

22. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)		SANUHI SADAN, OFF WEF JAYCOACH SIGNAL, RAM MANDIR ROAD, KAMNAHAR, GOREGAON, MUMBAI-400063
23. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	C/120, ASHA KUNJ, SAMARTH GARDEN, DUTTA MANDIR ROAD BHANDUP (W), MUMBAI 400078	
24. CONTACT NO.	9987992086	989 2597212
25. E-MAIL ID	sakhalkarsaee@gmail.com	
26. ADDRESS FOR CORRESPONDENCE [TICK (✓) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS	

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTEE
1. NAME OF THE BANK	SBI (BHANDUP MAIN)	SB (NAHUR)	
2. BANK BRANCH	BHANDUP MAIN	NAHUR	
3. SB / OD ACCOUNT NO.	40694813575	51015504139	
4. DIRECT / INDIRECT LIABILITY DETAILS			
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (✓) OPTIONS WHEREVER APPLICABLE]

1. WHETHER UNDER MERIT / MANAGEMENT QUOTA	<input checked="" type="checkbox"/> MERIT / MANAGEMENT QUOTA
2. NAME OF THE COURSE	MASTER OF FOOD SCIENCE AND TECHNOLOGY
3. COURSE CATEGORY	DIPLOMA / GRADUATION / POST-GRADUATION DEGREE / POST-GRADUATION DIPLOMA / PROFESSIONAL COURSE
4. NAME OF THE INSTITUTION & UNIVERSITY	ROYAL MELBOURNE INSTITUTE OF TECHNOLOGY, VIC, AUSTRALIA
5. WHETHER THE COURSE IS FOR STUDIES ABROAD	<input checked="" type="checkbox"/> YES / NO
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	RMIT UNIVERSITY, 124 LA TROBE STREET, MELBOURNE VIC 3000, AUSTRALIA
7. RANKING OF THE INSTITUTION OR COURSE	# 74th GLOBALLY & # 5th in AUSTRALIA
8. DURATION OF COURSE	2 YEARS
9. DATE OF COMMENCEMENT OF COURSE	17 JULY, 2023
10. DATE OF COMPLETION OF COURSE	27 JUNE, 2025

(IV) COST OF COURSE / SOURCE OF FINANCE (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	18,00,000	20,00,000	-	-	-	38,00,000
2. EXAMINATION FEES	40,000	40,000				80,000
3. BOOKS/STATIONARY	50,000	50,000				1,00,000
4. EQUIPMENT / COMPUTER	90,000	70,000				1,60,000
5. HOSTEL EXPENSES	15,50,000	15,50,000				31,00,000
6. SUNDRIES / TRAVEL	1,80,000	1,80,000				3,60,000
7. TOTAL	37,10,000	38,90,000				76,00,000
8. OWN SOURCE / SCHOLARSHIP						
9. INSURANCE PREMIA FOR THE DURATION OF LOAN AND START UP PERIOD						

EDUCATION LOAN

LOS ID: 25532590

/HL / CAR / ED / 2023 - 2024

Applicant Name : SAE ABHUTOSH SAKHALKAR

Co-Applicant Name : ASHUTOSH HARIBHAU SAKHALKAR

Contact Numbers (R) : 9987992086 (O) : 9892597212

Applicant CIF : 90887415585

Co-Applicant CIF : 85026534011

Loan Account No. :

Collateral :

Loan Amount : ₹ 76,00,000/-

Tenure : 180 mths .

Interest Rate :

EMI :

Loan Type :

SBI Life: ~~YES~~ / NO

Individual Housing Loan _____ Maxgain _____ Flexi _____

Realty _____ Optima _____

Property Location : BHANDUP (W)

Property Cost :


Name of Developer/Vendor :

Offer :

AMT		
PROCESSING OFFICER		
RESI/OFF	19/05/23	COPY
TIR	19/05/23	L.G. NERKE
VALUATION	19/05/23	Vaastekar
SITE		
LOAN A/C		
T.D.		
D.E.		

Name of Sourcing Person : KAVITA SAWARDEKAR

Mobile / Email : 7506045760 sbi. 31387@sbi.co.in

 **SBI** NAHUR ROAD (31387)



समर्थ गार्डन सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र.: एमयुएम/डब्ल्युएस/एचएसजी/टीसी/१००८४/२०१०-११ सन २०१० दिनांक २२ डिसेंबर, २०१०
प्लॉट क्र. ८, सी.टी.एस.क्र. ३०३, दत्त मंदिर रोड, भांडूप (प.) मुंबई ४०० ०७८.

समर्थ गार्डन

संदर्भ क्र. _____

दिनांक : 14/5/2023

To:

The Asst. General Manager

State Bank of India

RACC.....Ghatkopar.....

Dear Sir/Madam,

We, SAMARTH GARDEN CO-OP, (Name of the society) here by certify that:
HSG SOCIETY.

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. _____ (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated _____ (herein after referred to as the "Sale document")

OR

1. We have transferable rights to the property described below which has been allotted by us to Mr/Mrs. ASHUTOSH. SAKHALKAR (name of the Seller). He/She is the member of our society who intend to sell the property described below to Mr./Mrs. _____ (name of the purchaser) 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 _____ (herein after referred to as the "Sale document")

Description of the property:

Flat No./ House No.	C/1201
Building No./Name	ASHA KUNJ, SAMARTH GARDEN
Plot No	
Street No/Name	DATTA MANDIR ROAD.
Locality Name	BHANDUP (WEST)
Area Name	
City Name	MUMBAI
Pin Code	400078

2. That the total consideration for this transaction is Rs. _____ (Rs. _____) towards sale document and Rs. _____ (Rs. _____) towards _____ (name any other agreement, if any)

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

FLAT NO.

1201

महावितरण
महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
CIN: U40109MH2005SGC153645

वीज पुरवठा देयक

File No : 1-278/400-M
CB 6.1.6

BILL OF SUPPLY FOR THE MONTH OF - एप्रिल-2023

BILL NO.(GGN): 000001970179440

ग्राहक क्रमांक : 000059235265

मोबाईल/ईमेल : 98xxxxxx31

MR ASHUTOSH SAKHALKAR
C-1201 ASHAKUNG SAMARTHGARDAN PLOT NO-8 DATTA MAN BHANDUP 400078श्री आशुतोष सखालकर
सी-1201 आशाकुंग समर्थ गार्दण प्लॉट नं-8 दत्ता मन भंडुप 400078

बिलिंग युनिट : 4734/PANNALAL S/DN./BHANDUP URBAN
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक : 0
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/07/3505/0024/3555505
मिटर क्रमांक : 07620025478
रिडिंग ग्रुप : M3

पुरवठा दिनांक : 01-12-2007
मंजूर भार : 0.40 KW
सुरक्षा ठेव जमा (रु) : 2820.00
चालु रिडिंग दिनांक : 14-04-2023
मागील रिडिंग दिनांक : 13-03-2023

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 18-04-2023
देयक रक्कम रु : 1500.00

देय दिनांक : 08-05-2023
या तारखे नंतर : 1530.00

भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
7035	26858	1.00	177	0	177

Meter Status: Normal
Bill Period: 1.07/Interest on Sec.Deposit(SD) Rs: 115.60

महत्वाचे

छपाईल बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 स्वर्गांचा मो-ब्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/go/green.php> (GGN नंबर तुमच्या छपाईल बिलान्वर बरव्या बाजूला छपाईल कोव्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे बिल दिले जाते व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा. (टिक्सस व कडुनिव यमकना)

तुमचा मोबाईल नंबर व ईमेल पत्ता युक्तिका असल्यास तुम्हाला क्विक अॅप वाचता येईल www.mahadiscom.in/ConsumerPortal/QuickAccess वेबे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 14-05-2023 ह्या तारखेला होईल

मास	वापर
मार्च-2023	140
फेब्रुवारी-2023	105
जानेवारी-2023	125
डिसेंबर-2022	124
नोव्हेंबर-2022	164
ऑक्टोबर-2022	143
सप्टेंबर-2022	146
ऑगस्ट-2022	142
जुलै-2022	144
जून-2022	243
मे-2022	261

वीज वापर
एप्रिल - 2022 242
एप्रिल - 2023 177

विशेष संदेश

ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९८XXXXXX३९ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ ईमेल अॅप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ००००५९२३५२६५.
महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.
गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे?

आपला मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप करा किंवा अॅप डाऊनलोड करा



QR कोड स्कॅन करा अॅप डाऊनलोड करा
App मध्ये सर्वे भरा आणि आकर्षक बक्षीस जिंका



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स्थळप्रत बिलिंग युनिट	ग्राहक क्रमांक	पी.सी. दर	या तारखे पर्यंत भरल्यास	रक्कम
4734	000059235265	M3 90	27-04-2023	Rs. 1490.00
अंतिम तारीख	08-05-2023		या तारखे नंतर भरल्यास	Rs. 1530.00
			08-05-2023	

बँकेची स्थळप्रत:
बिलिंग युनिट : 4734
ग्राहक क्रमांक : 000059235265
47343000059235265080520230000015000030002704230010

डिटिसी क्र. : 3555505
पी.सी. M3 दर: 90

अंतिम तारीख	08-05-2023	Rs. 1500.00
या तारखे पर्यंत भरल्यास	27-04-2023	Rs. 1490.00
या तारखे नंतर भरल्यास	08-05-2023	Rs. 1530.00



SAMARTH GARDEN CO OPERATIVE HOUSING SOCIETY LTD

PLOT NO. 8 DATTA MANDIR ROAD,, BHANDUP (WEST) MUMBAI-400078 Tel No.:-
Registration No. : MUM/WS/HSG/(TC)/10084/2010-11 DT. 22/12/2010

Name & Address of Party/recipient
SAKHALKAR ASHUTOSH HARIBH

Bill No. : 2781/22-23 **Date** : 1-Mar-2023
Area : **Due Date** : 15-Mar-2023
Billing Period : FOR MARCH 2023

FLAT No. : C1201

Sr. No.	Service	Amount (INR)
1	SINKING FUND	150.00
2	REPAIR FUND	450.00
3	PROPERTY TAX ON PARKING	45.00
4	MAINTENANCE CHARGES	1,663.00
5	CLUB HOUSE CHARGES	50.00
6	PARKING CHARGES	75.00
7	CCTV INSTALLATION / MAINT CHARGES	50.00
8	EDUCATION & TRAINING FUND	10.00
9	CULTURE & WELFARE CONTRIBUTION	50.00
10	PROFESSIONAL FEES FOR DEEMED CONVEYANCE	5,000.00
Sub-Total		7,543.00
Total		7,543.00
Principal Arrears		2,462.00
INTEREST		42.00
Grand Total		Rs. 10,047.00

To pay Rs. 5091
Pd # 242797
dt 8/4/23
Cambk
₹ 5091/-

Amount In Words : INR Ten Thousand Forty Seven only.

Note :

Terms & Conditions :

1. Kindly pay before 15th of this month. Payment beyond due Date will attract interest charges @21% pa
2. Kindly mention your Flat no, Name & contact details on the reverse of the cheque.
3. NEFT PAYMENT DETAILS:-

NAME : SAMARTH GARDEN CHS LTD.
BANK NAME : THE MUMBAI DISTRICT CENTRAL CO-OP. BANK LTD., BHANDUP (W) BRANCH.
SAVING A/c No : 003110060000143
IFSC CODE : MDCB0680031

MEMBERS WHO ARE GOING TO PAY THEIR MAINTENANCE THROUGH NEFT SHOULD INFORM EVERY TIME ABOUT THE PAYMENT TO:
samarthgardenchslbandup@gmail.com

E. & O.E

RECEIPT

Receipt No. :

Receipt Date :

Rs _____

For SAMARTH GARDEN CO OPERATIVE HOUSING SOCIETY LTD

Subject to realization of Cheque / NEFT / RTGS.

Authorised Signatory

Share Certificate No. **164** Member's Register No. **164** No. of Shares **10 (Ten)**



SHARE CERTIFICATE
SAMARTH GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. Off.: Plot No. 8, CTS No. 303(Part), Datta Mandir Road, Bhandup (W), Mumbai 400 078.

Reg. No.: MUMWS/HSG/TC/10084/2010-11 YEAR 2010 DATED 22ND DECEMBER, 2010

(Register under Maharashtra Co-operative Societies Act 1960)

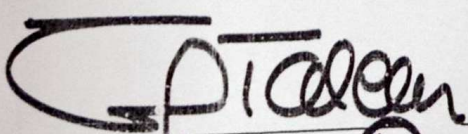
AUTHORISED SHARE CAPITAL : RS. 3,00,000/- DIVIDED INTO 6000 SHARES OF RS. 50/- EACH

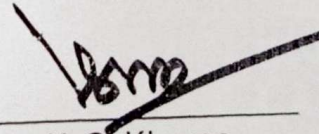
This is to Certify that Mr. Ashutosh Haribhau Sakhalkar of Flat No. C-1201 "ASHA KUNJ" is the Registers Holder of 10 (Ten Nos) fully paid up shares of Rs. FIFTY each bearing numbered from 1631 to 1640 both inclusive, in Samarth Garden Co-operative Housing Society Limited, Subject to the Bye-laws of the said Society and that upon such Shares of Rs. 500/- (Rupees Five Hundred only) has been paid.

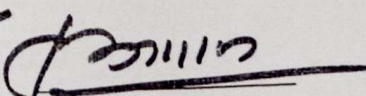
Given under the Common Seal of the said Society at Bhandup, Mumbai - 400 078.

this 1st day of January 2012.




G.P. Talekar
Hon. Chairman


K. S. Kharpe
Hon. Secretary


V. D. Mali
Hon. Treasurer

ICICI BANK LTD FRANKING DEPOSIT SLIP

Customer Copy		
Deposit Br.	Date : 28/11/05	
Pay to:	Acct Stamp Duty Mumbai	
Franking Value	Rs.	67,300/-
Service Charges	Rs.	10/-
Total	Rs.	67,310/-
Name of Stamp duty paying party :		
Ashutosh Sakalkar		
Received With Thanks Rs. 67,300/- towards Payment of Stamp Duty		
DD / Cheque No. 046740		
Drawn on Bank HDFC BANK		
(For Bank's Use only)		
Tran ID	79113	
Franking Sr. No.	79113	
Officer		

791-0
 000e 19
 2005



ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT made and entered into at Mumbai this 29 day of Nov in the year Two Thousand Five. BY AND BETWEEN K. MAHADEV & CO. PVT. LTD. a Company formed and incorporated under the Companies Act, 1956, having its registered office at Plot no. 8, Datta Mandir Road, Bhandup (West), Mumbai.400078, having PAN No. AAACK1902E for the brevity's sake hereinafter referred to as "The Promoters" (which expression unless repugnant to the context or the meaning thereof shall mean and include its successors and assigns) of the **One Part**

AND

SHRI/SMT./MESSERS ASHUTOSH HARIBHAU SAKALKAR (38)

,having PAN No. AFOPS1016H residing/having address A/23 MITHUL ENCLAVE, ANIK VILAGE ROAD, CHEMBUR

_____ for the brevity's sake hereinafter referred to as "The Purchaser", (which expression unless repugnant to the context or the meaning thereof shall mean and include his/her heirs, executors, and administrators, all persons as are and will be its partner/s from time to time and the heirs, executors and administrators of the deceased partner/s/its successors and assigns) of the **Other part.**

K. A. Jain.

ICICI BANK LTD. PLOT NO. 98, A-B PRATAP PALACE, J. N. ROAD, MUMBAI (WEST), MUMBAI-400030.
 D-5/STP/VYCR.101404/2004/2514-17
 (MINAL SHINDE)
 Officer
 ICICI BANK LTD. BANDA
 STR. MUMBAI
 MAHARASHTRA
 R. 00673001-PB5149
 ZHO ZHO ST. SPAN THREE ZHO ZHO
 12:30

Rs. Sixty Seven Thousand Three Hundred and
 Special Adhesive
 NOV 28 2005
 79113
 157999

45-0
0002
2004

WHEREAS:

A. By and pursuant to the Indenture of Lease dated 23rd June, 1962 executed by and between V. D. Keni & Others, therein described as the Lessors of the one part and the Promoters, herein, therein described as the lessee of the other part, and duly registered with the Sub-Registrar of Assurances under Serial No. 1595, the said V. D. Keni & Others demised to and unto the Promoters all that the land admeasuring 53767 square yards excluding two portions admeasuring 3741 square yards and 572 square yards there from, for the brevity's sake hereinafter referred to as the "demised land" situate, lying and being at Village Bhandup (West), which is more particularly described in the **First Schedule** hereunder written, which is the same as the **Second Schedule** there under written for a period of 99 years commencing from 27th July 1961 reserving thereby the yearly rent and on the terms, conditions and covenants there under written.

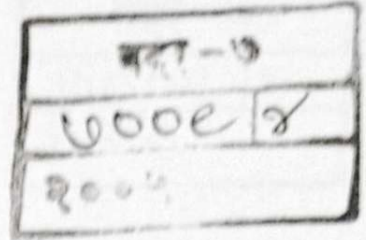
B. The Promoters sub-divided the demised land into 8 Plots, namely Plot Nos. 1, 2, 3, 4, 5, 6, 7 and 8 of which the Promoters assigned Plot No. 1 to certain party and sub-leased the 6 plots, namely plot Nos. 2, 3, 4, 5 and 7, to different parties and retained the Plot No. 8 with itself.

C. In the circumstances aforesaid, the Promoters are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the layout **Plot No. 8** admeasuring **10423** square meters or thereabout forming part of the larger plot which is more particularly described in the **First Schedule** hereunder written and which Plot No. 8, admeasuring 10423 square meters or thereabout (for the brevity's sake hereinafter referred to as "The said Plot") is more particularly described in the **Second Schedule** hereunder written.

D. The Chief Engineer, Development Plan, of the Municipal Corporation of Greater Bombay, has by its **letter under No.2826/DPES of dated 26th May 2004** allowed the residential development of the said Plot though located in the Special Industrial Zone (I-3) on the terms and conditions set out in the said letter.

E. The Additional Collector and Competent Authority (ULC), Brihanmumbai has by its **permission under No. C/ULC/D.111/22/7697 dated 17th June 2004** permitted the redevelopment of the said Plot subject to all the structures standing on the said Plot being demolished and only when the proposed building has

K.A. Jain.
Al Sakhal



L. The Promoters have also annexed hereto the copies of the following documents:

1. Annexure A : Certificate of title of the said Plot issued by M/s. Ghanekar & Co. Advocates & Solicitors for the Promoters.
2. Annexure B : Copy of Property Register Card
3. Annexure C : Copy of Commencement Certificate
4. Annexure D : Sketch of the typical Floor Plan & Parking Plan

M. While sanctioning the said plans in respect of the construction on the said plot, the concerned Local authority and the Government have laid down certain terms and conditions, stipulations and the restrictions which are to be observed and performed by the Promoters, while development of the said plot and carrying out construction of the said building/s, namely "**SAMARTH GARDEN**", thereon, and upon the due observance and performance of which only the occupation and the Completion certificate in respect of the said building shall be granted by the concerned authority.

N. The Promoters have informed the Purchaser that they intend to acquire floating FSI under TDR scheme and utilize the same for constructing additional floors and/or wing/s on the said property and have already planned the structural design accordingly.

O. Purchaser, who is interested in purchasing and acquiring on ownership basis, one of the residential units in the proposed construction, the said unit being **Unit No. 1201** which is indicated on the typical floor plan pertaining to **12th floor** the **Wing C** Named **Asha-Kuni** of the buildings known as **Samarth Garden** of the proposed construction, negotiated with the Promoters in that behalf and in pursuance to the negotiations between the parties, the Promoters has agreed to sell, and allot to the Purchaser and the Purchaser has agreed to purchase and acquire from the Promoters the said residential unit and also a **Parking Space No. C115** on ownership basis and at the price and on the terms and conditions mentioned hereinafter;

K.A. Jain
H. Sakherk

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

1. Promoters shall construct the said building called **SAMARTH GARDEN** on the said Plot which is more particularly described in the Second Schedule hereunder written in accordance with the plans, designs and specifications

K.A. Jain
H. Sakherk

which have been approved by the concerned authorities and which have been also pursued, inspected and approved by the Purchaser, with only such variations and modifications as the Promoters may consider necessary or as may be required by the governmental, Municipal, local and statutory bodies and/or authorities whatsoever.

2. Promoters will, in any case, obtain the prior written consent of the Purchaser in respect of such variations or modifications to the extent the same may adversely affect the said residential Unit No. 1201 in so far as its area, the floor and the specifications and amenities and the facilities pertaining thereto are concerned. Subject to this, the Promoters will have the sole and absolute right to amend and/or modify the said plans, whether for the purpose of carrying out any additional construction in terms of horizontal and/or vertical extension or even otherwise and for the smooth and better development of the said lot without any reference to the Purchaser.

K. A. Jain
H Sakwalk

3. The Promoters have at present got approved a Building/s plan comprising of four wings. The Promoters have also informed the Purchasers that they have the balance FSI available on the said property and are also desirous to consume floating FSI in the form of TDR of outside properties on the said property and on doing so the Promoters shall have either to consume the said FSI on the said wing/s or to construct additional wings. In view thereof as per the Development Control Rules and Regulations, if the additional FSI in the form of TDR becomes available at 100 % or more then in that event the Promoters may have to construct more floors upon the wings or to construct the additional Wings to be erected on the said property by amending the present approved Building Plan. The Promoters keeping in view the future additional construction of the floors shall erect the plinth & columns of the floors of such a capacity to sustain the entire load of additional construction of floors intended to be constructed as per the advice of the Structural Engineer, in view thereof the Purchaser hereby gives his/her/their unconditional consent for consumption of the additional FSI on the said wings by erecting additional floors on the said wings and without calling upon the Promoters for reduction of consideration amount or granting of some other compensation of whatsoever nature on that count.

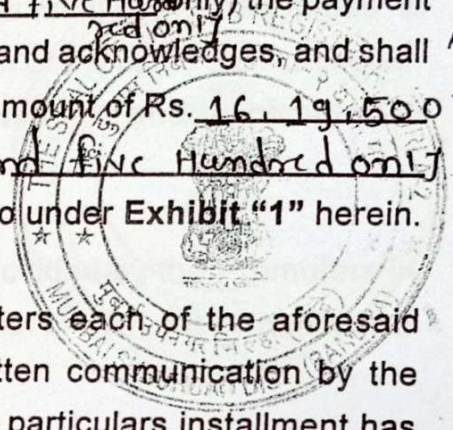
4. Purchaser agrees to purchase from the Promoters and the Promoters agree to sell to the Purchaser in terms of what is known as on ownership basis the residential Unit No. 1201 of the carpet area admeasuring

K. A. Jain
H Sakwalk

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58.2 Square meters (which is inclusive of the area of the balconies) on the 12th floor as shown in the floor plan thereof, which is Annexure D hereto, in the Wing C Named Ashu-kunj of the building known as Samarth Garden along with the covered/open/stilt/garage/car Parking Space bearing No. C/15 (the said residential Unit and the garage, wherever Premises") for the Price of Rs. 16,69,500/- (Rupees Sixteen lakh Sixty nine thousand five Hundred only) which is inclusive of the proportionate price of the common areas and the facilities pertaining to the said Premises. The said Premises agreed to be sold hereunder are more particularly described in Third Schedule hereunder written. The Purchaser has duly paid to the Promoters a sum of—Rs. 50,000 (Rupees Fifty thousand only) as and by way of part payment of the said Price of Rs. 16,69,500/- (Rupees Sixteen lakh Sixty nine thousand five Hundred only) the payment and receipt whereof the Promoters hereby admits and acknowledges, and shall pay and discharge to the Promoters the balance amount of Rs. 16,19,500 (Rupees Sixteen lakh Ninety thousand five Hundred only) in the manner as agreed and annexed hereto under Exhibit "1" herein.

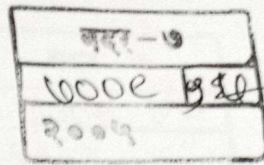
K.A. Jain.
H. Sabharwal



5. Purchaser agrees to pay to the Promoters each of the aforesaid installments within 15 days from the date of written communication by the Promoters to the Purchasers that the amount of a particular installment has become due and payable. Upon the expiry of 15 days the Purchaser will be bound and liable to pay to the Promoters the interest on the unpaid installment(s)/Part thereof at 18 % per annum till the full payment thereof is made. Under any circumstances, the Purchaser shall not delay the payment of the arrears by more than 30 days from the due date and if the Purchaser fails to make the payment within the said period of 30 days also, whether or not a reminder therefore is given by the Promoters, the Promoters shall have the absolute right to rescind the agreement herein. The Promoters will be entitled to forfeit an amount equal to 15 % of the total value on such recession towards liquidated damages, while the balance amount will be refunded to the Purchaser along with the interest thereon at 9 % per annum for the period from the date of recession till payment.

6. On the Purchaser committing default in payment on the due date of any installment due and payable by the Purchaser to the Promoters under this Agreement, and the Purchaser committing breach of any of the terms herein contained, the Promoters shall be at liberty to terminate this agreement by

K.A. Jain.
H. Sabharwal

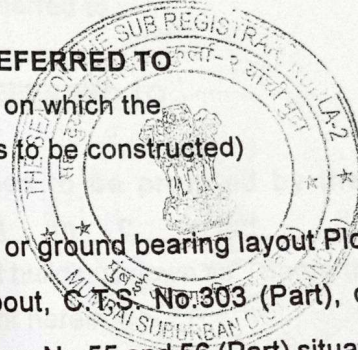


FIRST SCHEDULE ABOVE REFERRED TO
(Description of entire Lease Property)

ALL THAT the piece or parcel of land admeasuring about 53767 square yards bearing New Survey No. 209 and Old No. 55 and 56 (part) excluding from the said survey number area of 3741 and 572 square yards, a total area of 4313 square yards situated at Bhandup in then South Salsette Taluka in Greater Bombay, now in Taluka Kurla, Datta Mandir Road, Bhandup (w), Mumbai-400078 and bounded as follows that is to say on or towards the NORTH by Survey No. 203, on or towards the SOUTH by Survey No. 77, on or towards the EAST by 9.15 wide D.P road and on or towards the WEST by a Nallah.

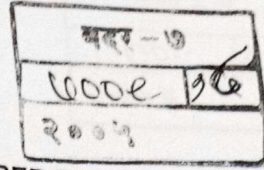
SECOND SCHEDULE ABOVE REFERRED TO

(Detailed description of the land on which the said Complex "SAMARTH GARDEN" is to be constructed)



ALL THAT the piece or parcel of the plot of land or ground bearing layout Plot No.8 admeasuring 10423 Sq. mtrs. or thereabout, C.T.S. No.303 (Part), of Village : Bhandup, New Survey No. 209, Old Survey No.55 and 56 (Part) situate lying and Bering at Bhandup (W), Datta Mandir Road, Taluka : Kurla, Mumbai - 400 078, and bounded as under :-

- On or towards the North : Partly by CTS No. 302 and partly by CTS No. 1044.
- On or towards the South : Partly by lay out Plot No. 7 and partly by layout Plot No. 3 and by lay out access Road.
- On or towards the East : By 9.15 Meter wide Road & beyond that CTS.No. 301.
- On or towards the West : By the nallah and beyond that by the D.P.Road.

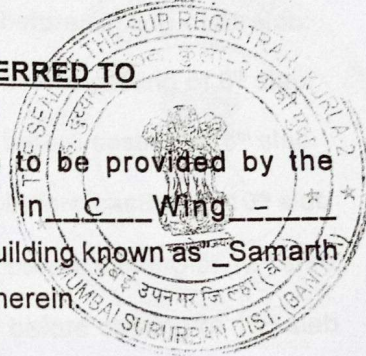


THIRD SCHEDULE ABOVE REFERRED TO

(Detailed description of the said flat and/or the car parking space/garage which is subject matter of the agreement herein agreed to be sold)
ALL THAT the residential flat No. 1201 which is self contained in all respects admeasuring 58.2 Sq. mtrs. i.e. sq. ft. of the carpet area equivalent to sq. mtrs. i.e. sq. ft. of the built - up areas as indicated on the typical floor plan which is Annexure "D" hereto located inl the C wing Named Asha - Kuni on the 12th floor of the building known as "**Samarth Garden**" standing on plot of land or ground bearing layout Plot No.8 admeasuring 10423 Sq. mtrs. or thereabout, C.T.S. No. 303 (Part), of Village, Bhandup, New Survey No.209, Old Survey No.55 and 56 (Part) situate lying and being at Bhandup (W), Datta Mandir Road, which is described in the First Schedule above referred to :

FOURTH SCHEDULE ABOVE REFERRED TO

Details of the fixtures, fittings and amenities to be provided by the Promoters in the said flat No. 1201 in C Wing - Named Asha - Kuni and in the said building known as "**Samarth Garden**" which is subject matter of the agreement herein.



1. Vitrified/Ceramic Tiles in all rooms.
2. Ceramic flooring in Bathroom & W.C.
3. Full height ceramic tiles in bathroom & w.c.
4. Concealed Electric Copper wiring.
5. Concealed Plumbing in Bath/W.C/Kitchen.
6. Granite Kitchen Platform with S.S sink & 2 feet dado tiles.
7. Powder coated/ Anodized Aluminium sliding windows.
8. Flush doors in Main entrance & Bedrooms.
9. Cable T.V point, Telephone point in Hall.
10. Society Office.
11. Security Cabin.
12. Elevators of reputed make.
13. Developed garden & club house as per requirements of the M.C.G.M

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VALID UPTO
MUNICIPAL CORPORATION OF GREATER MUMBAI

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1000E 225
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13 MAR 2006

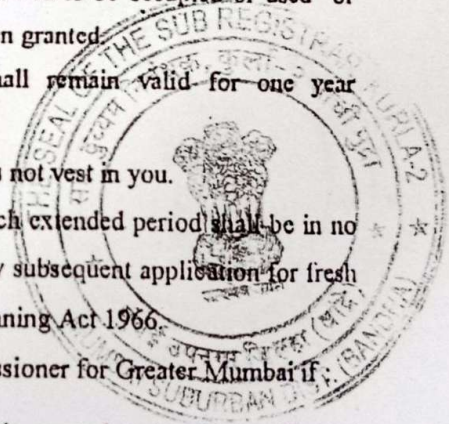
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO CE / 968 /BPES/AS 1.4 MAR 2005
COMMENCEMENT CERTIFICATE

To,
M/s K. Mahadev
& Co. Pvt. Ltd.

Sir,

With reference to your application No 3652 dtd 16/9/2004 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No Sub-plot No. 8 C.T.S. No 303A(PH) Diva /Village / Town Planning Scheme No Bhandup situated at Road /Street Datta Mander Road Ward 8 the Commencement Certificate /Building permit is granted on the following conditions :-

- 1] The land vacated on consequence of the endorsement of the set back line/ road widening line shall form part of the public street.
- 2] That ~~no~~ new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3] The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4] This permission does not entitle you to develop land which does not vest in you.
- 5] 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 application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6] This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - 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.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even 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.



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7] The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V. J. Lachake ^{Asst} Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 3 MAR 2006

C.C. upto plinth i.e. stilt slab as per Approved plan dated 23/2/05

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

768 / RES/A 526 APR 2005

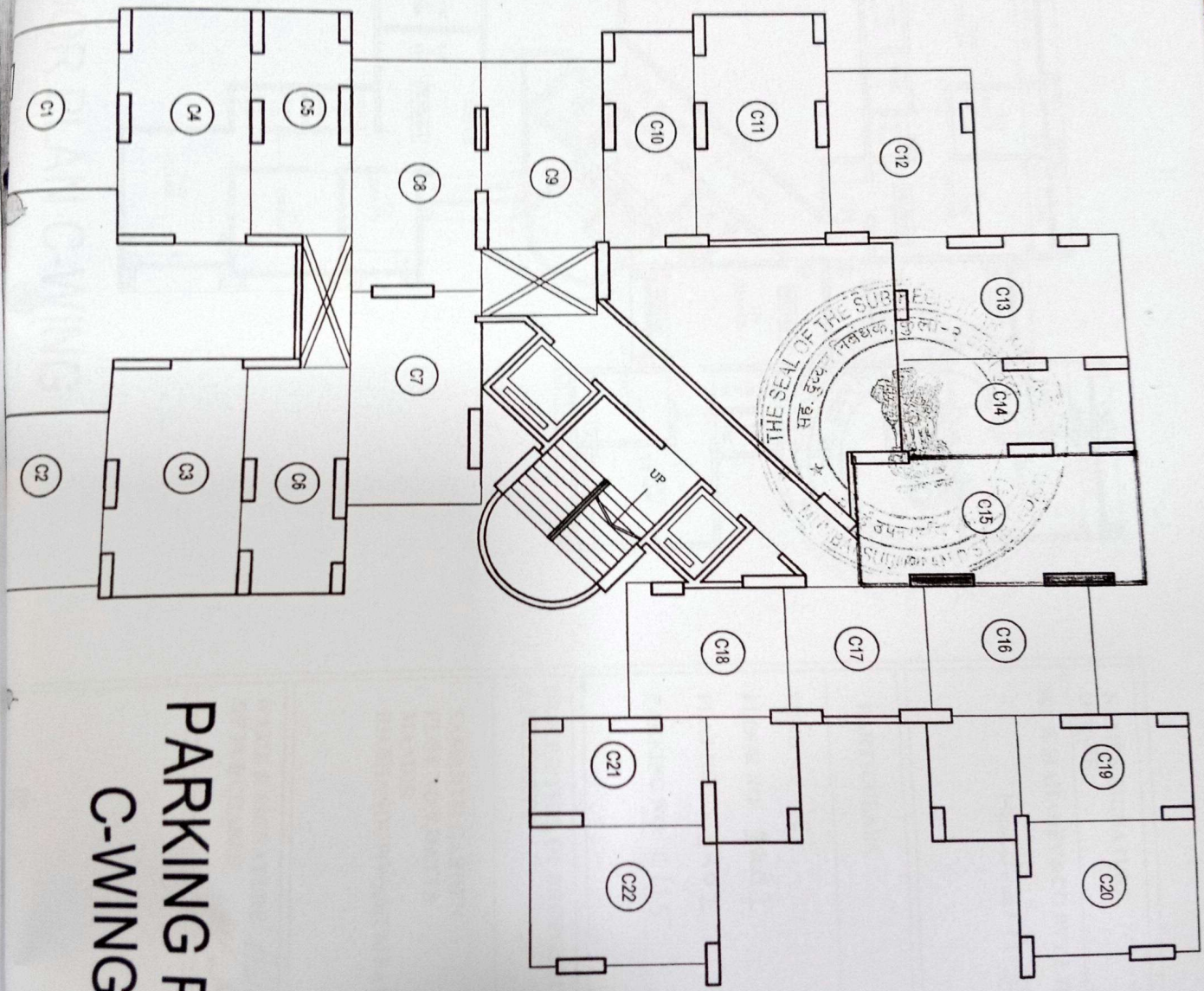
*plinth c.c. upto stilt slab
as per Amended plan dt. 23.3.05*

V. Lachake
Assistant Engineer Building Proposals
Eastern Suburb: (S. & T Ward)

V. Lachake
Assistant Engineer Building Proposals
Eastern Suburb (S. & T Ward)
Executive Engineer [Building Proposal]
Eastern Subs
FOR



77-19
6002-26
2004



PARKING PLAN C-WING



Tuesday, November 29, 2005

1:14:47 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7023

दिनांक 29/11/2005

गावाचे नाव भांडुप

दस्तऐवजाचा अनुक्रमांक वदर7 - 07009 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: आशुतोष हरीभाऊ साखळकर - -

नोंदणी फी

DELIVERED

:-

16700.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

:-

600.00

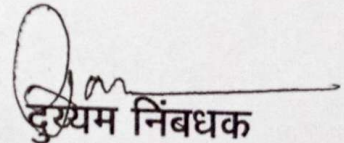
एकूण

रु.

17300.00

आपणास हा दस्त अंदाजे 1:29PM ह्या वेळेस मिळेल

DELIVERED



दुय्यम निबंधक

कुर्ला 2 (विक्रोळी)

बाजार मुल्य: 1421244 रु. मोबदला: 1669500 रु.

भरलेले मुद्रांक शुल्क: 67300 रु.

मह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एच डि एफ सी बँक मु. .;

डीडी/घनाकर्ष क्रमांक: 046739; रक्कम: 16700 रु.; दिनांक: 24/11/2005

समाशोधनाच्या अधिन राहून

8

BRIHANMUMBAI MAHANAGARPALIKA.
No. CE/968/BPES/AS **31 MAR 2009**

To,

M/s. K. Mahadev & Co. Pvt. Ltd.
8, Datta Mandir Road,
K. Mahadev Compound,
Bhandup (W)
Mumbai - 400 078

Sub:- Full Occupation for Wing 'A' of the building on sub plot No.8 bearing
CTS No.303C and 303/A/2 of village Bhandup at Datta Mandir
Road, Bhandup (W)

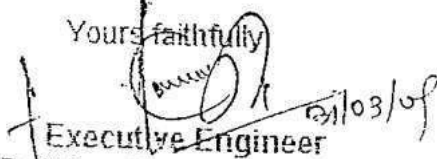
Sir,

The full development work of Wing 'A' having still 12 upper floors of the building on
sub plot No.8 situated at Datta Mandir road bearing CTS No.303C and 303/A/2 of
village Bhandup is completed under the supervision of Shri. Ramesh Dalvi Licensed
Architect having Licence No. CA/82/7277 and Shri Arvind S. Patel, Licensed Structural
Engineer having licence No.STR/PI/87 may be occupied on the following conditions.

1. That certificate under sec. 270-A of the MMC Act shall be submitted before
applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance IOD / amended plan conditions and layout terms and
conditions shall be complied with.

A set of certified completion plans is returned herewith in token of approval.

Note :- This permission is issued without prejudice to actions under sections 305,
353-A of Mumbai Municipal Corporation Act.

Yours faithfully

Executive Engineer
(Building Proposals)(E.S.)

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/958/BPE3/AS

11 MAR 2008

To,

M/s. K. Mahadev & Co.
8, Datta Mandir Road,
K. Mahadev Compound,
Bhandup (W)
Mumbai - 400 078

Sub:- Part Occupation to the proposed building on sub plot No.8 bearing CTS No.303C and 303/A/2 of village Bhandup at Datta Mandir Road, Bhandup (W)

Sir,

The part development work i.e. full development of Wing 'B' 'D' & 'E' each of stilt 7 upper floors and Wing 'C' of stilt + 14 upper floors of building on sub plot No.8 situated at Datta Mandir road bearing CTS No.303C and 303/A/2 of village Bhandup completed under the supervision of Shri. Ramesh Dalvi Licensed Architect having Licence No. CA/82/7277 and Shri Arvind S. Patel, Licensed Structural Engineer having licence No.STR/P/87 may be occupied on the following conditions.

1. That certificate under sec. 270-A of the MMC Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance IOD / amended plan conditions and layout terms and conditions shall be complied with.

A set of certified completion plans is returned herewith in token of approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.


Yours faithfully,



Executive Engineer
(Building Proposals)(E.S.).

11 MAR 2008

Copy forwarded for information to the Archited
Shri. Ramesh Dalvi



Executive Engineer
(Building Proposals)(E.S.).