contact IGRIC:- VIDYUT,SECTOR-2,WASHI /Ph.No No. 2749020EXT 102  
वेबे 24/7/24 तास संपर्क साधावा न झाल्यास 1800 कॉल सेंटर किंवा 1753 कॉल सेंटर वर संपर्क साधावा  
IGRF:- VIDYUT PHAVAN, BHANDUP Ph:22664316

ग्राहक तक्रार  
निवारण  
मंसाचा पत्ता

विवरण	रु.	पैसे
स्थिर आकार	40.00	
वीज आकार	620.35	
वीज शुल्क	105.47	
इंधन समायोजन आकार	42.79	
	0.00	
	0.00	
	0.00	
वीज विक्री कर	0.00	
वजा सरासरी देयकाची रक्कम	0.00	
व्याज	3.00	
इतर आकार	0.00	
एकूण	808.61	
निव्वळ धकदाकी / जमा	7.57	
समायोजित रक्कम	-6.34	
व्याजाची धकदाकी	0.00	
एकूण धकदाकी / जमा	1.19	
देयकाची निव्वळ रक्कम	809.80	
पूर्णांक देयक	810.00	
मागील पावतीचा दिनांक	22/09/14	720.00
सुरक्षा टैव जमा	***3000	

सुरक्षित देयक हे मा.आ.पे.पा.च्या दरम्यान सातत्याने दिलेले राखण्यात येते. 278 दि. 27/10/14 (स. 3) या दि. 27/10/14 पासून काढलेली आहे. 7/मिनि वीज दर दि.नांक 0.00/0.2012 पासून  
लागू/ महिन्याचे देयक/ तारखेचे देयक : रणा सुट रु.7.00/ मागील तारखेचे देयक भरणा सुट समायोजन नं-6.34/FCR RATE रु.0.00/100Units-0.2035/101.300 Units-  
0.2035/501-500 Units-0.5110/501-1000 Units-0.3745/51000-1000 Units-0.3655/

सुरक्षा टैव (पैसे)

## Philips LED Change karo, Save karo.

50% energys savings\*, 15 year life\*\*  
innovation + you

To know how to save more on your electricity bill,  
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PHILIPS

हे वीज देयक महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनीच्या संकेत स्थळावर उपलब्ध आहे. अधिक माहितीसाठी [www.mahadiscom.in](http://www.mahadiscom.in) या संकेत स्थळावर संपर्क साधावा. ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे. अधिक माहितीसाठी [www.mahadiscom.in](http://www.mahadiscom.in) या संकेत स्थळावर संपर्क साधावा. कॉल सेंटर नं. 18002333435 / 18002003435. वेब 24/7/24 तास संपर्क साधावा न झाल्यास 1800 कॉल सेंटर किंवा 1753 कॉल सेंटर वर संपर्क साधावा. IGRIC:- VIDYUT, SECTOR-2, WASHI / Ph.No No. 2749020EXT 102. वेबे 24/7/24 तास संपर्क साधावा न झाल्यास 1800 कॉल सेंटर किंवा 1753 कॉल सेंटर वर संपर्क साधावा. IGRF:- VIDYUT PHAVAN, BHANDUP Ph:22664316. सुरक्षा टैव (पैसे) \*\*\*3000. सुरक्षा टैव (पैसे) \*\*\*3000. सुरक्षा टैव (पैसे) \*\*\*3000.

# SAI - ARPAN CO-OP. HOUSING SOCIETY LIMITED

Plot No. 28, Sector-14, Koparkhairane, Navi Mumbai 400 709.

Reg. No. NBOM/CIDCO/HSG.(OH)/1922/JTR/2004-05

No 185

Date 20/11/2014

## RECEIPT

Ref. Flat No. 07

Received with thanks from M/s. Mr. / Mrs. S. Murthy

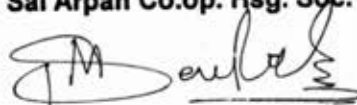
a sum of Rs. (in words) Forty two thousand

Seven hundred and sixty six only. by Cash / ~~Cheque~~

No. \_\_\_\_\_ Date \_\_\_\_\_ Drawn \_\_\_\_\_

Part / Full Payment of Bill No. 224 Date 1/11/14 Period April to Dec. 2014

For Sai Arpan Co.op. Hsg. Soc. Ltd.



Secretary / Treasurer

Rs. 42766/-

Subject to realisation of Cheque

7638392

27/11/2014

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 7638/2014

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

रु.5800000

(3) बाजारभाव(भाडेपट्ट्याच्या  
बाबतितपट्टाकार आकारणी देतो की  
पट्टेदार ते नमुद करावे)

रु. 4638000

(4) भू-मापन,पोटहिस्सा व  
घरक्रमांक(असल्यास)पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र. 07 चौथा माळा,साई  
अर्पण सी एच एस लि. प्लॉट न. 28 सेक्टर 14 कोपरखैरणे नवी मुंबई क्षेत्रफळ 64.50 चौ मी

(5) क्षेत्रफळ

64.50 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल  
तेव्हा.(7) दस्तऐवज करून देणा-या/लिहून  
ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी  
न्यायालयाचा हुकुमनामा किंवा आदेश  
असल्यास,प्रतिवादिचे नाव व पत्ता.नाव:-परोमिता मूर्थी तर्फे कु मु म्हणून एन के सुरेश - -,एन के सुरेश - -,विनोद कुमार सिंह -  
-,अर्पणा सिंह - -(8)दस्तऐवज करून घेणा-या पक्षकाराचे  
व किंवा दिवाणी न्यायालयाचा  
हुकुमनामा किंवा आदेश  
असल्यास,प्रतिवादिचे नाव व पत्ता

नाव:-विनोद कुमार सिंह - -,अर्पणा सिंह - -

(9) दस्तऐवज करून दिल्याचा दिनांक

11/13/2014 12:00:00 AM

(10)दस्त नोंदणी केल्याचा दिनांक

11/13/2014 6:36:20 PM

(11)अनुक्रमांक,खंड व पृष्ठ

7638/2014

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

348000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

FORM-C (PROPERTY & LOAN DETAILS)

Scheme Name  SBI Max Gain  SBI Yuva Home Loan  SBI Pre-Approved Home Loan  SBI NRI Housing Loan  SBI Home Equity  Other Scheme

Builder Tie-up Available  Yes  No If Yes, then please provide Builder Project Tie-up ID [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Builder Name [A/S-PRITHVI CONSTRUCTION] Project Name [SAI ARPAN]
Building Name / Number [SAI ARPAN C.H.S.] Wing Name [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Built up Area (Sq ft) [5887] Plot Area (Sq ft) [5887] Plinth Area (Sq ft) [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Plot / Flat No. [07, PLOT-NO-28] Block No. [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Name of Seller [PAROMITA S MURTHY] Registered Owner [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Sellers Address 1 [ ]
Sellers Address 2 [ ]
Landline / Mobile [ ]

Address of Property
Address of Property 1 [FLAT-NO-07, PLOT-NO-28, SAI-ARPAN C.H.S.]
Address of Property 2 [SECTOR-14, KOPAR KHAIRANE]
Landmark [ ]
City [NAVI-MUMBAI] District [THANA] Pin Code [400709]
State [MAHARASHTRA] Country [INDIA]

Loan Details
Cost of property (Project Cost) [5800000/-] Down payment (amount) [1400000/-] Down payment % [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Loan Amount [4400000/-] Repayment  Monthly  Bi-Monthly  Quarterly  Annually Tenure (Months) [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Loan Purpose  New House Construction  Purchase of New House  Purchase of Old House  Purchase of Plot of Land  Purchase of New Flat
 Purchase of Resale Flat  Purchase of New House  Repairs and Renovation  Home Extension  Balance Transfer from other Bank
 Reimbursement of expenditure incurred in past 12 months
Interest Rate Option  Fixed Rate  Floating Rate Moratorium Period (Months) [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Whether interest to be Capitalised during Moratorium Period  Yes  No

Insurance
For your benefit and convenience, the following group insurance plans underwritten by SBI Life Insurance Company Ltd are available for your consideration. If you opt for cover, SBI would administer your enrolment for the chosen plan. Please note that insurance cover is optional for the purpose of the loan application and may also be obtained from other providers.
- SBI Life RiNn Raksha Policy - RiNn Raksha Policy (RRP) is a group mortgage reducing term life insurance policy underwritten by the SBI Life Insurance Company Limited, which covers you against death and/or disability (as defined in the policy) to protect your dependants from the liability of the loan outstanding. The policy covers the outstanding loan balance for the entire tenor of the loan for upfront premium payable in 5 yearly instalment.
- SBI Life Saral Shield Policy (available for loan limit below Rs.25 Lacs, subject to minimum loan limit of Rs.7.5 lacs) - This is an individual reducing term insurance policy underwritten by the SBI Life Insurance Company Limited, which covers you against death and/or disability (as defined in the policy) to protect your dependants from the liability of the loan outstanding. The policy covers the outstanding loan balance for the entire tenor of the loan for an up front one time premium.
- SBI Life Smart Shield Policy (available for loan limit of Rs. 25 lacs & above) - This is an individual reducing term insurance policy like SBI Life Saral Shield for customers with limit of Rs. 25 Lacs and above.
Do you wish to be covered by Home Loan Insurance (Life) Cover e.g. SBI Life?
 Yes  No
If yes, I will opt for  SBI Life RiNn Raksha Policy  SBI Life Saral Shield Policy  SBI Life Smart Shield Policy
Whether one time premium will be paid by you or you would like to add the premium to the home loan?
 I will pay the premium  Please add the premium to the home loan amount mentioned above.

Arpana
Signature of Applicant

[Signature]
Signature of Co-Applicant

[Blank]
Signature of Guarantor



**NAVI MUMBAI MUNICIPAL CORPORATION**  
**COMMENCEMENT CERTIFICATE**

NO: NMMC/TPO/BP/2002

DATE: 29/10/2002

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Prithvi Constructions, Pro. Aruna Rajeev Patil, Plot No.28, Sector-14, Kopar Khairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

**Total Built Up Area = 541.926 M<sup>2</sup> F.S.I. = 1.00 (Residential)**

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1) The Certificate is liable to be revoked by the Corporation if:

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) **THE APPLICANT SHALL :**

- a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.
- The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provisions except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
  - 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.



*(Handwritten signature)*

- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of Rs.9,400/- deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.

10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.

11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.

2093

- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
  - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
  - b) Exit from lift lobby shall be through a self closing smoke stop door.
  - c) There shall be no other machinery in the lift machinery room.
  - d) For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
  - e) Over the lifting shaft shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
  - f) Electrical cables etc. shall in separate ducts.
  - g) Sources of electric supply or a diesel generator set shall be arranged.
  - h) Hazardous material shall not be stored.
  - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
  - j) Fire fighting application shall be distributed over the building.
  - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min, respectively. For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



*Handwritten signature*

- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

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LULPARK
२०१३



*Kishor*  
 (Kishor M. Agraharkar)  
 TOWN PLANNING OFFICER  
 Navi Mumbai Municipal Corporation,  
 Navi Mumbai.

*Chingh*





# PRITHVI CONSTRUCTIONS

**Consulting Engineers & Regd. Contractors**

Specialised Services in Structural Repairs, Epoxy & Chemical Treatment,  
Guniting & Water Proofing

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## POSSESSION LETTER

Date: 24/05/03

To,  
Mr. N. K. Suresh & Mrs. Paromita Murthy  
B-6, Sanjay Co-op Hsg. Soc.,  
Plot No.2, Sector-9 A, Vashi,  
Navi Mumbai-400 703

Sub: Handing over possession of Flat No. 07, on 4<sup>th</sup> floor, in the  
building "Sai Arpan" on Plot No. 28, Sector - 14 at Kopar Khairane,  
Navi Mumbai.

Dear Sir,

This is to confirm that we have handed over the peaceful vacant possession of Flat No. 07 to you and from date 24/05/2003 of possession the NMMC property taxes and society charges shall be paid by you. So also the Electricity's bills of your flat shall be paid by you from the date of its connection. No change in the outer elevation shall be done in any circumstances.

For Prithvi Constructions

Proprietor

## Demand and Authority Letter for SBI

We, *Mrs. Paromita S. Murthy and Mr. N.K.Suresh* certifying that we have sold our flat (Flat No 07, Plot No 28, Sai Arpan Co-Operative Housing Society, Sector 14, Koparkhairane, Navi Mumbai 400709) to *Mrs. Arpana Singh and Mr. Vinod Kumar Singh* at total agreement value of Rs 58,00,000/- (Fifty Eight Lakhs rupees only). We have received Rs 14,00,000/- (Fourteen Lakhs rupees only) from the purchaser till now and hence the current balanced due amount is Rs 44,00,000/- (Forty four Lakhs rupees only).

We request to State Bank of India (SBI) to disburse the purchaser loan for Rs 44,00,000/- (Forty four Lakhs rupees only) and provide the DD/BC with the following bank details.

A/c Name (in favour of): Paromita Murthy

A/c No: 015101002909

Bank: ICICI BANK; Branch: VASHI

IFSC Code: ICIC0000151

My self N K SURESH also certifying that I have no objection to transfer the full demanded amount to my wife's above mentioned bank account.

Because we are in U.K. at present due to some work, we (*Mrs. Paromita Murthy and Mr. N.K.Suresh*) request to SBI for providing the DD/BC for the same amount to *Mr. Vinod Kumar Singh* (PAN: AVNPS-9174R) who is one of the borrower of this loan as well.

Thanking Yours

Mrs. Paromita Murthy:

Mr. N.K.Suresh:



Mail IDs: [paromita\\_murthy@hotmail.com](mailto:paromita_murthy@hotmail.com) and [nk\\_suresh@hotmail.com](mailto:nk_suresh@hotmail.com).

Mob:

Date: 20/12/14

wer/s

P.

**ICICI Bank**

Vashi Branch  
Shop No 14,15 & 16, Shri Ganesh Chssector 1, Vashi - 400703  
RTGS / NEFT - IFSC Code : ICIC0000151

VALID FOR THREE MONTHS ONLY

D	D	M	M	Y	Y	Y	Y	Y	Y

Or Bearer

Pay

Rupees

₹	
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A/c No.

015101002909

SESHASAI M / CTS - 2019

074 R 11/12/12

SBGEN CBS  
WEALTH MANAGEMENT : SAVINGS ACCOUNT  
Payable at par at all branches of ICICI Bank Limited in India

**PAROMITA MURTHY**  
Please sign above

⑈ 260736⑈ 4002290151 002909⑈ 3 ⑈

# SAI - ARPAN CO-OP. HOUSING SOCIETY LIMITED

Plot No. 28, Sector-14, Koparkhairane, Navi Mumbai 400 709.

Reg. No. NBOM/CIDCO/HSG.(OH)/1922/JTR/2004-05

Date: 22/11/2014.

To:  
The Asst. General Manager  
State Bank of India,  
RACPC Ghatkopar

Dear Sir/Madam,

We, Sai Arpan Co-Operative Housing Society Ltd. (Name of the Society), here by certify that:

1. We have transferable rights to the property described below which has been allotted by us to Mrs. Paromita S. Murthy and Mr. N.K.Suresh (name of the Seller). She/He is the member of our society who intend to sell the property described below to Mrs. Arpana Singh and Mr. Vinod Kumar Singh herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 13<sup>th</sup> November 2014 (herein after referred to as the "Sale document")

#### Description of the property:

Flat No./ House No.	07
Building No./Name	Sai Arpan Co-Operative Housing Society Ltd.
Plot No	28
Street No./Name	-
Locality Name	Sector: 14
Area Name	Koparkhairane
City Name	Navi Mumbai
Pin Code	400709

2. That the total consideration for this transaction is Rs.58,00,000/- (Fifty Eight Lakhs Rupees Only) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



# SAI - ARPAN CO-OP. HOUSING SOCIETY LIMITED

Plot No. 28, Sector-14, Koparkhairane, Navi Mumbai 400 709.

Reg. No. NBOM/CIDCO/HSG.(OH)/1922/JTR/2004-05

Date :

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. We undertake to inform and deposit Share Certificate to the Bank directly as and when issued in the name of the applicants.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the society vide resolution dated \_\_\_\_\_ (description of document of delegation of authority to the signatory.)

9. This NOC stands valid subject to the release of the charge of ..... Bank.

10. We have applied for conveyance deed and same is under process

Yours faithfully,

Authorized Signatory.



Name - M.S. Deshpande.

Designation - Secretary.

Place - Navi Mumbai

Date - 22/11/2014.

SAI ARPAN CO-OP. HOUSING SOCIETY LIMITED,  
Sector - 14, Koparkhairane.



# SAI - ARPAN CO-OP. HOUSING SOCIETY LIMITED

Plot No. 28, Sector-14, Koparkhairane, Navi Mumbai 400 709.

Reg. No. NBOM/CIDCO/HSG.(OH)/1922/JTR/2004-05

Date : 02/12/2014

To,

Mrs. Arpana Singh

Mr. Vinod Kumar Singh

## TO WHOMSOEVER IT MAY CONCERN

We, Sai Arpan Co-Operative Housing Society Ltd. Certifying that we have no objection for transferring the flat no 07, Plot no 28, Sai Arpan CHS, Sector 14, Koparkhairane, Navi Mumbai from previous owner Mrs. Paromita S. Murty and Mr. N.K.Suresh to new owner Mrs. Arpana Singh and Mr. Vinod Kumar Singh.



Secretary/President

Secretary.

Sai Arpana CHS,

SAI ARPAN CO-OP. HSG. SOC.  
Sector - 14, Koparkhairane.

Plot No 28, Sect 14,

Koparkhairane, Navi Mumbai -400709



Ref : Acct NO: 236787310

Date : 01-DEC-2014

TO WHOMSOEVER IT MAY CONCERN  
-----

This is to put on record that MR SINGH VINOD KUMAR AND MRS SINGH ARPANA VINOD to whom Housing Development Finance Corporation Ltd. (HDFC) has granted a HOUSING LOAN of Rs. 3000000 in terms of the Loan Agreement dated 20-SEP-2008 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

Yours faithfully,  
For Housing Development Finance Corporation Ltd,

Authorized Signatory.





# PRITHVI CONSTRUCTIONS

**Consulting Engineers & Regd. Contractors**

Specialised Services in Structural Repairs, Epoxy & Chemical Treatment,  
Guniting & Water Proofing

---

## POSSESSION LETTER

Date: 24/05/03

To,  
Mr. N. K. Suresh & Mrs. Paromita Murthy  
B-6, Sanjay Co-op Hsg. Soc.,  
Plot No.2, Sector-9 A, Vashi,  
Navi Mumbai-400 703

Sub: Handing over possession of Flat No. 07, on 4<sup>th</sup> floor, in the  
building "Sai Arpan" on Plot No. 28, Sector – 14 at Kopar Khairane,  
Navi Mumbai.

Dear Sir,

This is to confirm that we have handed over the peaceful vacant possession of Flat No. 07 to you and from date 24/05/2003 of possession the NMMC property taxes and society charges shall be paid by you. So also the Electricity's bills of your flat shall be paid by you from the date of its connection. No change in the outer elevation shall be done in any circumstances.

For Prithvi Constructions

Proprietor

To  
The Chairman /Secretary,  
Sai-Arpan Co-op Housing Society Limited.,  
Plot No 28, Sector 14, Koperkhairane I  
Navi Mumbai-400 709.


Dear Sir,

Sub: Home Loan a/c Mrs. Promita Murthy & Mr. N K Suresh

Ref: Flat No 7 Plot No. 28 SAI-ARPAN CHS SECTOR 14 Koperkhairane, NAVI  
MUMBAI

We request you to lift the lien in favour of our bank in your records as the Home loan  
account is already closed by the borrower on 08/10/2013

Yours faithfully,

  
Chief Manager (B.M)

COPY TO : Mrs. Promita Murthy & Mr. N K Suresh



# महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि. वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.  
अधिक माहितीसाठी [www.mahadiscom.in](http://www.mahadiscom.in) या संकेत स्थळावर संपर्क साधावा.

वीज आकार देयकाचा महिना ऑक्टोबर-२०१४

For any additional information please contact our  
mailid: 1752@mahadiscom.in / Contact No. 27343333

बिलिंग युनिट २/53 / KOPAR KHAIRNE / Ph.No. 27543333

CIS/JC/POLE:

देयक दिनांक 20/10/14  
देयक कालावधी 09/09/14 पासून 09/10/14

देयक क्र. 756

ग्राहक क्रमांक : 000228900407

DE N:201410315329132

पर्यंत

नाव श्री.पती.पारमिता मूर्ति  
पत्ता प्लॉट नं 7 प्लॉट नं 28 सेक्टर 14 / कोपर खैरने - 400701

अंतिम तारीख	10/11/14
या तारखेपर्यंत भरल्यास	25/10/14
या तारखेनंतर भरल्यास	10/11/14

रु.	810.00
	800.00
	830.00

M/S PAROMITA MURTY  
FLAT NO 7 PLOT NO 28 SECTOR 14 / KOPAR KHAIRNE - 400709

\* वरील रक्कम पूर्णकाळ दरमिती आहे  
16/10/14 या तारखेनंतर देयक भरले असल्यास निव्वळ रक्कम स्विकारण्यास पावती दाखवावी

पो.सी/चक्र + मार्ग-क्रम 3/06/1401/5707

दू. संकेत 01/LT I Res 1-Phase

डी. टी. सी. क्र. 4753541

संयुक्त भार 4.00 KW वीज शुल्क संकेत : 51

पोल नं. २

मंजूर भार 4.00 KW पुरवठा तारीख : 22/05/03

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वीज वापर
762003335	3076	2929	1	147	0	147

विवरण	रु.	से
स्थिर आकार		40.00
वीज आकार		620.35
वीज शुल्क		105.47
इंधन समायोजन आकार		42.78
		0.00
		0.00
		0.00
वीज विक्री कर		0.00

## मागील वीज वापर

महिना	युनिट
SEP-14	138
AUG-14	154
JUL-14	158
JUN-14	213
MAY-14	158
APR-14	158
MAR-14	141
FEB-14	106
JAN-14	140
DEC-13	123
NOV-13	187

कॉल सेंटर नं.  
18002333435  
18002003435

वजा सरसरी देयकाची रक्कम	व्याज	इतर आकार	एकूण
	-3.00	0.00	0.00
		0.00	0.00
एकूण थकबाकी / जमा			808.61
निव्वळ थकबाकी / जमा			7.51
समायोजित रक्कम			-6.34
व्याजाची थकबाकी			0.00
एकूण थकबाकी / जमा			1.19
देयकाची निव्वळ रक्कम			809.80

ग्राहक तक्रार निवारण मंडळाचा पत्ता  
For Billing Complaint Contact IGRC- VEDYUT, SECTOR-7, WASHI / Phone No. 2016730EXT100  
येथे उपरिले निव्वळ रक्कम म ग्राहकात आले पुढील दिनांकी तारखेसाठी आहे.  
IGRF- VEDYUT BHAVAN, BHANDUP Phone 6436

पूर्णक देयक	मागील पावतीचा दिनांक	सुरक्षा ठेव जमा
510.00	22/09/14	720.00
		3000

संस्थेचे देयक हे मा.आ.ने.गा.च्या दशमकात शासनास दिलेल्या शिक्क्याच्या दि.22/9/2012 (स.२२) च्या एक करून काढलेली आहे. / महिना दोन वेर दि.१५/०९/२०१२ पर्यंत  
लागू/ महिन्याचे देयक/ तत्पर देयक रक्कम रु.७.००/ मागील तत्पर देयक भरणा रु.०.३४/FCA RATE Rate-100Units-0.2055/101-300 Units-  
0.4322/301-500 Units-0.5110/501-1000 Units-0.3715/उजवो 1000 Units 0.5656/

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.  
मुख्य अधिकारी (व्यवस्थापक)

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हे वीज देयक मासिकपत्राच्या अथवा कोणत्याही मासिकपत्राच्या पुढाचा भाग न येऊ नये. कायम स्वतःची विद्युत् पुरवठा खांडीत केलेल्या ग्राहकांना चालू विद्युत् देयक आले असल्यास ग्राहकाने संबंधित उपविभागीय कार्यालयाशी संपर्क साधावा.  
असंतुष्टीच्या वीज देयकात कोणताही बदल या दुरुस्ती कर नये. अनेक ठिकाणी त्रुटी जाणवत असल्याने, युक्तयुक्त देणे योग्य आहे. युक्तयुक्त देणे योग्य आहे. युक्तयुक्त देणे योग्य आहे.

विद्युत निषाधक आयोगाने निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरसाठी आहेत.

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प्लान अं. जी-१  
प्रशासन, २,  
अनंत कारभार मार्ग,  
पॉस्ट (१),  
मुंबई-४०००५१

वीज दर संकेत	ग्राहक श्रेणी	सागणी अधिभार	वीज आकार
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	१०१ युनिटपासून ३०० युनिटपर्यंत	१० कि. वॅट भारपेक्षा जास्त भारावर अतिरिक्त विद्युत आकार ₹ १००/- प्रति १० कि. वॅट	₹ ९.५९ + इंध. स. आ. ₹ १०.६० + इंध. स. आ. ₹ ११.३८ + इंध. स. आ.
	३०१ युनिटपासून ५०० युनिटपर्यंत		
	५०१ युनिटपासून १००० युनिटपर्यंत		
	१००० युनिटपासून पुढे		
०५	घरातील (एल टी II)	₹ ११०/- प्रति जोडणी / महिना	₹ ७.३० + इंध. स. आ.
०६	अर्धा वाणिज्यिक (एल टी III)	₹ ११०/- प्रति कॅबिनेट / महिना	₹ १०.६१ + इंध. स. आ.
०७	पूर्ण वाणिज्यिक (एल टी IV)	₹ ११०/- प्रति कॅबिनेट / महिना	₹ १०.५१ + इंध. स. आ.
०८	आवृत्तिक (एल टी V)	₹ ११०/- प्रति कॅबिनेट / महिना	₹ १३.४९ + इंध. स. आ.
०९	संलग्न भार आधारित टारिफ दर ** (अ) १३१८ तासांपेक्षा जास्त / अस्थायिक / दरम्यान (i) ०-५ अस्थायिक पर्यंत (₹ ३५३) प्रति अस्थायिक/महिना (ii) ५ अस्थायिकपेक्षा जास्त (₹ ३८३) प्रति अस्थायिक/महिना (ब) १३१८ तासांपर्यंत / अस्थायिक / दरम्यान (i) ०-५ अस्थायिक पर्यंत (₹ २६७) प्रति अस्थायिक/महिना (ii) ५ अस्थायिकपेक्षा जास्त (₹ २९२) प्रति अस्थायिक/महिना मोटर आधारित दर (कुसुट पालन सहित) (₹ २०/-) प्रति अस्थायिक/महिना		+ इंध. स. आ. + इंध. स. आ. + इंध. स. आ. + इंध. स. आ. + इंध. स. आ.
१०	आवृत्तिक (एल टी VI)	₹ ११०/- प्रति जोडणी / महिना ₹ १३०/- प्रति कॅबिनेट / महिना	₹ ६.१५ + इंध. स. आ. ₹ ८.७५ + इंध. स. आ.
११	सार्वजनिक दिवाबत्ती (एल टी VII)	₹ ४०/- कि. वॅट / महिना ₹ ४०/- कि. वॅट / महिना	₹ ५.०९ + इंध. स. आ. ₹ ६.०४ + इंध. स. आ.
१२	पुरवठा (एल टी VIII)	₹ २५०/- प्रति जोडणी / महिना ₹ ११०/- प्रति जोडणी / महिना	₹ ४.०९ + इंध. स. आ. ₹ ३८.२८ + इंध. स. आ.
१३	सर्वात कमी (एल टी IX)	₹ ११०/- प्रति जोडणी / महिना ₹ ११०/- प्रति जोडणी / महिना	₹ ६.५० + इंध. स. आ. ₹ ६.५९ + इंध. स. आ.
१४	जाहिराती व जाहिरात फलक (एल टी X)	₹ ११०/- प्रति कि.वॅट / महिना ₹ ११०/- प्रति कि.वॅट / महिना	₹ ९.७२ + इंध. स. आ. ₹ १०.२८ + इंध. स. आ.
१५	जाहिराती व जाहिरात फलक (एल टी VIII)	₹ ५००/- प्रति जोडणी / महिना	₹ २५.५५ + इंध. स. आ.
१६	स्मशानभूमी / दफनभूमी (एल टी IX)	₹ २५०/- प्रति जोडणी / महिना	₹ ४.१३ + इंध. स. आ.

सूचना: वाणिज्य परिषदक क्र. १७५ व २२१ नुसार एप्रिल २०१४ पासून या आयोगाने निर्धारित केलेले वीज दर लागू आहेत व वीज शुल्क सासन अधिसूचना क्र. (ईएलटी-२००८ / प्र. क्र. -८० / उर्जा -१ दि. ४.२.२०१०) प्रमाणे अकारण्यत घेतले. वीज विक्रीकृत शासन अधिसूचना क्र. टीसी २००८ / प्र. क्र. ४३/उर्जा-१ दि. १५.५.२००८ प्रमाणे अकारण्यत घेतले. व्होल्टेज आधारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत निषाधक आयोगाचे आदेश वाचवे. मोटर वाहनधर्यात घेतलेली वार्षिक दराने आकारणी करण्यात येईल.

**अटी**

- देयकातील चुकी/दुरुवारी कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात मेळवी स्वल्पत करताना लागेल. देयकात काही चुक असली तरी विलंब शुल्क भरवणे लागून नवे घडणून देयक लागूल्यावर स्वल्पत अथवा परत आकारणी करताना कोणतीही हाकत नोंदवून पूर्ण रकम भरतानी. मात्र अपवादस्वरूप अर्ध वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निष्पत्ती होईपर्यंत ग्राहकास त्याचे स्वल्पपूर्वी वापरलेल्या शुल्काबाबत विलंब दिले जाईल व स्वल्पपूर्वी मेळ पूर्ण तपास करून नंतर फालतूपात येईल.
- वेळोवर केलेल्या भारपेक्षासाठी दिलेली पावती, वेळोवर यंत्रणेच्यासाठी कृपया विद्युत निषाधक आयोगाचे आदेश वाचवे.
- वेळोवर वाचविल्यात येईपर्यंत वार्षिक दराने आकारणी करण्यात येईल.
- कार्यालय सोप्या अधिनियम (Negotiable Instrument Act) १८८१ कान्व १३८ प्रमाणे चेक व कडणे हा दंडनीय आसा असेून कायदेशीर कागदाईस पात्र आहे.
- देय करलेल्या नंतर मागील देयकाची रकम भरली असेल व ती बंधनी म्हणून राखण्यात आणू देयकात असेल तर सध्याचे देयक भरताना मागील देयक व त्याची पावती येऊनलास दाखवावी.
- सर्व प्रकारचा पत्रव्यवहार कालोबंदी ग्राहक क्रमांकावर (पी.सी. सहित) निदेश करावा.
- ग्राहकास दिलेले देयक हप्तले अथवा सध्यात नसेल तर प्रत्येक देयकासाठी रु. १/- भरल्यानंतर दुसरी प्रत देण्यात येईल, परंतु त्यासाठी देयक भरण्याची मुदत वा अखेरीची तारीख वाढविल्यात येणार नाही.
- विलंब पुरवठ्याच्या अटी, संकीर्ण आकार व दरदुसरी आणि महादुसरी शासनाच्या अधिनियमाद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक घेऊन घेतले जाई.

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740

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जल लाभ कर

1

32

0

0

मलनिः सारण कर

3

95

0

0

मलनिः सारण लाभ कर

1

32

0

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शिक्षण उपकर

1

32

0

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वृक्ष उपकर

0.5

16

0

0

पथ कर

2.67

84

0

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रा.शि. कर

6

189

0

0

रोजगार हमी कर

0

मोठया निवासी जागेवारील कर

10

0

1220

0

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1220

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# कराविरुद्ध अपील

या देयकांत (बिलात) दाखविलेल्या एक, अनेक वा सर्व कराविरुद्ध म.म.न.पा. अधिनियम, १९४९ कलम ४०६ खाली अपील करण्यासाठी हे देयक बजावल्यापासून एकवीस दिवसांची मुदत आहे.

## सूचना

देयकाची रक्कम देय्य दिनांकापूर्वी न भरल्यास म.म.न.पा. अधिनियम, १९४९ चे अनुसूची प्रकरण ८ कराधान नियम क्र. ४१ नुसार दर माह २% दराने शास्ती लागू होईल. मालमत्ता कराचे देयक देय्य दिनांकापूर्वी न भरल्यास वा देयक भरण्याचे योग्य कारण न.मुं.म.पा. आयुक्तांस त्यांचे समाधान होईल अशा प्रकारे न दाखविल्यास कसुर करणाऱ्या इसमाची चीन वस्तू जंगम किंवा स्थावर मालमत्ता जप्त करण्याची व विकण्याची तरतूद म.म.न.पा. अधिनियम, १९४९ चे अनुसूची प्रकरण ८ कराधान नियम क्र. ४२ मध्ये आहे. महाराष्ट्र शिक्षण (उपकर) अधिनियम १९६२ च्या कलम १० (१) अन्वये, देय्य दिनांकापूर्वी कराचा भरणा न केल्यास उपकराच्या १/१० इतक्या रक्कमेच्या दंडांची तरतूद केली आहे.

कलम २५ खाली शिक्षण उपकराची रक्कम नजीकच्या रुपयापर्यंत पूर्ण करावयाची तरतूद आहे.

कराधान नियम ३० अन्वये प्रत्येक कर हा प्रत्येक वर्षी एप्रिल व १ ऑक्टोबर रोजी याप्रमाणे सहामाही हप्त्यांनी आगाऊ देय असेल.

मालमत्ता कर देयक महापालिकेच्या कोणत्याही विभाग कार्यालयात किंवा महापालिकेने प्राधिकृत केलेल्या कोणत्याही बँकांमध्ये कार्यालयीन वेळेत स्विकारण्यात येतील.

मालमत्ता मालकी हक्कात झालेल्या बदलाबाबतची माहिती म.म.न.पा. कडे अधिनियमानुसार ३ महिन्यांच्या आत देणे बंधनकारक आहे.

महापालिकेच्या धोरणाप्रमाणे आगाऊ मालमत्ता कर भरण्यासाठी देण्यात येणारी सुट पुढील आर्थिक वर्षाच्या देयकामध्ये समयोजित करण्यात येईल.

सदर बिलाच्या कालावधीत मालमत्तेच्या करपात्र मुल्यात भाडेवाढ, वढीव बांधकाम, नवीन बांधकाम, नवीन कर आकारणी इत्यादी कारणांनी वाढ झाल्यास त्याबाबत पुरवणी अथवा फरकाचे देयक बजावण्यात येईल यांची नोंद घ्यावी.

देयकाची रक्कम विहित मुदतीत न भरल्यास सदर मालमत्तेचा पाणी पुरवठा खंडीत करण्याची कारवाई करण्यांत येईल.

अनधिकृत बांधकामास कर आकारणी केल्याने अथवा त्याचा कर भरल्याने बांधकाम अधिकृत होत नाही.

पहिली सहामाही - एप्रिल ते सप्टेंबर, दुसरी सहामाही - ऑक्टोबर ते मार्च देयकाची अंतिम तारीख अनुक्रमे ३० जून व ३१ डिसेंबर आहे. सदर तारखेपूर्वी मालमत्ता कर न भरल्यास नियम ४१ नुसार दर माह २% दराने शास्ती लागू होईल. मागील मालमत्ता कर थकीत असल्यास थकबाकीच्या तारखे पासून शास्ती लागू होईल.

मालमत्ता कराबाबत तक्रार असल्यास पुढील दुरध्वनी क्रमांकावर संपर्क साधावा. मुख्यालय कर आकारणी विभाग - २७८४१६१०, २७८४१६०९, विभाग कार्यालय - बेलापूर २७५७०६१०, २७५७३८२६, नेरुल - २७७०७६६९, वाशी - २७६५५३७०, २७६५९७४२ तुर्भे - २७८३४०६९, कोपरखैरणे २७४५२४०६.



# MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD.

## RECEIPT

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD. MSE.D. CO. LTD.

SP/T-1102/0314 053003

1211413

Rcpt. No. 1211413

Collection Centre : 024753032 - Karad Co-op Credit Socy Date : 28-10-2014

Name of Circle : Vashi

Consumer No. : 000220900401 /FC: 3/BU: 4753

Received From : MRS PAROMITA MURTY

the sum of ₹ (In words) Rs Eight Hundred Rupees Only

By : CASH

800.00

No. : Dated :

Bank Name :

IFSC Code : Energy Bill

For M.S.E.D. Co. Ltd.

Cashier

Registered Office : Plot No. G-9, Prakashgad, Prof. Anant Kanekar Marg, Bandra (E), Mumbai-400 051.

Dolphin ENTERPRISE 23556444 201640100

ORIGINAL

10/31/2014

Property Collection



## Navi Mumbai Municipal Corporation

**Receipt ID** :NMMC-PT-43000784182

**Receipt Date** :2014-10-31

**Property Code** :KK0001407791

**Amount** :1220.0

**Payment Mode** :Cheque

**Bank** :ICICI BANK LIMITED

**Cheque/DD Number**:537867

This is a computer generated receipt and does not require a signature.

# SAL - ARPAN CO-OP. HOUSING SOCIETY LIMITED

Plot No. 28, Sector-14, Koparkhairane, Navi Mumbai 400 709.

Reg. No. NBOM/CIDCO/HSG.(OH)/1922/JTR/2004-05

No 185

Date 20/11/2014

Ref.-Flat No. 07

## RECEIPT

Received with thanks from M/s. Mr. / Mrs. S. Murthy

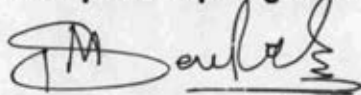
a sum of Rs. (in words) Forty two thousand

Seven hundred and sixty six only. by Cash /  Cheque

No. \_\_\_\_\_ Date \_\_\_\_\_ Drawn \_\_\_\_\_

Part / Full Payment of Bill No. 224 Date 1/11/14 Period April to Dec-2014

For Sal Arpan Co.op. Hsg. Soc. Ltd.



Secretary / Treasurer

**Rs.** 42766/-

Subject to realisation of Cheque

75/3111

पावती

Original/Duplicate

Monday, December 29, 2014

नोंदणी क्र. :39म

4:26 PM

Regn.:39M

पावती क्र.: 3190

दिनांक: 29/12/2014

गावाचे नाव: **Koparakhalrane**

फाईलिंगचा अनुक्रमांक: **THN3-3111-2014**

दस्तऐवजाचा प्रकार : **Notice of Intimation of Mortgage by way of  
Deposit of title Deed**

सादर करणाऱ्याचे नाव: **VINOD KUMAR SINGH**

Document Handling रु. 300.00

Filing Fee रु. 1000.00

एकूण: रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 22/12/2014 रोजी घेतलेल्या रु.4400000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is **MH004718378201415R** Defaced vide **0002948368201415**  
Dated.29/12/2014.

GRN is **MH004632774201415S** Defaced vide **0002948365201415**  
Dated.29/12/2014.

Joint S.R.Thane 3

सह दुय्यम निबंधक वर्ग ३  
ठाणे क्र. ३

14001

६ गिठ काजुनी मण्डलु झा  
६ तर गिठ

File no. 10071  
Alc no 34511575079

3. (iii) The PURCHASER will be liable to bear and pay charges towards MSEB deposits & connection charges, Water deposits & connection charges, legal fees, cost of formation of the Apartment Owners Association/ Society or any other deposits, charges, development charges, taxes or levies, etc., of whatsoever nature imposed by any Government or Concerned Authorities or other local authorities, if any.

4. THE FIXTURES, fittings and amenities to be provided by the BUILDER in the Residential Unit/Flat and in the said building are those agreed between Builder & the Purchaser.

5. THE BUILDER shall endeavor to hand over possession of the Residential Unit/Flat to the PURCHASER/S by March, 2003, however, 3 months period is increased as grace period and after grace period of 3 months. If for reasons beyond the control of the BUILDERS, including non-availability of Labour, building materials or inefficiency of contractors or controlled material or occurrence of flood riot war or other inevitable accidents, natural calamities or circumstances which place including restrictions on construction work and use of building materials that may be put by the authorities concerned, the BUILDERS are unable to give possession by the said date, then it is agreed by and between the parties hereto that the said date shall be deemed to have been automatically extended by the period during which the delay has taken place. A notice shall be given by the BUILDERS to the purchaser to take possession on a specific date of possession and possession shall be delivered by the BUILDERS provided all the amounts under this Agreement and otherwise at law are paid by the Purchaser/s to the BUILDERS and all necessary papers for possession as also various forms applications, letters, papers, writings or documents required for the Formation of the Society or Limited Company or to be given to various authorities are duly filed in, signed, executed and delivered by the PURCHASERS.

933102 13.2.03  
2003



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6. The PURCHASERS shall take possession of the said Residential Unit/Flat within a period of 10 days from the BUILDER giving written notice to the PURCHASER intimating that the said Residential Unit/Flat is ready for use and occupation. And the purchasers shall use the Residential Unit/Flat for the purpose of their residence only. He/she/they shall use the parking space if any allowed to him/her only for the purpose of parking their own vehicle.

43303/6-20

7. The PURCHASERS doth hereby covenant with the BUILDER as follows:

a) To maintain the said Residential Unit/Flat at the PURCHASER'S own cost in good condition from the date of possession of the Premises and shall not do or suffer to be done anything in or to the building in which the Residential Unit/Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the Concerned Authority or any other Authority or change/alter or make addition in or to the building in which the Premises is situated and the Premises itself or any part thereof.

b) Not to store in the Premises any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Residential Unit/Flat, etc., is situated or storage of which goods is objected by the Concerned Authority or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passage, or any other structure of the building in which the Premises is situated. Any damage caused to the construction or structure of the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach of this clause.



c) To carry at his own cost all internal repairs to the said Premises in the same conditions state and order in which it was delivered by the BUILDER to the Purchaser and shall not do or suffer to be done anything in or to the building in

*Shanting Kureshian*

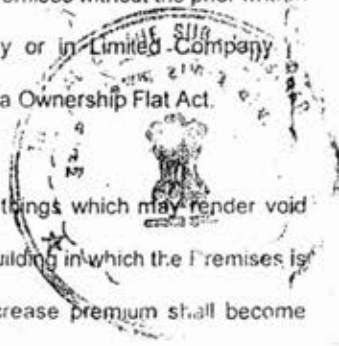
*[Signature]*



which the Premises is situated or the Premises which may be given and to observe the Rules and Regulations and bye laws of Concerned Authority or Co-Operative Company or any other Authority. And in the contravention to the above provision, the Purchaser shall be responsible and liable for consequences thereof to Co-operative Society to Concerned Authority and any other Public Authority.

टप नं - ३  
१३३०३/८-२९  
२००२

d) Not to demolish or cause to be demolished the Premises or any part thereof not at any time make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Premises is situated and shall keep the portion, sewers, drains, pipes in the Premises and appurtenances thereof in good, tenantable repair and conditions, and in particular so as to support shelter and protect the other part of the building in which the premises is situated and shall not chisel or in any other damage to columns, beams, walls, slabs or R.C.C, pards or other structural members in the premises without the prior written permission of the BUILDER and/or the Society or in Limited Company Apartment Owners Association under Maharashtra Ownership Flat Act.



e) Not to do or permit to be done any Act or things which may render void voidable any insurance of the said land and the building in which the Premises is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage, or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said land & building in which the Premises is situated.

g) The Purchaser shall observe and perform all the rules and regulations which the Society/ Apartment Owners Association or the Limited Company may adopt at its inception and the additions alteration/documents thereof that may be made from

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*Handwritten signature*

time to time for protections and maintenance of the said building and the Residential Unit/Flat therein and the observance and performance of the building rules, Regulations and bye-laws for the time being of concernment authority and of Government and other bodies. The PURCHASER/S shall observe and perform all the stipulations and conditions laid down by the Society/Apartment Owners Associations/Limited Co. regarding the occupation and use of the Residential Unit/Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

933-4/E-20

h) the Purchaser shall not let, transfer, assign or part with Purchaser's interest or benefit fact or of this agreement or part with the possession of the Residential Unit/Flat until all the dues payable by the purchaser to the BUILDER under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of non-observance of any of the terms and conditions of this Agreement and the PURCHASER has obtained the permission in writing of the BUILDER and CIDCO Ltd. for such transfer.



i) Till a conveyance of building in which Premises is situated is executed the Purchaser shall permit the BUILDER and their Surveyors and agents without workmen and other, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof.

8. THE PURCHASER/S along with the other PURCHASER/S of Residential Unit/Flat in the building shall join in forming and registering a Society, or Apartment Owner's Association and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society or Apartment Owner's Association and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign, so

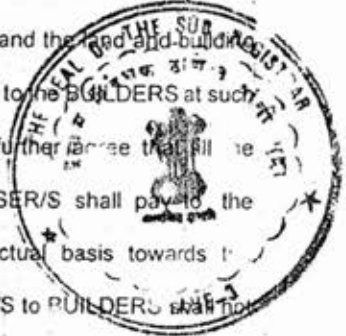
*Shruthy* Secretary

*[Handwritten signature]*

as to enable the BUILDER to register the Organisation of the purchasers under Section-10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flat Rules, 1964. No objection shall be taken by the PURCHASER/S if any changes or modifications are made in the draft/bye-laws or the memorandum and/or articles of the Association as may be required by the Registrar of Co-Operative Societies or the Registrar of Companies as the case may be or by any other Competent Authority.

92/10/20.20

9. THE PURCHASER/S shall be liable to bear and pay from the date of possession the proportionate share of the outgoings in respect of the said Residential Unit/Flat and building namely local taxes betterment charges or such other levies by the Concerned Local Authorities/or Government Water Charges, Insurance Premium, expenses for common lights, repairs and salaries of Clerk, Bill Collectors, Chowkidars, Sweepers, and all other expenses necessary and incidental to the management and maintenance of the said land and building. Until the Society/Apartment Owner's Association is formed and the ownership is transferred to it, the PURCHASER/S shall pay the same to the BUILDERS at such rate as may be determined. THE PURCHASER/S further undertake that if the PURCHASER/S share is so determined, the PURCHASER/S shall pay to the BUILDERS provisional monthly contribution on actual basis towards the said outgoings. The amounts so paid by the PURCHASER/S to BUILDERS shall not carry any interest and remain with the BUILDERS until an assignment of lease is executed in favour of the Society/Apartment Owner's Association as aforesaid. On such assignment of lease being executed, the aforesaid deposit shall be accounted for and the balance be paid over by the BUILDERS to the Society



10. The PURCHASER/S undertakes to pay to the Builders such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any

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reason whatsoever. Upto the formation of the Society and thereafter it will go to the Society/Associations Account

11. THE PURCHASER/S shall at no time demand partition of their interest the said building. It is being hereby agreed and declared by the parties that the interest in the said building is impartable and it is agreed by the PURCHASER that the BUILDER shall not be liable to execute any document for that purpose in respect of the said Residential Unit/Flat in favour of the Purchaser.

12. All the notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered post or under Certificate of Posting at their address as specified below:

23/03/1992

MRS. PAROMITA MURTHY W/o. MR. N. K. SURESH & MR. N. K. SURESH,  
B-6, Sanjog Co-op. Hsg. Soc. Ltd., Plot No.2, Sector-19A,  
Vashi, Navi Mumbai-400 703.

13. The Agreement shall always be subject to the terms and conditions of said Agreement to lease executed in favour of the BUILDERS as mentioned above and the rules and Regulations, if any, made by CIDCO Ltd and/or the Government of Maharashtra, NMMC and/or other Authority governing the said transaction.



14. It is also agreed by and between the parties that in future if any additional F.S.I is available to the BUILDER, the BUILDER alone shall be entitled to the same.

15. THE BUILDER shall at all the times hereinafter, at the request and cost of the PURCHASER execute any document or documents as the PURCHASER may require for perfectly securing the title of the said Residential Unit unto the

*Paromita Murthy* *Suresh N.K.*

*[Signature]*



**नवी मुंबई  
महानगरपालिका**

प्रीतिस वाळ, बेलपूर भवन सो.सी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र.: ७५ १७ ३३, ७५७ १७ २८  
७५७ २५ ९१  
फॅक्स : ७५७ ३७ ८५

**Navi Mumbai  
Municipal Corporation**

1ST FLOOR, BELAPUR BHAVAN, C.I.D.,  
NAVI MUMBAI - 400 614.  
TEL NO. : 757 17 33, 757 17 28  
757 25 91  
FAX : 757 37 85

जा.क्र./नमूमा/नवि/पा.प./१४१७  
दिनांक:- १९/०५/२००९

प्रांत,  
मेरुसर्प पूव्ही केंद्रबश्मसु, प्रो. श्रीम. अरुणा राजीव पाटील  
भुखंड क्र. २८, सेक्टर-१४, कोपर खैरणे,  
नवी मुंबई.

१३३७३/२०

नस्ती क्र.-नमूमा/वि.क्र. १३७८/२००९

विषय:- भुखंड क्र. २८, सेक्टर-१४, कोपर खैरणे, नवी मुंबई या जागेत रहिवास उपाधोपलब्धी पध्दतचा परवानगी देणेबाबत.

मंदमते :- आपले घातुविभागाचे यांचा दि. २८-१२-२००९ रोजीचा ठराव.

महोदय,

भुखंड क्र. २८, सेक्टर-१४, कोपर खैरणे, नवी मुंबई या जागेत रहिवास कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस घरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत रहिवास उपाधोपलब्धी पध्दतचा परवानगी भुखंड प्रांतिक महानगरपालिका अधिनीयम १९४९ च्या कलम २५ व २५४ तसेच महाराष्ट्र प्रादेशिक नगरपालिका अधिनीयम १९६६ च्या कलम ४५(१)(२) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र साधत नियोजित बांधकामासाठी अर्जात आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठ्यासाठी कार्यकारी अभियंता, नमूमा यांची मंजूरी घेण्यात यावी. तसेच मूलनि-यातणी शहर अभियंता, नमूमा यांच्या कार्यालयाशी संपर्क साधण्यात यावा.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आडळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतचे अर्ज घेणे, मुद्रा कर घेणे घडून येऊ नये याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची मरहणाची, जबाबदारी मधोमध जागेमालका/भूखंडधारक/गाळेधारक यांची राहिली. तसेच अर्धवट बांधलेल्या जागेचा मरचापर होऊ नये म्हणून बांधकाम भूखंड धारकाने बांधकाम सुरु झाले त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आडळल्याने संदर्भाधिन कारणांवर कार्रवाई करण्यात येईल याची नोंद घ्यावी.

बांधकाम सुरु व ताना कामाचे नाव, बांधकाम परवानगीची तारख, घातुविभागाचे नाव, कामाचे नाव, कामाचे नाव, बांधकाम श्रेण इ. बाबी दर्शविणारा पत्रक सादर करावे. महानगरपालिकेस माहितीसाठी देणेबाबतचे अर्ज व दस्तऐवज घ्यावे. पत्रकाला तयारिलेले काम सुरु व घातुनंतर या कार्यालयाम पाठविण्यात यावा दि. विनंती.

२। माहितीसाठी:-  
अधिनी देणघाते प्रेष अगो घातुविभाग  
इ-३/५, सेक्टर-५, घाणी, नवी मुंबई  
उप-अधुक्त-उपकर, नमूमा, ताने  
विभाग अधिकाारी, नमूमा, प. खैरणे.

महोदय  
नवी मुंबई महानगरपालिका

**NAVI MUMBAI MUNICIPAL CORPORATION**  
**COMMENCEMENT CERTIFICATE**

NO: NMMC/TPO/BP/2007

DATE: 22/10/2007

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Prithvi Constructions, Pro. Aruna Rajeev Patil, Plot No. 28, Sector-14, Kopar Khairane, Navi Mumbai, As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = 541.926 M<sup>2</sup> F.S.I. = 1.00 (Residential)

2331-3/24-2C  
3002

- 1) The Certificate is liable to be revoked by the Corporation if:
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

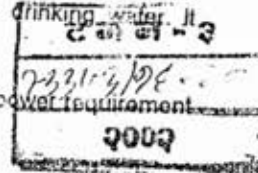
- a) Give a notice to the Corporation on completion upto plinth level 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.



The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P. Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such person shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of Rs.9,400/- deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
  - Exit from lift lobby shall be through a self closing smoke stop door.
  - There shall be no other machinery in the lift machine room.
  - For centrally air conditioned building area of external openable windows shall be minimum 2.5 % of floor area.
  - One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
  - Electrical cables etc. shall in separate ducts.
  - Alternate sources of electric supply or a diesel generator set shall be arranged.
  - Hazardous material shall not be stored.
  - Refuse stamps or storage places shall not be permitted in the staircase wall.
  - Fire fighting application shall be distributed over the building.
  - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively. For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



नवक

- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

7336 3/96-28



*Kishor M. Agraharkar*

(Kishor M. Agraharkar)  
TOWN PLANNING OFFICER  
Navi Mumbai Municipal Corporation.  
Navi Mumbai.

*3/11/03*



PURCHASERS, and the BUILDER both hereby agree to indemnify the PURCHASERS for any loss or damage incurred by the PURCHASERS for lack of title on part of the BUILDER.

102)

2/2002

कनापी नक्का

13) ->

16. WHEREAS, it is mutually agreed between the parties that if any defects in the construction such as leakages or seepages occur in the said Residential Unit one year from the date of possession the BUILDER undertakes to repair/rectify the same at their own cost. However, it is hereby understood that the BUILDER shall not be liable to rectify/repair any defect/flaw caused because of the fault on the part of the PURCHASER/S.

SCHEDULE OF THE ABOVE REFERRED PROPERTY

Residential Unit/Flat No.07, on Fourth Floor, admeasuring about 694.04 Sq.ft. built up area, in the building (Ground + 4 upper floors) on Plot No.28, in Sector 14, Koparkhaira, Navi Mumbai, Dist.Thane and the said plot bounded as follows:-

- ON THE NORTH BY : 11 mtr. wide road
- ON THE SOUTH BY : Plot No.27
- ON THE EAST BY : Plot No 25A
- ON THE WEST BY : 11 mtr. wide road

73303/192-20



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten notes]*

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed 'THE BUILDER' )  
 M/S PRITHVI CONSTRUCTIONS ;  
 through its proprietor, SMT. ARUNA RAJEEV PATIL )  
 in the presence of *[Signature]* )

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed 'PURCHASER/S' )  
 MRS. PAROMITA MURTHY W/o. MR. N. K. SURESH )  
 & MR. N. K. SURESH, )  
 in the presence of *[Signature]* )

*[Handwritten Signature]*

*[Handwritten Signature]*  
*[Handwritten Signature]*

9330393-20

**RECEIPT**

RECEIVED a sum of Rs.30,000/- (RUPEES THIRTY THOUSAND ONLY) from  
 MRS. PAROMITA MURTHY W/o. MR. N. K. SURESH & MR. N. K. SURESH, the  
 Purchaser/s being the part and advance payment in respect of Residential Unit Flat  
 No.07, on Fourth Floor, in the building on Plot No.28, situated at Sector-34,  
 Konarkhairne, Navi Mumbai, as agreed under these pres

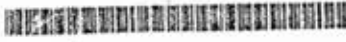


WE SAY RECEIVED

*[Handwritten Signature]*

M/S PRITHVI CONSTRUCTIONS  
 (BUILDER)

WITNESSES :



दस्त गोधवारा भाग - 2

टनन3

दस्त क्रमांक (13373/2002)

20/0

दस्त नं. [टनन3-13373-2002] दस्त गोधवारा  
बाजार मूल्य :822500 मोबदला 1050000 भरतेले मुद्रांक शुल्क : 42750

दस्त हजर केल्याचा दिनांक :26/12/2002 03:51 PM  
निष्पादनाचा दिनांक : 26/12/2002  
दस्त इजर करणा-याची सही : *[Signature]*

पावती क्र.:11504 दिनांक:26/12/2002  
पावतीचे वर्णन  
नांव: श्रीमती परोमीता - मुर्शी

10500 :नोंदणी फी  
400 :नककल (अ. 11(1)), पृष्ठांकनाची नकक  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

10500 एवढा

दु. निबंधकाची सही, टा. 3

दस्तावा प्रकार :25) कारारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 26/12/2002 03:51 PM  
शिवका क्र. 2 ची वेळ : (फी) 26/12/2002 03:54 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 26/12/2002 03:55 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 26/12/2002 03:56 PM

दस्त नोंद केल्याचा दिनांक : 26/12/2002 03:56 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः आळखतात,  
य रवांची ओळख पटवितात.

1) श्री प्रफुल्ल मोतीराम पाटील ,घर/फ्लॅट नं: 108

मल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं: -

पेट/वसाहत -

शहर/गाव:सेक्टर 17 वारी

तालुका: मपी मुंबई

पिन -

2) श्री रवी नायकर बांगर ,घर/फ्लॅट नं: 108

मल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं: -

पेट/वसाहत -

शहर/गाव:सेक्टर 17 वारी

तालुका: मपी मुंबई

पिन -

दु. निबंधकाची सही, टा. 3

दु. निबंधकाची सही, टा. 3

दु. निबंधकाची सही, टा. 3

दु. निबंधकाची सही, टा. 3

प्रमाणित करण्यात येते की

या दस्तावेजे एकूण 2

पाने आहेत

दु. निबंधकाची सही, टा. 3



दस्तावेज

93503

दु. निबंधकाची सही, टा. 3

दस्तावेज 2-ए, भा. 3

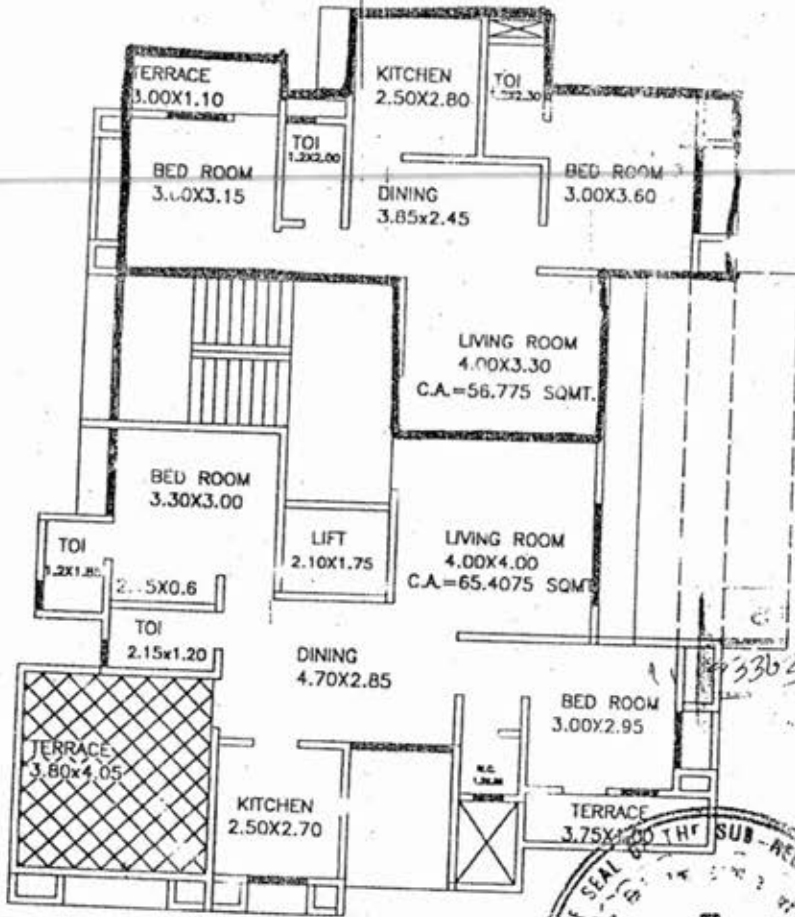
*[Signature]*

73/2002)

26/12/2002

टाकनाची नक्का

I. 13) ->



FOURTH FLOOR PLAN



PROPOSED LAYOUT FOR SAI-ARPAN CO.OP.HSG SOC.  
PLOT NO-28, SECTOR -14, KOPERHAIRANE.

ASHWINEE DESHPANDE & ASSOC.  
ARCHITECTS & INTERIOR DESIGNERS  
E-2/7 SECTOR -5, VASHI 400703  
TEL NO: 7824683,7822521

दस्त गोषवारा भाग-1

C-1-13

दस्त क्र 13373/2002

26/12/02

दुय्यम निबंधका

ठाणे 3

क्रमांक : 13373/2002

प्रकार : सरनामा

पक्षक.राचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1] नाव: श्रीमती परोमीला - मुधी  
पत्ता: घर/प्लॉट नं: बी-6  
मल्ली/रस्ता: -  
ईंगारतीचे गावा: संजोग सो.  
ईंगारत नं: -  
पेट/वस्ता: -  
शहर/गाव: सेक्टर 9 ए वारी  
तालुका: नवी मुंबई  
पिन: -

लिहून देणार

वय 30

सही

*Shunthy*



2] नाव: श्री एन. के. सुरेश  
पत्ता: घर/प्लॉट नं: बी-6  
मल्ली/रस्ता: -  
ईंगारतीचे गावा: संजोग सो.  
ईंगारत नं: -  
पेट/वस्ता: -  
शहर/गाव: सेक्टर 9 ए वारी  
तालुका: नवी मुंबई  
पिन: -

लिहून देणार

वय 38

सही

*Suresh, N.K.*



3] नाव: मे. पु. जे. कादंबरेकर तर्फे प्रो. प्रा. श्रीमती अरुणा  
राजीव पाटील  
पत्ता: घर/प्लॉट नं: -  
मल्ली/रस्ता: -  
ईंगारतीचे गावा: -  
ईंगारत नं: -  
पेट/वस्ता: -  
शहर/गाव: सेक्टर 10 कोपरखेरे  
तालुका: नवी मुंबई

लिहून देणार

वय 32

सही

*[Signature]*



नं: 13

स क्रमांक (13373/2002)

26/12/02

11504 दिनांक: 26/12/2002

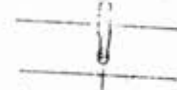
नि

1 परोमीला - मुधी

देणी जी

फक्त (अ. 11(1)), पृष्ठांकनाची नक्का

12) व छायाचित्रण (अ. 13) ->



ही, ठाणे 3

दस्तावेजावर करून देणार तागाकधीत [करारनामा] दस्तऐवज करून दिल्याचे वजुल करता.

*[Signature]*  
निबंधका  
26/12/02



निर्दिष्ट दरद्वारा वसूल  
 निर्दिष्ट दिनांक 29/11/19 पर प्राप्त इतिहास प्रदीप्त  
 प्रस्ताव नं. 2945  
 मनु. सं. Prithvi Const

23 NOV 2007  
 15  
 म. प्र. पोस्ट

**AGREEMENT TO LEASE**

**BETWEEN**

**CIDCO LIMITED**

**AND**

3
29/11/19-98
2007

**M/s. Prithvi Constructions  
 Prop. Smt. Aruna Rajeev Patil**

*Jman*  
 Assit. MARKETING OFFICER  
 CIDCO Ltd. CBD-Belapur  
 Navi Mumbai-400 614

For PRITHVI CONSTRUCTIONS

*[Signature]*  
 Proprietor

*Attested copy*

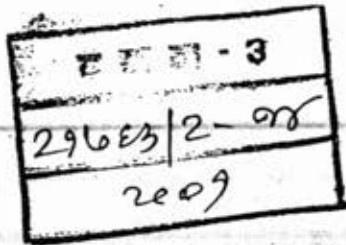


*[Signature]*

PERMISSION/LICENSEE TO ENTER UPON THE LAND

I/WE, SHRIMESSRS M/s Prithvi Constructions  
HAVE THIS 26<sup>th</sup> DAY OF October, ~~1999~~ 2001 RECEIVED  
PERMISSION/LICENSEE TO ENTER UPON A PLOT NO. 28, ROAD  
NO. --- ADMEASURING THE AREA OF 542-274 SQ. METRES OUT  
OF SECTOR NO. 14 PERTAINING TO REVENUE  
VILLAGE K. Khairne, TALUKA Shriv DISTRICT Shriv EARMARKED  
FOR Erection of Residential building purpose only AS PER  
DEMARICATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A  
RED COLOURED BOUNDRY LINE.

HANDED OVER  
OVER



TAKEN

Man  
Asst. MARKETING OFFICER  
CIDCO Ltd. CBD-Belapur.  
Navi Mumbai-400 614.

For PRITHVI CONSTRUCTIONS

[Signature]  
Proprietor

Att. encl. on ch.

