

Branch 562 BHADVAJ 23/11/22

Education Loan

Please Tick

Saving A/C No : _____ Branch FILE No. : _____

CIF NO. : 87751929394 Tie up no. (if applicable) _____

LOS Reference No. : 24974396 PAL/Take Over/NEW/Resale/Top up _____

Applicant Name : Rohan Mane

Co-Applicant Name : Sampat Mane

Proposed Archana Mane

Contract (Resi.) : _____ Mobile : 9082973109

Loan Amount : _____ Tenure : _____

Interest Rate : _____ EMI : _____

Loan Type : _____ SBI LIFE : _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : *Pisoli*

Property Cost : _____

Name of Developer / Vendor : _____

RBO - ZONE - Branch : (Code No)

Contact Person : Mobile No:

Name of RACPC Co-ordinator along with Mob No:

Received 05/16/23

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

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

AMT		
PROCESSING OFFICER		
RESI/OFF <i>03/10/23</i>		
TIR <i>559 05/23</i>	<i>024x</i>	
VALUATION <i>Vastukata</i>	<i>05/23</i>	
SITE		
LOAN A/C		
T.D.		
D.E.		

55338

23/05/23

Education Loan

Please Tick

Saving A/C No :		Branch FILE No.:	
CIF NO. : 87751929394		Tie up no. <small>(if applicable)</small>	
LOS Reference No. : 24974396		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : Rohan Mane			
Co-Applicant Name : Sampat Mane			
Aparna Archana Mane			
Contract (Resi.) :		Mobile : 9082973109	
Loan Amount :		Tenure :	
Interest Rate :		EMI :	
Loan Type :		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	

Property Location : Pisolji
Property Cost :
Name of Developer / Vendor :

RBO - ZONE - Branch : (Code No)

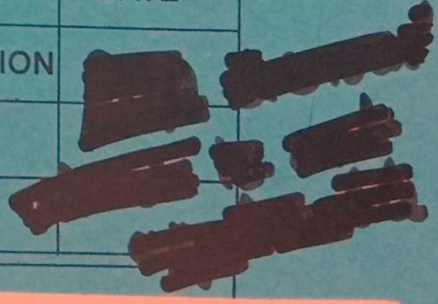
Contact Person : Mobile No:

Name of RACPC Co-ordinator along with Mob No:

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

HLST / MPST / BM / FS / along with Mob N

Received
05/06/23



AMT	
PROCESSING OFFICER	
RESI/OFF 03/05/23	C24X
TIR 55P 05/23	
VALUATION Vastukada 05/23	
SITE	
LOAN A/C	
T.D.	
D.E.	

55338

23. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	N.A	Super Boudh Adhikari 118/119, Vardhman Gupta Gokul Nagar Old BS Thane - 401	Robindra Jyoti Bhatt Plot No 3/4 Ladimaba Ambarnath (W) Thane - 401501
24. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	Same as present address	Same as present address	Same as present address
25. CONTACT NUMBER	9082973109	8828030809	7738184016
26. MOBILE NUMBER			
27. E-MAIL ID	manerohan2001@gmail.com	Sampatmane87@gmail.com	opornmane1234@gmail.com
28. ADDRESS FOR CORRESPONDENCE [TICK (v) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. NAME OF THE BANK	HDFC Bank	SBI Bank	HDFC Bank
2. BANK BRANCH WITH IFSC	Nerul, Navi Mumbai - HDFC0000258	Bhandup, Mumbai - SBIN0009229	Sector 7 - HDFC0000489
3. SB / OD ACCOUNT NO.	50100169602962	00000010870942832	04891050006499
4. DIRECT / INDIRECT LIABILITY DETAILS	- N.A -	- N.A -	- N.A -
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP	- N.A -	- N.A -	- N.A -

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

1. ADMISSION TYPE	<input checked="" type="checkbox"/> MERIT / <input type="checkbox"/> MANAGEMENT QUOTA
2. COURSE CATEGORY	<input type="checkbox"/> GRADUATION / POST-GRADUATION/ PHD <input checked="" type="checkbox"/> DEGREE / DIPLOMA/ CERTIFICATE
3. NAME OF THE COURSE	Doctor of Medicine
4. NAME OF THE INSTITUTION & UNIVERSITY	University of Nis
5. WHETHER COURSE IS FOR STUDIES ABROAD	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	Bulevar Dr. Zorina, Volytsia 81, 18000, Nis, Serbia
7. RANKING OF THE INSTITUTION / COURSE	1201-1400
8. DURATION OF COURSE	3 years
9. DATE OF COMMENCEMENT OF COURSE	1 October 2022
10. DATE OF COMPLETION OF COURSE	30 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	5500 €	5500 €	5500 €	5500 €	5500 €	16500 €
2. OTHER FEES PAYABLE TO INSTITUTION						
3. BOOKS/STATIONERY						
4. EQUIPMENT / COMPUTER						
5. HOSTEL/ BOARDING/ LODGING EXPENSES	3500 €	3500 €	3500 €			10500 €
6. SUNDRIES / TRAVEL	1000 €	1000 €	1000 €			3000 €
7. TOTAL	10000 €	10000 €	10000 €			30000 €
8. OWN SOURCE / SCHOLARSHIP	3000 €					3000 €
9. INSURANCE PREMIUM FOR FULL LOAN TENURE		450 €				450 €
10. LOAN REQUIRED						27450 €

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO. (GGN): 000000945460794

वीज पुरवठा देयक माहे: SEP-2020

HSN code 27160000

ग्राहक क्रमांक: 000071083900
MRS APARNA SAMPAT MANE
KAILASH PARK TULSH VILLAGE ROAD C/102 BHANDUP 400078
मोबाइल/ ईमेल: 80*****58/patmane87@gmail.com

देयक दिनांक: 28-SEP-20
देयक रक्कम रु: 3,880.00

देय दिनांक: 19-OCT-20
या तारखे नंतर भरल्यास: 3,890.00

बिलिंग युनिट: 4734 :PANNALAL S/DN
दर संकेत: 090 /LT-I (B) Residential 1Ph
पोल नं: 00000000
पी.सी./वक्र+मार्ग-क्रमांक/डि.टी.सी.: 8 / 36-3404-0110 /3555404
मिटर क्रमांक: 05375702966
रिडिंग ग्रुप: W8

पुरवठा दिनांक: 28-May-08
मंजूर भार: 2.7 KW
सुरक्षा ठेव जमा(रु): 2,000.00
चालू रिडिंग दिनांक: 24-SEP-20
मागील रिडिंग दिनांक: 23-AUG-20

Scan this QR
Code with BHIM
App for UPI
Payment

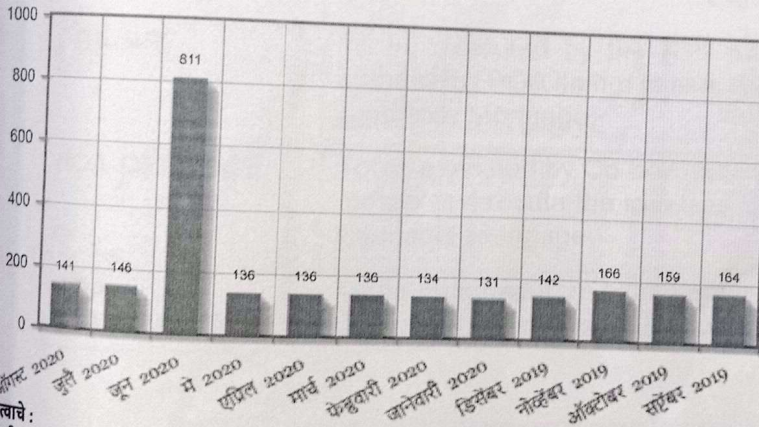


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
5079	4931	01	148	0	148

NORMAL
Bill Period: 1.07 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18001023435
1912

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

महत्वाचे:

- छापील बिला ऐवजी ई-बिला साठी नोंदनी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी:- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ऊ्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://consumerinfo.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्या रीडिंग साधारणतः 24-10-2020 हया तारखेला होईल.

विशेष संदेश:

* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.80*****58 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल अॅप वापरा किंवा १९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 000071083900
* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

स्थळप्रत बिलिंग युनिट:	4734	ग्राहक क्रमांक:	000071083900	पी.सी.: W8	दर: 090	या तारखे पर्यंत भरल्यास	07-OCT-20	3,870.00
अंतिम तारीख			19-OCT-20		3,880.00	या तारखे नंतर भरल्यास	19-OCT-20	3,890.00
बँकेची स्थळप्रत		डिटीसी क्र.:	3555404			अंतिम तारीख	19-OCT-20	3,880.00
स्थळप्रत बिलिंग युनिट:	4734	ग्राहक क्रमांक:	000071083900	पी.सी.: W8	दर: 090	या तारखे पर्यंत भरल्यास:	07-OCT-20	3,870.00
						या तारखे नंतर भरल्यास	19-OCT-20	3,890.00

Kailash Park (B&C Wings) Co.Op.Hsg.Soc. Ltd.

Regd No., MUM/WS/HSG/TC/10064/2010-2021/2010 Dtd. 12th Oct. 2010

Near Patkar Compound, Tulshetpada, Gaondevi Road, Bhandup (West), Mumbai - 400078.

Email-kailashpark.tulshetpada@gmail.com

Ref.:

Date: 10-1-2023

Out No: 60/23

To:

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

Dear Sir/Madam,

We, the Chairman / Secretary of Kailash Park (B. & C Wings) Co.Op.Hsg.Soc. Ltd., do here by certify that :

1. We have transferable rights to the property described below, which has been allotted by us to Smt. ~~Aparna Sampat Mane~~ 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 11th Sept 2006.

Description of the property:

Flat No./ House No.	102 / C wing
Building No./Name	Kailash Park (B & C Wings) Co.Op.Hsg.Soc. Ltd.
Plot No	CTS no 100 A (Part) and 100/1 & 2 & 100B.
Street No./Name	Gaondevi Road
Locality Name	Tulshetpada, Near patkar compound
Area Name	Bhandup west
City Name	Mumbai
Pin Code	400078

2. That the total consideration for this transaction is Rs. Ten Lakh Seventeen Thousand Only towards sale document and Rs.11,410 towards Eleven Thousand Four Hundred & Ten Only Being paid against Stamp duty and registration charges.

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



[Signature]
Chairman

[Signature]
Vice-Chairman

[Signature]
Treasurer

[Signature]
Secretary

27 FEB 2009

6 MAY 2010

To,
Shri. Prakash B. Patel,
C.A. to owner
6, Sham Vihar,
M.G. Road,
Mulund (W)
Mumbai-400 080

Copy issued
Right to information
Act 2005
CERTIFIED TRUE COPY

S.E.(B.P.) SW

A.E.B.P.E.S. Ward.

Sub : Part occupation permission i.e. Full occupation to Wing B & C having
stilt + 7 upper floors of the residential building on plot bearing CTS
No.100A(Pt) of village Bhandup at Tulsipada, Bhandup (W).
Mumbai -78.

Sir,
The part development work i.e. Full occupation to Wing B & C having stilt + 7 upper
floors of the residential bldg. on plot bearing CTS No.100A(Pt) of village Bhandup at
Tulsipada, Bhandup (W) is completed under the supervision of Licensed Surveyor Shri
Hemant Bhavsar having License No.B/247/LS and Licensed Structural Engineer Shri
Arvind Patel having License No. STR/P/87 may be occupied on the following conditions.

1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier
2. That the balance IOD/A.P. Conditions and terms and conditions of the layout shall be complied with.

A set of certified completions plans duly signed and stamped is returned herewith
in token of Municipal approval.

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

Yours faithfully,

S.E.B.P.

A.E.B.P. (S/T)

Executive Engineer
(Building Proposals)(E.S.)
27/2/2009

Copy forwarded for information to the Licensed Surveyor
Shri. Hemant Bhavsar

S.E.B.P.

A.E.B.P. (S/T)

E.E.(B.P.)E.S.
27/2/2009

Dy.Ch.E.(Vig) E.S. 27 FEB 2009

Copy submitted for information.

FEB 2009

Asstt m.c. S' ward

ARW.W. S' ward

DY ASSE E.S.

Copy forwarded for information

S.E.B.P.

A.E.B.P. (S/T)

E.E.(B.P.)E.S.
27/2/2009

6 MAY 2010

Copy issued
for information
Act 2005
CERTIFIED TRUE COPY

06/05/10
S.E.(B.P.) S&T

A.E.B.P.E.S. Ward

Received To
copy
Dharmu
27/2/2009

And Eng (Survey) ES

forwarded for noting please.

SE (S) I / SE (S) II
For n/a
A.E. (Survey) E.S.

[Signature]
AE(B.P) S&T
24/2

A.E.B.P/S

Prop. bldg. named on tirka no. 15 of village Bhandup
Necessary notes are taken in B.C.C. register @ Page no. 142

[Signature]
31/3/09
TRACEIR D'MAN S.E.(SURVEY) E.S. AE(SURVEY) E.S.

UMIYA ASSOCIATES
BUILDERS & DEVELOPERS

Off. : 6, Shyam Vihar, (Mewawala Niwas), M.G. Road, Mulund (West), Mumbai - 400 080
E-mail : umiyagroup@rediffmail.com

Date: 17th May, 2008

To,

Mrs. Aparna Sampat Mane
Mr. Sampat Vishnu Mane ,
C-102, Kailash Park,
Tulset Pada, Lake Road,
Bhandup - West,
Mumbai - 400 078.

**Sub. Possession of your Flat No.C-102, at Kailash Park,
Bhandup - West. Mumbai - 400 078.**

Dear Sir,

We are pleased to inform you that as the Flat No. C-102 on the 1st Floor of, 'C', wing of Kailash Park, Bhandup - West, Mumbai - 400 078 booked by you, As requested by you we are pleased to give you the possession of the same.

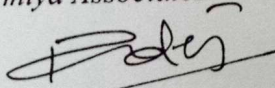
Please note that as the work of Electricity Work, Water Supply Work, AND Drainage system, are under progress, the occupation certificate from BMC / competent authority not yet received. In this situation we are not responsible for any conveyance or damages accrued.

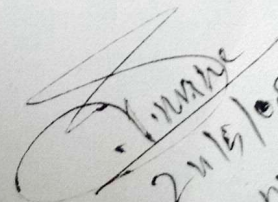
Also please assure us that in this situation or in future you will not create any objection or problem for the same.

Please receive and acknowledge the key bearing KEY No.52138.

Thanking you.

For Umiya Associates


(Partner).


24/5/08
Flat receipt is OK.
Vrd. 24/5/08
2008

Share Certificate No. 2 Member's Regn. No. 02 No. of Shares TEN

Share Certificate

KAILASH PARK (B4C WING) CO-OPERATIVE HOUSING SOCIETY LTD.
Survey No. 167, CTS No. 100A (part) and 100/1&2 and 100B of Village Bhandup Telihaipada

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

Authorized Share Capital Rs. 42000-00 Divided into 840 Shares of Rs. 50-00 each
Registration No. MUM/WS/HSG/TC/10064/2010-2011/2010 Date 12th Oct. 2010

This is to certify that Shri / Smt. / M/s. APARNA S. MANE

FLAT No. C-102 is the Registered Holder of TEN fully paid up shares

Rs. FIFTY each numbered from 011 to 020 both inclusive, in

KAILASH PARK (B4C WING) CO-OPERATIVE HSG. SOCIETY LTD., Bhandup

subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Kailash Park (B4C wing) CHS Ltd

on 2nd day of April 2011



[Signature]
Authorised


M.C. Member

[Signature]
Secretary

[Signature]
Chairman

P.T.O

FRANKING DEPOSIT SLIP

ICICI Bank		Customer Copy	
Deposit Br:	Date: 02/09/06		
Pay to: ICICI Bank Ltd. A/C Stamp Duty	Rs.	Rs.	Rs.
Franking Value	34600	10000	10000
Service Charges	540	10000	
Total	540	10000	
Name of Stamp duty paying party: <i>Aparna Sampatmane</i>			
DD / Cheque No. <i>639</i>	Drawn on Bank <i>State Bank of India</i>		
Tran ID <i>2422C</i> Franking Sr. No.			
Officer (For Bank's Use only)			

THIS AGREEMENT made at Mumbai this day 11 of SEPTEMBER in the Christian Year 2006 BETWEEN M/S. UMIYA ASSOCIATES, a partnership firm of Mumbai having their office at 6, Shyam Vihar, M.G. Road, Mulund (West), Mumbai - 400 080, hereinafter called "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being, constituting the said firm, their, his or her respective heirs, executors, administrators and assigns) of the FIRST PART of M/s. JAI BHAVANI CONSTRUCTIONS CO. through its sole proprietor MR. VILAS EKNATH SAKHARKAR the sole residing at Sakinaka, Mumbai - 400 072 [hereinafter called the "CONFIRMING PARTY" [Which expression shall unless repugnant

[Handwritten signature]

[Handwritten signature]

b. Thirty four thousand six hundred and six

with Original
 Manager / Assistant
 (S. P. ...)

ICICI Bank Ltd. Plot No. 92 A B Prastap
 Palace J N Road Mulund
 West Mumbai 400080
 Tel: 022-242276
 Fax: 022-242297
 Special
 SEP 02 2006
 STAMP DUTY MAHARASHTRA
 00346001-985149
 13:27

to the context or meaning thereof mean and deem to include his heirs, executors, administrators and assigns] of the SECOND PART AND SHRI/SMT/M/S. APARNA SAMPAT MANE

Age 32 Years AND SHRI/SMT/M/S. SAMPAT VISHNU MANE Age 39 Years of Mumbai having

address at MANE HOUSE OPP. INDIRA NIWAS CHAMDEVI ROAD BHANDUP (W) MUMBAI - 400078

hereinafter called "THE PURCHASER" [which expression shall

unless it be repugnant to the context or meaning thereof mean and include his/her or their heirs, executors, administrators and permitted assigns) of the THIRD PART:

WHEREAS:

- [a] By a Deed of Conveyance dated 6th June 1995 duly registered with the Sub-Registrar of Assurances, Bandra, Mumbai at Serial No.BDR-3/1287 of 1995, Shri Damodar Hari Keni sold and conveyed his one-fifth undivided share in the plot of land admeasuring 14,035 sq.mts. bearing Survey No.167, C.T.S. No.100A [Part] and 100/1 & 2 and 100B of Village Bhandup, Taluka Kurla, Mumbai Suburban District to Shri Vilas Eknath Sakharkar and his three brothers;
- [b] By a Deed of Conveyance dated 6th June 1995 duly registered with the Sub-Registrar of Assurances,

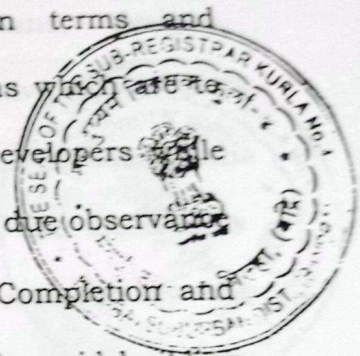


annexed hereto and marked Annexure "A", "B" and "C" respectively.

[zc] The Developers have got approved from the M.C.G.M. the plans, the specifications elevations sections and details of the said buildings.

१६१-१४
१०६ १२
२००९

[zd] While sanctioning the said plans M.C.G.M. and/or Government has laid down certain terms and conditions, stipulations and restrictions which be observed and performed by the Developers while developing the said property and upon due observation and performance of which only the Completion and Occupation Certificate in respect of the said building shall be granted by the concerned authorities.



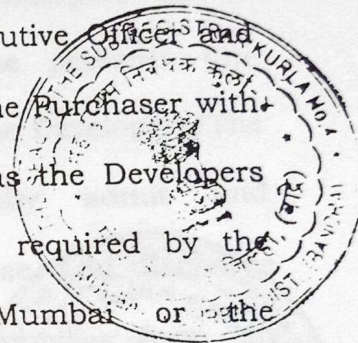
[ze] The Purchaser has approached the Developers/ Confirming Party for the purchase of Flat/Shop/Office/Parking Space No. 102 on 1st floor in 'C' Wing admeasuring 405 Sq.ft. of Carpet Area in the building known as "KAILASH PARK" situate at Survey No.167 [Part] comprising of C.T.S. No.100A, 100/1 & 2 and 100 B of Village Bhandup, Taluka Kurla and Mumbai Suburban District and

more particularly described in the Second Schedule hereunder written.

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

१०२-१४	
५०२	२४
२००३	

1] The Developers shall construct the Building on the said property in accordance with the plans, designs, specifications approved by the chief Executive Officer and which have been seen and approved by the Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the Municipal Corporation of Greater Mumbai or the Government. However the area of the flat agreed to be sold to the Purchaser will not be reduced in any event.



2] The Purchaser hereby agrees to purchase from the Developers/Confirming Party and the Developers/Confirming Party hereby agree to sell to the Purchaser the Flat/Shop/Office/Parking Space No. 102 on 1st floor in C Wing admeasuring 405 Sq.ft. carpet area of as shown in the Floor Plan hereto annexed and marked as Annexure "D" in the building known as "KAILASH PARK" with amenities and specifications as per the list hereto annexed and marked

Annexure "E" for the lump sum price of Rs. 10,17,000=00

[Rupees TEN LAKH SEVENTEEN THOUSAND]

ONLY

payable by the purchaser in the following manner:

बंदर - १४	
१०२	१४
२००६	

a) Rs. 203400=00 (Rupees Two Lakh Three Thousand

four Hundred Only.....Only)

being 20% of the Purchase price as and by way of earnest money/part consideration to be paid by the purchaser/s to the Developers on or before the execution of these presents (the payment and receipt whereof the Developers/The Confirming Party do hereby admit and acknowledge and acquit, release, ^{and discharge} the Purchaser and the said premises from the same forever).



b) Rs. 101700=00 (Rupees One Lakh One Thousand

Seven Hundred Only.....Only)

being 10% of the Purchase price to be paid by the Purchaser/s to the Developers/The Confirming Party on completion of the construction work upto plinth level.

c) Rs. 406800=00 (Rupees Four Lakh Six Thousand

Eight Hundred Only.....Only)

35] This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah.Act. No.XV of 1971) and the rules made there under & of the Maharashtra Co-Op Societies Act 1960.

36] Whatever the context so permits the term developers shall meant to include the Confirming party also

बंदर - १२
१७२५ / ३६
२००३

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



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT Plot of land admeasuring 14,035 sq.mts. bearing Survey No.167, Comprising C.T.S. No.100A [Part], 100/1 & 2 and 100 B situate at Village Bhandup [West], Taluka Kurla, Mumbai suburban District and delineated on the plan with red coloured boundary and bounded as follows that is to say:

On or towards EAST : By C.T.S. No.99, 101 and 112

On or towards WEST : By C.T.S. No. 87;

On or towards SOUTH : By C.T.S. No.84; and

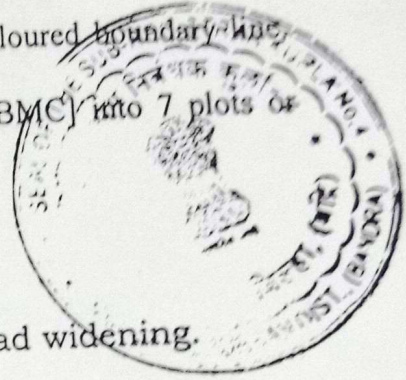
On or towards NORTH : By C.T.S. No.87;

[Handwritten signature]

THE SECOND SCHEDULE ABOVE REFERRED TO

बंदर - २४
५७२८ / ३६
२००६

ALL THAT Plot of land admeasuring 8632.90 sq.mts. part of the larger plot admeasuring 14,035 sq.mts. as per Urban Land [Ceiling & Regulation] Act order under Section 8[4] of the said Act but as per property card the area is shown only 13,800.4 Sq.mts. (the difference of 234.6 Sq.mts. shall be got corrected/rectified) bearing Survey No.167, Comprising C.T.S. No.100A [Part], 100/1 & 2 and 100 B situate at Village Bhandup [West], Taluka Kurla, Mumbai suburban District and delineated in the plan with blue coloured boundary-line. The said larger plot has been sub-divided [approved by BMC] into 7 plots of parcels as under: -



Plot "A" is taken for B.E.S.&T. Terminus and Road widening.

Plot "B" Bigger plot for development.

Plot "C" is under proposed 63 "K" Road.

Plot "D" Covered by D.P. Road 90' wide and 60' wide;

Plot "E" Smaller plot for development South of 60' D.P. Road;

Plot "F" Smaller plot for development North of 60' D.P. Road;

Plot "G" Slum pocket subject to negotiations.

The plots for development are Plots "B", "E" and "F" together with F.S.I. in lieu of Plot "A" and Plot "C".

[Handwritten signature and initials]

SIGNED, SEALED AND DELIVERED

by the within named the DEVELOPERS

M/S. UMIYA ASSOCIATES

through its Partner

Mr.

in the presence of

1. Abhi -

2. Munish



बदर-२४
५०२/८२
२००६

For M/s. Umiya Associates

Abhi
Partner

SIGNED, SEALED AND DELIVERED

by the within named the :

CONFIRMING PARTY

M/s. JAI BHAVANI CONSTRUCTIONS CO.

Through its sole proprietor

MR. VILAS EKNATH SAKHARKAR

in the presence of

1. Abhi -

2. Munish

SIGNED, SEALED AND DELIVERED

by the within named the : PURCHASER:

MR./MRS. Aparna Sampat

Mane & Sampat Vishnu

Mane -

in the presence of

1. Abhi -

2. Munish

ANNEXURE - 'C'

CEI-116-3000-(2) VALID UPTO 4 FEB 2006
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO CE/ 962 /BPES/AS E-5 FEB 2005

COMMENCEMENT CERTIFICATE

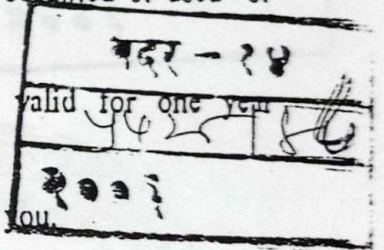


To,
Shri P. D. Patel
C.A. to Owner

Sir,

With reference to your application No 4143 dtd 25/5/2004 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 _____ on plot No. 83 C.T.S. No 100A(P4) Divn /Village / Town Planning Scheme No _____ situated at Road /Street Bhandup(W) Ward 5 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.



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 D. R. Kamble ^{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 4 FEB 2006

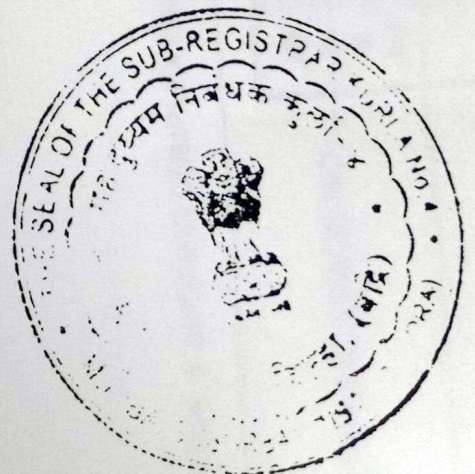
C. C. upto plinth

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

(Handwritten signature)
05/02/2005

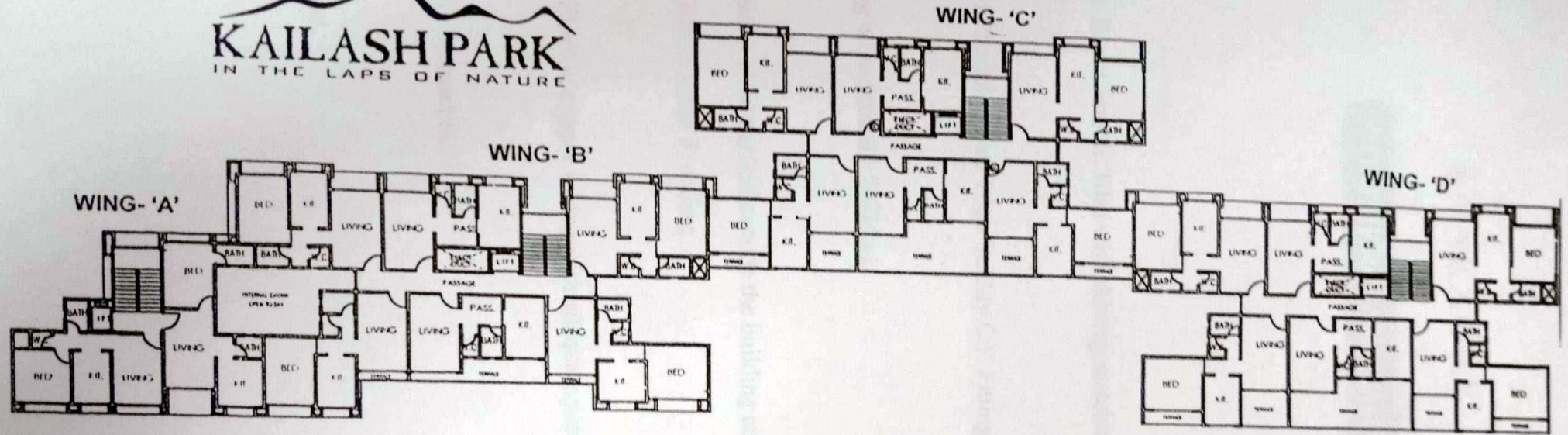
Assistant Engineer Building Proposal
Executive Engineer (Building Proposal)
Eastern Subs
FOR

116-28
2005/02
2005



ANNEXURE - 'D'

KAILASH PARK
IN THE LAPS OF NATURE



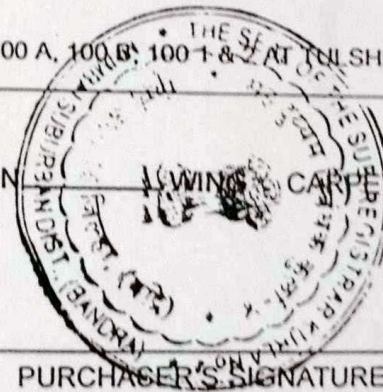
FIRST FLOOR PLAN

PROPOSED RESIDENTIAL & SHOPPING COMPLEX ON PLOT BEARING C.T.S. NO. 100 A, 100 B, 100 1 & 2 AT TULSHET PADA, BHANDUP (W.), MUMBAI-400 078.

FLAT / OFFICE / SHOP / PARKING SPACE NO. _____ ON _____ FLOOR IN _____ WING _____ CARPET AREA _____ SQ. FT.

SHRI / SMT. / M/S. _____

2	100	ON
2	100	100
2	100	100



PURCHASER'S SIGNATURE

OWNER / DEVELOPERS SIGNATURE