

HIL TOP-UP
Existing HIL Ac - 65228703751

Ana
Badi



भारतीय स्टेट बैंक / STATE BANK OF INDIA

no cheques

For Proposals upto ₹ _____ La 14455 k

Saving A/C No. (1) 65228703751.
(2) 55152610855.

Branch File No.:

CIF No.: (1) 75085736352
(2) 75109905148.

Tie up No.
(if applicable)

LOS Reference No.:

PAL/Take Over/NEW/Resale/Top up

Applicant Name : RAMBABU GANESH YADAV.

CO - Applicant Name : MEENA RAMBABU YADAV.

Contract (Resi.)

Mobile :

Loan Amount.: 23,00,000/-

Tenure : 180 Months .

Interest Rate :

EMI :

Loan Type HIL TOP UP.

SBI LIFE

Hsg. Loan _____ Maxgain

Reality _____ Home Top up

Property Location : Sarathi Palace, Kamothu, Panvel.

Property Cost:

Name of Developer/Vender :

RBO-II Zone-II Branch:

(Code No.)

Contract Person : Rochma Naik

Mobile No. 98705 00569.

Name of RACPC Co - ordinator with Mob. No.:

	DATE
SEARCH-1	SSP Legal - 25/08/23
SEARCH-2	
VALUATION-1	Rahmandan Consultant
VALUATION-2	Vestfuldata 26/8/23

	DATE
RESIDENCE VERIFICATION	✓ Baniar 25-8-23
OFFICE VERIFICATION	✓ Baniar 25-8-23
SITE INSPECTION	Branch

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

BRANCH

HL TO BE PACKED AT

2307063357864

आयकर विभाग



भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

MEENA RAM BABU YADAV

1668

GANESH RAI

17

03/04/1978

01461

Permanent Account Number

AGSPY7877M

Handwritten signature

Signature



H.L. FOR RS. 25.00 LACS

~~Mrs. Rambhau G.~~

~~Yadav.~~

9321745010
9619929056

Mrs. RAMBHAU YADAV

SB A/c - 55152610855

H/L A/c - 65228703751

SURAKSHA A/c - 65228707064

TERM - 240 MONTHS

SURAKSHA AMOUNT - Rs. 1,14,479

Mob. 9321745010 (A/c. 22,894 X 5)

9619929056

Collected - 70025688837.

DOD -

ROI - 10.25%.

Carxai Ref No - 20003576753/

528/2441

पावनी

Original/Duplicate

नोंदणी क्र. : 39M

Regn. : 39M

Thursday, February 26, 2015

2:24 PM

पावनी क्र. : 2718

दिनांक : 26/02/2015

गावाचे नाव : कासोंडे

दस्तावेजमाना अन्वयमाक पत्रात 4-2441-2015

दस्तावेजमाना प्रकार : करारनामा

मादर करणाऱ्याचे नाव : रामबाबू गोंगल यादव

नोंदणी क्र.

₹. 30000.00


दस्त हाताळणी क्र.

₹. 840.00

पत्रांनी संख्या 42

एकूण :

₹. 30840.00

आणणाम मूळ दस्त, थंबनेल सिटि मूनी. - व मीही अदाचे 2:31 PM  नोंदणी मिकेल.
Joint Sub Registrar Panvel 4

वाजार मूल्य : ₹. 4138000/-

मोबदलात : ₹. 43000000/-

भरलेले मुद्रांक शुल्क : ₹. 215000/-

1) देयकाचा प्रकार : eChallan रकम : ₹. 30000/-

डीडी/धनादेश/चे ऑर्डर क्रमांक : MH006028775201415E दिनांक : 26/02/2015

बँकेचे नाव व पत्ता :

2) देयकाचा प्रकार : By Cash रकम : ₹. 840/-

21/02/2015

CHALLAN
MTR Form Number-6



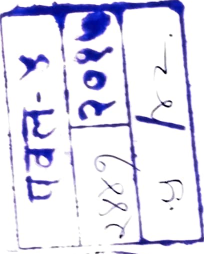
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२४४१ २०४५
१/२२

Machine No. 78307415E		BARCODE		Date		25/02/2015-16 20 58		Form ID		252	
Payment: Non-Judicial General Or Registration				Inspector General Or Registration				Payer Details			
Payment: Non-Judicial Customer-Direct Payment				TAX ID (If Any)							
Sale of Non-Judicial Stamp (GR Res. of Mana)				PAN No. (If Applicable)				AAVPY8173D			
Name: PAN/4 PANVEL NO 4 SUB REGISTRAR				Full Name				RAMBABU GANESH YADAV AND OTHER			
Address: RAIGAD				Flat/Block No.				FLAT NO 703 7TH FLR SARATHI PALACE			
2014-2015 One Time				Premises/Bldg				CHS LTD			
Account Head Details				Amount In Rs.				588.00 SQ. FT. CARPET			
Sale of Nonjudicial Stamp				Road/Street				KAWOTHE PANVEL RAIGAD			
				Area/Locality							
				Town/City/District							
				PIN				4 1 0 2 0 6			
				Remarks (If Any)				PAN2=AAAPK4819R-PN=HEMANT N KULKARNI AND OTHER ONE-CA=4300000			
				Amount In				Two Lakh Fifteen Thousand Rupees Only			
				Words				215000 00			
Payment Details				IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		REF No		69103332015022514238		58137062	
Cheque/DD No				Date		25/02/2015-16 21 41					
Name of Bank				Bank/Branch		IDBI BANK					
Name of Branch				Scroll No		Date		Not Verified with Scroll			

Machine No. 9702895989

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AGREEMENT FOR SALE

(PART PAYMENT)

This Agreement for Sale made and executed at Panvel this 25th day of the month of **FEBRUARY** in the Christian Year 2015.

BETWEEN

1) **MR. HEMANT N. KULKARNI, PAN No. AAAPK4819R, Age 51** Years, **2) MRS. LEENA HEMANT KULKARNI, PAN No. AVNPK0991N, Age 50** Years, Both Indian Inhabitants, Residing at **B-106/30, Sneh Samartha Nagar, Andheri (W), Mumbai 400053**, hereinafter called and referred to as **"THE VENDORS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART.**

AND

1) **MR. RAMBABU GANESH YADAV, PAN No. AAVPY8173D, Age 38** Years, **2) MRS. MEENA RAMBABU YADAV, PAN No. AGSPY7877M, Age 26** Years, Both Indian Inhabitants, Residing at - **Flat No. A-204, Gayatri Villa, Plot No. 41, Sector 09, Kamothe, Navi Mumbai 410209**, hereinafter called and referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART.**

21/01/15

Hemant Kulkarni
MRS. LEENA KULKARNI

21/01/15



WHEREAS the Vendors had purchased **Flat No. 703, on**

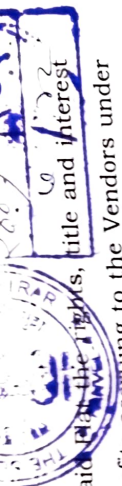
Seventh Floor, admeasuring **588 Sq.Ft. Carpet Area** inclusive of Cupboards area and for the purpose of Stamp Duty Net **Built Up Area is 715 Sq.Ft.**, in the building and Registered Society known as **SARATHI PALACE Co-operative Housing Society Ltd.**, constructed on **Plot No. 25D, Sector No. 07**, being situated and lying being at **Kamothe - I, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat"), vide Agreement for Sale dated 25/07/2008 registered in the Office of sub-Registrar, Panvel under Serial No.URAN-5749-2008, dated 25/07/2008 (hereinafter referred to as "the said Agreement") from **M/S. SARATHI DEVELOPERS**, a Registered Partnership Firm, formed under the Provisions of Indian Partnership Act 1936, having office at 101, Eagle Complex, Plot No. 51A, Sector 1, Juinagar, Nerul, Navi Mumbai.

AND WHEREAS the Vendors are now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof. The Purchasers have inspected all the documents pertaining to the title of the said Flat and have satisfied themselves about the title of the Vendors to the said Property.

AND WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Vendors and a talk regarding Sale and purchase of the Flat took place between the parties.

AND WHEREAS the Vendors have offered to the Purchaser the sale/ transfer/ assignment of all their rights, title and interest in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.43,00,000/- (Rupees FORTY THREE LACS Only)** being the Sale Price and Purchaser

10/10/2004



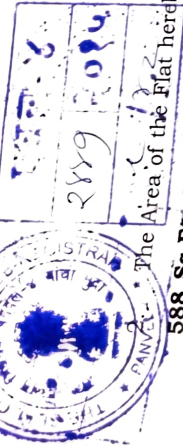
have agreed to purchase the said Flat, the rights, title and interest of the Vendors therein and benefits accruing to the Vendors under the said Agreement, in consideration of **Rs. 43,00,000/- (Rupees FORTY THREE LACS Only)** which amount of consideration shall be paid by the Purchasers to the Vendors at the time and in the manner subject to the terms and conditions stated herein below.

AND WHEREAS the party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the purchase of the said Flat on ownership basis is completely by the party of the First Part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all their right, title and interest in the said Flat as their self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Vendors hereby agrees to sell and the Purchasers hereby agrees to purchase said **Flat No. 703, on Seventh Floor,** admeasuring **588 Sq.Ft. Carpet Area** inclusive of Cupboards area and for the purpose of Stamp Duty Net **Built Up Area is 715 Sq.Ft.**, in the building and Registered Society known as **SARATHI PALACE Co-operative Housing Society Ltd.**, constructed on **Plot No. 25D, Sector No. 07,** being situated and lying being at **Kamothe - I, Navi Mumbai, Tal. Panvel, Dist. Raigad,** within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad and more particularly described in the First Schedule written hereunder. *21/09/2019*
- (Signature)*




588 Sq.Ft. Carpet Area inclusive of Cupboards area and for the purpose of Stamp Duty Net **Built Up Area is 715 Sq.Ft.** and it is shown by red boundary line on the plan attached herewith.

3. The consideration for the transfer of the said Flat in the name of the Purchasers is settled and agreed between the parties is **Rs.43,00,000/- (Rupees FORTY THREE LACS Only)**, the said amount of consideration is agreed to be paid by the Purchasers to the Vendors being Part Payment in the following manner.
 - a) The Purchasers have paid to the Vendors the sum of **Rs.18,00,000/- (Rupees EIGHTEEN LACS Only)** being the Part Payment of the said Flat, on or before the execution of this Agreement (the receipt and payment whereof the Vendors do hereby admit and acknowledge).
 - b) The Purchasers shall pay the Balance amount of **Rs.25,00,000/- (Rupees TWENTY FIVE LACS Only)** after passing the Loan from any Financial Institution or Bank within **45 Working Days** from the date of Registration of this Agreement and/or by way of Personal Fund Arrangement.
 - c) Time for payment of balance amount is the essence of this Agreement. The Vendors shall provide to the Purchasers, good, clear and marketable title of the said Flat at their own cost and expenses, and shall handover to the Purchasers the original title documents of the said Flat on execution of this Agreement.
4. The Vendors and the Purchasers declare that the amount of consideration stated above is adequate and reasonable according to the present market rate and none of the parties has any grievances about the same.

21/09/19 21/19

Handwritten signature



14. The Party of the First Part states that there has not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.

15. The Vendors hereby declare that the Flat hereby agreed to be sold and transferred is not requisitioned nor they have received any such notice.

16. The Vendors declare that they have got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the Vendors alone at their cost shall remove the same.

17. The Vendors also declared that they have not dealt with the said Flat in any manner nor they have done any agreement with any another party or person.

18. It is understood by and between the parties that the Purchasers shall not be entitled to get a conveyance of Plot in their name. The Conveyance of the entire property shall be executed in favour of **SARATHI PALACE Co-operative Housing Society Ltd.**, and which is formed of the various Flat Purchasers in the Society.

19. The Vendors hereby undertake to make out a clear and marketable title to the property agreed to be sold.

20. The Purchasers do hereby covenant with the Vendors as under:-

a) That the Purchasers undertake to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;

b) The Purchasers are aware that all those who have purchased Flat in the building situated on Plot have formed and registered a Co-operative Housing Society Ltd., under the

... society and undertake to sign all papers necessary for that purpose.

23. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchasers alone.
24. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.
25. All the terms and conditions of the builder's agreement will be applicable to this agreement.

FIRST SCHEDULE OF PLOT

All that piece or parcel of the land bearing **Plot No. 25D**, admeasuring **1149.97** Sq.Mtrs., or thereabouts in **Sector No. 07**, situated at **Kamothe - I, Tal. Panvel, Dist. Raigad, Navi Mumbai**, and in Registration Sub-District Panvel, District and Registration District Raigad in the state of Maharashtra bounded as under :

On the North :- Plot No. 26

On the South :- Plot No. 25-C

On the East :- Prop. 18.00 Mtrs. Wide Road

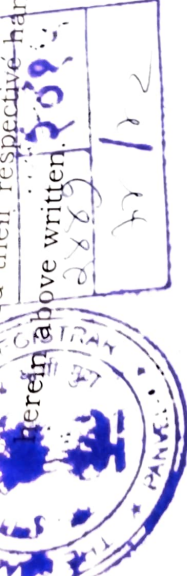
On the West :- Plot No. 25

SECOND SCHEDULE OF PROPERTY FLAT

Flat No. 703, on Seventh Floor, admeasuring **588 Sq.Ft. Carpet Area** inclusive of Cupboards area and for the purpose of Stamp Duty Net **Built Up Area is 715 Sq.Ft.**, in the building and Registered Society known as **SARATHI PALACE Co-operative Housing Society Ltd.**, constructed on **Plot No. 25D, Sector No. 07**, being situated and lying being at **Kamothe - I, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

Handwritten signature

Handwritten signature



... their respective hands and seals the day and year first
... hereinto have
... set
... year first

SIGNED AND DELIVERED by the

Within named "VENDORS"

In Kulkarni



1) MR. HEMANT N. KULKARNI



2) MRS. LEENA HEMANT KULKARNI



L. Kulkarni

In the presence of

1) Mr. *Yashwant S. Shig's*



2) Mr. P. A. Suresh &

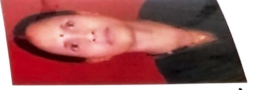


SIGNED AND DELIVERED BY

Within named "PURCHASERS"



1) MR. RAMBABU GANESH YADAV *R. H. Yadav*



R. H. Yadav

2) MRS. MEENA RAMBABU YADAV



In the presence of

1) Mr. *Yashwant S. Shig's*

2) Mr. P. A. Suresh &



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RECEIPT

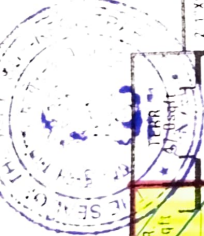
RECEIVED a sum of **Rs. 18,00,000/-** (Rupees **EIGHTEEN LACS Only**) in the following manner from the withinnamed Purchasers **1)MR. RAMBABU GANESH YADAV, 2)MRS. MEENA RAMBABU YADAV**, being the Part Payment price of the purchase of **Flat No. 703, on Seventh Floor**, admeasuring **588 Sq.Ft. Carpet Area** inclusive of Cupboards area and for the purpose of Stamp Duty Net **Built Up Area is 715 Sq.Ft.**, in the building and Registered Society known as **SARATHI PALACE Co-operative Housing Society Ltd.**, constructed on **Plot No. 25D, Sector No. 07**, being situated and lying being at **Kamothe - I, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

Particulars	Amount in Rs.
Paid by Cheque No. 817726 dated 29/01/2015, drawn on PNB Panvel	50,000/-
Paid by Cheque No. 817727 dated 29/01/2015, drawn on PNB Panvel	50,000/-
Paid by Cheque No. 083078 dated 19/02/2015, drawn on Axis Bank Ltd., Kamothe	2,00,000/-
Paid by Cheque No. 646618 dated 24/02/2015 drawn on PNB Bank, Panvel	8,50,000/-
Paid by Cheque No. 050433 dated 24/02/2015 drawn on PNB Bank, Panvel	6,50,000/-
TOTAL	18,00,000/-

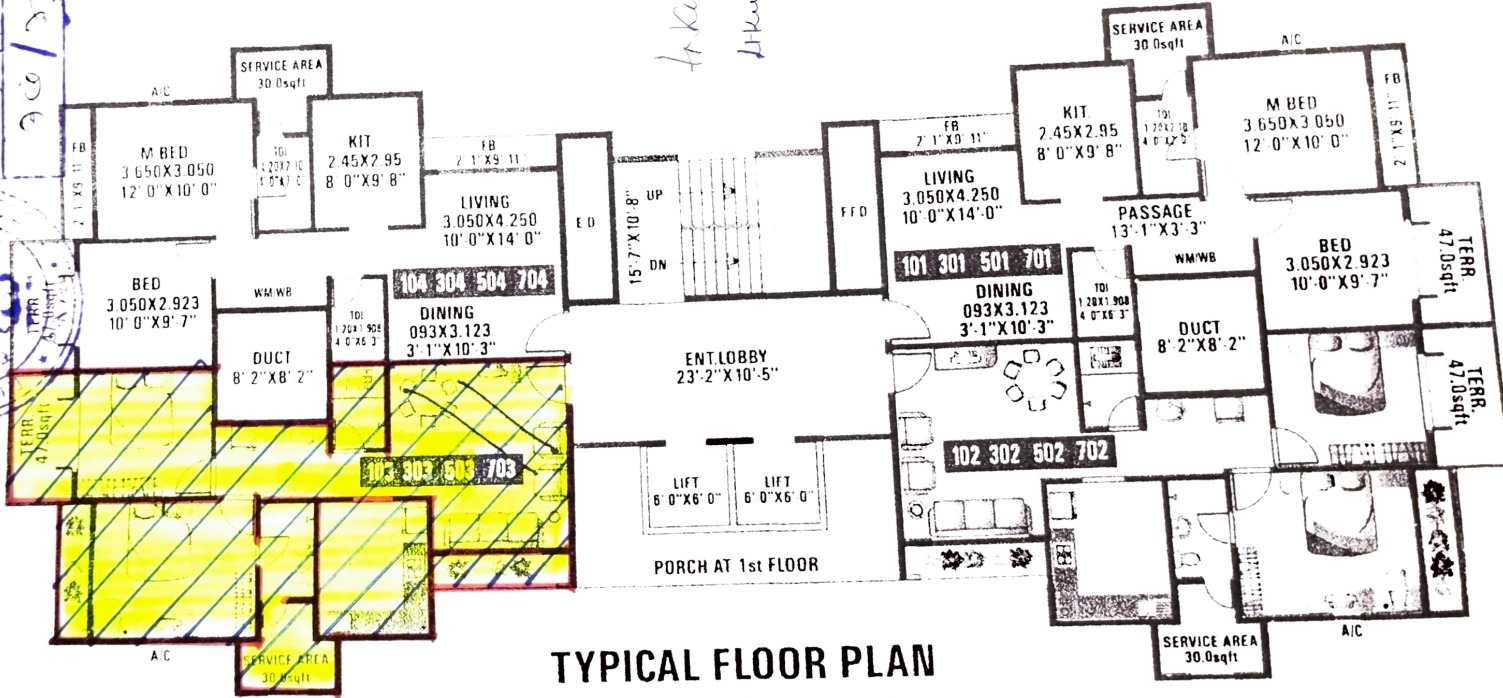
WE SAY RECEIVED

*Hemant N. Kulkarni***1)MR. HEMANT N. KULKARNI***Hemant N. Kulkarni*

Unit-8
688
30/02



H. Kulkarni
H. Kulkarni



TYPICAL FLOOR PLAN
(1st. 3 rd. 5 th. 7 th)



Sarathi Palace Co-Op. Housing Society Ltd

Regd. No.: NBOM / CIDCO / HSG (TC) / 4835 / JTR / 2012-13, DTD. 14/01/2013
Plot No 25-D, Sector-7, Kamothe, Taluka-Panvel, Distt. - Raigad -410209

Ref. No

2000/105/2015

Date: 23/2/2015

No Objection Certificate



पत्र-४
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is the owner of 702

This is to certify that Mr. Hemant N. Kulkarni is the owner of the flat No. 703 on the 7th floor in the society known as "Sarathi Palace CHS Ltd" and accordingly is the member of the society that he has paid all the dues of our society up to date.

This society has no objection if the said owner transfers the said flat to Mr. B. R. Yadav & Mrs. Meena B. Yadav
This certificate is issued for the purpose of the said flat in the CIDCO office/Sub-Registrar Panvel /MSEB etc. concerned authorities.

Thanking you,



Yours faithfully,

For Sarathi Palace Co-Op. Hsg. Society Ltd.


Chairman

Secretary


Treasurer

ಶ್ರೀ ಎಂ.ಎಸ್.ಎಸ್. ಲೇಔಟ್ ಡಿವಲಪ್‌ಮೆಂಟ್ (ಪ್ರೈವೇಟ್) ಲಿಮಿಟೆಡ್

GIDCO/AIPO(BP)676 = - 4

To
M/s Sarathi Developers,
Partner Shri Jayantilal K Gowamiya
101, Eagle Complex, Plot No 51A, Sector 07,
Near Jumaqar Rly Station, Near Navimangan

Date: 1 JUN 2010



ಪ್ರತಿ-೪
2889
2010
23/22

Sub:- Occupancy Certificate for Residential Building in Plot No. Sector 07 at Kamothre (12.5% extension) Navimangan

- Ref:-**
- 1) Your architect's letter dated 12/8/2007
 - 2) Time extension issued by M(ES) vide letter dated 26/8/2010
 - 3) No dues, NOC received by M(ES) vide letter dtd 26/8/2010
 - 4) Final fire NOC received by Fire Officer (HCO) vide letter dtd 10/6/2010
 - 5) 100% IDC paid of Rs. 11,50,000/- vide
 - i) Challan No 106497 dtd 11/10/2007 Amount of Rs. 5,75,000/-
 - ii) Challan No 124804 dtd 10/06/2010 Amount of Rs. 5,75,000/-

Dear Sir

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith a built drawings duly approved

You shall have to carry out structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section (HCO) for their record. However if the said premises is to be transferred to the respective society the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed

Since you have paid 100% IDC paid of Rs. 11,50,000/- vide Challan No 106497 dtd 31/10/2007 Amount of Rs. 5,75,000/- in Challan No 124804 dtd 10/06/2010. Amount of Rs. 5,75,000/- you may approach to the office of Executive Engineer (Env) and Executive Engineer (KMT) to get the water supply connection & sewerage connection respectively to your plot

Thanking you

Young Authority



2889	2084
28/82	

सिडको अहमदनगर (अहमदनगर) महानगरपालिका

सं : CIDCO/ATPO(BP)/ 676 = -

दि. 21 JUN 2010

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Res. Flats) at Nav
 Sq mtrs. Total BUA= 1722.52 Sq mtrs (No of Units: 40) on Plot No. 2889 at Kamothe (12.5% scheme) of Navi Mumbai completed under the permission of M
 Designo has been inspected on 20/05/2010 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 20/05/2010 and the
 development is fit for the use for which it has been carried out.

(Signature)

(CRB Head)
 Add. Town Planning Officer (CRB)
 (H.No. Mumbai 4, B-1)

17, 1st Floor, SAI CHAMBER, Sector-11, Plot No.44, C:B D Belapur, Navi
Mumbai. Tel. No. (0) 27576142.

Date _____ 2008



ANNEXURE "B"
TO WHOMSOEVER IT MAY CONCERN

Ref.: Plot bearing No. 25-D, adm. about 1149.97 sq. mtr. Situated at Sector-7 in Kamothe - I, Navi Mumbai Tal. Panvel & Dist. Raigad.

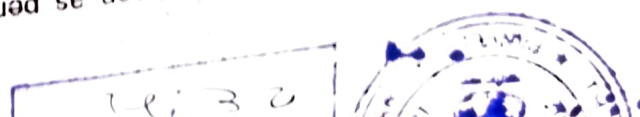
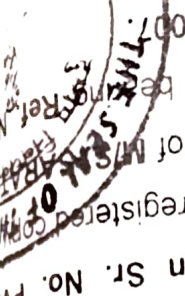
I have investigated the Title of **M/S. SARATHI DEVELOPERS (Partnership Firm)** the Subsequent New Lessee of Plot bearing No. 25-D, adm. about 1149.97 sq. mtr. Situated at Sector-7 in Kamothe - I, Navi Mumbai Tal. Panvel & Dist. Raigad have to State as follows:

The City and Industrial Development of Maharashtra Ltd. (hereinafter referred to as "THE CIDCO") is The New Town Development Authority declared for the area designated as a site for the New Township for New Bombay by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. xxxviii of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra is, pursuant to section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO Ltd for disposal and/or development. **Shri. Janardhan Mahadu Bhende** made an application on 14th October 1994 for the allotment of Plot under the Gaothan Expansion Scheme to the CIDCO Ltd and CIDCO Ltd considering to the application and their entitlement as per the awards had allotted Plot bearing No. 25-D, adm. about 1149.97 sq. mtr. Situated at Sector-7 in Kamothe - I, Kamothe Village Tal. Panvel & Dist. Raigad CIDCO Ltd against the price of Rs. 19,550/- (Rupees Nineteen Thousand Five Hundred Fifty Only) by the Allottee. CIDCO Ltd. had entered into Agreement to Lease executed on 29th August 2003 executed between City & Industrial Development Corporation of Maharashtra Ltd the Corporation party of One Part and Shri. Janardhan Mahadu Bhende the Licensee party of Other Part. The Corporation had allotted the said plot to the allottee by Letter of

plot and construct building thereon as per approve plan and layout of Town Planning Dept of CIDCO Ltd. The Agreement to Lease duly stamped & registered by execution of Deed of Conformation dtd 14th June 2004 with the concern Sub Registrar of Assurances Uran wide under Registration Sr. No. URAN-04163/2004 dtd. 18/6/2004.

The Original Licensees/Allottee due to his personal difficulties was unable to develop the said allotted plot and therefore decided to assigned, transfer the said plot with the prior permission of CIDCO Ltd. in favour of in favour of M/S.

SHREE KRISHNA DEVELOPERS (Partnership Firm) through its Partners (1) SHRI PRADIPKUMAR D. THESIA (2) SHRI NANDKISHOR D. THESIA (3) SMT. SARAOU P. THESIA (4) SMT GIGNISHA N. THESIA (5) SHRI BHAAUMIK B. SHAH (6) SHRI RAJESH J. SHAH and CIDCO Ltd. on payment of transfer fees, development charges by the New Licensee and issuance of permission under Section 20 of the Urban Land (Ceiling & Regulation) Act 1976 bearing Ref. No. 1707 dtd 14/3/2007 had granted the permission of transfer of the said plot wide bearing No. CIDCO/EMS/12.5% SCHEME/Kamothe/202/2006 dtd 10/03/2006 and entered into Tripartite Agreement on 16/03/2006 and the same registered with the concern Sub Registrar of Assurances PVL-3 wide under Registration Sr. No. PVL-3/1867/2006 dtd, 16/03/2006. The CIDCO Ltd. on furnishing of registered copy of Tripartite Agreement has transferred the said plot in the name of M/S. SHREE KRISHNA DEVELOPERS. Subsequently the New Licensee have made an application to the CIDCO Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot in favour of subsequent New Licensee M/S. SARATHI DEVELOPERS Partnership Firm through its Aurtherised Partner SHRI JAYANTILAL KANJIBHA GEVARIYA and CIDCO Ltd. on payment of transfer fees, by the subsequent New Licensee and issuance of permission under Section 20 of the Urban Land (Ceiling & Regulation) Act 1976 bearing Ref. No. 1707 dtd 14/03/2007 had granted the permission of transfer of the said plot wide bearing No. CIDCO/EMS/12.5% SCHEME/ KAMOTHE/202/2007 dtd 09/04/2007 and entered into Tripartite Agreement on 9th April 2007 and the same registered with the concern Sub Registrar of Assurances PVL-3 wide under Registration Sr. No. PVL-3/3811/2007 dtd, 10/4/2007. The CIDCO Ltd. on furnishing of registered copy of Tripartite Agreement has transferred the said plot in the name of M/S. SHREE KRISHNA DEVELOPERS and its partners wide through its Final Order bearing Ref. No. CIDCO/EMS/12.5% SCHEME/Kamothe/202/2007 dtd 15/05/2007.



On or towards the West

Plot No. 25

On or towards the East

Prop. 18 mtr. Wide Road

On or towards the South

Plot No. 25-C

On or towards the North

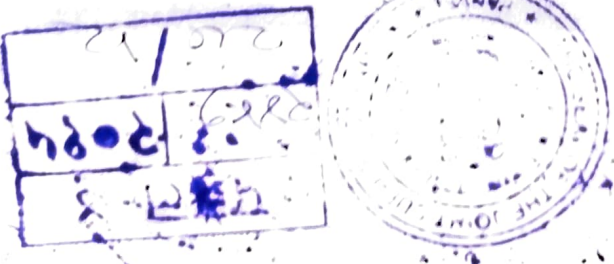
Plot No. 26

All that piece and parcel of land bearing Plot bearing No. 25D, Situated at Sector-07, in Kamothe - I, Navi Mumbai Tal. Panvel, Dist. Raigad, adm. about 1149.97 sq. mtr. and bounded as follows that is to say:

THE SCHEDULE ABOVE REFERRED TO

It's observed by me that the title of Plot bearing No. 25-D, adm. about 1149.97 sq. mtr. Situated at Sector-7 in Kamothe - I, Navi Mumbai Tal. Panvel & Dist. Raigad with M/S. SARATHI DEVELOPERS (Partnership Firm) is free & marketable and further the License, Lease of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

I have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through MR. VINAY MANKAME, Search Clerk for the period year 2004 to 2007 in the office of concern Sub Registrar of Assurance i.e. Panvel -1, Panvel - 2 & Panvel - 3 Tal Panvel & Dist Raigad and made the payment of Govt. Fees to that effect. While search its found that there is no document executed and registered about the sale, mortgage of said plot in favour of any other party except the document herein peruse by me. The copy of search note and payment receipt for title search enclosed herewith to support my title certificate issued pertaining to title of said plot.



To,
 CIDCO/BPIATPO/17

M/s Sarathi Developers,
 Partner, Shri Jayantilal K. Gewanya,
 101, Eagle Complex, Plot No. 51A, Sector-1,
 Near Junagar Rly Station, Nerul
 NAVI MUMBAI

Subj:- Development Permission for Residential Building on Plot no. 25D, Sector-07 at Kamothe (12.5% Scheme), Navi Mumbai.
 Ref:- 1) Your architects application dated 31/07/2007 & 27/10/2007
 2) Extension of time period issued by M(TS) vide letter dtd, 06/09/2007
 3) Delay condonation issued by M(TS) vide letter dtd 06/07/2007
 4) Fire NOC issued by Fire Officer, vide letter No.125/07 dtd.27/10/2007
 5) IDC (50%) paid of Rs.5,75,000/- vide challan no.10613 dtd. 31/10/2007

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot no 25D, Sector-07 at Kamothe (12.5% Scheme), Navi Mumbai. The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Regional and Town Planning Act, 1966 is also enclosed herewith for the same above.

You shall approach concerned nodal Executive Engineer, CIDCO for getting road level to decide plinth of the building as per approved plans.

The approval for plumbing services i.e. drainage and water supply, shall be obtained by the applicant from the Executive Engineer, Kamothe, CIDCO prior to commencement of the construction work.

You will ensure that the building materials will not be stacked on the construction period.

Thanking you.

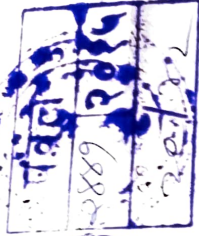
Yours faithfully,



2889.2084
 26/10



REF: 17



COMMERCIAL DEVELOPMENT CORPORATION OF MUMBAI

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XVIII) of 1966 to M/S SARATHI DEVELOPERS PARTNERS SHRI JAYANTHIL K. GEWARIYA

Plot No 25-D Road No. - Sector 07 Node KAMOTHE (12.5/24)

for development work of the proposed RESIDENTIAL BUILDING (G+12)

RESIDENTIAL BUA = 1724.865 SQM, COMMERCIAL BUA = NIL

TOTAL BUA = 1724.865 SQM.

(Nos of Residential Units: 40 Nos. of Commercial units NIL)

1. This Certificate is liable to be revoked by the Corporation 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 upon by the Corporation is contravened
- (c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966

2. The applicant shall:

- (a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work
- (b) Give written notice to the Corporation regarding completion of the work
- (c) Obtain Occupancy Certificate from the Corporation
- (d) Permit authorised officers of the Corporation to enter the site for the purpose for which the permission has been granted at any time in the course of carrying the building control Regulations and compliance of the same.

3. The applicant shall deposit with the Corporation the fee as prescribed in the bye-laws for structural design, building materials, elevations etc. in accordance with the provision (except for provision in respect of structural design) in the bye-laws for the purpose of carrying out the building control Regulations and compliance of the same.



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAVPY8173D



नाम /NAME

RAM BABU YADAV

पिता का नाम /FATHER'S NAME

GANESH M YADAV

जन्म तिथि /DATE OF BIRTH

02-02-1976

हस्ताक्षर /SIGNATURE

RAMBABU

RAM

आयकर आयुक्त (कम्प्यूटर केंद्र)

Commissioner of Income-tax (Computer Operations)



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MEENA RAM BABU YADAV

GANESH RAI

03/04/1978

Permanent Account Number

AGSPY7877M

Handwritten signature in black ink.

Signature





26/02/2015

सूची क्र.2

दुयम निबंधक : मह. दू. नि. पनवेल 4
 रत्न क्रमांक : 2441/2015
 नोंदणी :
 Regn 63m

गावचे नाव : 1) कामोठे

1) नि.संभा.चा पत्रा	बनगनामा
2) संदर्भना	4300000
3) बाजारभा. क्षेत्रपत्राच्या बजटनिवडपत्राचा क्षेत्रात्मक रेटा की पत्रद्वारा न संदर्भ करता	4138000
4) दु.भा.पान पंजीयना व परब.मा. (समव्याम)	

(5) अंतरफळ
 (6) क्षेत्रात्मक विवा. वर्ष. इत्यान अंमल
 नकाशा

7) इन्फोर्मर करन प्रणा.चा पत्रकारांचे व विवा. विवाणी न्यायानुयाचा रजमनामा किंवा अर्दश
 इत्यान प्रतिवादिचे नाव व पत्ता

8) इन्फोर्मर करन प्रणा.चा पत्रकारांचे व विवा. विवाणी न्यायानुयाचा रजमनामा किंवा अर्दश
 इत्यान प्रतिवादिचे नाव व पत्ता

9) इन्फोर्मर करन वि.याचा दिनांक	24/02/2015
10) इन्फोर्मर कळ्याचा दिनांक	26/02/2015
11) इन्फोर्मर वृत्त व पत्र	2441/2015
12) बाजारभा.पत्राच्या मंत्रा.पत्रा	215000
13) बाजारभा.पत्राच्या नोंदणी शुल्क	30000
14) शुल्क	

भा.संभा.समो. विभागाने बनवलेला नकाशा

पत्रा.पत्रा. क्षेत्रात्मक निवडपत्राचे संदर्भ

1) पालिकेचे नाव:पनवेलनगर कॉर्पोरेशन ; इतर माहिती: मदरिना नं. 703, मानवा भवना, मा.प.श्री. पंचम को. श्री. हीमिा सोमायडी की. प्लॉट नं. 25ई, सेक्टर 07, कामोठे, नवी मुंबई, ता. पनवेल, जि. न्याय.ड.अं. 715 की. फूट विन्डअप, कायदई अं.समाधिप या मिल्करीचे ... ((Pilot Number : 25ई. SECTOR NUMBER : 07 ;))
 1) 588.00 की. फूट

1): नाव:-हेमंत पान. कुलकर्णी ब्या:-57; पत्ता:-प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. प्लॉट नं: .. नोंड नं:-बी-106/30. क्रं.समर्थ नगर, अंधेरी-पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 फोन नं:-AAAPK4819R
 2): नाव:-सीता हेमंत कुलकर्णी ब्या:-50; पत्ता:-प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. प्लॉट नं: .. नोंड नं:-बी-106/30. क्रं.समर्थ नगर, अंधेरी-पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 फोन नं:-AVNPK0991N

1): नाव:-गोमदावू गणेश यादव ब्या:-38; पत्ता:....., मदरिना नं. अं-204, गायत्री विना. प्लॉट नं. 41, सेक्टर 09, कामोठे, नवी मुंबई, पनवेल, MAHARASHTRA, RAIGARH, Non-Government. पिन कोड:-410209 फोन नं:-AAVPY8173D
 2): नाव:-सिता गोमदावू यादव ब्या:-36; पत्ता:-प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. प्लॉट नं: .. नोंड नं:-मदरिना नं. अं-204, गायत्री विना. प्लॉट नं. 41, सेक्टर 09, कामोठे, नवी मुंबई, महाराष्ट्र, ई.महं. पिन कोड:-410209 फोन नं:-AGSPY7877M



मह. दुयम निबंधक पनवेल क्र. ४

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra...



26/02/2015

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.पनवेल 4

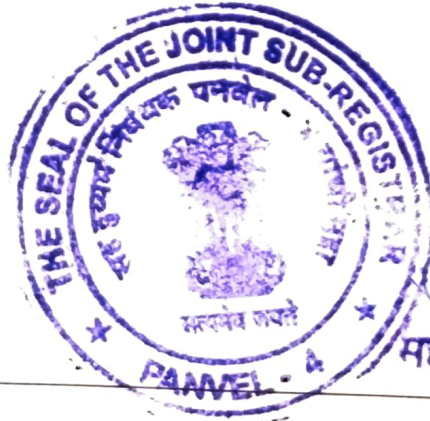
दस्त क्रमांक : 2441/2015

नोदणी :

Regn 63m

गावाचे नाव : 1) कामोठे

(1) विलेखाचा प्रकार	क्रमांक
(2) मोबदला	4300000
(3) बाजारभाव (भाडेपट्ट्याच्या वाववितपट्ट्याकार आकारणी देतो की पट्टेदार ते तमुद करावे)	4138000
(4) भू-मापन, पोट्टिस्या व घरक्रमांक (असल्यास)	1) पालिकेचे नाव पनवेल इतर वर्णन : इतर माहिती: सदनिका नं. 703, मानवा मजला, मार्गशी पॅलेस को. ऑप. हौसिंग सोसायटी की. प्लॉट नं. 25डी, सेक्टर 07, कामोठे, नवी मुंबई, ता. पनवेल, जि. गायगड, क्षेत्र. 715 चौ. फुट विल्ल अथ. कपवई क्षेत्र समाविष्ट या मिळकतीचे ... ((Plot Number : 25डी ; SECTOR NUMBER : 07 :))
(5) क्षेत्रफळ	1) 588.00 चौ फुट
(6) आकारणी किंवा जर्दी देण्यात असेल नव्हा.	
(7) दस्तऐवज करत देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हेमंत एन. कुलकर्णी वय:-57; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: वी-106/30, सह समर्थ नगर, अंधेरी-पश्चिम, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400053 पॅन नं:-AAAPK4819R 2): नाव:-लीना हेमंत कुलकर्णी वय:-50; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: वी-106/30, सह समर्थ नगर, अंधेरी-पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AVNPK0991N
(8) दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गमवावु गणेश यादव वय:-38; पत्ता:-., सदनिका नं. अ-204, गायत्री विला, प्लॉट नं. 41, सेक्टर 09, कामोठे, नवी मुंबई, पनवेल, MAHARASHTRA, RAIGARH, Non-Government. पिन कोड:-410209 पॅन नं:-AAVPY8173D 2): नाव:-मिना गमवावु यादव वय:-36; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सदनिका नं. अ-204, गायत्री विला, प्लॉट नं. 41, सेक्टर 09, कामोठे, नवी मुंबई, महाराष्ट्र, रैगर्ह. पिन कोड:-410209 पॅन नं:-AGSPY7877M
(9) दस्तऐवज करत दिल्याचा दिनांक	24/02/2015
(10) दस्त नोदणी केल्याचा दिनांक	26/02/2015
(11) अनुक्रमांक, खंड व पृष्ठ	2441/2015
(12) बाजारभावाप्रमाण मूद्रांक शुल्क	215000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	



मह. दुय्यम निबंधक पनवेल क्र. ४