

44-8
07/03/2006
MR. WAMAN KALU MHATRE & OTHERS & 3) M/S. VINTAGE ENTERPRISES

executed between 1) M/S. CIDCO Ltd. 2) MR. WAMAN KALU MHATRE & OTHERS & 3) M/S. VINTAGE ENTERPRISES and the said tripartite agreement is registered on 07/03/2006 with Sub-Registrar office at Panvel-3 and the serial no. PAVAL3/01619/2006 on 07/03/2006.

AND WHEREAS IN VIEW of the abovesaid tripartite agreement the developer are possessed of and are well sufficiently entitled to the said plots of land.

AND WHEREAS the plot of land i.e. **Plot No.1, Plot No.31 & Plot No.32** are abutting to each other and thereafter the developers intended to jointly develop the same by amalgamating the said three plots and with that intention the developer by letter dated 20/07/2006 has requested to the Corporation to grant permission to amalgamate the said plot and as their request the Corporation by letter dated 29/12/2006 bearing no. CIDCO/ ESTATE/ SATYO/ KHARGHAR/ 70+393+384 / 2006 has granted its permission to amalgamate the above said plot.

THE SAID DEVELOPERS obtained the commencement certificate from CIDCO Ltd., vide its letter bearing No. CIDCO/ATPO/330 dated 13/2/2007 and commenced the construction of the building thereon namely "**PATEL PARADISE**" by constructing building consist of **ground plus sixteen upper floors only** as per the plan and specifications duly approved by the Town Planning Authority of CIDCO Ltd.

The said developer has after completion of construction has obtained occupancy certificate from CIDCO, vide its letter bearing No. CIDCO/BP-9522/ATPO (NM & K)2012/1037 dated 23rd October, 2012.




Raman Singh
Retha Singh

HANDING OVER PHYSICAL POSSESSION

१८/०२/१९
२९ / ५२

We **MR. ANUPAM CHAKRABARTY** and **MRS. AMRITA CHAKRABARTY** both adult, Indian Inhabitant, do hereby CERTIFY & CONFIRM that we have handed over the peaceful vacant possession of the Flat No. A-1502 admeasuring about 124.54 Sq. Mtrs. Carpet area along with 19.69 Sq. Mtrs. adjoining terrace area or there about on the 15th and 16th Floor, in the A Building and delineated on the plan in the red colour boundary lines in the building known as "PATEL PARADISE", constructed on Plot No.1, 31 & 32, situated at Sector-35/E, Owe-Kharghar, Navi Mumbai-410210. Tal. Panvel, Dist. Raigad. alongwith the said car parking space to (1) **MR. RAMESHSINGH HARISINGH THAKUR.** and (2) **MRS. REKHA RAMESH SINGH.** the Purchaser as per Conveyance Deed dated 18 / 02 / 2019, upon securing the agreed consideration stated therein.

(1) **MR. ANUPAM CHAKRABARTY.**

Anupam Chakrabarty
Chakrabarty

(2) **MRS. AMRITA CHAKRABARTY.**

SELLER

PLACE: KHARGHAR, NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD

DATE: 18 / 02 / 2019.

WITNESS:

1. BIPIN PANDAY.

Bipin Panday

2. *A*

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TAKING OVER PHYSICAL POSSESSION

I **MR. RAMESHSINGH HARISINGH THAKUR.** and (2) **MRS. REKHA RAMESH SINGH.** an adult, Indian Inhabitants, do hereby CERTIFY & CONFIRM that I have secured the peaceful vacant possession of the Flat No.A-1502 measuring about 124.54 Sq. Mtrs. Carpet area along with 19.69 Sq. Mtrs. adjoining terrace area or there about on the 15th and 16th Floor, in the A-Building and delineated on the plan in the red colour boundary lines in the building known as "PATEL PARADISE", constructed on Plot No.1, 31 & 32, situated at Sector-35/E, Owe-Kharghar, Navi Mumbai, Tal.Panvel, Dist. Raigad alongwith the said car parking space from **MR.ANUPAM CHAKRABARTY.** and (2) **MRS. AMRITA CHAKRABARTY,** APARTMENT OWNER as per Conveyance Deed dated 18/02/2019, after paying the agreed consideration stated therein.

(1) **MR. RAMESHSINGH HARISINGH THAKUR.**

Ramesh Singh
Rekha Singh


(2) **MRS. REKHA RAMESH SINGH.**


PURCHASER

PLACE: KHARGHAR, NAVI MUMBAI, TAL.PANVEL, DIST. RAIGAD

DATE: 18/02/2019.

WITNESS:

1. BIPIN PANDAY. 

2. 

पं. १८५७
२४ / ५४

398/202
Friday, January 04, 2019
11:41 AM

पारती

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



गणतंत्रिय नाम: कारधर
नॉदणी क्र.: 314
दिनांक: 04/01/2019
नॉदणी क्र.: 314
दिनांक: 04/01/2019
नॉदणी क्र.: 314
दिनांक: 04/01/2019

नॉदणी की ₹. 30000.00
दस्ता हाताळणी की ₹. 1680.00
पुस्तकी संख्या: 84
एकूण: ₹. 31680.00

आपणान गृह दस्त, यंबनेल सिट, सूची-२ अंदाजे
11:47 AM एका वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार गुण्य: ₹. 13220836.64 /-
सोबदला ₹. 220000000/-
भारतीय मुद्रांक शुल्क : ₹. 1320000/-

- 1) देयकनामा क्रमांक: eChallan क्रमांक: ₹. 200000/-
डीडी/धनादेश/पै ऑर्डर क्रमांक: MH010203619201819E दिनांक: 04/01/2019
वैकिके मात व परतला:
- 2) देयकनामा क्रमांक: DHC क्रमांक: ₹. 1680/-
डीडी/धनादेश/पै ऑर्डर क्रमांक: 0401201901239 दिनांक: 04/01/2019
वैकिके मात व परतला:

Ramalingh

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OF NAVE CITIES

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0923
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD B&Cpur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-5791 8100
 FAX : +91-22-5791 8166

Ref. No. CIDCO/BP-9522/ATPO(NM & K)/2012/1037-2

Date: 23 OCT 2012

Unique Code No. 2 0 1 1 0 3 0 2 1 0 2 1 2 1 0 2 1

OCCUPANCY CERTIFICATE

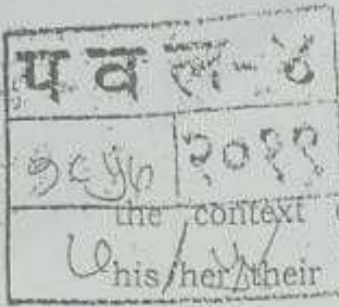
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I hereby certify that, the development of Residential Building (A' & 'B' Wing of Gr.+02 floors), [Resi. BUA=9125.585 Sq.mtrs, Comm BUA=1595.844 Sq.mtrs. Total BUA=10721.429 Sq.mtrs. (No. of Units=Resi=42 & Comm=32 Nos.), (Free of FSI - Fitness Centre of BUA=182.00 Sq.mtrs. & Society Office of BUA=24.844 Sq.mtrs.) on Plot No.1, 31 & 32, Sector-35-E at Owe-Kharghar (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Vistaar Architects & Planners has been inspected on 15/06/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 13/02/2007 and that the development is fit for the use for which it has been carried out.

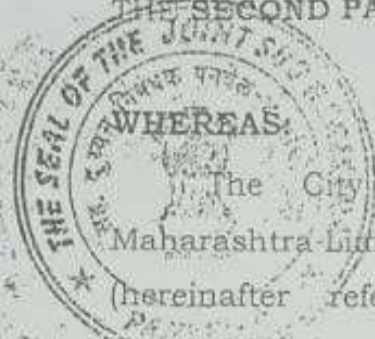


(R. B. Ratil)
 Addl. Town Planning Officer (BP)
 (Navi Mumbai & Khopta)

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 २४/१४



THE SECOND PART.



WHEREAS The City & Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government undertaking (hereinafter referred to as "THE CORPORATION"). The Corporation is a new town development authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional And Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT"). The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021.

The State Government has acquired lands within the designated area of Kharghar and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

PLOT NO.1

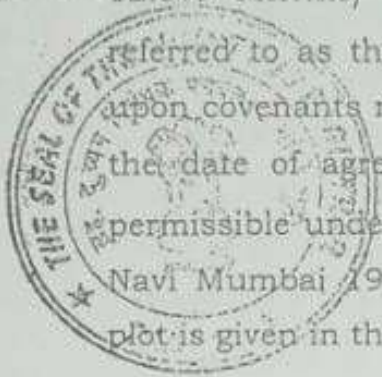
By and under Agreement to Lease dated 06th November, 2005 (hereinafter referred to as the said Agreement) executed between the CIDCO Ltd. and SMT.SANTOSH RANA,

[Handwritten signatures]

Reemesh Singh
Rajha Singh

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Licenses) CIDCO has leased the Plot No.31, admeasuring about 799.92 Sq. Mtrs, situated at Sector-35-E, Owe-Kharghar, Navi Mumbai, Tal.Panvel & Dist.Raigad, (under 12.5% scheme) to the said original Licensees (hereinafter



referred to as the "SAID PLOT") on terms and conditions and upon covenants mentioned therein for a period of 60 years from the date of agreement with a right to develop the same as permissible under General Development Control Regulations for Navi Mumbai 1975. A more particular description of the said plot is given in the Schedule hereunder written.

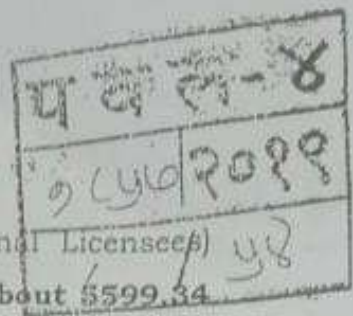
The abovenamed original licensee have paid the said premium in full to the Corporation and the Corporation granted permission of license to the Lessee to enter upon the said plot for the purpose of erecting residential cum commercial buildings.

THEREAFTER The Original Lessees/Licensees **MR.NARAYAN JANU GOPALE & OTHERS**, has sold, transferred, assigned and relinquished their leasehold rights in respect of the said Plot to **M/S.MEENA BUILDERS AND DEVELOPERS**, for proper consideration vide Tripartite Agreement dated 15/12/2005 executed between 1) **M/S.CIDCO Ltd.** 2) **MR.NARAYAN JANU GOPALE & OTHERS** & 3) **M/S.MEENA BUILDERS AND DEVELOPERS** and the said tripartite agreement is registered on 15/12/2005 with Sub-Registrar office at Panvel-1 and the serial no.PAVAL/04670/2005 on 15/12/2005.

THEREAFTER **M/S.MEENA BUILDERS AND DEVELOPERS**, has sold, transferred, assigned and relinquished their leasehold rights in respect of the said Plot to **M/S.VINTAGE ENTERPRISES**, for proper consideration vide Tripartite Agreement dated 30/01/2006 executed between 1)

Ramesh Singh
Retha Singh

[Handwritten signatures]



(therein & hereinafter referred to as the Original Licensee) CIDCO has leased the Plot No.1, admeasuring about 5599.34 Sq. Mtrs, situated at Sector-35-E, Owe-Kharghar, Mumbai, Tal.Panvel & Dist.Raigad, (under 12.5% scheme) to the said original Licensees (hereinafter referred to as the SAID PLOT") on terms and conditions and upon covenants mentioned therein for a period of 60 years from the date of agreement with a right to develop the same as permissible under General Development Control Regulations for Navi Mumbai 1975. A more particular description of the said plot is given in the Schedule hereunder written.

The abovenamed original licensee have paid the said premium in full to the Corporation and the Corporation granted permission of license to the Lessee to enter upon the said plot for the purpose of erecting residential cum commercial buildings.

THEREAFTER The Original Lessees/Licensees **SMT.SANTOSH RANA**, has sold, transferred, assigned and relinquished their leasehold rights in respect of the said Plot to **M/S.VINTAGE ENTERPRISES**, for proper consideration vide Tripartite Agreement dated 10/02/2006 executed between 1) **M/S.CIDCO Ltd.** 2) **SMT.SANTOSH RANA** & 3) **M/S.VINTAGE ENTERPRISES** and the said tripartite agreement is registered on 10/02/2006 with Sub-Registrar office at Panvel-1 and the serial no.PAVAL-1/01136/2006

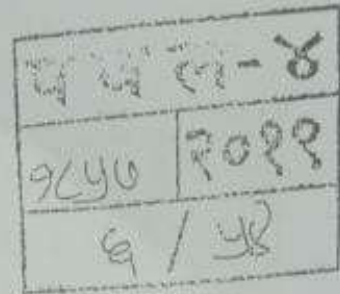
PLOT NO.31

By and under **Agreement to Lease dated 04th January, 2005** (hereinafter referred to as the said Agreement) executed between the CIDCO Ltd. and **MR.NARAYAN JANU GOPALE & OTHERS**, (therein & hereinafter referred to as the Original

[Handwritten signature]
[Handwritten signature]

Ramesh Singh
 Petha Singh

Stamp Duty Paid Rs.1320000/-
Registration Fees Paid Rs. 30,000/-
Document No.PAVAL-3/262/2019
Receipt No.314
Document Registration Dated 04/01/2019



SALE DEED

THIS SALE DEED is made and entered into at Kharghar, Navi Mumbai, on this **18th** day of **February 2019**.

BETWEEN

(1) **MR. ANUPAM CHAKRABARTY** (PAN NO. ABCPC5599H) and
(2) **MRS. AMRITA CHAKRABARTY** (PAN NO. ASGPC9174P),
both adult, Indian Inhabitant and residing at BALLAD-903,
Kesar Harmony Co-operative Housing Society Limited, Plot
No.11 & 12, Sector-6, Kharghar, Navi Mumbai-410210,
Tal.Thane, Dist.Thane, hereinafter called "**SELLER**
/TRANSFEROR" (which expression shall unless repugnant to
the context or meaning thereof shall mean and include
his/her/their heirs, executors, administrators and assigns) OF
THE ONE PART.

AND

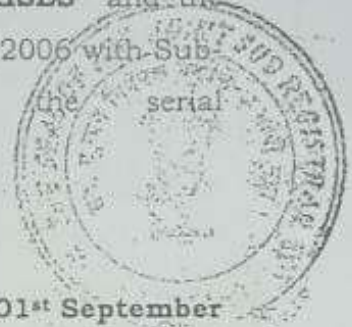
(1) **MR. RAMESHSINGH HARISINGH THAKUR** (PAN
NO. BWIPS9610P) and (2) **MRS. REKHA RAMESH SINGH.**
(PAN NO. BWIPS9611N), both adult, Indian Inhabitant and
residing at S/o, Harisingh Thakur, flat No-701, Building No-s-
6, Moraj River Side Park, Takka Village, Panvel, panvel, raigarh,
Maharashtra-410206 hereinafter called "**THE PURCHASER /**
TRANSFEEEE " (Which expression shall unless repugnant to

Anupam Chakrabarty
Amrita Chakrabarty

Ramesh Singh
Rekha Singh

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M/S.CIDCO Ltd. 2) M/S.MEENA BUILDERS AND DEVELOPERS & 3) M/S.VINTAGE ENTERPRISES and the said tripartite agreement is registered on 30/01/2006 with Sub-Registrar office at Panvel-1 and the serial no.PAVAL1/00773/2006 on 30/01/2006.



PLOT NO.32

By and under Agreement to Lease dated 01st September 2005 (hereinafter referred to as the said Agreement) executed between the CIDCO Ltd. and MR.WAMAN KALU MHATRE & OTHERS, (therein & hereinafter referred to as the Original Licensees) CIDCO has leased the Plot No.32, admeasuring about 749.87 Sq. Mtrs, situated at Sector-35-E, Owe-Kharghar, Navi Mumbai, Tal.Panvel & Dist.Raigad, (under 12.5% scheme) to the said original Licensees (hereinafter referred to as the "SAID PLOT") on terms and conditions and upon covenants mentioned therein for a period of 60 years from the date of agreement with a right to develop the same as permissible under General Development Control Regulations for Navi Mumbai 1975. A more particular description of the said plot is given in the Schedule hereunder written.

The abovenamed original licensee have paid the said premium in full to the Corporation and the Corporation granted permission of license to the Lessee to enter upon the said plot for the purpose of erecting residential cum commercial buildings.

THEREAFTER The Original Lessees/Licensees MR.WAMAN KALU MHATRE & OTHERS, have sold, transferred, assigned and relinquished their leasehold rights in respect of the said Plot to M/S.VINTAGE ENTERPRISES, for proper consideration vide Tripartite Agreement dated

[Handwritten signatures]

Ramnik Singh
Retha Singh