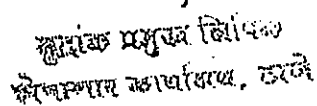


4-21



BY 326007



विनीची ठिकाण : सुजिता सर्व्हिस.
 दुकान नं. १२, जमता मार्केट, सेक्टर-३, नेरुळ, जली मुंबई
 दुताजी डी. २७७०७४२७

अ.व. १६३७ दि.क. १००१
 जाय Pooja P. Chaudhary
 २७/०७/२०२२

श्री. विनोद वि. शिंगड
 मूलांक विजेता ला.नं ३०, २०२२

16 JUL 2009

FLAT

Flat No.A-2 / 1 : 2
Shree Ganesh CHS, Plot No.1,
Sector-28
Nerul, Navi Mumbai.



720 Sq.ft. (66.91 Sq.meters)

MARKET VALUE

Rs.17,56,500/-

STAMP DUTY

Rs. 70,430/-

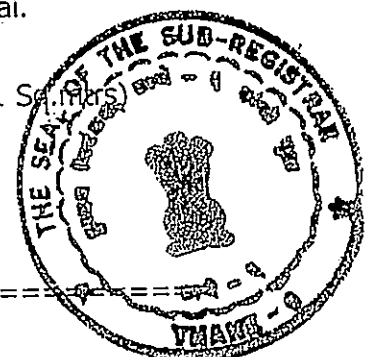
REGISTRATION FEE

Rs. 17,430/-

SALE PRICE

Rs. 12,50,000/-

Registered on 10.8.2007 vide Sr.No. TNN 6-4390/2007



दुय्यम निबंधक: ठाणे 6

संक्रमिक व वर्ष: 4390/2007

Aug 14, 2007

सूची क्र. दोन INDEX NO. II

मोदणी 63 म.

Regn. 63 m.o.

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार, मोदट्याचे स्वरूप व वाजाराचा भाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोददला रु. 1,600,000.00
वा.भा. रु. 1,756,500.00

(2) भू-मापन, मोदहिरसा व धरणागांक (असल्यास) (1) वर्णना सारगिरी नंबर ए 2/1:2 व 1:1 सा मजसाली मणेश सी.एम.एस. लि. भुखंड नं. 1 से 20 नेरुळ
(3) क्षेत्रफल (1) 66.91 स्के मी विल्ट अप

(4) आकारणी किंवा जुडी देण्यात असलेले तपस (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - वेधनाथन : घर/फ्लॅट नं. : गल्ली/रस्ता : : ईमारतीचे नाव : : ईमारत नं. : : पेठ/वसाहत : : शहर/गाव : : तालुका : : पिन : : पॅन नंबर : :
पेठ/वसाहत : : शहर/गाव : : तालुका : : पिन : : पॅन नंबर : :

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - पुजा प्रविण गायडे : घर/फ्लॅट नं. : गल्ली/रस्ता : : ईमारतीचे नाव : : ईमारत नं. : : पेठ/वसाहत : : शहर/गाव : : तालुका : : पिन : : पॅन नंबर : :

(7) दिनांक करून दिल्याचा 10/08/2007

(8) मोदणीचा 13/08/2007

(9) अनुक्रमांक, खंड व पृष्ठ 4390 /2007

(10) वाजाराभावाप्रमाणे मुद्रांक शुल्क रु 70425.00

(11) वाजाराभावाप्रमाणे मोदणी रु 17570.00

(12) शेरा

सह दुय्यम निबंधक ठाणे - 6
(मो. 2)

ANNASO T. RAUT
B.Sc.L.L.B.
Advocate High Court
C-103, 1st Floor, Juinagar,
Rly. Sta. Complex Juinagar,
Navi Mumbai - 400 076.

Pooja Kawade

ट न न - 6
रु 24425/2007
2126



177

Original
नॉदणी ३९ म.
Regn. ३९ M

पावती क्र. : 2598.

दिनांक 23/07/2009

दिनांक 02549 2009

2009

(25-ड) गिवासि जाणां (सहकारी संस्था/मालकी (ओनरशीप) प्लॅटस)

:- 100.00


520.00

520.00

एकूण	रु.	620.00
------	-----	--------

मिळेल
दुय्यम निबंधक.
वाणे 6

बाजार मूल्य: 1756500 रु.
रेल मुद्रांक शुल्क: 100

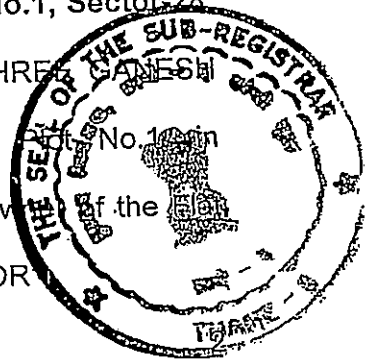

 शिक्षा मंत्री
 मुम्बई, १०.०६.११ ३५७-६
 कृपया वरीलप्रमाणित प्रत लीजिए

~~CONFIDENTIAL~~ ~~SECRET~~

मुद्रांक विक्रेता : विनोद विष्णू शिंगाडे परवाना क्रमांक : 22/2003
विक्रीचे ठिकाण : सुनिता सर्व्हिसेस
 दुकान क्र. 12, जनता मार्केट - 1, सेक्टर - 3, वस डेपो जवळ, नेरुळ,
 नवी मुंबई - 400 706. दुरध्वनी क्र. : 2770 7425/27727934
 दिनांक : 21/07/09
 अनुक्रमांक : 9637 प्राप्त प. जयलक्ष्मी
 श्री./श्रीमती./मि. Pattam Vaidyanathan
 राहणार
 ह्यानां खालील प्रमाणे मुद्रांक पेपर विकले.
 रु. 5000/- X.....=
 रु. 1000/- X.....=
 रु. 500/- X.....=
 रु. 100/- X.....=
 रु. 50/- X.....=
 रु. 20/- X.....=
 रु. 10/- X.....=
 अक्षरी रुपये One Hundred only मात्र
 V.V. Shingade
 मुद्रांक विक्रेत्याची सही

DEED OF ASSIGNMENT

This Deed of Assignment made at Nerul, Navi Mumbai this day of 23rd day of July 2009 BETWEEN SMT. PATTAMAL VAIDYANATHAN of Navi Mumbai, Hindu, Indian Inhabitant, Aged _____ Years presently residing at A-2 / 1 : 2, Shree Ganesh Co-operative HSG Society, Plot No.1, Sector-28, Nerul, Navi Mumbai- 400 706, a member of SHREE GANESH CO-OPERATIVE HOUSING SOCIETY situated Plot No.1 in Sector-28, at Nerul, Navi Mumbai-400 706, and owner of the Plot No. A-2 / 1 : 2, hereinafter called "the TRANSFEROR"



दन न - ६
 एतत् क्रमांक ४६/२००९
 3126

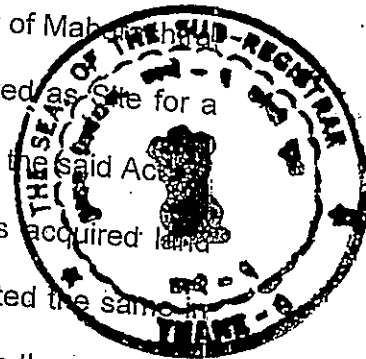
Raja Grawady

Pattamal

(Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, his heirs; administrators successors and assigns) of ONE PART AND 1) MRS. POOJA PRAVIN GAWADE, aged _____ years, of Navi Mumbai adult, Indian Inhabitant, presently residing at B-4 / 7 : 1, Shree Ganesh Co-op. Housing Society, ^{Ltd.} Plot No.1, Sector-28, Nerul, Navi Mumbai-400706, hereinafter called the "TRANSFEEEE" (which expression shall, unless it be repugnant to the context or meaning there of, be deemed to mean and include, her heirs, administrators successors and assigns) of OTHER PART;

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, is a Government Company, within the meaning of the companies Act, 1956 (hereinafter referred to as "CIDCO") having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400021. The "CIDCO" has been declared as a New Town Development Authorities, under the provision of Sub-sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966) (hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai, by the Government of Maharashtra in the exercise of its powers for the area designated as Site for a New Town, under Sub-Section (1) of Section 113 of the said Act.

AND WHEREAS the State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the "CIDCO", by an order duly made in that behalf as the provisions of Section 113 of the Act.



र न न - ६
बना क्र ५६६/२००६
६/२६

Pooja Gawade ...3

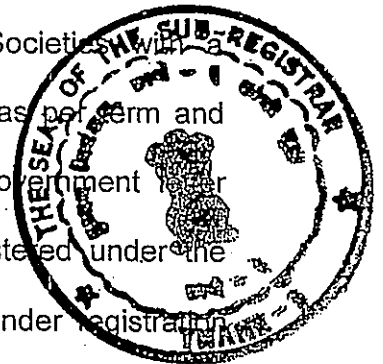
...3...

AND WHEREAS by virtue of being the Development Authority, the CIDCO has been empowered under Section 118 of the said Act, to dispose off any land acquired by it, for the purpose of constructing a building or buildings for residential users.

AND WHEREAS the DADAR BHAJIPALA VYAPARI MINTRA MANDAL by its application dated 15th April 1992, applied to "CIDCO" to allot a plot of land on lease for the purpose of constructing flats and shops for its member, who are shifted from Mumbai to Navi Mumbai.

AND WHEREAS the "CIDCO" by its allotment Letter dated 12th August 1992, was pleased to agree to allot a piece and parcel of land, bearing Plot No.1, in Sector-28, containing by admeasurements an area of 19320.25 Sq. Mtrs. or thereabouts situated, lying and being at Nerul, Navi Mumbai, Dist Thane (hereinafter referred to as 'the said PLOT') on condition that the DADAR BHAJIPALA VYAPARI MINTRA MANDAL (hereinafter referred to as "said Mandal") should form a Housing Society and get it registered under the Maharashtra Co-operative Societies Act, 1960.

AND WHEREAS the said Mandal applied to the registrar for Co-operative Societies to register a housing Society with a proposal for amendments to the Model Byelaws as per term and conditions stipulated by the CIDCO and the Government for dated 6-2-1993 respectively and has been registered under the Maharashtra Co-operative Societies Act, 1960, under registration No. TNA/HSG/TC/5629/92-93 dated 17-2-1993 with amendments as suggested by the CIDCO and the Government (hereinafter referred to as "the said society",



र न न
वस क
4126

Antony

Raja Rawool

...4

entered into an Agreement to Lease with the "said society" on 22nd April 1993 and handed over the possession of the said Plot to the "society",

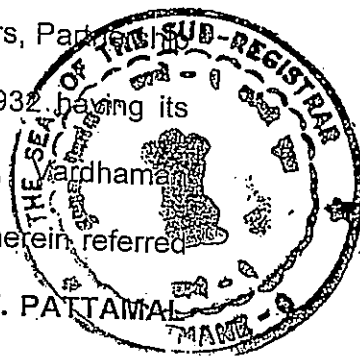
AND WHEREAS by virtue of the said Agreement to lease dated 22nd April 1993 the "society" is absolutely seized and possessed off and well and sufficiently entitled to the said plot.

AND WHEREAS due to the paucity of resources and lack of the building construction experience the society entered into an Agreement dated 28th February 1993 with M/S. MAYURESH DEVELOPERS, a partnership firm, registered under Indian Partnership Act, 1932, (hereinafter referred to as "the Developers") and has granted the development rights to the Developers and right to sell the flats and to be constructed in the buildings to be constructed on the said plot of other than existing members after accommodating the existing members at entire risk and responsibility of the Developers and also to receive the consideration in respect thereof and the society shall admit such nominee of the Developers if such nominee person fulfills requirement of the Byelaws of the society, direction of the CIDCO and Government as mentioned in the terms and conditions in the said Agreement dated 28th February 1993.

AND WHEREAS by an agreement to sale dated 20th

द न न - १ December 1995, entered between the said developers, Partnership registered under the Indian partnership act, 1932, having its registered office at Ground Floor, Plot No-84, Chamber, Sector 17, Vashi, Navi Mumbai 400705, therein referred

to as the party of One part the Developers and SMT. PATTAMAL VAIDYANATHAN referred therein as ...5



Pattamal

Tharja Krawady

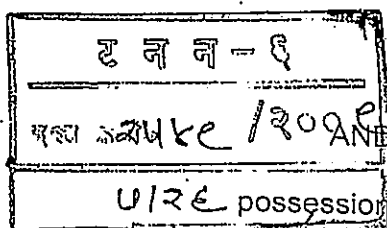
...5...

original allottee, the purchaser, purchased and acquired the flat bearing No. A-2 / 1 : 2, admeasuring about Built up 720.00 Sq.ft. (66.91 Sq.mtrs.) on the said First floor, Bldg known as Kapil Building A-2 in Shree Ganesh Co-op. Hsg. Society Ltd., Situated at Plot No.1, Sector-28, Nerul, Navi Mumbai-400 706 (hereinafter for brevity's sake referred to as the "said flat No. A-2 / 1 : 2 together with permanent and absolute right of use and occupation of the said flat No. A-2 / 1 : 2 for the consideration of Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand only)

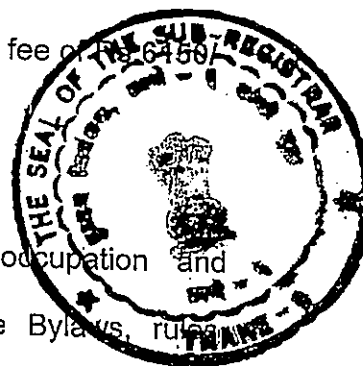
AND WHEREAS the Original allottee has in terms of the said agreement to sale dated 20th December 1995 paid to the said Developer, the full and final consideration in respect of the said Flat No. A-2 / 1 : 2 in her capacity as a purchaser and obtained the possession of the said Flat No. A-2 / 1 : 2 from said Developers.

AND WHEREAS

Original allottee has registered the said flat with Sub Registrar of Assurance at Thane-3 on 20.12.1995 vide Sr. No. 5393 and she has paid stamp duty of Rs.15470/- and registration fee of Rs.6450/-



AND WHEREAS the said flat is in occupation and possession of the TRANSFEROR subject to the Bylaws, rules and regulations of the society..



..6

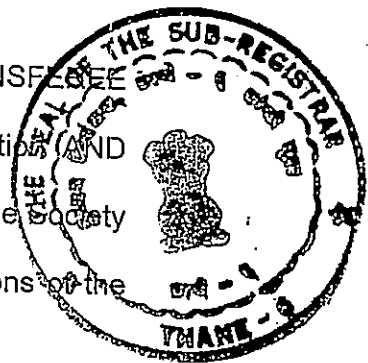
Signature

Prakash Rawale

AND WHEREAS the TRANSFEROR is desirous of transferring all rights, title and interest and incidental rights, benefits in the said flat No. "A-2 / 1 : 2" in the said society to the TRANSFEREE free from all encumbrance and liabilities on the basis of AS IS WHERE IS along with the amounts standing to the credit of the TRANSFEROR on this day in the books of the society towards the deposits, stock, bonds, sinking fund, dividends and any other amounts to which the TRANSFEROR is legitimately entitled to in his capacity as the member of the said society.

AND WHEREAS THE TRANSFEREE is the member of the DADAR BHAIJIPALA VYAPARI MANDAL and a License holder of the Agricultural Produce Market Committee Mumbai AND WHEREAS the TRANSFEREE is desirous and agreeable to purchase the said shares and occupancy and other rights, title, interest and incidental rights and benefits in the said flat in the said society free from all encumbrances and liabilities on the basis of AS IS WHERE IS along with the amount standing to the credit of the TRANSFEROR in the said society on the terms and conditions agreed amongst the parties hereto.

AND WHEREAS the TRANSFEROR and the TRANSFEREE approached to the society for the above said transaction AND WHEREAS the society agreed to admit as a member of the society and subject to provision the Byelaws, rules and regulations of the society.



..7

Pratima Cawady

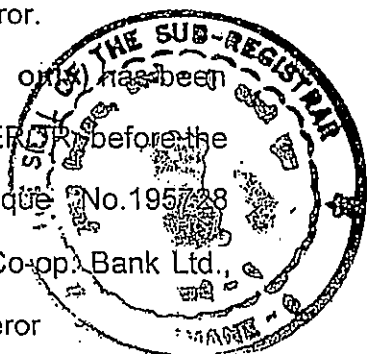
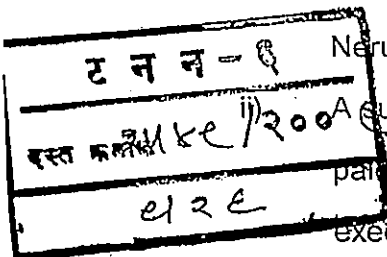
Pratima

..7..

AND WHEREAS the transfer of the aforesaid rights together with the occupancy and other rights, title and interest in the said flat No. "A-2 / 1 : 2" is subject to the consent of the society as represented by the TRANSFEROR. AND WHEREAS the parties hereto are desirous of recording and reducing in to writing the terms and conditions of the agreements for transfer of shares together with the rights, title and interest in the said flat in the said society.

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

1. The TRANSFEROR shall sell and the TRANSFEREE shall purchase and acquire the said flat No. "A-2 / 1 : 2", in building "A-2", SHREE GANESH Co-operative Housing Society Ltd., Plot No.1, Sector-28, Nerul, Navi Mumbai-400 706, together with the permanent and absolute right of the use and occupation of the said flat No. "A-2 / 1 : 2" together with all the benefits attached thereto, for total consideration, of Rs.16,00,000/- (Rupees Sixteen Lakhs only). The said consideration shall be paid in following manner :
 - i). A sum of Rs.1,00,000/- (Rupees One Lakh only) has been paid by the TRANSFEREE to the TRANSFEROR before the execution of these presents by cheque No.195724 dt.10.08.2007 drawn on The Mahanagar Co-op. Bank Ltd., Nerul Branch, Navi Mumbai to the Transferor.
 - ii). A sum of Rs.1,00,000/- (Rupees One Lakh only) has been paid by the TRANSFEREE to the TRANSFEROR before the execution of these presents by cheque No.195728 dt..01.09.2007 drawn on The Mahanagar Co-op. Bank Ltd., Nerul Branch, Navi Mumbai to the Transferor



..8

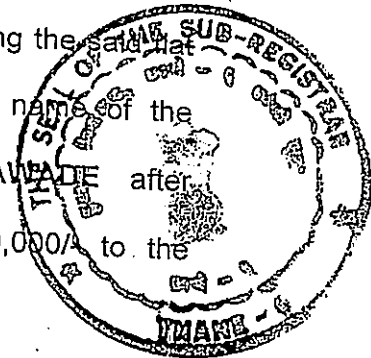
Patil

Pooja Krawady

- iii) A sum of Rs.12,00,000/- (Rupees Twelve Lakh only) paid by the TRANSFEREE to the TRANSFEROR before the execution of these presents by cheque No.195729 dt.16.09.2007 drawn on The Mahanagar Co-op. Bank Ltd., Nerul Branch, Navi Mumbai to the Transferor
- iv) Balance a sum of Rs.2,00,000/- (Rupees Two Lakhs only) paid by the TRANSFEREE to the TRANSFEROR before the execution of these presents by CASH to the Transferor
2. The TRANSFEROR doth hereby covenant with the Purchaser, that the said Flat No. "A-2 / 1 : 2" agreed to be hereby sold is free from encumbrances of any nature whatsoever and the TRANSFEROR has full and absolute power to transfer and deliver possession of the said flat No. "A-2 / 1 : 2" to the Purchasers, subject to the payment of full consideration as aforesaid, the sum of Rs.16,00,000/- (Rupees Sixteen Lakhs Only)

3. The TRANSFEROR has already applied to the society for transferring the said Flat No. "A-2 / 1 : 2" and the said shares in the name of the TRANSFEREE MRS. POOJA PRAVIN GAWADE. The society has also agreed and granted No Objection Certificate for transferring the said flat and also to issue share certificate on the name of the TRANSFEREE MRS. POOJA PRAVIN GAWADE after making full and final payment of Rs.16,00,000/- to the Transferor by the Transferee

...9



Signature

ट न न - ६
वस्त क्रमांक ५६६/२००६
१०१२६

Pooja Gawade

4. The TRANSFEROR agrees to convey and transfer and the TRANSFEREE agrees to purchase the shares issued by the said society in favour of the TRANSFEREE TOGETHER with the occupancy and other rights, title and interest in the said flat in the said Society and other incidental rights and benefits free from all encumbrances and liabilities for a consideration to be paid to the TRANSFEROR as indicated in clause No. 1 (ii)
5. The TRANSFEROR has handed over vacant and peaceful possession of the said flat to the TRANSFEREES on execution of the agreement .
6. Upon the receipt of the consideration moneys of Rs.16,00,000/- referred to herein above the TRANSFEROR:-
- a) Shall handover to the TRANSFEREE the transfer forms duly signed by her, the TRANSFEROR, as regards the transfer of right, title and interest and all other necessary papers, letters and documents required for effectively transferring the said 5 shares certificate bearing No. _____ distinctive number from _____ to _____ TRANSFEROR to the TRANSFEREES.

र न न ७६
र न न ७६ / २००६
२२१२६

Shall surrender her occupancy rights in respect of the said flat in favour of the TRANSFEREES.



cause the society to allow occupying the said flat No. .

"A-2 / 1 : 2" by the TRANSFEREES in place and stead of the TRANSFEROR.

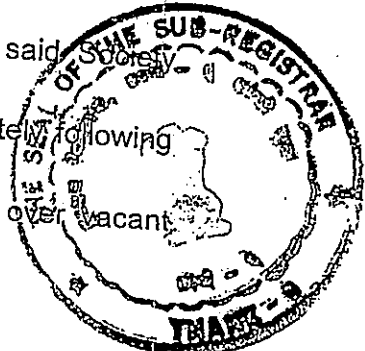
[Signature]

Pooja Gawade

d) Shall tender his resignation as the member of the said Society.

e) Shall cause the said society to enroll the TRANSFEREE as the member of the said Society instead of the TRANSFEROR.

7. It has been agreed by and between the parties hereto that the TRANSFEROR shall bear and pay all the outgoing to the said Society including property tax payable in respect of said flat for and unto the month in which the TRANSFEROR shall hand over vacant and peaceful possession of the said flat to the TRANSFEREE and the TRANSFEROR shall keep the TRANSFEREE indemnified in respect of all such demands from the society in respect of all such demands from the society in respect thereof and the TRANSFEREE shall bear and pay all such outgoing to the said Society including property tax from the month immediately following month in which the TRANSFEREE shall take over vacant and peaceful possession of the said flat from the



Sattana

Pooja Gawade

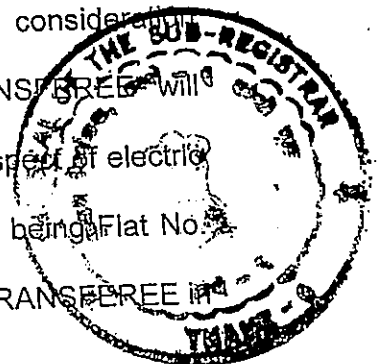
ट न न - ९
वस नं ५५६/२०००
७२१२६

TRANSFEROR. However, any obligation/obligations, which accrue/s or arise/s after handing over of peaceful possession of the said flat by the TRANSFEROR to the TRANSFEREE, the same shall be borne and paid by the TRANSFEREE and the TRANSFEROR shall not be liable for any such obligation/s.

8. It has been agreed by and between the parties hereto that the transfer fee, donation etc. if any, payable to the said Society for such transfer, the same shall be paid by the TRANSFEREE alone.
9. It has been agreed that the TRANSFEROR shall comply will all such legal and other formalities including Income Tax Clearance certificate in Form No. 34A, under section 230-A of the Income Tax act 1961, as may be deemed necessary for effecting transfer of the aforesaid shares together with the rights, title and interest in the said flat and also transfer of all the amounts standing to the credit of the TRANSFEROR of in the books the said Society/ society in the name of the TRANSFEREE.

10. Upon payment of full and final amount of consideration moneys as stated hereinabove, the TRANSFEREE will become entitled to get the electricity bill in respect of electric meter for supply of electricity to the said flat being Flat No. "A-2 / 1 : 2" transferred to the name of the TRANSFEREE in the records of the M.S.E.B.

ट न न - ९
१३१२६
१३१२६



Arjun

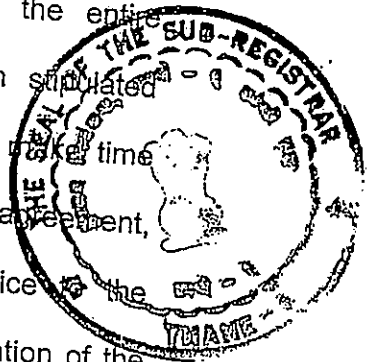
*Rajya Grawale*¹²

14. The TRANSFEROR hereby agrees with the TRANSFEREE that the TRANSFEROR will co-operate with the TRANSFEREES to obtain NOC from society as well as CIDCO and reconvened the Mortgage deed and said society has agreed to accord its consent for aforesaid transfer including to issued shares together with the occupancy and other rights, titles and interest of the TRANSFEROR in the said flat No. "A-2 / 1 : 2" the TRANSFEROR to the TRANSFEREES as mentioned hereinabove subject to the compliance of the terms and conditions of this agreement and bye-laws of the society, directions of the CIDCO and Government.

15. The TRANSFEREE agrees to abide by and observe all the rules, regulations and Bye-laws of the said society.

16. The TRANSFEROR has duly delivered original Agreement to sale/ Allotment Letter. The original agreement/Allotment letter and all other relevant original papers and receipts of payments to the TRANSFEREE on the execution of these presents.

17. The TRANSFEREE agree that if she makes default in completing the sale transaction and making the entire payment of Rs.16,00,000/- of said flat within stipulated period, the TRANSFEROR shall be entitled to take time to the TRANSFEREE in the event of the contract and to cancel this agreement, thereafter by giving at least fifteen days notice to the TRANSFEREE to that effect and on the cancellation of the Agreement, the TRANSFEREE will forfeit his right to the said



ट न न - ६
पुस्तक क्रमांक ४४९/२०००
२४/१२

Antonia

Hoja Grawady

..14..

earnest money which will be appropriated by the TRANSFEROR towards his claim for damages including the costs, charges and expenses of and incidental to this agreement.

18. The TRANSFEREE further agrees that the stamp duty and registration charges and other incidental to this agreement for sale shall be borne and paid by her only.

SCHEDULE -1

All The Piece Parcel of land known as Plot No.1, Sector-28 of Nerul, Navi Mumbai containing by admeasurements on area of 19320 Sq.mtrs or thereabouts and bounded as follows :-

ON OR TOWARDS THE NORTH BY : Terna College

ON OR TOWARDS THE SOUTH BY : Simran CHS Ltd

ON OR TOWARDS THE EAST BY : Road

ON OR TOWARDS THE WEST BY : Open plot

SCHEDULE -II

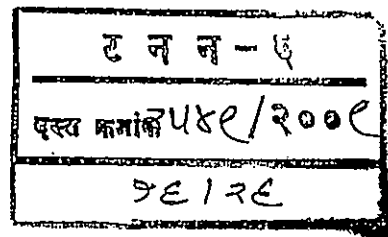
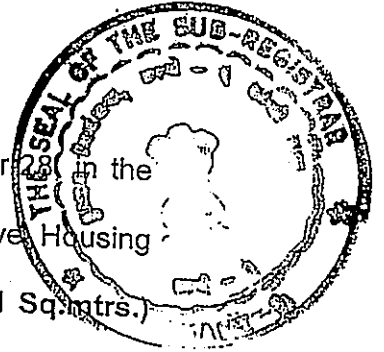
Flat No. "A-2 / 1 : 2", Second Floor, Plot No.1, Sector 28 in the building called as flats, SHREE GANESH Co-operative Housing Society Ltd., admeasuring Built up 720.00 Sq.ft. (66.91 Sq.mtrs.) surrounded as under:-

Towards the North :-

Towards the South :-

Towards the East :-

Towards the West :-



[Handwritten signature]

[Handwritten signature] ..15

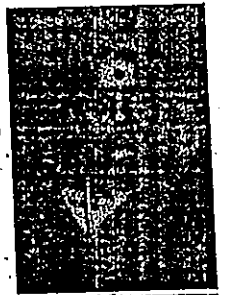
IN WITNESS WHEREOF the parties hereto have set and
subscribed their respective hands and seals the day and year first
hereinabove written :-

SIGNED, SEALED AND DELIVERED

by within named TRANSFEROR

SMT. PATTAMAL VAIDYANATHAN

Pattamal



in the presence of :

1. Mr. Jagadale B. G. Pole

2. Mr. P. A. Gawade

P. A. Gawade

SIGNED, SEALED AND DELIVERED

by within named TRANSFEREE



MRS. POOJA PRAVIN GAWADE

Pooja Gawade

in the presence of :

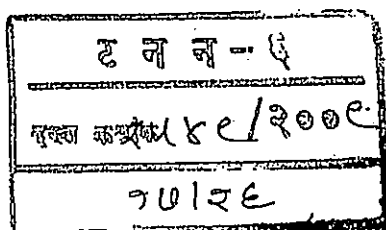
1. Mr. Jagadale B. G. Pole

2. Mr. P. A. Gawade

P. A. Gawade



Pattamal



Pooja Gawade

RECEIPT

RECEIVED the sum of Rs.16,00,000/- (Rupees Sixteen Lakh Only) by cheque being the Full & Final payment for the flat No. "A-2 / 1 : 2", Shree Ganesh Co-op. Housing Society, Plot No.1, Sector-28, Nerul, Navi Mumbai-400706, for the above said flat from MRS. POOJA PRAVIN GAWADE, TRANSFEREE.

MODE OF PAYMENT

- i). Rs.1,00,000/- cheque No.195724 dt.10.08.2007
drawn on The Mahanagar Co-op. Bank
Ltd., Nerul Branch, Navi Mumbai
- ii) Rs.1,00,000/- cheque No.195728 dt.01.09.2007
drawn on The Mahanagar Co-op. Bank
Ltd., Nerul Branch, Navi Mumbai
- ii) Rs.12,00,000/- cheque No.195729 dt.16.9.2007
drawn on The Mahanagar Co-op.
Ltd., Nerul Branch, Navi Mumbai
- iv) Rs.2,00,000/- By Cash
- Rs.16,00,000/- Total

Place : Navi Mumbai
Date :

I Say received
Rs.16,00,000/-



[Signature]

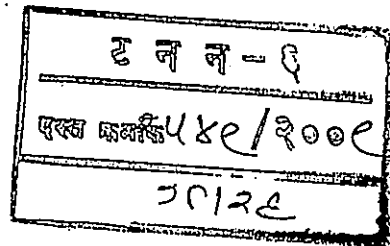
SMT. PATTAMAL VAIDYANATHAN
Transferor

Witnesses :

1. Mr. Jagade. B. G.

2. Mr. Pravin Gawade

[Signature]



[Signature]

Pooja Gawade



श्री मणेश कौ-ऑप. हौसिंग सोसायटी मर्यादित

(रजि. नं. : टी.एन.ए./एच.एस.जी./टी.सी./५६२६/९२-९३, तारीख : १७.२/१९९३)

बी-७, तळ मजला, प्लॉट नं. १, सेक्टर २८, नेरळ, नवी मुंबई. फोन : २७७१ ६६१३

जाचक क्र. : २७/२००७-०८

दिनांक : ०६/०८/२००७

नगर हरकत प्रमाणपत्र

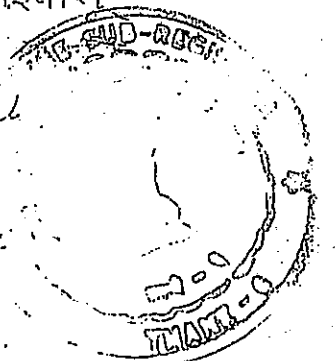
उपरोक्त संस्थेमध्ये खेर १७:२ हि सदनिका असुन सदर सदनिका सौ. पुजा प्रवीण गावडे यांनी खरेदी केली आहे.



संस्थेच्या उपाविधिनितीम पोटानियमानुसार संस्था समभासद करण्यास तयार असुन संस्था त्यांना सदनिका खरेदी करण्यास परवानगी देत आहे. तसेच राजिस्ट्रेशन करण्यास संस्थेची कसट्याही कारची हरकत नाही.

सदर ना हरकत दारवता त्यांना त्यांच्या मागणीवर देण्यात येत आहे.

आपला विश्वास



Signature

द न न - ६
२४१२८/२००
२४१२८

Signature

द न न - ६
२४१२८/२००६
२४१२८

उभा २७

Date:-

13-3-97

12110 / 234 COMMENCEMENT CERTIFICATE-

Permission is hereby granted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXVII of 1966) to M/s Shri

Ganesh Coop Hsg Society Ltd. (on Unit/Plot No. 1

Sector No. 28 at Nerul New Bombay as per the approved plans and subject to the following conditions for the development work of the proposed:- Residential Buildings (18806.017 m²).

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 of the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted to any of the restriction imposed 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, any every person deriving title through or 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 be:-
 - a) Give notice to the Corporation on completion upto the plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the corporation regarding completion of work.
 - c) Obtain an occupancy Certificate from the Corporation.
 - d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building Control Regulations and conditions of the Certificate.
3. The Structural design, building materials, plumbing services, fire protection, electrical installation etc shall be in accordance with the Provisions (Except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
4. The Certificate shall remain valid for a period of 1 year from the date of its issue.
5. The conditions of this certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.
6. A Certified copy of the approved plan shall be exhibited on site.
7. The plot boundaries shall be physically demarcated in accordance with the intimation be given to this section before completion of the work.
8. The amount of Rs. 2,65,463/- deposited with C.D. as security. Deposit shall be forfeited either in whole or in part at the absolute direction of the Corporation for breach of any of the building Control Regulations and the Conditions attached to the permission covered by the Commencement Certificate such as forfeiture shall be covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy of the Corporation.

र न न - ३
२४५६/२००६
२०१२६

Patel

Raja Grawady

-2.....
9. You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation standards.
 10. You should approach Executive Engineer, M.C.B for the power requirements, locations of transformer if any etc.
 11. For all buildings of non residential occupancies and residential buildings with more than 15 M. Height following additional conditions shall apply;
 12.
 - a) The Staircase shall be separately be fire resistance walls and doors from rest of the buildings:-
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be not other machinery in the lift machinery room.
 - d) Electrical cables etc, shall in separate ducts:-
 - e) Alternate source of electric supply or a dissol generator set shall be arranged.
 - f) Hazardous material shall not be stored.
 - g) Fire fighting appliances shall be distributed over the building.
 - h) Refuse dumps or storage places shall be not permitted in the staircase wells.
 - i) For building upto 24 M. Height capacity of underground storage tank and overhead storage tank shall be 50,000 ltrs and 10,000 ltr. respectively. Wet risers shall be provided. Pump capacity shall be 1000 liters/min. and 250 ltrs/min. respectively. For building with height above 24 mts. the pump capacity shall be 1350 litres per minute and 400 litres respectively.

REGISTERED
 EXECUTIVE ENGINEER (BUILDING DEPARTMENT)
 APPL. TOWN PLANNING OFFICER
 FOREMAN YURESH DAVELOPERS
 Of Constn. And Nev
 29/2/2007

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पत्तिता भाव्य, बेलपूर भावन सो.सी.सी.
नवी मुंबई - ४०० ६१४
दूरध्वनी क्र.: ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ९१.
फैक्स : ७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614
TEL NO. : 757 17 33, 757 17 28
757 25 91
FAX : 757 37 85

No. NMMC/TPO/OC/E.C. ८३

Date : 20/92/1996.

OCCUPANCY CERTIFICATE

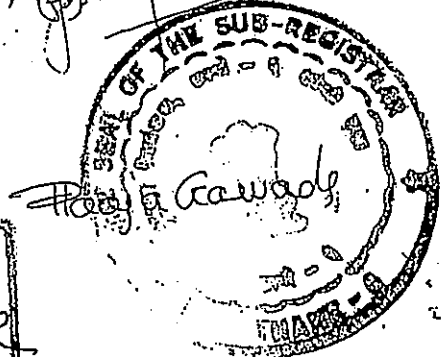
I hereby certify that the development of Residential-Cum-Commercial Building Complex (DUA 19281.019 SQ.M.) completed by the owner M/s. Shri Ganesh Co-op. Hsg. Soc. Ltd., on Plot No. 1, Sector-28, Nerul, Navi Mumbai completed on 8/4/96 under the supervision of M/s. SRUJAN ARCHITECTS has been inspected on 24/4/96 and I declare that the development has been carried out in accordance with the General Development Control Regulation and condition stipulated in the Commencement Certificate dt. 17/6/94 and that the development is fit for the Residential use for which it has been carried out.

TOWN PLANNING OFFICER,
N.M.M.C.

Satish

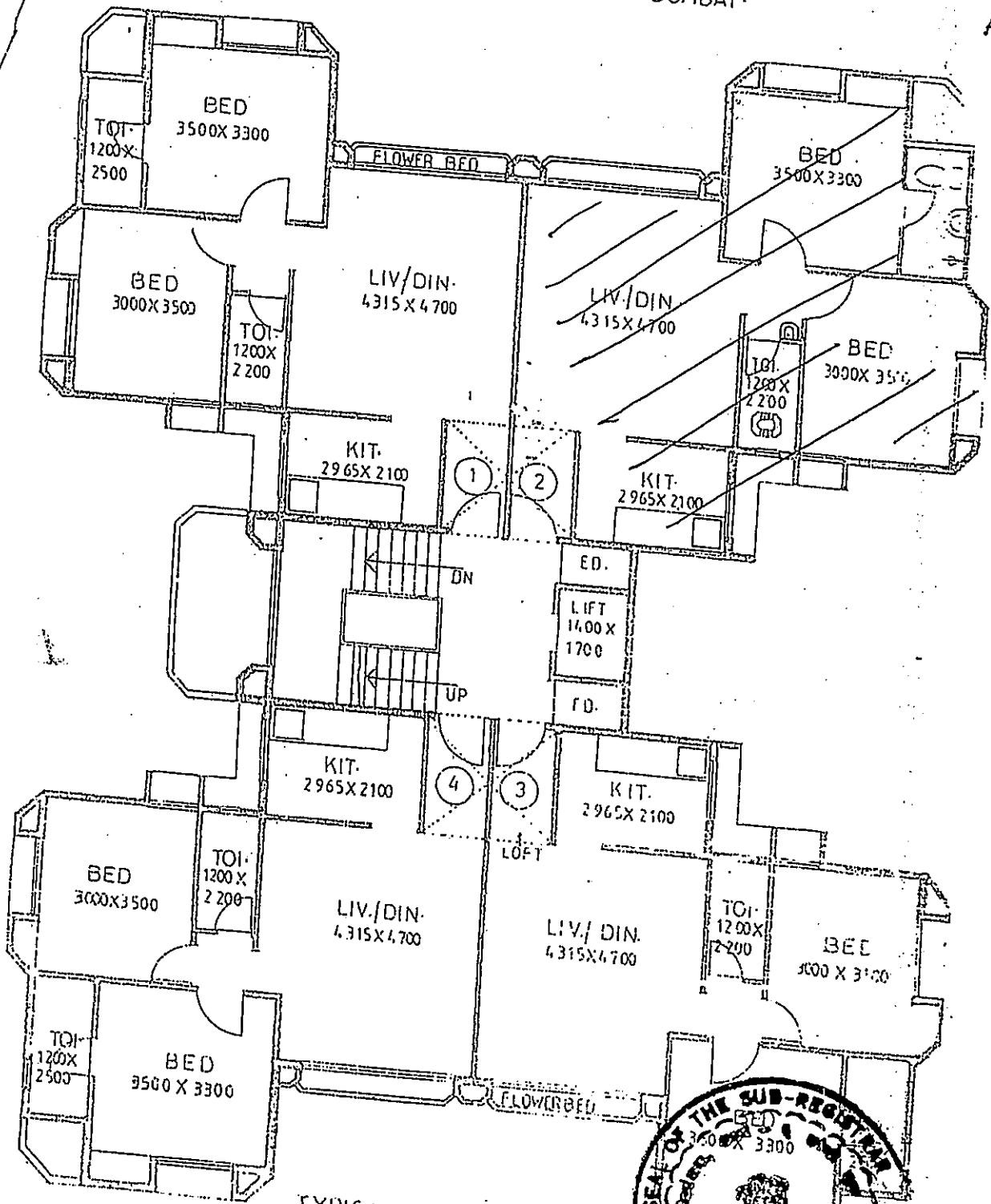
TRUE COPY

H. S. Gaud



र न न - ६
२२/१२/२००६
२२/१२/२००६

A



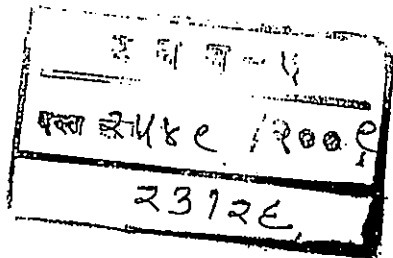
DEVELOPERS:

MAYURESH DEVELOPERS

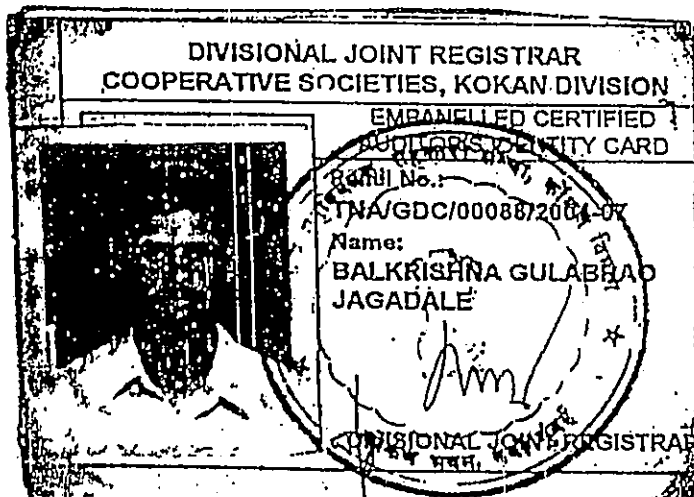
VARDHAMAN CHAMBERS, SECTOR-17,
VASHI, NEW BOMBAY.

ARCHITECTS - PLANNERS
VASHI, NEW BOMBAY

Signature



Pooja Gawade



PERMANENT ACCOUNT NUMBER
ACHPG2098K

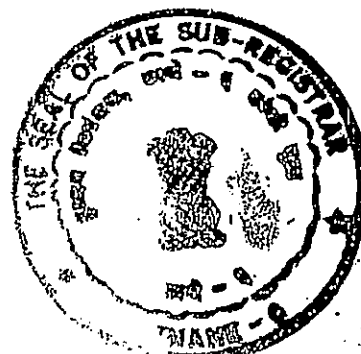
NAME
PRAVIN ANKUSH GAWADE

FATHER'S NAME
ANKUSH BABURAO GAWADE

DATE OF BIRTH
12-11-1971

SIGNATURE

आयकर आयुक्त (कंप्यूटर/ऑपरेशन्स)
Commissioner of Income-tax (Computer Operations)



ह न न-५

2482/2004

24126

23/07/2009

दुय्यम निबंधकः

12:13:38 pm

ठाणे 6

दस्त गोषवारा भाग-1

टनन6

दस्त क्र 2549/2009

24/24

दस्त क्रमांक : 2549/2009

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: गावडे पुजा प्रविण - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: सदनिका नंबर - ए/2/ 1:2 श्रीगणेश सी
एच एस लि भुखंड नंबर 1 से28 नैरळ

लिहून देणार

वय 30

सही

Pratya Kawade



2 नाव: पी वैद्यनाथन - -

पत्ता: घर/फ्लॅट नं: सदनिका नंबर - ए/2/ 1:2

श्रीगणेश सी एच एस लि भुखंड नंबर 1 से28 नैरळ

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालु

लिहून देणार

वय 66

सही

Dattatraya

सह दुय्यम निबंधक ठाणे-६,
(वर्ग - २)



दस्त गोषवारा भाग - 2

टनन6
दस्त क्रमांक (2549/2009)
28/28

दस्त क्र. [टनन6-2549-2009] चा गोषवारा
वाजार मुल्य : 1756500 नोंददला 1600000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 23/07/2009 12:07 PM
निवाडनाचा दिनांक : 23/07/2009
दस्त हजर करणा-याची सही ;

Thaoja Grawade

पावती क्र.: 2598 दिनांक: 23/07/2009
पावतीचे वर्णन
नांव: गावडे पुजा प्रविण - -

100 : नोंदणी फी
520 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

620: एकूण

दु. निबंधकाची सही वाणे 6

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र

दस्त अनुच्छेद प्रकार: * (25-ड) निवासि जागा (सहकारी संस्था/मालकी (ओनरशीप) फ्लॅटस)
संबंधी असेल तर

शेक्का क्र. 1 ची वेळ : (सादरीकरण) 23/07/2009 12:07 PM
शेक्का क्र. 2 ची वेळ : (फी) 23/07/2009 12:12 PM
शेक्का क्र. 3 ची वेळ : (कबुली) 23/07/2009 12:13 PM
शेक्का क्र. 4 ची वेळ : (ओळख) 23/07/2009 12:13 PM

दस्त नोंद केल्याचा दिनांक : 23/07/2009 12:13 PM

ओळख :

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याचा व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) -- जगदाळे वी जी, घर/फ्लॅट नं.

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: से48 नेरुळ

शहर/गाव: -

तालुका: -

पिन: -

2) -- प्रविण अंकुश गावडे, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

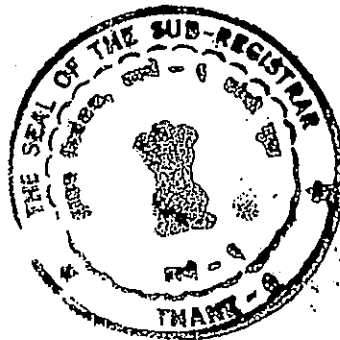
शहर/गाव: से28 नेरुळ

तालुका: -

पिन: -

मुद्रांक शुल्क: सवलत : दस्त नं- 2533/2009 वाणे 6

दु. निबंधकाची सही
वाणे 6



प्रमाणित करण्यास येते की सदर दस्तास 28 वाणे
पाने आहेत.
सह दुथ्यम निबंधक, वाणे-६ (वर्ग-२)

पुस्तक क्र. १
क्रमांक 2408

सह दुथ्यम निबंधक, वाणे-६ (वर्ग-२)
दिनांक 23 माहे 7 सन २००९