

Please Tick

Saving A/C No: 30128095460
33843215282 Branch FILE No.:

CIF NO : Tie up no.
(if applicable)

LOS Reference No. : PAL/Take Over/NEW/Resale/Top up

Applicant Name : RITESH KUMAR

Co-Applicant Name : NEHA SHRIVASTAVA

Contract (Resi.) : Mobile :

Loan Amount : 69677215 Tenure :

Interest Rate : 8.5% EMI :

Loan Type : HL (Take over) SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : Navi Mumbai Mumbai

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : UW E (Code No) 18108

Contact Person : Hinduraw shinde Mobile No. 9322522291

Name of RACPC Co-ordinator along with Mob No:

HLST / MPST / BM / FS / along with Mob No. :

| | DATE | | DATE |
|---------------|------|------------------------|------|
| SEARCH - 1 | | RESIDENCE VERIFICATION | |
| SEARCH - 2 | | OFFICE VERIFICATION | |
| VALUATION - 1 | | SITE INSPECTION | |
| VALUATION - 2 | | | |



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

SSL

CODE
NO.

MUM99999

62114709

FILE
REF NO.

HLSE
HLSM
HLQM

HINDURAO SHINDE 6573
HARISH RAJUL
POOJA

LEAD: 01613177

LOS NUMBER

LOS BRANCH NAME

BRANCH CODE

SOURCE TYPE

EXPECTED DISBURSEMENT DATE

ULWE

12102

CONNECTOR

REFERENCE ID

APPLICANT NAME

CO-APPLICANT NAME

DATE OF BIRTH

PAN CARD NUMBER

BANK ACCOUNT NUMBER

EMAIL ID

MOBILE NO.

LOAN AMOUNT & INTREST RATE

TENURE

CONNECTOR NAME & CODE

PROPOSAL TYPE

Builder's Name

Project Name

Email ID of Builder / Particular Project

Contact Number (Project in Charge/ Builder)

PROPERTY FINAL : YES / NO

RACPC

RBO

AMT NO.

RITESH KUMAR

NEHA SHRINASTAVA

09-01-1983 & 28-08-1987

BELPK1374R & CMJPS4431A

krvitesh@yahoo.com

9594314008

69680001 8.50%

Ajit Sawantkar-MUM00004883

As HIL Take over

NA

NA

NA

NA

NA

NA

PANVEL RASMECC

PEN

NA

RAI SP DELUXE

Foreclosure Letter

MAY 08,2023
RITESH KUMAR
1201, FLOOR NO.12, BILAD BLOOM FIELD CHS LTD,1201, FLOOR NO.12,PLOT NO. 71/74, SECTOR-18,
ULWE
MUMBAI
MAHARASHTRA-410206
INDIA

Dear Sir/Madam,

This is with reference to the full prepayment request of your Housing Loan.
Please find below the details of the account and amount payable as on **MAY 25,2023**:

Loan Account No : 610500009727
Loan Amount : 7,100,000.00
Disbursal Date : 31-Jul-2018

| Description | Amount (In Rs.) |
|---|---------------------|
| Interest Amount | 59,104.65 |
| Principal Amount | 4,842.35 |
| EMI Amount | 63,947.00 |
| Principal O/S | 6,881,136.21 |
| Broken Period Interest | 19,687.79 |
| AC Closure Charges (Exclusive) | .00 |
| Document Retrieval Charges (Exclusive) | 2,950.00 |
| Additional Recovery Charges (Exclusive) | .00 |
| Total Payable | 6,967,721.00 |
| Advance EMIs | 0.00 |
| Excess | 0.00 |
| Other Refunds | 0.00 |
| Adjustments | 0.00 |

6,967,721.00

Net Payable

The payment should be equal to Net Payable Amount. No additional or short amount will be accepted.
Please draw your Demand Draft in favour of **LIC HOUSING FINANCE LIMITED**.

Thanking you and assuring you of our best attention always.
Yours faithfully,

Area Manager

Agreement for Sale Between

REF. NO. CIDCO/ATPO/1631.- -

29 OCT 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE


Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s Bilawal Builders & Develop through MR. Abdul Khadee Unit/Plot No 71-874 Road No. - Sector 18 Node Uwe of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg (G+13th Fl. (STR)
Residential BUA = 3298.673 m², Total BUA = 3298.673 m²
(Nos. of Residential Units 78 Nos. of Commercial units -)

Handwritten signature/initials

1. This Certificate is liable to be revoked by the Corporation if :-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. The applicant shall :
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.

①

Agreement for Sale Between

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 11000 deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation. 
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number. Plot. Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular FAR/102004/160/P.No.27/UD-20. dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

[Handwritten signature]
29/7

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

[Handwritten initials]
22/10

C.C.TO: ARCHITECT
Destination

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)



सत्यमेव जयते

-:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. बी. ओ. एम/सिडको/एच एस जी (टी. सी.) / ५१७० /जे टी आर/सन २०१४ - २०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

उलवे, ब्लूम फिन्ड सहकारी

गृहनिर्माण संस्था मर्यादित

भूखंड क्र. ७१ व ७४, सेक्टर-१८, उलवे,

नवी मुंबई.

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

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

कार्यालयीन मोहर

नवी मुंबई



सही

[शहाजी पाटील]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: १३/०२/२०१५

①

Agreement for Sale Between

Share Certificate No. **75**

No. of Shares **TEN**

BLOOM FIELD CO-OP HSG SOC LTD.

Reg. No.: NBOM/ CIDCO/ HSG (TC)/ 5970/JTR/ 2014-15

Plot No.71 & 74, Sec.- 18, Ulwe, Navi Mumbai - 410206.

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

Share Certificate

This is to Certify that Shri/Smt. Mrs. shubha jagdish shanbhag

holding Flat No. 1201 is the registered holder of TEN fully paid up share of Rs. Fifty each numbered from 741 to 750 both inclusive in **BLOOM FIELD CO-OP HSG SOC LTD.** subject to the Bye-Laws of the Society. Given under the common Seal of **BLOOM FIELD CO-OP HSG SOC LTD.**

on Day 30/6/2019



[Signature]

Chairman

[Signature]

Secretary

[Signature]

Authorised
M. C. Member

Seal

P.T.O.

Friday, December 28, 2012
12:18 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 2965 दिनांक: 28/12/2012

गावाचे नाव: उलवे
दस्तऐवजाचा अनुक्रमांक: पवत4-2952-2012
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: शुभा जगदिश शानभाग

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1060.00
पृष्ठांची संख्या: 53

एकूण: ₹. 31060.00

आपणास हा दस्तऐवज अंदाजे 12:38 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD
प्यावी.

Joint Sub Registrar, Pahlvel 4
सह दुय्यम निबंधक पनवेल व. ४
मोबदला: ₹. 4600000/-

बाजार मूल्य: ₹. 2378000 /-
भरलेले मुद्रांक शुल्क : ₹. 230000/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 222572 दिनांक: 24/12/2012
बँकेचे नाव व पत्ता: State Bank Of India
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1060/-

मुळ दस्तऐवज परत मिळाला.

पक्षजारीची सही

लिपीक

सह. दुय्यम निबंधक पनवेल-४.



सत्यमेव जयते

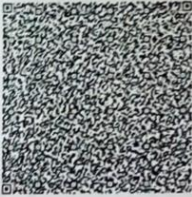
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by : Stock Holding Corporation of India Ltd.
Location : PANVEL
Signature : [Signature]
Details can be verified at www.shcstamp.com

Certificate No. : IN-MH13971742526213K
Certificate Issued Date : 21-Dec-2012 01:10 PM
Account Reference : SHCIL (FI)/ mhshcil01/ PANVEL/ MH-RAI
Unique Doc. Reference : SUBIN-MHMHSKCIL0114863810619742K
Purchased by : SHUBHA JAGDISH SHANBHAG
Description of Document : Article 25(b)to(d) Conveyance
Property Description : FL NO-1201,12TH FLR,BILAD BLOOM FIELD,PL NO-71 AND 74,SEC-18 PT,ULWE,NAVI MUMBAI
Consideration Price (Rs.) : 46,00,000 (Forty Six Lakh only)
First Party : BILAD BUILDERS AND DEVELOPERS
Second Party : SHUBHA JAGDISH SHANBHAG
Stamp Duty Paid By : SHUBHA JAGDISH SHANBHAG
Stamp Duty Amount(Rs.) : 2,30,000 (Two Lakh Thirty Thousand only)



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24/12/2012
2 / 53

[Signature]

[Signature]



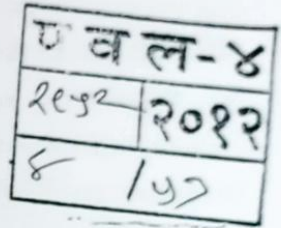
0004387107

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcstamp.com"

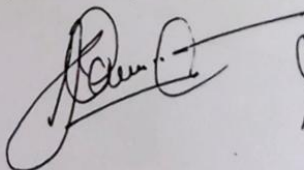



Agreement Value Rs. : 46, 00,000/-
Carpet Area : 48.04 Sq. Mtr.
Terrace Area : 9.30 Sq. Mtr.
Flat No. : 1201
Building Type : G+13th Floor with 2 Lifts



AGREEMENT FOR SALE

This AGREEMENT made and entered into at Ulwe, Navi Mumbai on this day 21st of Dec. 2012, BETWEEN M/S. BILAD BUILDERS & DEVELOPERS a Proprietary Firm, through its Proprietor SHRI. ABDUL KHADER, adult, Indian Inhabitant, having registered office at B-Wing, Office No. 316, 3rd Floor, Shree Nand Dham Tower, Plot No. 59, Sector-11, C.B.D. Belapur, Navi Mumbai-400614. Hereinafter called as 'THE DEVELOPER' (Which expression shall unless it be repugnant to the context or meaning thereof be deed to mean and include his heirs, executors, administrators and assigns) of the ONE PART AND.

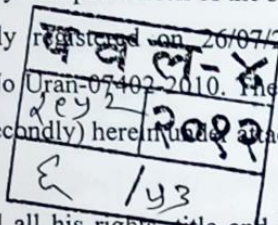
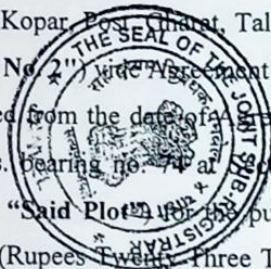
 

: 3 :

AND WHEREAS the Lessee No 1 have transferred and assigned all their rights, title and interest in respect of the said plot to M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and a Tripartite Agreement dated 28/01/2010 has been executed between CIDCO Ltd., Lessee No. 1 and M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and CIDCO transferred the said plot in the name of M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader. The said Tripartite Agreement dated 28/01/2010 is duly registered on 28/01/2010 with registration receipt no. 946 at Document Sr. No PVL3-00912-2010.

AND WHEREAS after registration of Tripartite Agreement dated 28/01/2010 CIDCO Ltd. transferred the Said Plot No. 71 in the name of M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and such final Letter Ref. No. CIDCO/ VASAHAT / SATYO / ULWE / 1310/ 2010 dated 01/02/2010 is issued by the CIDCO Ltd. to M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader.

AND WHEREAS the Corporation under Gaothan Expansion Scheme/ 12.5% Scheme leased to Shri. Gajanan Rama Gharat residing at Kopar, Post - Gharat, Tal. Panvel, Dist. Raigad, (herein after referred to as the "Lessee No. 2") vide Agreement to Lease dated 20/07/2010 for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about 1899.72 sq. mtrs. bearing no. 74 at Sector 18pt, Ulwe, Navi Mumbai (hereinafter referred to as the "Said Plot") for the purpose or residential use for proper premium of Rs. 23,750/- (Rupees Twenty Three Thousand Seven Hundred Fifty Only) and handed over the physical possession of the said plot to the said Lessee No. 2. The Agreement is duly registered on 26/07/2010 vide registration receipt no. 7749 And Document Sr. No Uran-07402-2010. The details of the Said Plot are specified in the First Schedule (Secondly) herein under attached.



AND WHEREAS the Lessee No 2 has assigned all his rights, title and interest in respect of the said plot to M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and a Tripartite Agreement dated 04/08/2010 has been executed between CIDCO Ltd., Lessee no. 2 and M/s. Bilad Builders &

Developers through its Proprietor Shri. Abdul Khader and CIDCO transferred said plot in the name of M/s. Bilad Builders & Developers through its Proprietor Abdul Khader. The said Tripartite Agreement dated 04/08/2010 is duly registered on 04/08/2010 with registration receipt no. 8134 at Document Sr. No Uran-07715-

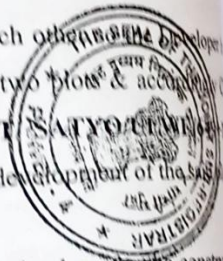
AND WHEREAS after registration of Tripartite Agreement dated 04/08/2010 CIDCO Ltd. transferred the Said Plot No. 74 in the name of M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and such final Letter No. CIDCO/ VASAHAT / SATYO / ULWE / 649/ 2010 dated 09/08/2010 is approved by the CIDCO Ltd. to the M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader.

AND WHEREAS through the above mentioned documents M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader is possessed, and is sufficiently entitled to the Plot No. 71, Sector-18, adm. 299.91 sq. mtrs. & Plot No. 74, Sector-18 Spt, adm. 1899.72 sq. mtrs. both situated at Ulwe, Navi Mumbai after collectively referred to as the "Said Plots").

AND WHEREAS both the plots are adjacent to each other and the Developer has applied to CIDCO Ltd. for amalgamation of these two plots & accordingly CIDCO Ltd. vide their Letter Ref. No. CIDCO/VASAHAT / SATYO/ULWE/649/2010 dated 13/10/2010 permitted the Developer for joint development of the said plots.

AND WHEREAS the Developer have submitted their plans for the construction of residential building on the said plot and subsequently the CIDCO Ltd. has issued Commencement Certificate on 29/10/2010 vide their letter bearing No. CIDCO/ATPO / 1631 for commencing construction on the said plots as per the specifications approved by the Town Planning Authority.

AND WHEREAS the Developer alone have the sole and exclusive right to sell the Flats in the building being constructed by the Developer on the said plots and to enter into agreements with the Purchaser/s of the said Flats etc. and to receive the Price in respect thereof.



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Key 2 2082
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[Handwritten signatures]

AND WHEREAS the Developer Sachin S. Tambat Advocate has prepared Annexure 'A',

AND WHEREAS the building is known as "BILAD BLOOM FIELD".

AND WHEREAS The Purchaser/s have given inspection to the said plots, and the plans, designs and such other documents as required under the Act of 1963 (hereinafter referred to as the Act). The purchaser/s have satisfied themselves that the Land/plot and declares that there is no same or any matter relating to the said plots.

AND WHEREAS the Developer has reserved 48.00 FLOOR, admeasuring 48.00 sq. mtrs. in the building known as Bilad Bloom Field, Ulwe, Navi Mumbai.

AND WHEREAS The Purchaser/s have reserved 1201, 12TH FLOOR, admeasuring 9.30 Sq. mtrs. In the building known as Bilad Bloom Field, Sector 18 Spt, Ulwe, Navi Mumbai for a total consideration of ₹ 1,20,00,000/- (Rupees One Crore Twenty Lakhs).

AND WHEREAS relying on the said documents, the Purchaser/s have agreed to sale FLAT No. 1201, 12TH FLOOR, Ulwe, Navi Mumbai, at the price of ₹ 1,20,00,000/- (Rupees One Crore Twenty Lakhs).

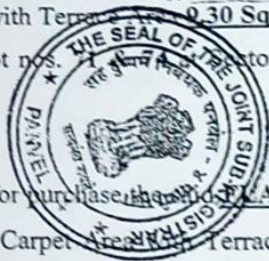
NOW THIS AGREEMENT IS MADE AND BETWEEN THE

AND WHEREAS the Developer has got verified the title of the said Land from Shri. Sachin S. Tambat Advocate annexed hereto is a copy of the Title Certificate at Annexure 'A'.

AND WHEREAS the building being constructed on the said plots shall be known as "BILAD BLOOM FIELD".

AND WHEREAS The Purchaser/s demanded from the Developer and the Developer have given inspection to the Purchaser/s of all the documents of title relating to the said plots, 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 there under. The purchaser/s have satisfied themselves about the Title of the Developer to the said Land/plot and declares that they shall not be entitled to raise any requisition to the same or any matter relating to title.

AND WHEREAS the Developer is lawful owner of the FLAT NO. 1201, 12TH FLOOR, admeasuring 48.04 Sq. mtrs. Carpet area with Terrace Area 9.30 Sq. mtrs. in the building known as Bilad Bloom Field on plot nos. 71 & 74 at Sector 18pt, Ulwe, Navi Mumbai.



AND WHEREAS The Purchaser/s has/have agreed for purchase of the FLAT NO. 1201, 12TH FLOOR, admeasuring 48.04 Sq. mtrs. Carpet Area with Terrace Area 9.30 Sq. mtrs. In the building known as Bilad Bloom Field on Plot Nos. 71 & 74 at Sector 18pt, Ulwe, Navi Mumbai. (Hereinafter referred to as the "said premises") for a total consideration as stated herein after.

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AND WHEREAS relying upon the said, Application and declaration of the Developer agreed to sale FLAT NO. 1201, 12TH FLOOR, Plot Nos. 71 & 74 at Sector 18pt, Ulwe, Navi Mumbai, at a price and on the terms and conditions hereinafter appearing.

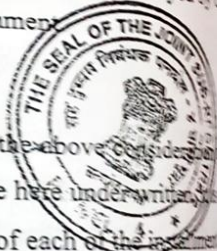
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

[Handwritten signatures of the parties]

- 1) The Developer shall under normal condition construct a building comprising residential Flat/s on the said Plot Nos. 71 & 74 at Sector 18pt, Ulwe, Navi Mumbai in accordance with the plan designs, specifications approved by the Concerned Authority with only such variations and modifications as the DEVELOPER may consider necessary or as may be required by Concerned Authority.

- 2) The Purchaser/s hereby agrees to purchase from the Developer and the Developer hereby agree to sale to the Purchaser/s the **FLOOR**, admeasuring **48.04 Sq. mtrs.** Carpet area with Terrace Area **4.20 Sq. mtrs.** (Hereafter called "the said premises") in the building known as **Bloom Field** on Plot Nos. 71 & 74 at Sector 18pt, Ulwe, Navi Mumbai, at a total consideration of **RS.46,00,000/- (RUPEES FORTY SIX LACS 0000/-)**, exclusive of other charges, expenses, delayed payment & the reimbursement of water and electrical services connection charges and deposits, CDD development fund contribution, water connection deposits charges, MCGM Taxes, duties and charges, stamp duty and registration charges, Legal charges, Service Tax, VAT, and any other charges if any, that may be levied by CDD Ltd or any other local authority or by the Government.

- 3) The Purchaser/s agree to pay to the Developer the above consideration as per the schedule set out in the Third schedule here under written. The Purchaser/s expressly agreed that the time for the payment of each of the instalments as set out in the Third schedule shall be the essence of the contract. It is decided that if the Purchaser will fail to make the payment as per the schedule post dated 28.04.2022, the Developer is entitled to levy the delayed payment charges @ 2% p.a. on the amount due and payable by the purchaser/s to the Developer. If the amount is not increased for more than 30 days from due date then the Agreement of sale of the premises hereby made will become liable to be cancelled, at the sole discretion of the Developer. In the event of cancellation of the Agreement the Developer shall be bound to return the amount received till then, without any interest.



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AND WHEREAS The Developer acknowledge the receipt of a sum of RS. 1, 00,000/- (RUPEES ONE LAKH ONLY) paid on or before the execution of this Agreement being the part and advance payment out of the sale price or the said FLAT NO. 1201.

- 4) The Fixture, fittings and amenities to be provided by the Developer in the Said Premises and in the said building are those that are set out in the Second schedule herein after written.
- 5) The Developer shall be entitled to allot parking space to the buyers of the flats in the Building, on first come first serve basis subject to the rules, terms and conditions as applicable thereto.
- 6) The Developer shall endeavor to hand over possession of the Said Premises to the Purchaser/s on receipt of full and final payment.
- 7) The Developer shall in respect of any amount unpaid by the Purchaser/s as per the Agreement have a first lien and/or charge on the said premises hereby agreed to be acquired by the Purchaser/s.



8) The Developer shall not be liable for any loss/damage or delay due to MSEB causing delay in sanctioning and supplying electricity or due to the Corporation or Local authority concern causing delay in supplying permanent water connection or such other service connections necessary for using/ occupying the said premises.

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Possession of the said premises shall be delivered by the Developer to the Purchaser/s on or before the said period and the Purchaser/s shall take possession of the said Flat within a period of 10 days from the Developer giving written notice to the Purchaser/s intimating that the said Flat is ready for use and occupation. The Purchaser shall use the Flat for the purpose of their residence only. He/She/they shall use the parking space if any allotted to him/her only for the purpose of parking their own vehicle. The Developer shall not incur any liability if they are unable to deliver the possession of the said

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premises by the date aforesaid if the building is delayed by any reason beyond their control or due to act of God.

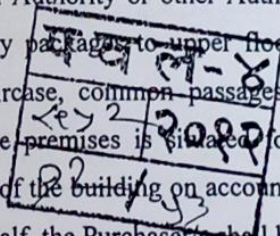
- 10) The Purchaser/s shall have no claim except in respect of the particular premises hereby agreed to be acquired i.e. Lobbies, stair case etc. which will remain the property of the Developer until the whole property is transferred to the proposed co-operative society or a limited Company or any other legal body as the case may be. However the Developer will have absolute right, control and possession of the said unsold property such as unsold open space, unsold terrace, and parking space even after the Developer convey the property in favor of the proposed co-operative society or a limited Company or any other legal body as the case may be.
- 11) If there is any increase in FSI or any other benefits then such benefits shall accrue to the Developer. The Purchaser/s or any other member of the proposed co-operative housing society or a limited Company or any other legal body shall not raise any objections to the Developer utilizing such increased FSI or other benefits and that will be the sole property of the Developer and the Developer will be entitled to dispose of the same as per the Joint Declaration and the Purchaser/s hereby consents to the same.
- 12) The Purchaser/s agrees and binds himself/herself to pay regular monthly contribution to the Developer until the lease or transfer of the property is executed in favor of the proposed co-operative housing society or a limited Company or any other legal body as the case may be the proportionate share @ Rs. 150 Per sq. ft. per month to be paid in advance for one year or as that may be decided by the Developer in respect of the following out goings.
 - a) Outgoings for the maintenance and management of the building common areas and other out goings and connection charges incurred in connection with the said plots.



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- b) All Municipal assessment bills and Taxes and out goings that may from time to time be levied against the said plots and/ or buildings i.e. Water taxes and other charges etc.
- c) The Purchaser/s shall be before taking possession deposit initially for 1 year such sum as directed by the Developer towards the aforesaid expenses till the said plot/building will be transferred in the name of the proposed limited Company or any other legal body as the case may be.
- 13) It is agreed that one or more of the premises in the building are not taken/purchased or occupied by any person other than the Developer at the time the building is ready for part occupation, the Developer will be deemed to be the owners thereof until such premises are agreed to be sold by the Developer. The Purchaser/s shall from the date of possession maintain the said premises. at his/her/their own cost in a good or tenantable condition and shall not do or suffer to be done anything to the said building or the said premises, staircase and common passages which may be against the rules or bye-laws of the corporation or of the local body or such other legal body as the case may be. No. structural/architectural/alteration/modification or change shall be carried out by the Purchaser/s to the said premises. The Purchaser/s shall be responsible for breach of any Rules and Regulations as aforesaid.
- 14) The Purchaser/s agreed Not to store in the Premises any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of the building in which the Flat/s is situated or storing of which is objected by the concerned Authority or other Authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the premises is situated for any damage caused to the construction or structure of the building on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach of this clause.



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- 15) The Purchaser/s agree to keep at his own cost all internal repairs to the Premises in the same conditions state and order in which it was delivered to the Developer to the Purchaser/s and shall not do and suffer to be done or to the building in which the Premises is situated or the Premises shall be forbidden and to observe the Rules and Regulations and by the Concerned Authority Co-operative company or any other Authority. In case of contravention the above provision, the Purchaser/s shall be responsible for consequences thereof to Concerned Authority and any other Authority.
- 16) The Purchaser/s shall not at any time demolish or to cause to be demolished premises or any part thereof, not at any time make or cause to be made addition or alteration of whatever nature in or to the premises or to the building in which the premises is situated and shall keep the portions drains, pipes in the Premises and appurtenances thereof in good repairs and conditions, and in particular so as to support shelter and other part of the building in which the premises is situated and shall not in any other manner damage to columns, beams, walls, slabs, staircase or other structural members in the premises without the permission of the Developer and/or in Limited Company or Apartment Association under Maharashtra Ownership Flat Act.
- 17) The Purchaser/s shall not to do or permit to be done any act which may render void, voidable any insurance of the said land and the building which the Premises is situated or any part thereof or whereby the premium shall become payable in respect of the insurance.
- 18) The Purchaser/s shall not to throw dirt, rubbish, rags, garbage, etc. or permit the same to be thrown from the said Premises in the portion of the said land and building in which the premises is situated.
- 19) The Purchaser/s shall observe and perform all the Rules and Regulations of the Apartment Owners Associations or the Limited Company may be formed.

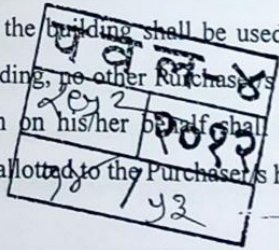
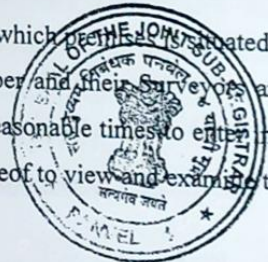


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its inception and the additions alterations/ amendments thereof that may be made from time to time for protections and maintenance of the said building and Flat therein and the observance and performance of the building rules, Regulations and bye-laws for the time being of concerned 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 Association/Limited Company regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this Agreement.

- 20) The Purchaser/s shall not let, transfer, assigns or part with Purchaser's interest or benefit in the said flat or of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to the Developer under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of non-observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained the permission in writing of the Developer and CIDCO Ltd. for such a transfer.
- 21) It is agreed that till a conveyance of the building in which the Flat is situated is executed, the Purchaser/s shall permit the Developer and their Surveyors and agents with or 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 estate and conditions thereof.
- 22) The parking space in the compound of the building shall be used for vehicle parking only by the members of the building, no other Purchaser/s of any other premises in the building or any person on his/her behalf shall park his/her vehicle in the parking space specifically allotted to the Purchaser/s herein.
- 23) The Purchaser/s along with the other Purchaser/s or Flat in the building shall join in forming and registering a Co-operative, Limited Company or Legal body or Apartment Owner's Association and also from time to time to sign and



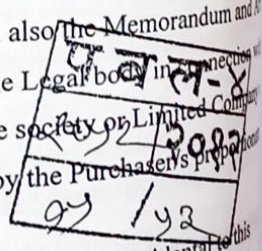
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execute the application for registration and/or membership and other papers and documents necessary for the formation of the Co-operative Housing Society or Apartment Owner's Association and for becoming a member including byelaws of the proposed Apartment Owner's Association, duly fill in and submit so as to enable the Developer to Register organization of the Purchaser/s under section 10 of the Act within the time limits 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 of the memorandum and/or articles of the Association as may be required by the Registrar of Companies as the case may be or by any other competent authority. The stamp duty, registration fees and legal charges for all the above shall be born and paid by the Purchaser/s proportionately.

24) The Purchaser/s shall not let, sublet, transfer or assigned or part with possession of the said premises or any portion thereof without the consent and written approval of the Developer. The Purchaser/s and the person to whom the said premises are sublet, transfer or assigned or given possession of, shall from time to time submit all applications, papers and documents and to do all acts, deeds and things as may be required by the Developer and Limited company and/or Legal body as the case may be for safe guarding in the interest of the Developer and the Purchaser/s in the said Building. The person to whom the said premises are sublet, transfer or assigned shall observed and perform all the byelaws, bye-laws and regulations with which the Purchaser/s bind himself as per this Agreement.

25) The Developer's Advocates shall prepare and/or approve the documents to be executed in pursuance of this Agreement and also the Memorandum and Articles of Association of the Limited Company or the Legal body in connection with the formation and registration of the co-operative society or Limited Company or Legal body. His cost shall be born and paid by the Purchaser/s proportionately.

26) Stamp duty, Registration charges and any other charges incidental to this Agreement for sale shall be borne and paid by the Purchaser/s alone.



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27) The Purchaser/s shall at no time demand partition of their interests in the said building. It is being hereby agreed and declared by the parties that the interest in the said building is imortable and it is agreed by the Purchaser/s that the Developer shall not be liable to execute any documents for that purpose in respect of the said Flat in favor of the Purchaser/s.

28) All the notices to be served on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser/s by registered post or under certificate of posting at their address as specified below:-

**Address: - MRS. SHUBHA JAGDISH SHANBHAG
FLAT NO 404, B3, KUNJALI,
KRISHNA KAMAL HOUSING SOCIETY,
SECTOR -21, NERUL (EAST),
NAVI MUMBAI-400706**

29) This Agreement shall always be subject to the terms and conditions of the said Agreement to lease dated 07/11/2008 & 20/07/2010 executed in favor of the 1) **Shri. Sanjay Gajanan Bhoir** 2) **Smt. Shanta Narayan Bhoir and Shri. Gajanan Rama Gharat** respectively and Tripartite Agreement Dated 28/01/2010 & 04/08/2010 executed in favor of M/s. **Bitar Builders & Developers through its Proprietor Shri. Abdul Khader the Developer** herein as mentioned above and the rules and regulations, if any made by **DLDC Ltd.** And/or the Government of Maharashtra, NMMC and/or other Authority governing the said transaction.



30) The Developer shall at all the times hereinafter at the request and cost of the Purchaser/s execute any document or documents as the Purchaser/s may require for perfectly securing the title of the said **FLAT NO. 1201** unto the Purchaser/s and the Developer doth hereby agree to indemnify the Purchaser/s for any loss or damage incurred by the Purchaser/s for lack of title on part of the Developer.

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31) This Agreement shall always be subject to the provisions contain in the Maharashtra Ownership Flats Act. 1963 and the Maharashtra Ownership Flats Rules. 1964 as amended up to date or any other provisions of Law applicable thereto.

FIRST SCHEDULE

THE DESCRIPTION OF THE PROPERTY (Firstly)

All that Piece or parcel of land known as Plot No. 71 Sector 18pt, in village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme containing measurement 299.91 sq. mtrs. or thereabout and bounded as follows that is to say

On or towards the North by : 9 Mtr. wide Road

On or towards the South by : Plot No. 74

On or towards the East by : Plot No. 70

On or towards the West by : Plot No. 72

THE DESCRIPTION OF THE PROPERTY (Secondly)

All that Piece or parcel of land known as Plot No. 74 Sector 18pt, in village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme containing measurement 1899.72 Sq. Mtrs. or thereabout and bounded as follows that is to say

On or towards the North by : Plot No. 70 to 73

On or towards the South by : 15.00 Mtrs. wide Road

On or towards the East by : Plot No. 75

On or towards the West by : Plot No. 54/55



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SECOND SCHEDULE
SPECIFICATION AND AMENITIES

FLOORING

- Vitrified flooring in all rooms.

KITCHEN

- Granite kitchen platform with S.S. Sink
- Wall Tiles

DOORS

- Decorative Laminated Flush Main doors with Teak wood frame
- Decorative Laminated Flush Internal doors with Wooden frame
- Good quality brass Fixture & Fittings
- Decorative Laminated Flush Bath & WC doors with Granite Moulding frame

BATH & WC

- Designer glazed tiles dado up to beam bottom
- Branded Sanitary wares
- Concealed Plumbing with premium quality C.P. Fitting

WINDOWS

- Anodized Aluminium sliding windows with Granite sill
- One panel mosquito prevention window in Toilets
- Anodized aluminium, glass Louvered window in Toilets

WALLS & PAINTS

- Gypsum / POP finished internal walls with Plastic / Velvet Paint
- Acrylic emulsion / santax matt paint for external walls



ELECTRIFICATION

- Concealed copper wiring & fittings
- Provision of cable TV, Telephone in Living & Bedrooms
- Intercom Point in Living room
- AC point provision in all Bedrooms

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WATER

- Under Ground and overhead water tank with adequate water storage capacity

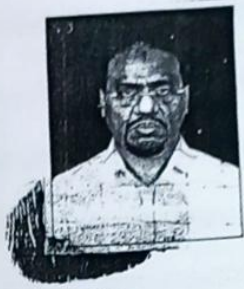
TERRACE

- Special Brickbat water proofing treatment

| | |
|---|-------------|
| On Commencement of Work | 10% |
| On Completion of Plinth Work | 10% |
| On Completion 1 st Floor Slab | 7% |
| On Completion 2 nd Floor Slab | 7% |
| On Completion 4 th Floor Slab | 7% |
| On Completion 6 th Floor Slab | 7% |
| On Completion 8 th Floor Slab | 7% |
| On Completion 10 th Floor Slab | 7% |
| On Completion 12 th Floor Slab | 7% |
| On Completion 14 th Floor Slab | 3% |
| On Completion of Brick Work | 3% |
| On Completion of plaster Work | 3% |
| On Completion of Plumbing & Tiling Work | 3% |
| On Possession of flat | 4% |
| TOTAL | 100% |

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR HANDS ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED
By the within named 'THE DEVELOPER'
M/S. BILAD BUILDERS & DEVELOPERS
Through its Proprietor
SHRI. ABDUL KHADER
PAN NO. AFGPK7329P
In the presence of.....



1.

2.

SIGNED, SEALED AND DELIVERED
By the within named 'THE PURCHASER'
MRS. SHUBHA JAGDISH SHANBHAG
PAN NO. BUAPS4416B



In the presence of.....

1.

2.

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RECEIPT

RECEIVED Token amount of RS.1,00,000/- (RUPEES ONE LAKH ONLY) vide cheque the Purchaser/s being the part payment for the sale of FLAT NO. 1201, 12TH FLOOR, admeasuring 48.04 Sq. mtrs. Carpet Area + Terrace Area 9.30 Sq. mtrs. in the building Known as "Bilad Bloom Field" on plot nos. 71 & 74 at Sector 18pt, Ulwe, Navi Mumbai.

| Sr. No. | Ch. No. | Date | Bank Name | Amount |
|---------|---------|------------|--------------------|-------------------|
| 1 | 000001 | 24-10-2012 | STANDARD CHARTERED | 1,00,000/- |
| | | | | |
| | | | Total | 1,00,000/- |

I SAY RECEIVED


Rs. 1,00,000/-




M/S. BILAD BUILDERS & DEVELOPERS
Through its Proprietor
SHRI. ABDUL KHADER
(DEVELOPER)

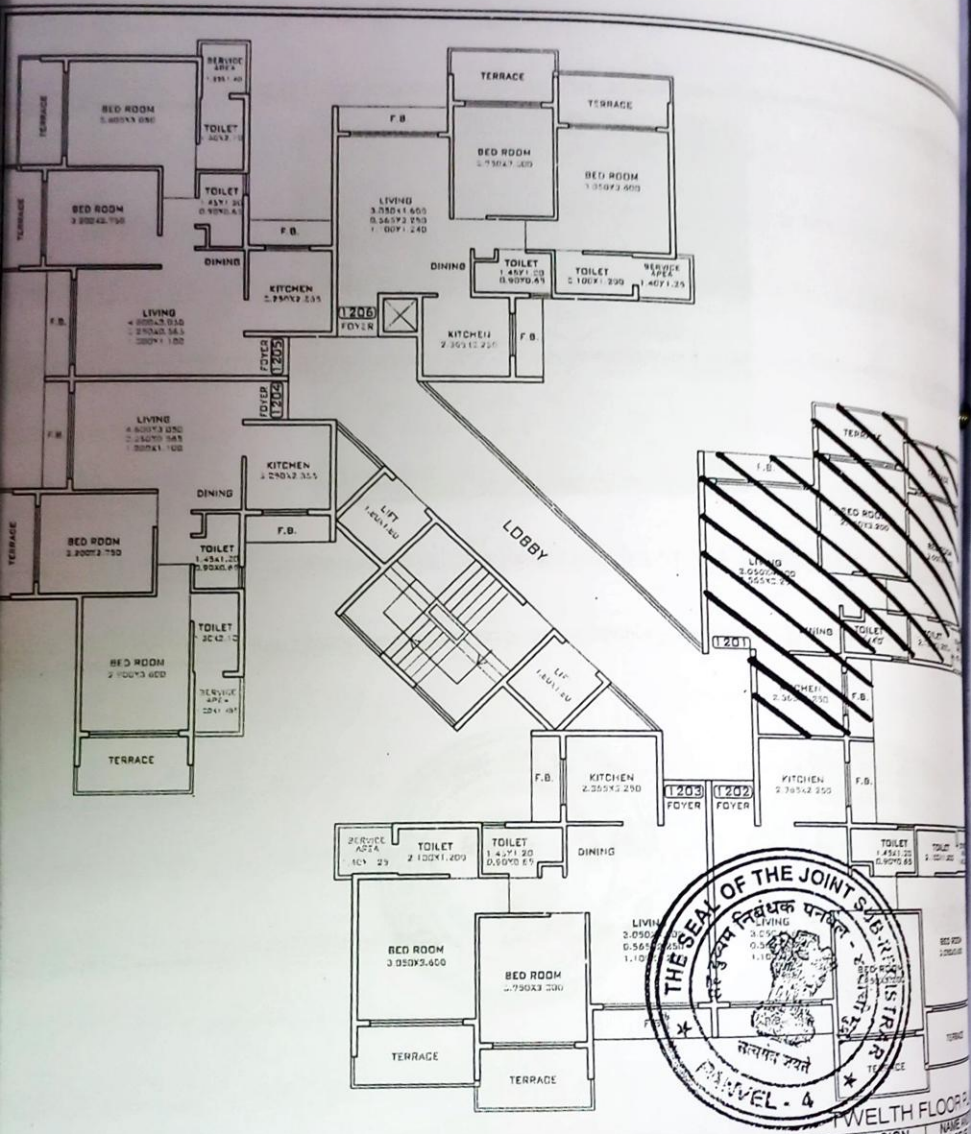


WITNESSES:-

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|----------|---|---|--------------------------------|
| FLAT NO. | PROJECT "BILAD BLOOM FIELD" RESIDENTIAL COMPLEX ON PLOT NO. 71 & 74, SECTOR-18, ULWE, NAVI MUMBAI. | FOR M/S BILAD BUILDERS & DEVELOPERS | NAME AND SIGN. OF PURCHASER |
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सि.यु.को
S. Y. K.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मराठवाडा विभाग, महिला मजला,
सिडको लि, सिडको भवन,
सोबीडी, मेलानूर, नवी मुंबई
दिनांक ११/०६/१०

क्र.सिडको/मराठवाडा/सादको/उलवे/६११५३१०/१०

प्रति
मि.निलाद बिज्जरी डॅाँड उल्लपर्स
मूळंड क्र. ७१ व ७२, सीकर-१८,
उलवे

विषय- साडेबारा टक्के योजनेनुसार उलवे नोंडपडीत सेक्टर क्र १८
मध्ये मीजे ७१ व ७२ वेगे वाटप केलेला मूळंड क्र. ७१ व क्र. ७२
अनुक्रमे क्षेत्र २१००.०१ व १२००.७२ चौ.मी.चे एकत्रिकरण
करण्यास ना हरकत दाखला मिळणेबाबत.

महोदय/ महोदया.

आपल्या दिनांक २१/०६/१० च्या वरील विषयाबाबतच्या अर्जावरून कळविण्यात येते की,

साडेबारा टक्के योजनेनुसार वाटप करण्यात आलेले खातीत तपशिलानुसार नमूद केलेले
मूळंड आपण धारण करित आहात. ना मूळंडाच्या आपणांत एकत्रितरित्या बांधकाम करावयाचे
असल्यामुळे व सादरचे मूळंड एकमेकातगत असल्यामुळे आणि सिडकोने सादर मूळंडाचे एकत्रिकरण
करण्यास ना हरकत देण्याकरिता ठरविलेले प्रशासकीय मुल्ल रूपये दिनांक
रोजी सिडकोकडे भरणा केलेल्यामुळे आपणांत खाली नमूद केलेल्या अटी आणि शर्तीवर एकत्रितरित्या
बांधकाम करण्यास सिडकोची हरकत नाही.

| अनुक्र | नोंड | रेक्टर क्रमांक | मूळंड क्रमांक | क्षेत्र (चौ.मी) |
|--------|------|----------------|---------------|-----------------|
| १) | उलवे | १८ | ७१ | २१००.०१ |
| २) | उलवे | १८ | ७२ | १२००.७२ |

मुल्ल अटी आणि शर्ती-

(१) उपरोक्त मूळंडाच्या एकत्रितरित्या बांधकाम करणाकरिता आपणांत
महामंडळाकडिलेला रकाम अधिका-नाशी आनडक ही परवानगी घ्याणे ताणत



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