

48. THE stilt shall always be the property of the PROMOTERS / BUILDERS and the PROMOTERS / BUILDERS have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective Purchaser/s and the Purchaser has only the right in respect of the flat / office / shop / unit / parking place, etc., agreed to be purchased by him / her / them.

49. THE PROMOTERS shall not be responsible or the consequences arising out of change in law or change in municipal and other laws, rules, regulations, etc.

50. It is agreed and understood by and between the parties that, the PURCHASER will have to bear and pay the charges for the maintenance

51. for the common area facilities for entire complex such as internal roads, right of way, street lights, storm water drains, garden including playing equipments, electric sub-station and cables, main water pipes and connections, servants toilets etc., and all other common facilities which are for the benefit of all the buildings in the complex.

51. THIS agreement shall always be subject to the provisions of the MAHARASHTRA FLAT OWNERSHIP ACT and the rules made thereunder.

#### SCHEDULE

ALL THAT PIECE AND PARCEL OF LAND known as plot no. 6, in sector 8, at village Airoli, containing by area admeasuring 1998 sq.mis. or there about and bounded as follows:-

ON OR TOWARDS EAST : 20 mtrs. Wide Road.

ON OR TOWARDS WEST : Plot No. 13.

ON OR TOWARDS SOUTH: Plot No. 7.

ON OR TOWARDS NORTH: Plot No. 5

together with easementary rights etc.

IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to this writing on the day and the year first hereinabove mentioned.

#### SIGNED SEALED & DELIVERED

By the within named  
PROMOTERS / BUILDERS / DEVELOPERS  
SHASHIWAT REAL ESTATES PVT. LTD.,  
through its Director,  
SHRI SHRIPAD BHALCHANDRA JOSHI

#### SIGNED SEALED & DELIVERED

By the within named  
① PURCHASER/S <sup>MR.</sup>SHRIKANT BHALCHANDRA WAGH.

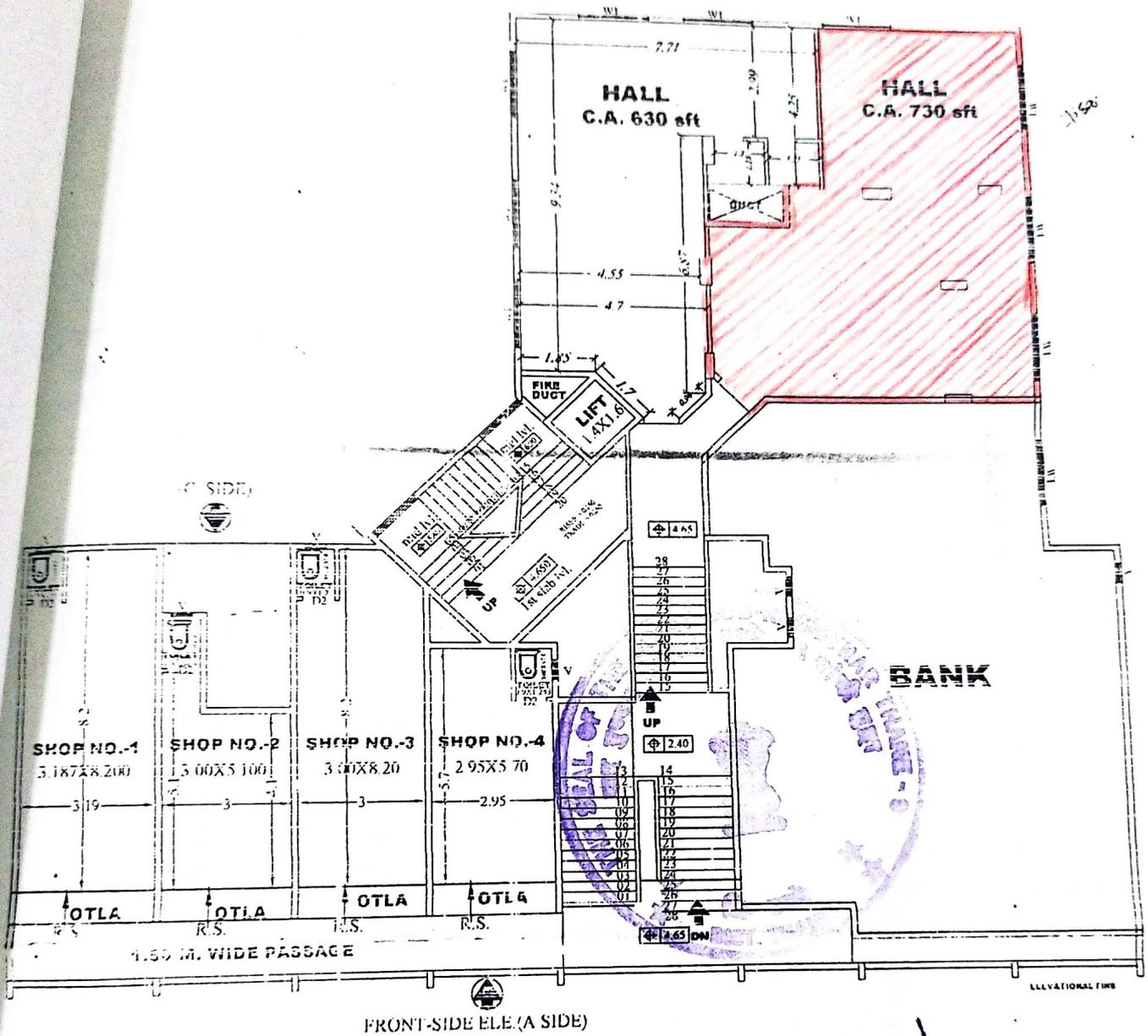
② MR. SNEHAL SHRIKANT WAGH.

WITNESSES:

1.

2.

दनन	
२७७४	०६
१६	३६२



*Handwritten signature/initials in blue ink.*

**टनन ९**  
 २७७४०९  
 २४ / ३६



# नवी मुंबई महानगरपालिका

# Navi Mumbai Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नमुंमपा/ससंनर/नरवि/बां.प./प्र.क्र.-ए-१८८५/२२४२/६  
दिनांक : ०६/०७/२००४

प्रति,  
मससं दत्तात्रय महाराज सहकारी गृहनिर्माण संस्था मर्यादित  
भूखंड क्र. ०६, सेक्टर-८, ऐरोली  
नवी मुंबई.

नस्ती क्र. नमुंमपा/वि.प्र.क्र.२००/२००४  
प्रकरण क्र.ए-१८८५

**विषय :-** भूखंड क्र.०६, सेक्टर-८, ऐरोली, नवी मुंबई या जागेत रहिवास आणि वाणिज्य कारणासाठी सुधारीत बांधकाम परवानगी देणेबाबत.

**संदर्भ :-** आपले वास्तुविशारद यांचा दि.२०-०२-२००४ रोजीचा अर्ज

महोदय,

भूखंड क्र.०६, सेक्टर-८, ऐरोली, नवी मुंबई या जागेत रहिवास आणि वाणिज्य कारणासाठी सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत रहिवास आणि वाणिज्य उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडीत आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करुन देण्यात येतील रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी अशाप्रकारे बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल. याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भूखंडधारक/ गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी गैरकृत्य करतांना आढळल्यास संबंधितांवर कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमिनीची पातळी (Ground Level) भरणी करुन उंच करावी. जमिनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही. अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणेच करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करुन घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातून तरतुदीनुसार कारवाईस पात्र राहिल याची कृपया नोंद घ्यावी.

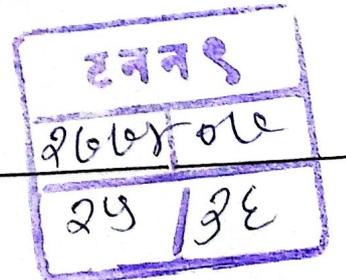
बांधकाम सुरु करतांना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दूरध्वनी क्रमांक इ. बाबतचा तर्पशाल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

प्रत माहितीसाठी :-

- १) फॉसनेट डिझाईनर्स, वास्तुविशारद  
सी-४, नेबरहूड कॉम्प्लेक्स, सेक्टर-४, नेरुळ, नवी मुंबई.
- २) उप-आयुक्त-उपकर, नमुंमपा, कोपर खेरणे.
- ३) उपकर निर्धारक व संकलक, नमुंमपा, सी.बी.डी.
- ४) उप-आयुक्त (अतिक्रमण), नमुंमपा.
- ५) विभाग अधिकारी, नमुंमपा, ऐरोली.

आपला

सहाय्यक संचालक, नगर रचना  
नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

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

NMMC/ADTP/TPD/BP/Case No. ५-३८८५/२२४९/०५

DATE: ०६/०७/२००४

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. Dattatray Maharaj Co.op Hsg. Society, Plot No.06, Sector-08, Airoli, 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 = R-1376.49 m<sup>2</sup> + C-575.36 m<sup>2</sup> = 1951.85 M<sup>2</sup> F.S.I. = 1.50 (Residential-cum-Commercial)

- 1) The Certificate is liable to be revoked by the Corporation if:
- 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.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - 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 :

- Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
  - Give written notice to the Municipal Corporation regarding completion of work.
  - 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 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

३७७९

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.

The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

The amount of S.D. Rs. 26393/- S.D. Rs. 39960/- for Mosquito Prevention, S.D. Rs. 39960/- for debris & S.D. Rs. 10000/- for Tree Plantation 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 machinery room.
  - For centrally air conditioned building area of external open able windows on a floor 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.

रतन ९  
26/07/04

**SALE DEED**

his sale deed made and entered into at Vashi, on 02<sup>nd</sup> day of April 2018.

BETWEEN

(1)M/S SHASHWAT REAL ESTATES PVT. LTD, a private ltd company, duly incorporated, under the Indian companies Act – 1956, previously having its office at, 306, Vardhman Market, 3<sup>rd</sup> floor, sector – 17, Vashi, Navi Mumbai and now having its office at Arenja corner, sector – 17, Vashi, Navi Mumbai 400705; through it's director SHRI SRIPAD BHALCHANDRA JOSHI; hereinafter called and referred to as "THE PROMOTERS/BUILDERS/DEVELOPERS (which expression shall unless be repugnant, to the context or meaning thereof, mean and include it's executors, successors, survival, directors, administrators and assign); the party of the FIRST PART;

AND

MR SHRIKANT B WAGH AND MRS SNEHAL SHRIKANT WAGH; both Indian inhabitants; age about 48 and 46, respectively, having address at Sai Regency, B/803, Bhoir Nagar, Mulund (east) Mumbai 400081, hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning and include their heirs, executors, survivors, administrators and assigns) the party of. the SECOND PART

Whereas

The said PROMOTERS/BUILDERS/DEVELOPERS and the said PURCHASERS had entered into an agreement for sale, dated 22<sup>nd</sup> Day of November 2007, which is registered at the sub registrar of assurance Thane – 9, vide registration number TNN-9/ 02774/2007, dated 23<sup>rd</sup> November 2007; (herein after referred to as said AGREEMENT) for purchase of Gala number 15 1st floor, admeasuring 81.42 sq mtrs built up area in "DATTATRAY MAHARAJ CHS LTD", at plot number - 6, sector - 8, Airoli, Navi Mumbai; (hereinafter referred to as said GALA), as shown on floor plan annexed thereto and marked as annexure \_\_\_ therein; for lump sum consideration of **Rs 20,00,000/- (Rs, Twenty Lakh /- Only)**; on terms and conditions mentioned therein, the said PURCHASERS at the time or before the execution of agreement for sale had paid Rs 5,00,000/- (Rs. Five lakh/-) as part payment, with the Balance amount of **Rs 15,00,000/- (Rs. Fifteen Lakh/- only)** to be paid as per the terms and conditions mentioned in the said agreement between them;

**NOW THIS SALE DEED OF WITNESSETH AS FOLLOWS:**

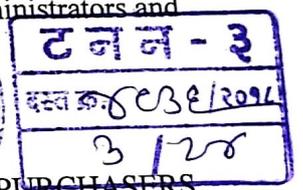
1. The said PROMOTERS/BUILDERS/DEVELOPERS acknowledge the receipt of entire amount of **Rs 20,00,000/- (Rs, Twenty Lakh /- Only)**; paid to the them in the following manner,  
(A) Rs 2,25,000/- (Rs two lakh twenty five thousand/-) on 19<sup>th</sup> November 2007; vide cheque number 031288 dated 22<sup>nd</sup> November 2007, drawn IDBI LTD, branch Mulund (east).

*[Signature]*

*[Signature]*

FOR SHASHWAT REAL ESTATES  
PRIVATE LIMITED

*[Signature]*  
Managing Director



(B)Rs 2,75,000/- (Rs two lakh seventy five thousand/-) on 19<sup>th</sup> November 2007; vide cheque number 020918 dated 22<sup>nd</sup> November 2007, drawn on IDBI LTD, branch Mulund (east)

(C)Rs 15,00,000/- (Rs fifteen lakh /-) on 2<sup>nd</sup> February 2008; vide cheque number 30127 dated 1<sup>st</sup> February 2008, drawn Thane Bharat Sahakar Bank Ltd, Thane branch.

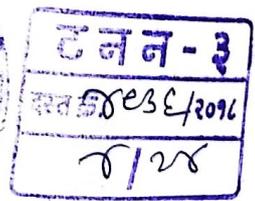
2. In pursuance of the Agreement for sale and as per the terms and conditions of the said agreement for sale, between the PROMOTERS/BUILDERS/DEVELOPERS and the said PURCHASERS for sale of Gala number 15 1st floor, admeasuring 81.42 sq mtrs built up area in "DATTATRAY MAHARAJ CHS LTD", at plot number - 6, sector - 8, Airoli, Navi Mumbai; The PROMOTERS/BUILDERS/DEVELOPERS have transferred their rights, interest and title in the said GALA namely Gala number 15, 1st floor admeasuring 81.42 sq mtrs built up area in "DATTATRAY MAHARAJ CHS LTD", at plot number - 6, sector - 8, Airoli, Navi Mumbai; to the said PURCHASERS and have handed over peaceful possession and vacant possession of the said GALA and have issued the possession letter to the said PURCHASERS on 22<sup>nd</sup> February 2008; conferring the transfer of rights, interest and title in the said GALA, namely Gala number 15, 1st floor, admeasuring 81.42 sq mtrs built up area in "DATTATRAY MAHARAJ CHS LTD", at plot number - 6, sector - 8, Airoli, Navi Mumbai; recognizing the said PURCHASERS as the lawful owners of the same.

3. It has been specifically agreed by the said PROMOTERS/BUILDERS/DEVELOPERS and the said PURCHASERS that whatever post possession terms and conditions as per the said Agreement for sale between the said PROMOTERS/BUILDERS/DEVELOPERS and the said PURCHASERS dated 22<sup>nd</sup> day of November 2007, shall be binding on both the parties hereto.

**SCHEDULE - I (PLOT)**

All that piece and parcel of land bearing plot No 6, in sector 8, of node Airoli, Navi Mumbai, admeasuring 1998.00 sq mtrs or thereabout, Tal & dist Thane and bounded as under:

- On or towards the NORTH : Plot Number
- On or towards the SOUTH : Plot Number
- On or towards the EAST : 20mtrs wide road
- On or towards the WEST : Plot number



**SCHEDULE - II (GALA)**

Gala number 15, 1<sup>st</sup> floor, admeasuring 81.42 sq mtrs built up area in "DATTATRAY MAHARAJ CHS LTD", at plot number - 6, sector - 8, Airoli, Navi Mumbai; Taluka and District Thane

WITNESSES  
 SIGNED &  
 WITHIN  
 BUILDERS  
 MRS SHAS  
 Through it  
 MR SHRI  
 IN THE  
 1) m2  
 2) m1  
 SIGNED  
 BY THE  
 1) MR S  
 2) MRS  
 IN T  
 1) cl  
 2) sl

WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.

SIGNED AND DELIVERED BY THE WITHINNAMED "PROMOTERS/ BUILDERS/DEVELOPERS" M/S SHASHWAT REAL ESTATES PVT. LTD - Through it's Director

MR SHRIPAD BHALCHANDRA JOSHI

*[Handwritten signature]*



IN THE PRESENCE OF

- 1) Mrs. Poonam J. Thupake
- 2) Mr. Manoj A. Gaikwad

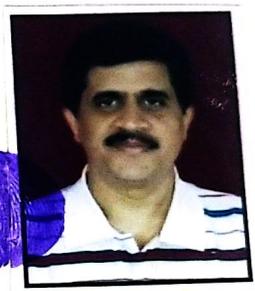
*[Handwritten signature]*

*[Handwritten signature]*

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED "PURCHASERS"

1) MR SHRIKANT B WAGH

*[Handwritten signature]*

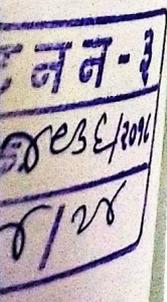


2) MRS SNEHAL SHRIKANT WAGH

*[Handwritten signature]*

IN THE PRESENCE OF

- 1) Chandrakant Chavan
- 2) Sharad Mhadlekar



DATTATRAYA MAHARAJ CO-OP. HOUSING SOCIETY LTD.

BUILDING "B"

Registration No. : T.N.A. /HSG./ (T.C.) 3750/90-91

Address : Plot No.6, Sector-8, Airoli, Navi Mumbai-400 708.

No. Dmet/015

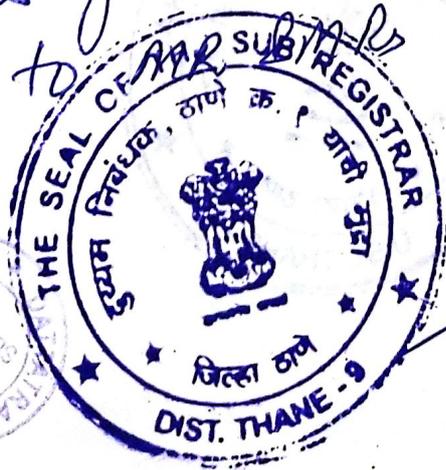
Date 06/04/2018

To whomsoever it may concern

This is to certify that shop No 15 of Mr. Shrikant Wagh and Mrs Snehel S. Wagh has sold their shop to MR Nalul B Sharma and Mrs. Poonam N. Sharma having their business in Mumbai.

एनन - ९  
दस्त क्र. ४३८० / २०१८  
२९

The above said shop owner has asked for NOC to selling his shop to MR & Mrs Sharma. We have no objection to giving NOC to them as they have cleared their Society dues up to April 2018. NOC is given to them for selling their shop to Mr Nalul B Sharma.



FOR DATTATRAYA MAHARAJ C.H.S.

CHAIRMAN SECRETARY TREASURER



# Share Certificate

Mem. Register No. 68

Certificate No. 68

**DATTATRAY MAHARAJ CO-OP. HSG. SOCIETY LTD.**  
**PLOT NO. 6, SECTOR-8,**  
**AIROLI, NAVI MUMBAI- 400708.**



M/s. Shashwat Real Estate P. Ltd. (Shop No. 15)

is / am the Registered Holder/s of Dattatraya Maharaj C. H. S. Ltd.,

fully paid - up shares Numbered 336 to 340

both inclusive, of Rupees 50/- each in the above named

Subject to the Bye - laws thereof.

Given under the Common Seal of  
the said society, this \_\_\_\_\_  
day of \_\_\_\_\_



Rs. 250/-

*Handwritten signature*  
Hon. Secretary

Hon. Treasurer

दस्ता क्र. 3360  
25/8

NOTE : No transfer of any of the shares comprised in this Certificate will be registered unless accompanied by this Certificate.





नवी मुंबई नगरपालिका  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला भाजा, गेलापुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४,  
दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ ३४  
७५७ २५ २१  
फोन : ७५७ ३७ ६५

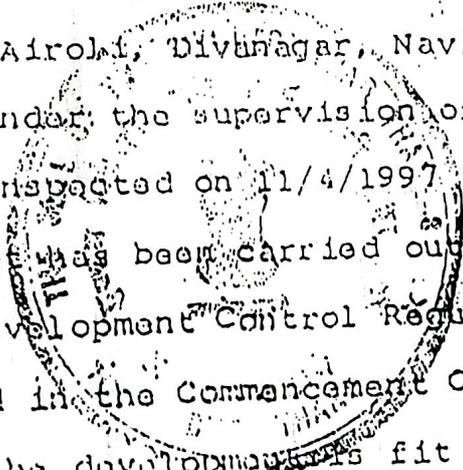
1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614,  
TEL. No. : 757 17 33, 757 17 28  
757 25 91  
FAX : 757 37 05

NO. : NMMC/TPO/OC/ 657

date : 16 / 5 / 1997.

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (BUA 1075.196 SQ.M.) completed by the Owner M/s. Dattatray Maharaj Co-op. Hsg. Soc. Ltd on Plot No. 6, Sector 8, Airoli, Divanagar, Navi Mumbai completed on 3/4/1996 under the supervision of M/s. Kalambe & Assoc. has been inspected on 11/4/1997 and I declare that the development has been carried out in accordance with the General Development Control Regulation and conditions stipulated in the Commencement Certificate dt. 29/10/1992 and that the development is fit for the Residential use for which it has been carried out.



2036-92  
१९९७

TOWN PLANNING OFFICER,  
N.M.M.C.

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)

**HEAD OFFICE:**  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

**CFC Application No. 26659**

**Date :** 29.05.2018

**Ref. No.** No. CIDCO/EMS/AEO (II)/2018/2472

To,  
Secretary / Chairman,  
**M/s. Dattatray Maharaj CHS Ltd.**  
Plot No. 06, Sector-08,  
Airoli, Navi Mumbai

**Sub: - Grant of Permission to Mortgage Shop No.15, Constructed  
on Plot No. 06, Sector- 08, Airoli, Navi Mumbai.**

**Ref: - Your Letter dated.20.05.2018**

**Name of the intending Members:-** Mr. Nakul Benkunth Sharma &  
Mrs. Poonam Nakul Sharma

Sir,  
Please refer to your letter dated.20.05.2018 on the above subject. In this connection,  
we have to inform you that our Corporation has No Objection to mortgage  
**Shop No.15**, constructed on **Plot No. 06, Sector No. 08, Airoli, Navi Mumbai** as security  
for loan to be borrowed from **Vijaya Bank, Airoli Branch** subject to Navi Mumbai  
Disposal of Lands (Amendment) Regulation,2008 and subject to the terms & conditions  
of the Agreement to Lease / Lease Deed dt. **04.04.1991**

Thanking you,

Yours faithfully,

  
**Asstt. Estate Officer (II)**  
**Asst. Estate Officer (II)**  
CIDCO Ltd., CIDCO Bhavan,  
Navi Mumbai - 400 614.

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)



**REGD. OFFICE:**  
NARIMAN POINT, 2nd Floor, Nariman Point,  
MUMBAI - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

**CFC Application No. 26657**

Ref. No.

CIDCO/M (TS-I)/EO (II)/2018/2471

Date :

29.05.2018

To,  
Secretary / Chairman,  
M/s. Dattatray Maharaj CHS Ltd.  
Plot No. 06, Sector-08,  
Airoli, Navi Mumbai

**Sub :** Permission to transfer to Share **Mr. Shrikant Bhalchandra Wagh & Mrs. Snehal Shrikant Wagh** respect of **Shop No.15** to be constructed on Plot No. **06, Sector-08**, at Airoli.

Sir,

As you have paid the transfer charges of Rs. 2,40,300/- + (GST Rs.43,254/-) = 2,83,554/- (Rs. Two Lakh Eighty Three Thousand Five Hundred Fifty Four only) permission is hereby granted to you to transfer the share of your existing member viz **Mr. Shrikant Bhalchandra Wagh & Mrs. Snehal Shrikant Wagh** in respect of **Shop No.15** to **Mr. Nakul Benkunth Sharma & Mrs. Poonam Nakul Sharma** a new member of the society in lieu of **Mr. Shrikant Bhalchandra Wagh & Mrs. Snehal Shrikant Wagh** You are now requested to submitted certified copy of Deed of Assignment duly registered with sub-Registrar of Assurance, Thane between you and your intending transferee within 3 months from the date hereof upon submission of Deed of Assignment, necessary final order for transfer of share will be issued accordingly which may please be noted. (Carpet Area - 67.84)

Thanking you,

Yours faithfully,

Asstt. Estate Officer (II)  
Asst. Estate Officer (II)  
CIDCO Ltd., CIDCO Bhawan,  
Navi Mumbai - 400 614



13/06/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 6641/2018

नोंदणी :

Regn:63m

गावाचे नाव : ऐरोली

- |   |  |
|---|--|
| (1)विलेखाचा प्रकार  | अभिहस्तांतरणपत्र   |
| (2)मोबदला   | 9650000  |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 8683000  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: गाळा न.15,1 ला मजला,दत्तात्रय महाराज कॉ ऑप हौ सोसा ली.,प्लॉट न.6,सेक्टर 8,ऐरोली,नवी मुंबई. क्षेत्रफळ 81.42 चौ मी बिल्टअप-दस्त क्र 4380-2018 अन्वये मुशु व नो फी वसुल( ( Plot Number : 6 ; SECTOR NUMBER : 8 ; ) )  |
| (5) क्षेत्रफळ   | 1) 81.42 चौ.मीटर   |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-श्रीकांत भालचंद्र वाघ - - वय:-48; पत्ता:-प्लॉट नं: फ्लॅट न.803, बी विंग , माळा नं: 8 वा मजला, इमारतीचे नाव: साई रिजेन्सी कॉ ऑप हौ सोसा ली , ब्लॉक नं: भोईर नगर विद्यालय मार्ग संभाजी पार्क समोर , , रोड नं: मुलुंड ईस्ट ,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AAAPW2335G<br>2): नाव:-स्नेहल श्रीकांत वाघ - - वय:-46; पत्ता:-प्लॉट नं: फ्लॅट न 803 बी विंग , माळा नं: 8 वामजला , इमारतीचे नाव: साई रिजेन्सी कॉ ऑप हौ सोसा ली , ब्लॉक नं: भोईर नगर विद्यालय मार्ग संभाजी पार्क समोर , रोड नं: मुलुंड ईस्ट , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AANPW9745M |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-नकुल बैकुंठ शर्मा - - वय:-58; पत्ता:-प्लॉट नं: फ्लॅट न.2002 ,ए विंग , माळा नं: -, इमारतीचे नाव: सत्यम हार्मोनी बिल्डिंग ,, ब्लॉक नं: प्लॉट न.66 , सेक्टर 8ए , रोड नं: ऐरोली , नवी मुंबई., महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AFEPS0298B<br>2): नाव:-पुनम नकुल शर्मा - - वय:-42; पत्ता:-प्लॉट नं: फ्लॅट न.2002 ,ए विंग , माळा नं: -, इमारतीचे नाव: सत्यम हार्मोनी बिल्डिंग, ब्लॉक नं: प्लॉट न.66 , सेक्टर 8 ए , रोड नं: ऐरोली , नवी मुंबई., महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-BNEPS3186H   |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 13/06/2018   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 13/06/2018   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 6641/2018  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 100  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 100  |
| (14)शेरा  |  |

3/11/18

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९  
सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

MR. NAKUL BENKUNTHI SHARMA

Age-58 Years P.A.N.: AFEPS0298B

MRS. POONAM NAKUL SHARMA

Age-42 Years P.A.N.: BNEPS3186H

Both adults, Indian Inhabitants, residing at

Flat No. 2002, 'A' Wing, Satyam Harmony Building, Plot  
No. 66, Sector-8A, Airoli, Navi Mumbai-400 708

hereinafter referred to as 'THE PURCHASERS/  
TRANSFEREES'

(Which expression shall unless it be repugnant to the  
context or meaning thereof be deemed to mean and include  
his heirs, executors, administrators and assigns)  
of the Other Part

ढनल - ९
दरत क्र. ६६९ / २०१२
४/०२

WHEREAS:

- 1) The City & Industrial Development Corporation of Maharashtra Ltd. a Company incorporated under the Companies Act, 1956, (1 of 1956) and having its Registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as 'The Corporation')

*Shukla*  
*M. D. Singh*



*P. Sharma*  
P. Sharma

2) The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by Government of Maharashtra in exercise of its power under Sub-Section (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')

3) The State Government in pursuance of Section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

4) M/s. DATTATRAY MAHARAJ Co-op. Housing Society Ltd. vide their application dated: 21-2-1987 requested the Corporation to grant a lease of a piece and piece and parcel of land at Airoli, Navi Mumbai.

5) In pursuance to the same, the Corporation allotted a Plot being Plot No. 6, Admeasuring about 1998.00 Sq.

Mtrs. in Sector-8, Airoli, Navi Mumbai-400 708, District Thane and further in pursuance to the same, executed necessary Agreement To Lease dated: 4-4-1991 in favour of

एनन - ९
६६५९ / २०९८
५/४२

*Mukesh J.*  
*Rajendra J.*



*Arune*  
P. Sharmar.

the Dattatray Maharaj Co-op. Housing Society Ltd. a Registered Co-operative Housing Society under Maharashtra Co-operative Housing Societies Act, 1960 having Regn. No. T.N.A./ISG/(T.C.)/3750/90-91 (hereinafter referred to as 'The said Society') as per the terms and conditions mentioned therein.

6) The Corporation in pursuance to the said Lease Agreement further handed over the physical and actual possession of the said plot unto the said Society.

7) The said Society thereafter obtained the necessary building permission from the CIDCO vide their Letter No. EE(V.P.)/3696 dated: 29-10-1992 and constructed and

completed a building and further obtained the requisite occupancy Certificate from the NMMC vide their Letter No. T.P.O./O.C./657 dated: 16-5-1997 leaving balance F.S.I.

8) The said Society for its benefits decided to consume the Balance Floor Space Index and in pursuance to the same passed the necessary resolutions in their meeting and further

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*Handwritten signature*  
P. Shasamma

after following the due procedure decided to sell the balance F.S.I to SHASHWAT REAL ESTATE PVT. LTD.

9) The said Society executed the necessary Development Agreement in favour of SHASHWAT REAL ESTATES PVT. LTD. on 22-5-2003.

The said Agreement is duly Registered at the office of Sub. Registrar of Assurances, Thane-8, under their No. 2737/2003 dated: 22-5-2003.

10) The Committee Members of the DATTATRAY MAHARAJ Co-op. Housing Society Ltd. have also executed the necessary Power of Attorney in favour of the SHASHWAT REAL ESTATES PVT. LTD. the Builders/Developers for the purpose of development.

11) The necessary building permission have been obtained by the Promoters/Builders/Developers from the Navi Mumbai Municipal Corporation vide their No. NMMC/ADTP/TPD/BP/Case No. A-1885/2249/04 dated: 6-7-2004 on the said Plot.

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दस्त क्र. 66K  
6/8

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P.

The Occupancy Certificate Ref. No. NMMC/TPD/OC/Case No. B-3822/4111/2006 dated 29-12-2006 issued by the Town Planning Authority of NMMC

12) The Title Certificate dated: 4-8-2004 issued by Advocate C. D. Bhide which is descriptive of the Title of the said Land property/Building.

AND WHEREAS:

By Agreement For Sale dated: 22<sup>nd</sup> November, 2007 made Between SHASHWAT REAL ESTATE PVT. LTD., therein referred to as 'The Promoters/Builders/Developers' of the First Part AND Mr. Shrikant B. Wagh & Mrs. Snehal Shrikant Wagh, therein referred to as 'The Purchasers' of the Second Part; and the same been Registered with the

नम - ९  
३६६९  
१२३३२७४-२००७  
१२

Jt. Sub. Registrar, Thane-9, vide document Srl. No. TNN9-274-2007 Receipt No. 2774 dated: 23-11-2007; ALSO, the Sale Deed dated 02-04-2018 executed and the same has been Registered with the Jt. Sub. Registrar Thane-3, vide Document Srl. No. TNN3-4936-2018 Receipt No. 6148 dated 02-04-2018 in respect of the following Commercial Gala:-



Shrikant  
Snehal

Shrikant  
Snehal  
P. Shalmer.

Commercial Gala No. 15, on the First Floor, Admeasuring 730 Sq. Ft. Carpet Area (81.42 Sq. Mtrs. Built-up Area)

DATTATRAY MAHARAJ Co-op. Housing Society Ltd., Plot No. 6, Sector-8, AIROLI, Navi Mumbai-400 708, District-Thane (hereinafter referred to as "The said Commercial Gala")

AND WHEREAS:

The CIDCO Ltd. by its FINAL ORDER Ref. No. CIDCO/M/ (T'S-I) / EO (II) /2018/ 2131 dated 17-05-2018 granted permission to the said Society to enroll the Membership / Transfer the Shares to the names of Mr. Shrikant B. Wagh & Mrs. Snehal Shrikant Wagh.

AND WHEREAS:

The said Society issued Share Certificate No. 68 for 5 fully paid-up Shares of Rs. 50/- each bearing Share Nos. 336 To 340.

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दस्त क्र. ६६  
९

Shrikant  
Snehal



Shrikant  
Snehal

SCHEDULE-I

ALL THAT piece or parcel of land known as Plot No. 6,  
Admeasuring about 1998 Sq. Mtrs. or thereabouts, in  
Sector-8, AIROLI, Navi Mumbai-400 708, District-Thane  
and bounded as follows:

On or towards the North by : Plot No. 5

On or towards the South by: Plot No. 7

On or towards the East by : 20 Mtrs. Wide Road

On or towards the West by : Plot No. 13

SCHEDULE-II

टजन - ९
दस्त क्र. ६६९ / २०१८
१६/०२

Commercial Gala No. 15, on the First Floor,

Admeasuring 730 Sq. Ft. Carpet Area

(81.42 Sq. Mtrs. Built-up Area)

DATTATRAY MAHARAJ Co-op. Housing Society Ltd.,

Plot No. 6, Sector-8, AIROLI,

Navi Mumbai-400 708, District-Thane



*Shukant J.*  
*Wadhvani*

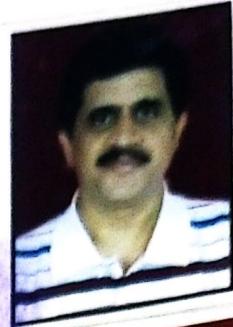
*P. Sharma*

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the Within named 'VENDORS/TRANSFERORS'

MR. SHRIKANT BHALCHANDRA WAGH

*Shrikant*



MRS. SNEHAL SHRIKANT WAGH

In the presence of .....

1. *Sunit Dhale Dhale*

2. *R.M. Nalle Nalle*

*Sunit Dhale*



SIGNED AND DELIVERED by the Within named 'PURCHASERS/TRANSFEREES'

MR. NAKUL BENKUNTH SHARMA

*Nakul*



MRS. POONAM NAKUL SHARMA

*P. Sharma*



in the presence of .....

1. *Sunit Dhale Dhale*

2. *R.M. Nalle Nalle*

टबल - ९  
दस्त क्र. ६६९ / २०१८  
१०/१२



DEED OF ASSIGNMENT

This Indenture is made and entered into at Navi Mumbai on  
this \_\_\_\_\_ day of 13/06 2018

BETWEEN

MR. SHRIKANT BHALCHANDRA WAGH

Age-48 Years P.A.N.: AAAPW2335G

MRS. SNEHAL SHRIKANT WAGH

Age-46 Years P.A.N.: AANPW9745M

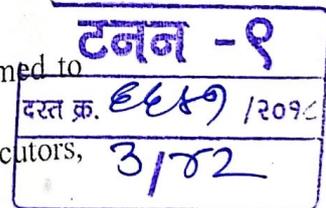
Both adults Indian Inhabitants, residing at Flat No.803, on  
the 8<sup>th</sup> Floor, 'B' Wing, Sai Regency CHS Ltd., Bhoir  
Nagar, Vidyalay Marg, Opp: Sambhaji Park, Mulund (E),  
Mumbai-400 081

hereinafter referred to as 'THE VENDORS

/TRANSFERORS' (Which expression shall unless it be  
repugnant to the context or meaning thereof be deemed to

mean and include their legal heirs, executors,

administrators and assigns) of the One Part AND



*Shrikant f.*  
*Snehal f.*



*Annex*  
*P. Shazma.*