

VASHI

BRANCH

Saving A/C No	RLMS REF NO
CIF NO	Tie up no (if applicable)
LOS Reference No	PAL / Take Over / New / REsale / Top up / LAP

Applicant Name	BIPINCHANDRA R. PATEL - 86452016824
Co-Applicant Name	NAMRATA B. PATEL - 86452032030
Co-Applicant Name	
Co-Applicant Name	
Contract (Resi)	Mobile 7045362103

Loan Amount	100 Lakhs	Tenure	180 months
Interest Rate		EMI	
Loan Type	TZ	SBI LIFE	N.A.
Moratorium Require	Yes/No <input checked="" type="checkbox"/>	Moratorium Period	Nil

Property Location	HIRANANDANI, THANE
Property Cost	200 Lakhs
Name of Developer / Vendor	HIRANANDANI

RBO - NAVI MUMBAI ZONE - THANE	Branch	Vashi Turbhe (03736)	(Code No)	MUM07284
Contact Person	SANDEEP BHATIA		Mobile No.	SANDEEP BHATIA
Name of RACPC Co-ordinator along with Mob No.	Mot 8169982050		Mobile :	8169982050

	DATE.		DATE
SEARCH - 1	<i>Ramesh Chaudhary Vastubala</i>	ITR VERIFICATION	
SEARCH - 2		RESIDENCE VERIFICATION	
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No.	SANDEEP BHATIA
--------------------------------------	-----------------------

Mobile : 8169982050

A/C NO :
SBI LIFE A/C NO.
NAME : 1.
2.
3.



Monday, September 03, 2012

10 58 08 AM

Original

नोंदणी 39 म.

Regn 39 M

पावती

पावती क्र. : 7509

दिनांक 03/09/2012

गावाचे नाव कोलशेत

दस्तऐवजाचा अनुक्रमांक टनन5 - 07430 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: नम्रता बि पटेल - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:	520.00
एकूण रु.		30520.00

आपणास हा दस्त अंदाजे 11:12AM ह्या वेळेस मिळेल


दुय्यम निबंधक

दुय्यम निबंधक ठाणे जे. 5

बाजार मुल्य: 5995000 रु. मोबदला: 10575000 रु.

भरलेले मुद्रांक शुल्क: 529000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अॅक्सेस बँक लि.;

डीडी/घनाकर्ष क्रमांक: 111710; रक्कम: 30000 रु.; दिनांक 03/09/2012



दुय्यम निबंधक ठाणे जे. 5



दस्तावेजांक व वर्ष 7430/2012

Monday, September 03, 2012

10:48:17 AM

दुय्यम निबंधक सह दु. नि. नाणी 5

नीमणी 92 म

Page: 02 of 0

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोलशेत

- (1) वितेरबाजा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 10,575,000.00
बा.भा. रू. 5,995,000.00

9167773877
9820807537

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 174/1, 175/1,3ते5, /व इतर/-/- वर्णन: झोन 10/41/अ, सर्वे नंबर 174/1, 175/1,3ते5, 176/1जे, 1बी, 176/2,3 - सदनिका नंबर 1201, 12वा मजला, बिल्डींग नंबर 1, कासा मरिना को ऑप हौ सो लि., हिरानंदानी इस्टेट, कोलशेत ठाणे - ओपन कारपार्किंग नंबर 28.

(1)85.08 चौ मी बांधीव

- (3)क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) हैमाकर व्ही व्ही आर पी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: एच व्ही एस पॅराडाईज बंगलोर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACHPV5373L.

(2) वल्लरु शारदा हिरनमई - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ALFPV9890F.

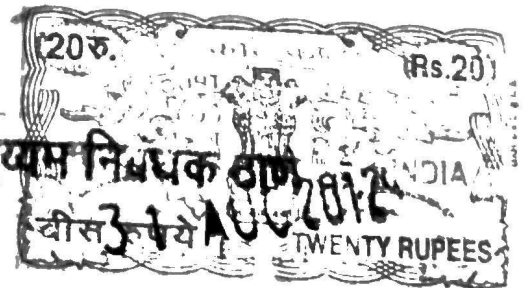
(1) नम्रता बि पटेल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: केनोरा बिल्डींग, हिरानंदानी इस्टेट ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AMVPP3635P.

(2) बिपिनचंद्र रघुनाथ पटेल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AIPPP2637P.

- 7) दिनांक करून दिल्याचा 03/09/2012
8) नोंदणीचा 03/09/2012
9) अनुक्रमांक, खंड व पृष्ठ 7430 /2012

- 10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 528750.00
11) बाजारभावाप्रमाणे नोंदणी रू 30000.00

12) शेरा



सह दुय्यम निबंधक ठाणे क



दस्तक्रमांक व वर्ष: 7430/2012

Monday, September 03, 2012

10:58:37 AM

दुय्यम निबंधक: सह दु.नि.ठाणे 5

नोंदणी 63 म.

Regn. 63 m.e.

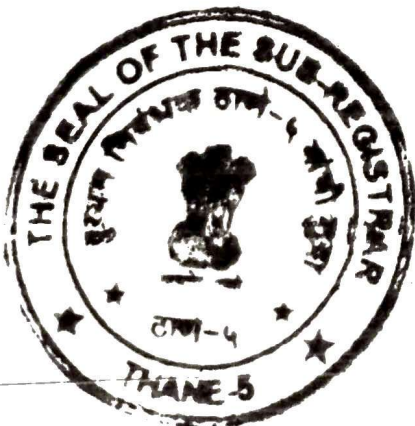
सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोलशेत

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 10,575,000.00
बा.भा. रु. 5,995,000.00

9167773877
9820807537

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 174/1, 175/1,3ते5, /व इतर/-/- वर्णन: झोन 10/41/अ, सर्वे नंबर 174/1, 175/1,3ते5, 176/1जे, 1बी, 176/2,3 - सदनिका नंबर 1201, 12वा मजला, बिल्डींग नंबर 1, कासा मरिना को ऑप हौ सो लि., हिरानंदानी इस्टेट, कोलशेत ठाणे - ओपन कारपार्किंग नंबर 28.
- (3) क्षेत्रफळ (1) 85.08 चौ मी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) हैमाकर व्ही व्ही आर पी - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: एच व्ही एस पॅराडाईज बंगलोर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACHPV5373L.
(2) वल्लरु शारदा हिरनमई - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ALFPPV9890F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नम्रता बि पटेल - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: केनोरा बिल्डींग, हिरानंदानी इस्टेट ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AMVPP3635P.
(2) बिपिनचंद्र रघुनाथ पटेल - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AIPPP2637P.
- (7) दिनांक करून दिल्याचा 03/09/2012
- (8) नोंदणीचा 03/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7430 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 528750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. ५



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल

ट न न - ५

दस्ता क्रमांक (०४.३०) / २०१२

अनुच्छेद क्रमांक १/२५ ड / ब

A-1) महानगर पालिका -

१. दस्ताचा प्रकार : करारनामा

२. सादरकर्त्याचे नाव :- जमिनी व पिपेल

३. तालुका :- ठाणे

४. गावाचे नाव :- कोलशेत

५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- १७०११

६. मूल्य दरविभाग (झोन) :- उपविभाग :- १०/११/अ

७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक

प्रति चौ.मी. दर : ₹ २२००/-

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ८५०८ कार्पेट : बिल्ट अप चौ. मीटर / फूट

९. कारपार्किंग :- गच्ची :- पोटमाळा :-

१०. मजला क्रमांक :- १२०१ उदवाहन सुविधा :- आहे / नाही

११. बांधकाम वर्ष १९९९ घसारा :-

१२. बांधकामाचा प्रकार :- निवासी इतर पक्के / अर्धे पक्के / कच्चे

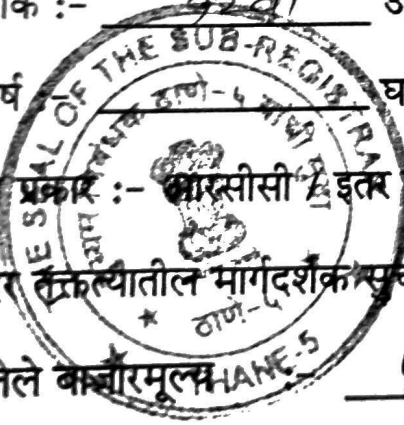
१३. बाजारमूल्यदर ५२,२५,०००/- ज्यान्वये दिलेली घट / वाढ

१४. निर्धारित केलेले बाजारमूल्य ५२,२५,०००/-

१५. दस्तामध्ये दर्शविलेली मोबदला :- १,०५,५५,०००/-

१६. देय मुद्रांक शुल्क :- ५,२२,०००/- भरलेले मुद्रांक शुल्क :-

१७. देय नोंदणी फी :- ३०,०००/-



mitali

सह दर्याम निबंधक

Customer Copy

Deposited By: VASHI	Date: 21/09/2012
Pay to: Axis Bank A/c Stamp Duty	
Franchising Value	Rs. 2,29,440
Service Charges	Rs. 100
Total:	Rs. 2,29,540

Name of Stamp duty Paying Party
A. Pinchondra Patel.

DD / Cheque No. *044970*
Drawn on Bank *12*

TRANSFER

For Bank Use Only

Tran ID
Franchising Sr. No. *M256985*
Officer *[Signature]*

असत सुसंक. केंचिन सुसंक. कायकेर काम
खाती मयासने न पके, मय पय / संघिन
मसिकुन मसिकुन खाती सुसंकनी वकल
संपक सागुन मय वरोवो पाडकुन आता
[Signature]
सह / सुधम मिथक, ठाने क. ५
जिल्हा ठाने



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दस्त क्रमांक *9830* / 2092
2 / 2e

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this *03rd* day of SEP, 2012.

B E T W E E N

Mr. Hymakar V.V.R.P, Age 36 years, having PAN No. ACHPV5373L & Mrs. Valluru Sharada Hiranmayee 33 Years, having PAN No. ALFPV9890F Indian Inhabitant, having address at Flat No. 2C, HVS Paradise, Andree Road, Shantinagar, Bangalore 560 027 hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

[Signature]
Hiranmayee. mitali
[Signature]

AND

Mrs. Namrata B Patel Age 38 Years having PAN No. AMVPP3635P & Mr. Bipinchandra Raghunath Patel. Age 38 years, having PAN No. AIPPP2637P both Indian Inhabitant, having address at Flat No. 301, 3rd Floor, "A" Wing, KENORA Building, Hiranandani Estate, Ghodbunder Road, Thane (W). 400607 hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART.

WHEREAS by virtue of a Registered Agreement dated 05th day of Dec, 2008. (Registered with the Sub-Registrar of Thane at Doc. no. TNN-5 (10087/2008) dated 29-12-2008 executed between M/s. ROMA BUILDERS PRIVATE LIMITED., (THE PROMOTERS) having office at 514, Dalamal Towers, Nariman Point, Mumbai - 400021, and Mr. Hymakar V.V.R.P & Mrs. Valluru Sharada Hiranmayee (The TRANSFEROR herein), the TRANSFEROR purchased and acquired all rights, title and interest in Flat No. 1201, admeasuring 70.90 Sq. mtrs. (Carpet) area, on 12th Floor, of the Building No. '1', known as 'CASA MARINA', Along with open car parking No.28, in the said Complex to be known as "HIRANANDANI ESTATE" Ghodbunder Road Thane (W) - 400607 standing on the plot of land bearing Survey /Hissa No. 174/1, 175/1, 175/2, 175/3, 175/4, 175/5, 176/1A, 176/1B, 176/2, 176/3. Mauje Kolshet, Taluka & Registration District And Sub-District Thane, within the limits of Thane Municipal Corporation within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS Mr. Hymakar V.V.R. P & Mrs. Valluru Sharada Hiranmayee, (The TRANSFEROR) has made the entire payment of consideration to the said M/s. ROMA BUILDERS PRIVATE LIMITED., (THE PROMOTERS) of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS Mr. Hymakar V.V.R. P & Mrs. Valluru Sharada Hiranmayee, (The TRANSFEROR) is the bonafide member of "CASA MARINA Co-Operative Housing Society Ltd.", a society registered under Registration No.



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दस्ता	१४३०
क्रमांक	१२०९२
४	

INA/INA/USG/UC/23613 Dated 27/01/2012, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY".

The said society has not yet issued Share Certificate to the **TRANSFEROR** and the **TRANSFERORS** authorizes the Society to issue the Share Certificate directly in the name of the **TRANSFEREES**.

TRANSFEROR have clear and marketable title in respect of the said premises and thus the **TRANSFEROR** is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party

AND WHEREAS the **TRANSFEROR** out of his own sweet will decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the **TRANSFEREES** being in need of permanently suitable accommodation, came to know of the same, approached the **TRANSFEROR** whereupon the **TRANSFEROR** represented to the **TRANSFEREES** that :

A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **TRANSFEROR** personally affecting the said premises.

B) There are no attachments or prohibitory order as against or affecting the said premises and the said premise.

C) That the **TRANSFERORS** state and confirm that the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The **TRANSFERORS** have not received any notice either from the Government, Semi - Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.

D) The **TRANSFEROR** have paid all the necessary charges of any nature whatsoever in respect of the said premises and the **TRANSFEROR** have not



हल न-१०	
दस्त	७४३०
क्रमांक	१२६
१२०१२	

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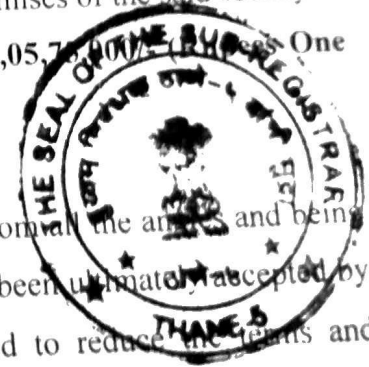
received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises

- F) The **TRANSFEROR** in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.
- F) Neither the **TRANSFEROR** nor any of his predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- G) The **TRANSFEROR** have not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFEREES** and the **TRANSFEROR** have all the right, title and interest to enter into this agreement with the **TRANSFEREES** on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the **TRANSFEREES** offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for **Lump-sum Price / Consideration of Rs. 1,05,75,000/- (One Crore Five Lac Seventy Five Thousand Only).**

AND WHEREAS after considering the said offer from the said parties and being found the same, fair at present market value, the same has been ultimately accepted by the **TRANSFEROR** and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

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



दस्तावेज क्रमांक 6730 / 2012

टनन - 4
E. 12E

1. The **TRANSFEROR** hereby agrees to sell, assign and transfer and the **TRANSFEREES** hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 1201**, admeasuring **70.90 Sq. mtrs. (Carpet)** area, on **12th Floor**, of the **Building No. "1"** known as **"CASA MARINA" Co - Operative Housing Society Ltd.** along with **open car parking No 28**, the said Complex to be known as **"HIRANANDANI ESTATE"**, standing on the plot of land bearing Survey /Hissa No. **174/1, 175/1, 175/2, 175/3, 175/4, 175/5, 176/1A, 176/1B, 176/2, 176/3 Mauje Kolshet, Taluka & Registration District And Sub-District Thane**, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price of 1,05,75,000/- (Rupees One Crore Five Lac Seventy Five Thousand Only)**, along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

2. The **TRANSFEREES** have agreed to pay to **TRANSFEROR** a Lump-sum Price / Consideration of **Rs. 1,05,75,000/- (Rupees One Crore Five Lac Seventy Five Thousand Only)** in the following manner :-

a) **Rs. 1,11,000/- (Rupees One Lac Eleven thousand Only)** by Cheque No. 44962 Dated 26-07-2012 Drawn on Axis Bank towards the payment as **Token Money** before execution of this Agreement.

b) **Rs. 3,00,000/- (Rupees Three Lacs Only)** by Chq No. 288460 Dated 02-08-2012 Drawn on Axis Bank towards the payment as **part payment** before execution of this Agreement.

c) **Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only)** by Chq No. 68844 Dated 16-08-2012 Drawn on Axis Bank towards the payment as **part payment** before execution of this Agreement.

d) **Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only)** by Chq No. 644940 Dated 14-08-2012 Drawn on HDFC Bank towards the payment as **part payment** before execution of this Agreement.



ट न न - ५	
दस्त कमांक	७४३० /२०१२
७ १२६	

1. The **TRANSFEROR** hereby agrees to sell, assign and transfer and the **TRANSFEREES** hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 1201**, admeasuring **70.90 Sq. mtrs. (Carpet)** area, on **12th Floor**, of the **Building No. "1"** known as **"CASA MARINA" Co - Operative Housing Society Ltd.** along with **open car parking No 28**, the said Complex to be known as **"HIRANANDANI ESTATE"**, standing on the plot of land bearing Survey /Hissa No. 174/1, 175/1, 175/2, 175/3, 175/4, 175/5, 176/1A, 176/1B, 176/2, 176/3 **Mauje Kolshet, Taluka & Registration District And Sub-District Thane**, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price of 1,05,75,000/- (Rupees One Crore Five Lac Seventy Five Thousand Only)**. along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

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b) **Rs. 3,00,000/- (Rupees Three Lacs Only)** by Chq No. 288460 Dated 02-08-2012 Drawn on Axis Bank towards the payment as **part payment** before execution of this Agreement.

THE SEAL OF THE REGISTRAR	
THANE	
दस्तावेज नं - ५	
दस्तावेज नं	७४३०
कमांक	/२०१२

c) **Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only)** by Chq No. 68844 Dated 16-08-2012 Drawn on Axis Bank towards the payment as **part payment** before execution of this Agreement.

d) **Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only)** by Chq No. 644940 Dated 14-08-2012 Drawn on HDFC Bank towards the payment as **part** of this Agreement.

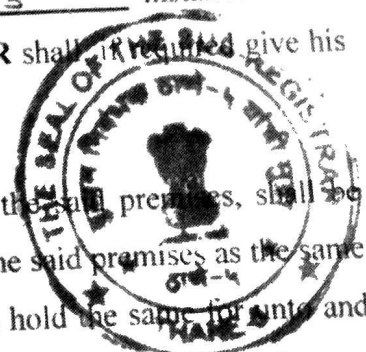
effectuate the legal transfer of the said premises and also the share certificate, in the name of **TRANSFEREES** and obtain the necessary sanction as per the bye - laws, rules and regulations of the society. Accordingly the **TRANSFEROR** has given a notice under bye - law no. 40 (a) to the society of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the **TRANSFEREES**. **The transfer fees of the society shall be borne by the TRANSFEREES.**

6. The **TRANSFEROR** shall make an application for transfer of shares under bye - law no 40 (b) (i). The **TRANSFEROR** and **TRANSFEREES** shall also make application for transfer of membership and for induction the **TRANSFEREES** as member under bye - law no. 40 (d) (ii). The **TRANSFEROR** and **TRANSFEREES** shall give undertakings, no objections to the Society as required under bye - law 19 (IV) and under ULC Act. The **TRANSFEROR** shall also hand over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their record.

7. The **TRANSFEREES** hereby agrees that, on becoming the members of the said society, the **TRANSFEREES** shall abide by all single bye - laws, rules and regulations adopted by the society.

8. The **TRANSFEROR** hereby states, declares and confirms that the **TRANSFEREES** shall be entitled to get transferred the **Electricity Meter No. 650201585** having **Consumer No. 12357613** installed in the said premises to their name and the **TRANSFEROR** shall give his fullest co-operation in that regard.

9. The **TRANSFEREES**, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the **TRANSFEREES** can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the **TRANSFEROR** or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the **TRANSFEREES** to pay the taxes, assessments.



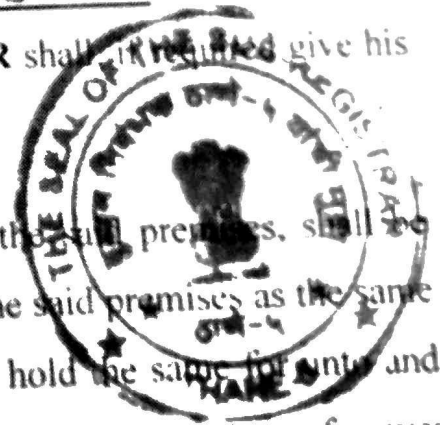
दस्तावेज
कमांक ७४३७ / २०१२
e / RE

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Handwritten signature/initials.

... According to the TRANSFEROR has given a notice under bye-law no. 40 (a) to the effect of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the TRANSFEREES. The transfer fees of the society shall be borne by the TRANSFEREES.

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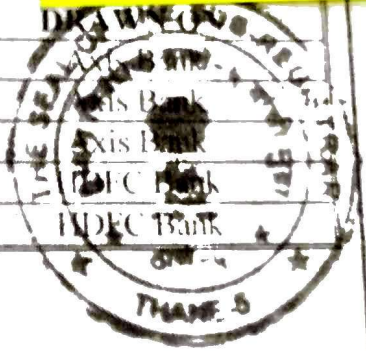
Signature of TRANSFEROR
Date: 08/30/2012
e / 12E

RECEIPT

RECEIVED of and from Mrs. Namrata B Patel & Mr. Bipinchandra Raghunath Patel (TRANSFEREES) a sum of Rs. 40,75,000/- (Rupees Forty Lacs Seventy Five Thousand Only) being EARNEST MONEY PAYMENT OF CONSIDERATION against the sale of said Flat No. 1201, admeasuring 70.90 Sq. Ft. (Carpet) area on 12th Floor, of the Building No. "1" known as "CASA MARINA" Co - Operative Housing Society Ltd." along with Open Car Parking No 28, the said Complex to be known as "HIRANANDANI ESTATE", standing on the plot of land bearing Survey /Hissa No. 174/1, 175/1, 175/2, 175/3, 175/4, 175/5, 176 1A, 176 1B, 176 2, 176/3, Mauje Kolshet, Taluka & Registration District And Sub-District Thane, within the limits of Thane Municipal Corporation Registration District and Sub-District of Thane. By following manner

MONEY REC

SER. NO.	AMOUNT OF RUPEES	CHEQUE NO.	DATE
1)	1,11,000	44962	26-07-2012
2)	3,00,000	288460	03-08-2012
3)	1,50,000	68844	16-08-2012
4)	1,50,000	644940	14-08-2012
5)	33,64,000		



* (Receipt is valid Subject to realization of Cheque/s)

Rs. _____

ISAY RECEIVED

Hiranmayee
Mr. Hymakar V.V.R. P

Hiranmayee
Mrs. Valluru Sharada Hiranmayee,,

"TRANSFEROR"

WITNESSES:-

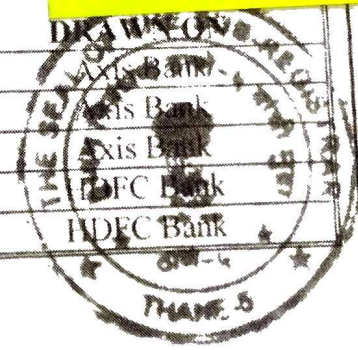
ट न न - ५

:: RECEIPT ::

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MONEY RECEIPT

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4)	1,50,000	644940	14-08-2012
5)	33,64,000		



* (Receipt is valid Subject to realization of Cheque/s)

Rs. _____

I SAY RECEIVED

Hiranmayee
Mr. Hymakar V.V.R. P

Hiranmayee
Mrs. Valluru Sharada Hiranmayee,,

"TRANSFEROR"

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 1201, admeasuring 70.90 Sq. Ft. (Carpet) area, on 12th Floor, of the Building No. "1" known as "CASA MARINA" Co - Operative Housing Society Ltd." Along with Open Car Parking No 28, the said Complex to be known as "HIRANANDANI ESTATE", standing on the plot of land bearing Survey /Hissa No. 174/1, 175/1, 175/2, 175/3, 175/4, 175/5, 176/1A, 176/1B, 176/2, 176/3, **Mauje Kolshet, Taluka & Registration District And Sub-District Thane**, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED

By the withinnamed "TRANSFEROR"

Mr. Hymakar V.V.R. P

Mrs. Valluru Sharada Hiranmayee,

In presence of ...

- 1) B
- 2) RKS

SIGNED SEALED AND DELIVERED

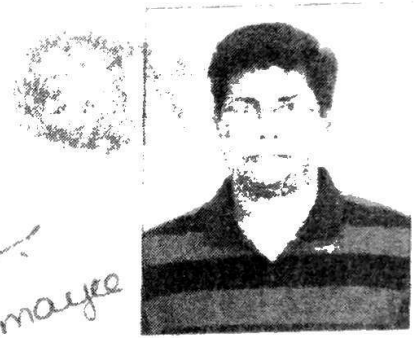
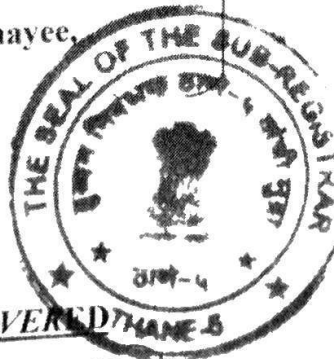
By the withinnamed "TRANSFEREES"

Mrs. Namrata B Patel

Mr. Bipinchandra Raghunath Patel

In the presence of

- 1) B
- 2) RKS



टनन - ५	
दस्तावेज क्रमांक	७४३० / २०१२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येणे की,

कासा मरीना को-ऑप. होसिंग सोसायटी लि.,
प्लॉटिंग नं. १, सर्वे नं. १७५/१, १७५/२, १७५/३, १७५/४, १७६/१ अ,
१७६/१ बी, १७६/२, १७६/३, व्हिजेज कोलशेत, हिरानंदानी इस्टेट,
छोडबंद रोज, ठाणे (प.) ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (मन १९६१ चा
महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए.
(टी.एन.ए.)/एचएसजी/(टीसी)/२३६९३/सन २०१२, दिनांक २७/०९/२०१२ ने
नोंदण्यात आलेली आहे.

उपनिर्दीष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे
नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये वर्गीकरण "गृहनिर्माण संस्था"
अमून उपवर्गीकरण "भाडेकरू सहभाषित्वारी गृहनिर्माण संस्था" असं आहे.



स्थळ : ठाणे (प)

दिनांक : २७/०९/२०१२

(चंद्रकांत वि. टिकुळे)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे.

ट न न - ५

क्रमांक ७४३०

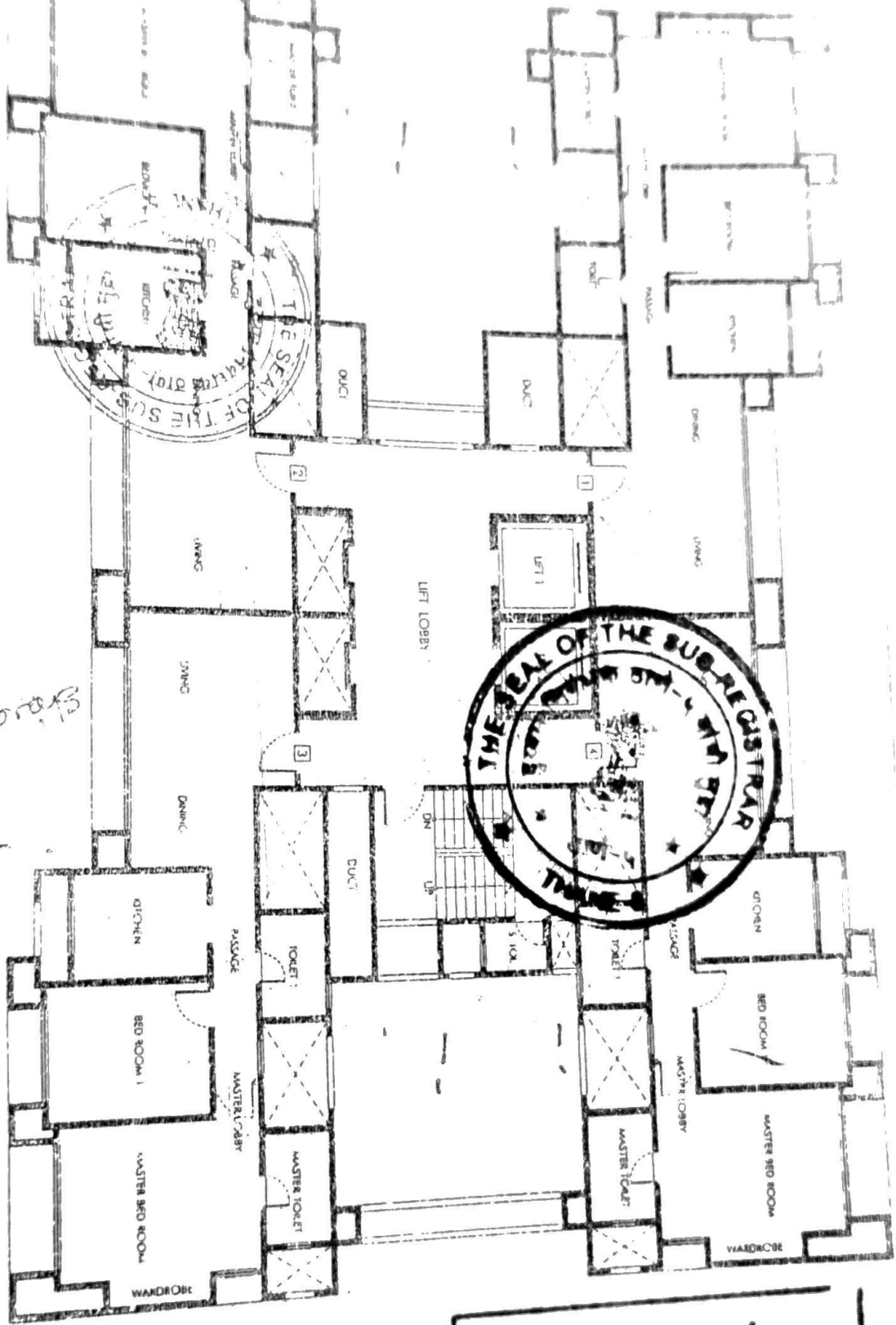
१४/२६



THA. LOT 2153

CASAMARINA

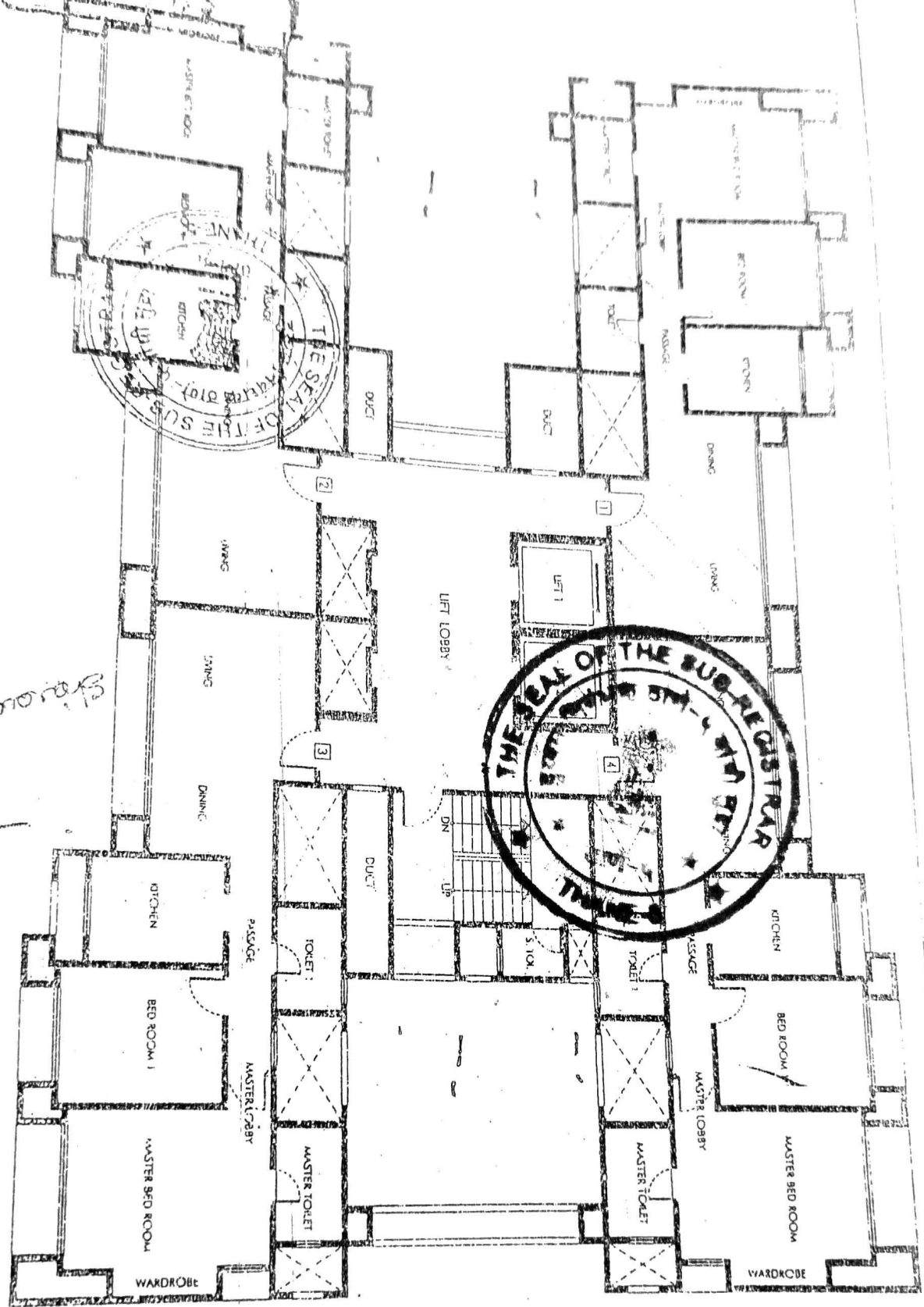
St. Brachy...
H



FLAT NO. 1201
FLOOR 12TH

टनन-५	
दस्त	७४९०
कमांक	12092
१५ / २६	

FLOOR LAYOUT



CASAMARINA

St. George's Road, H. ...

FLAT NO : 1201
FLOOR : 12th

टनन - ५	
दस्त क्रमांक	७४३० / २०१२
१५ / २६	

THANE MUNICIPAL CORPORATION, THANE

ANNEXURE "C" Collectively

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / ~~XXXXXXXXXXXXXXXXXXXX~~

2808

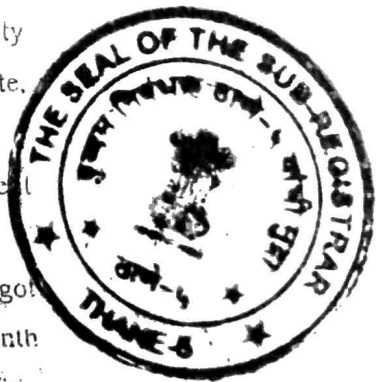
Building No. 1 = Still + 5 Floors
Building No. 2 = Lower still + upper still (Podium) + 18 Floors

V.P. No. 2005/163 TMC/TDD 194 Dated 29/6/2006

To
Shri./Smt. Shashikant V. Deshmukh (Architect)
Shri./Smt. Durgabai Vinayak Thakur & Others (Owner)
Sir M/s. Roma Builders Pvt. Ltd. (Power of Attorney)

With reference to your application no. 37228 dated 26.12.2005 for development permission/grant of ~~XXXXXXXXXXXXXXXXXXXX~~ under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building no. As mentioned above in village Kolshet Sector No. 5 Ward No. --- situated at Road 20.0 Mt. wide D.P. Road S. No. 175/1 to 4, 176/1A, 1B, 2, 3 Tika No. --- the development permission / the ~~XXXXXXXXXXXXXXXXXXXX~~ is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The development permission/~~XXXXXXXXXXXXXXXXXXXX~~ shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Certificate of structural engineer regarding design of structure have been done with reference to IS-1893, 4326 fro Seismic forces. Necessary stability certificate to that effect should be submitted before applying plinth certificate. Occupation Certificate.
6. Non-agricultural permission should be submitted before commencement certificate.
7. Necessary storm water drainage layout and rain water harvesting system be got approved from Water supply & drainage Department before applying plinth certificate and rain water harvesting system should be completed before applying occupation certificate.



WARNING; PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

टनन - ५
दस्ता क्रमांक ७४३० १२
१८/२६

Office No.

THANE MUNICIPAL CORPORATION
2006

३०/६६ मार्ग, ठाणे...

Building No. 1 - Stilt 119 Floors
 Building No. 2 - Tower Ground + 1
 Upper Ground + 13 Floors,
 Building No. 3 - Ground + 2 Floors



Certificate No. 155



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
 SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

V. F. NO. 2005/163 TMC / TDD 399 Date 24/9/2008

To, Shri/Smt. Shashikant V. Deshpande (Architect)

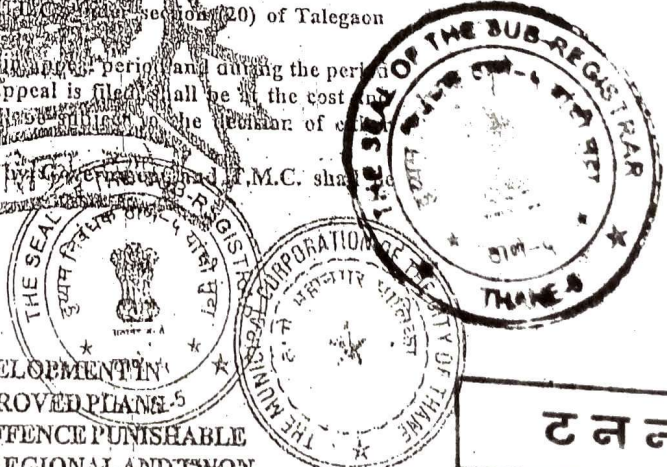
Shri. Shri. Durgabai Vinayak Thakur & (Owners)
 M/s. Roma Builders Pvt. Ltd. (Power of Attorney)

With reference to your application No. 51395 dated 22.03.07 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kalshet Sector No. 5 Situated at Road / Street No. 5 M. D.P. S.No. / C.T.S. No. / F.P. No. 174/175/1 to 5, 176/1A, 1B, 2 & 3

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of enforcement of the set back line shall form part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Conditions mentioned in the amended Commencement Certificate no. V.F. 2005/163 TMC/TDD/194 dated 29.06.2006 are binding upon you.
- 6) 7/12 Extract in the name of Thane Municipal Corporation for amenity area and area under D.P. Road should be submitted.
- 7) Undertakings under sections 20 & 21 of the Maharashtra Regional and Town Planning Act, 1966 should be submitted to the sections (20) of Talegaon Dabhade will be binding upon you.
- 8) The construction that may be carried out in the period and during the period till decision of appeal in the event the appeal is filed shall be at the cost and consequences of the applicant and shall be subject to the decision of Government or Hon. Court.
- 9) All conditions these may be stipulated in the M.C. shall be binding upon you.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



Prepared by Assistant Director of Town Planning,
 Office No. सावधान

Office Stamp "संख्ये नकाशानुसार बांधकाम न करणे तसेच दिवस नियंत्रण नियमावलीनुसार आवश्यक त्या Date परवानगा न घेता बांधकाम वास्तुकरणे, महापालिका (Town Development Department) Issued गांधीसिद्ध व नगर रचना अधिनियमाचे कलम 42 अनुसार दखलपात्र मुद्रा अतरे. लागूदारी नपसंभन भारत ३ वर्षे वैध व रु. 5000/- देड होड.

Yours faithfully,
 [Signature]
 Executive Engineer,
 Municipal Corporation of the city of, Thane.

टनन - ५
 दस्त १४३० / २००९
 20 / 28



217

THANE MUNICIPAL CORPORATION, THANE

Building No. 1 :- Still + 10 Floors (Regulation No. 37)
Building No. 2 :- L.G. + U.G. + 18 Floors

Occupancy Certificate

V.P. No. 2005/163 TMCYIDD/442-A Date 29/11/2010

To,
Shri S. V. Deshmukh (Architect)
Smt. Durgabai V. Thakur & Others (Owner)
M/s. Roma Builders Pvt. Ltd. (P.O.A. Holder)

Subj. Occupancy Certificate of Building No. 1 & 2.

Ref. V.P. No. V. P. No. 2005/163

Your Letter No. dt. 05.11.2010

Sit
The part/full development work / erection / re-erection or alteration in/of building / part-building no. 1 & 2 situated at Kolshet Road / Street 2UM.D.P. Ward No. 1 Sector No. 5 S. No. / C.T.S. No. / E.P. No. 174/1, 175/2 to 3, 176/1A, 1B, 2 & 3 Village Kolshet under the supervision of S. V. Deshmukh Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. C. A. 176/3262 may be occupied on the following conditions.

- 1) T.M.C. will supply Water for drinking purpose only as per availability.

As per certified completion plan is returned herewith.

Office No. _____

Office Stamp _____

Date: _____

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E.E. (Water Works) TMC
 - 4) Assessor Tax Dept., TMC
 - 5) Vigilance Dept. T.D.D., TMC

Yours faithfully

Executive Engineer,
Town Planning Department
Municipal Corporation
the City of Thane



टनन - ५
दस्ता 10830 12092



Certificate No. : 219

THANE MUNICIPAL CORPORATION, THANE

Building No. 1 :- Still + 19 Floors (Regulation No. 37)
Building No. 2 :- L.G. + U.G. + 18 Floors

Occupancy Certificate

V.P. No. 2005/163

TMC/TDD: 1442-N

Date 19/11/2010

To,
Shri S. V. Deshmukh (Architect)

Smt. Durgabai V. Thakur & Others (Owner)

M/s. Roma Builders Pvt. Ltd. (P.O.A. Holder)

Sub - Occupancy Certificate of Building. No. 1 & 2.

Ref. V.P. No. V. P. No. 2005/163

Your Letter No. dt. 05.11.2010

Sir

The part/full development work/erection/res-erection or alteration in/of building/part building no. 1 & 2 situated at Kolshet Road/Street 20M.D.P. Ward No. 1 Sector 174/1, 175/1 to 3, 176/1A, 1B, 2 & 3 No. 5 S. No. / C.T.S. No. / P.P. No. Village Kolshet under the supervision of S. V. Deshmukh Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. C. A. / 76/3262 may be occupied on the following conditions.

- 1) T. M. C. will supply Water for drinking purpose only as per availability.

As per certified completion plan is returned herewith

Office No. _____

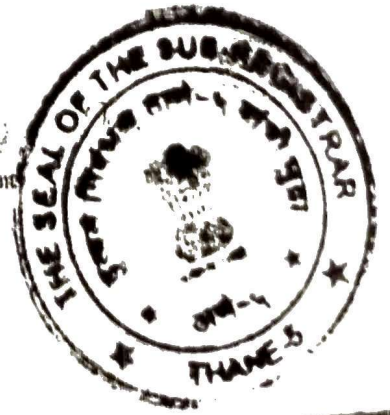
Office Stamp _____

Date :- _____

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E.E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC

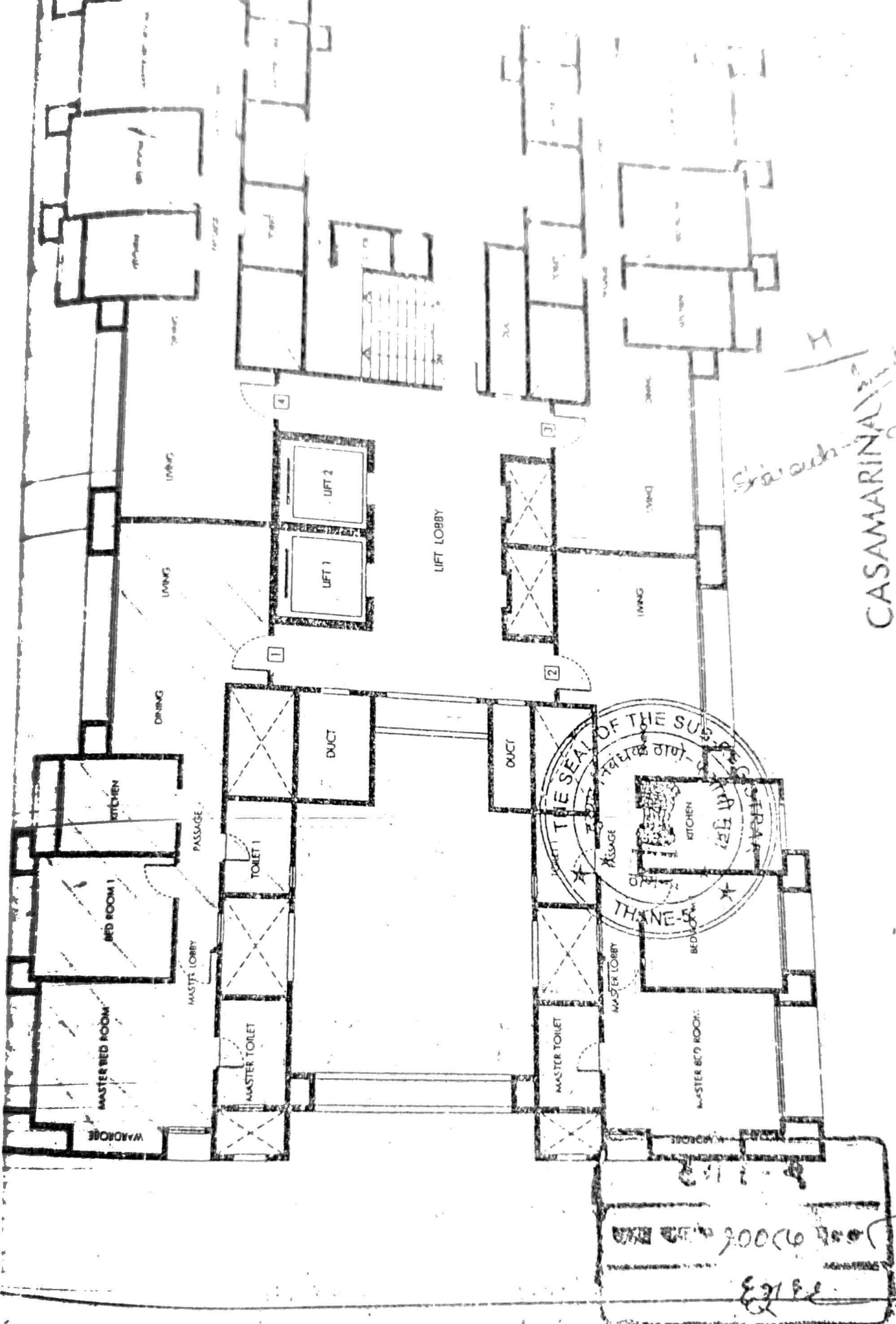
Yours faithfully

Executive Engineer,
Town Planning Department
Municipal Corporation
the city of Thane



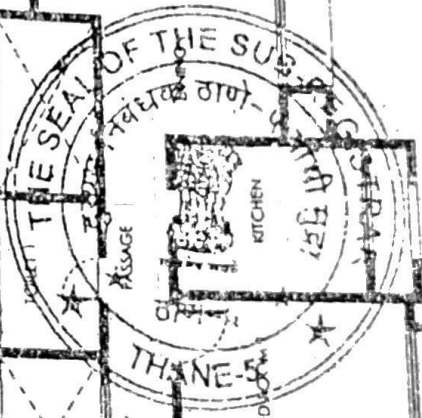
टनन - ५

दस्ता ७४३० / २०१२



TYPICAL FLOOR LAYOUT

Sri Anand
CASAMARINA



30000
32188

भारतीय स्टेट बँक/बँक S.B.I.
आरएएसएडव्हीसीसी/RAASMECCO
कार्यालय: नवी मुंबई/Vashi Navi Mumbai
08 SEP 2012
LOGIN No. 856

12110
18/09/12
Em

1874
184

CIF 86452016824

BIPIN PATEL Namrata Patel
LOAN AMT:65.00 LACS CIF 86452032030

LOS NO:576471

WORK FLOW NO:

RINN RAKSHA:NO

16245

A/c No. 32550347095

Collateral No. 77221759192

SOURCED BY :MITALI.VAYDANDE

40834
40835
40837
40838
40839

No CIF
12/9/12

Q2mo16921734

hold for 20/10/12
on 12/09/12

MOB:887915015

A/C No.: 32550347095
CIF No.: 86452016824
NAME: BIPINCHANDRA PATEL

9 NAMRATA PATEL
E. M. No.: 51-40000.4661296
File No.: HTBAP/771
G-31
COMPACTOR No.: BAP/13/A

Printed Pass
Search
Debit
in Cash

mitali
12/9

12110