सर्वसा,∞११३ मई (बि. नि. गंगुना क. १) (Fin. R. Form No. 1) Gen 113 ms. दस्त क ॰ [अहस्तातरणीय] गूळ प्रत [NONTRANSFERABLE] ÖRIGINÁL COPY ४३८० भासनास केलेल्या प्रवानाची पावती '' RECEIPT FOR PAYMENT TO GOVERNMENT 56.00.000/~ 3010100. (उर्कान) नो की अ०४३०/-्र (भाषे (स्प्रेरवीने) नी प्रति १४०/ -: • या अ सी ६५ रोखर्पाल वा लेखापाल 30 (С 0 0 Cashier or Accountant.

2+415+800+11

दिनांक/Date 10 08 0 ग े २०. ८५१६ छ। खावेदाराची प्रत/PARTY COPY THE MAHANAGAR CO-OP. BANK LTD. PORHOLOO दि महानगर को-ऑप, बँक लि अक्षरी रुपये /Amount in Words <u>Seneml</u> e of the Drawee Bank Address & Tel. No. B-4 | 7; द्रांक शुल्क भरणा-याचे नांव/Name of गुद्रांक शुल्क/Stamp Duty रु (पिड प्नमं.Pan No. MERPG uty paying party A18S सेवा आकारणी शुल्क /रु./Rs. Service Charges Forey よのから रकुण/Total रु./Rs.__ No. of Document नमुना म. को. नि, ६ . या. मु. - २०,००,०००-१०-२००३-पीए५ -वि(वाय)७२०(निट्य) विणी महानिरीक्षक व मुद्रांक नियंत्रक, (नियम ११२ पहा) D. D. O. 1 0 हाराष्ट्र राज्य गूळ (पहिली) प्रत/दुसरी प्रज्/तिसरी प्रत चलन क्रमांक या ठिकाणच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन भारतीय स्टेट वँकेमध्ये भरणा करणाऱ्याने भरावयाचे कोषागाराने/ उपकोषागाराने/ भारतीयं रिझर्व बँकेने विभागीय अधिकाऱ्याने किंना कोषागाराने भरानयाचे भारतीय स्टेट बॅंकेने/ हैद्राबाद स्टेट बॅंकेने भरावयाचे जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे लेख्यांचे वर्गीकरण रक्कम मिळाली नांव / पदनाम आणि पत्ता 17430 = 0 विभाग : नोंदणी व मुद्रांक विभाग s pooja pravin gawade रुपये (आकड्यात) -4/7-1 shree Gamesh प्रधानशीर्ष :००३० मुद्रांक व नोंदणी फी रुपये (अक्षरी) Seeder - 28 Newy उपप्रधानशीर्ष :०३ नोंदणी फी भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि गौणशीर्य : १०४ दस्तऐनजच्या नोंदणीसाटी फी कोषापाल : भरणा करण्याचा उद्देश सर्वसाधारण वसुती दस्ताऐवज नोंदणी फी संगणक संकेतांक भरणा केलेली रक्कम 17430=0 0 0 3 0 (अक्षरी) रूपये thousand ररोबर आहे, फेर्स् स्वीकारावे व पावती प्रतवी.

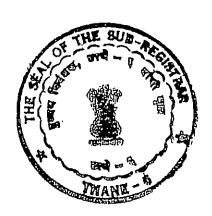
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पेथे कोषागारात / बँकेत रक्कम <u>भरणा करण्या</u>व

भरणा करणाराची खाक्षरी

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AGREEMENT FOR SALE -

This Agreement made at Nerul, Navi Mumbai this day of 10th day of August 2007 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 Flat No. A-2 / 1 : 2, hereinafter called "the TRANSFEROR"

Authori∈ed Signatory^{Navi-Mumb≥i-400} D-55774V) © R 1060/04 05/1935-38

(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, Plot No.1, Sector-28, Nerul, Navi Mumbai-400706, hereinafter called the "TRANSFEREE" (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,
provision of Sub-sec. (3-A) of Section 113 of the
Regional and Town Planning Act, 1966 (Malagraphical 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.

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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 aliot 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 where Act, 1960.

AND WHEREAS the said Mandal applied to the registrar for Co-operative Societies to register a housing Societies what proposal for amendments to the Model Byelaws as per term and conditions stipulated by the CIDCO and the Government letter 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".

The said society of the CIDCO and the Government (hereinafter referred to as "the said society".

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AND WHERES on the payment of premium the "CIDCO" 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 WHERAS 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 1903 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 activated nominee of the Developers if such nominee in the CIDCO and Government as mentioned in the terms and conditions in the

AND WHEREAS by an agreement to sale dated 20th December 1995, entered between the said developers, Partnership firm, registered under the Indian partnership act, 1932 having its registered office at Ground Floor, Plot No-84, Vardhaman Chamber, Sector 17, Vashi, Navi Mumbai 400705, therein referred to as the party of One part the Developers and SMT. PATTAMAL

VAIDYANATHAN referred thereings 7 - \$...5

said Agreement dated 28th February 1993.

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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)

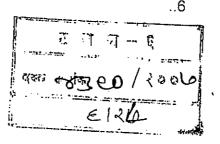
AND WHEREAS the Original allottee has in terms of the said agreement to sale dated 20th December 1995 paid to the said Developer, the full and final consideration in respect of the said Flat No. A-2 / 1: 2 in her capacity as a purchaser and obtained the possession of the said Flat No. A-2 / 1: 2 from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

AND WHERAES

Original allottee has registered the said flat with Special 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.6.50/-

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

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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 BHAJIPALA 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 creater 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. WHEREAS the society agreed to admit as a member of the Society and subject to provision the Byelaws, rules and regulations of the society.

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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.

paid by the TRANSFEREE to the TRANSFEROR children before the execution of these presents being the token money and accordingly the Transferee has paid the said sum of Rs.1,00,000/- (Rupees One Lakh only) by cheque No.195724 dt.10.08.2007 drawn on The Mahanagar Co-op. Bank Ltd., Nerul Branch, Navi Mumbai to the Transferor (Subject to realization of cheque).

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- Balance a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only) shall be paid by raising loan from any bank or any financial institution within one month from the date of this agreement.
- 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)
- 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. PRAVIN GAWADE. The society has also forced and granted No Objection Certificate for transferring in said flat and also to issue share certificate on the TRANSFEREE MRS. POOJA PRAVIN GAWADE refrest making full and final payment of Rs.16,00,000/- to the Transferor by the Transferee

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- 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 shall hand over vacant and peaceful possession of the said flat to the TRANSFEREE on execution of the agreement to sale after receiving full and final amount of consideration as stated herein above.
- 6. Upon the receipt of the consideration moneys of Rs.16,00,000/- referred to herein above the TRANSFEROR:-
- 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 shares certificate bearing No. _____ distinctive number from

TRANSFEROR to the TRANSFEREE'.

- b) Shall surrender her occupancy rights in respect of the said flat in favour of the TRANSFEREE.
- c) Shall cause the society to allow occupying the said flat No. .

 "A-2 / 1 : 2" by the TRANSFEREE! in place and stead of

the TRANSFEROR

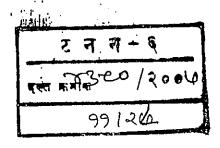
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- d) Shall tender his resignation as the member of the said Society.
- e) Shall cause the said society to enroll the TRANSFEREE as the member of the said Society instead of the TRANSFEROR.
 - It has been agreed by and between the parties hereto that 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 from the society in respect the eof 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

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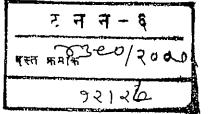
TRANSFEROR. However, any obligation/obligations, which accrue/s or arise/s after handing over of peaceful possession of the said flat by the TRANSFEROR to the TRANSFEREE, the same shall be borne and paid by the TRANSFEREE and the TRANSFEROR shall not be liable for any such obligation/s.

- 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 apportunitive of all the amounts standing to the transfer of the aforesaid Society societies.

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.

the name of the TRANSFEREE.

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- 11. The TRANSFEROR declares and confirms that upon payment of consideration moneys the TRANSFEREE and their heirs shall and will at all times be entitled to use, occupy and possess the said flat being Flat No. "A-2 / 1 : 2" as also the said 5 shares issued by the society without any interruption claim or demand of whatsoever nature either from the TRANSFEROR or from any other person or persons lawfully or equitably claiming by from through under or in trust of the TRANSFEROR and the TRANSFEROR hereby agrees and undertakes to keep the TRANSFEREE and each one of them indemnified against all such claims and demands of whatsoever nature in this behalf.
- The TRANSFEROR declares that the shares issued by the society and his occupancy rights in respect of the said flat are free from all encumbrances charge, mortgage, liting and attachment either before or after these presents.
- 13. The TRANSFEROR further agrees and undertakes that shall indemnify and keep indemnified the TRANSFERGE against all claims, penalties, suits, legal proceedings or any proceedings before any judicial quasi judicial, statutory, municipal, local or other authority in respect of the said flat brought commenced, filed or instituted by any person whatsoever as relating to the said flat or the said shares.

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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 bounced 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", Floor, Plot No.1, Sector

building called as flats, SHREE GANESH Co-operative Housian

Society Ltd., admeasuring Built up 720.00 Sq.ft. (66.91 Sq.mtrs.)

surrounded as under:-

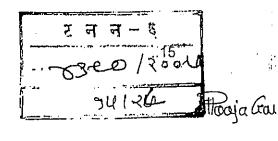
Towards the North :-

Towards the South :-

Towards the East :-

Towards the West :-

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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

John O.

in the presence of :

1. Mr. Jagadale B q. Bip_le

2.

SIGNED, SEALED AND DELIVERED by within named TRANSFEREE

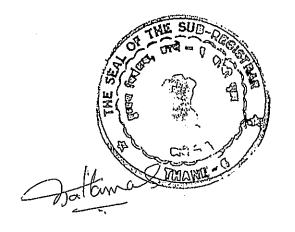
MRS. POOJA PRAVIN GAWADE

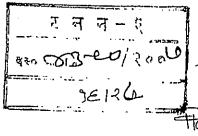
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in the presence of:

1. Mr. Jagadale B. G.
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RECEIPT

RECEIVED the sum of Rs.1,00,000/- (Rupees One Lakh Only) by by cheque No.195724 dt.10.08.2007 drawn on The Mahanagar Co-op. Bank Ltd., Nerul Branch, Navi Mumbai (Subject to realization of cheque) being the token 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

Rs.1,00,000/-

By cheque No.195724 dt.10.08.2007 drawn on The Mahanagar Co-op. Bank Ltd., Nerul Branch, Navi Mumbai

Rs.1,00,000/-

Total

Place: Navi Mumbai

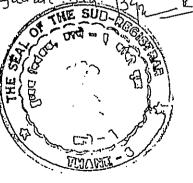
Date:

I Say received Rs.1,00,000/-

SMT. PATTAMAL VAIDYANATHAN Transferor

Witnesses:

1. Mr. Jagada 2.



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ssion is herapy granted under Section 45 of the Maharashtra Regi-& Town Flanning Act, 1966 (Mah.rashtra XXVII of 1966) to Ms Shir anesh coop 1189 Society LH. _(on Valt/Plot No. at Neral New Bombay as per the approved plans bublect to the fellowing conditions for the development work of proposei: - Residential Buildings (18805,017 m2).4 phis Certificate is liable to be revoked by the Corporation if:the develorment work in respect or which permission is granted uner thes certificate is not carried out of the use there of is not in accordance with the Santioned plans. any of the conditions subject to which the same to granted to any the restriction imposed by the Corporation is contravened. The Managing Director, is satisfied that the same is obtained the applicant throug: fraud or misrepresention 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 contrivention of Section 43 or 45 of the Maharashtra Regional and The applicant thall bei-Governod Give notice to the Corporation on Completion upto the ainth level and 7 days before the commencement of the further work. live written notice to the corporation regarding completion of work. btain an occurrincy Certificate from the Corporation. ermit authorised officers of the Corporation to enter the building. r premices for which the permiss on has been granted at any time or the purpose of enforsing the building Control Regulations and onditions of the Certificate. The Structural design, building materials, plumbing services fire protection, electrial installation etc shall be in accordance with the Provisions (Except for provision in respect of floor area area to be a prescribed to the Mational Building Code area for the Mational Building Code area for the mational Building Code area. rution) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions. The Certificate shall remain valid for a period of 1 year from the The conditions of this certificate shall be binding not the applicant but also its suessors and every person derivative applicant but also its suessors and every person derivative. title through or under them. A Certified copy of the approved plan shall be exhibited on site. The plot boundries shall be physically demarcated immediately and intimation be given to this section before completion of plinth The amount of 2.65,463/ -deposited with CIDCO as Becarity Deposit shull be forceited either in whole or in part at the absolute direction of the Corporation for breach of any of his building Control Regulations and the Conditions attached 20 permission vovered by the Communcement Cortificate such a forfeiture shall be covered by the Commoncement Certificate Such a forfeiture shall be without prejudice to any other remady Corporation. and the state of the state of हें लें में -Hoga (Enwack

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महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्षमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / (टी.सी.) /८६२६ / ९२-९३

या प्रमाणपंत्राद्वारे प्रमाणीत करण्यात येत आहे की, क्रिने नालाक्ष्या के नालाक्ष्या के निक्ष के नालाक्ष्य के नालाक्य के नालाक्ष्य के नालाक्य के नालाक्ष्य के नालाक्य के नालाक्ष्य के नालाक

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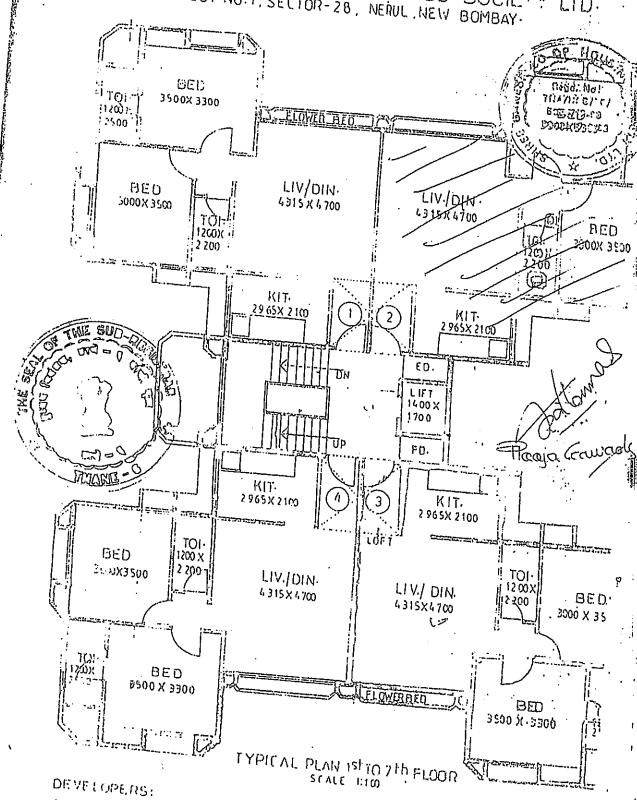
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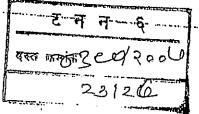
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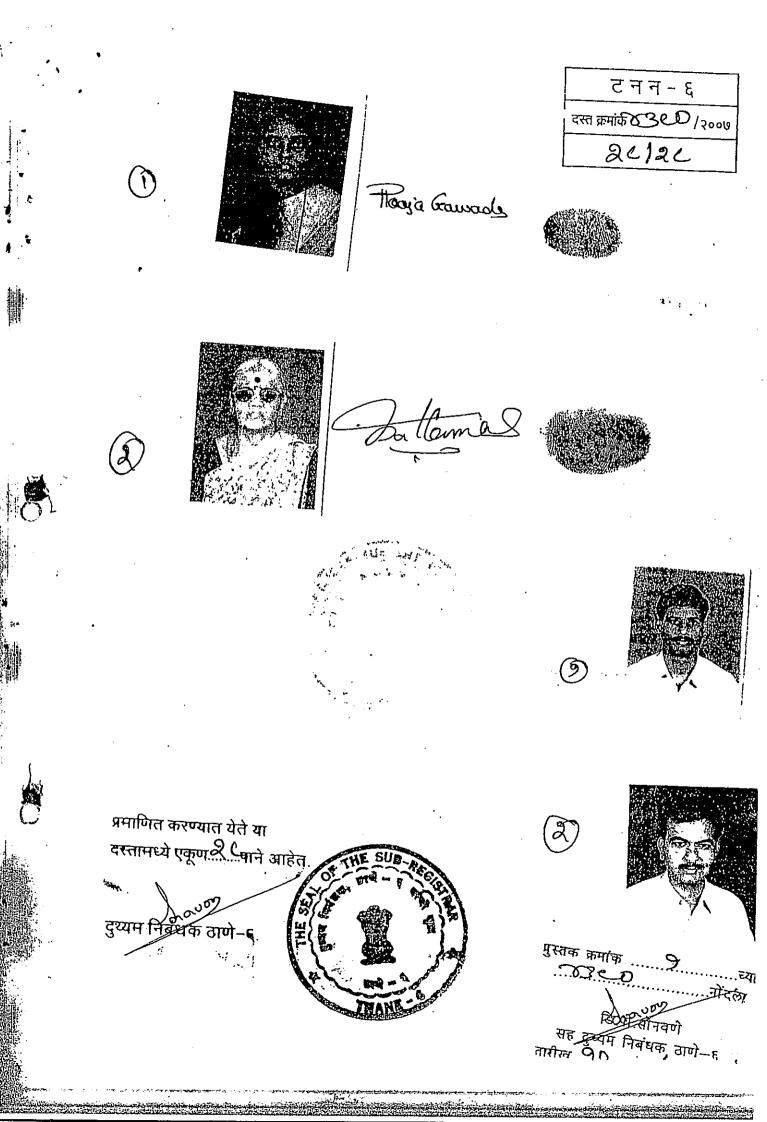
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(रजि. नं. : टी.एन.ए./एच.एस.जी./टी. सी./५६२६/९२-९३, तारीख : १७/२/१९९३)

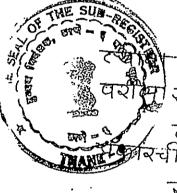
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प्रग्रागुम्य मुक्ट्र १५०

उपरोवन संस्थे मध्य और 19:2 हि सद निका अस् राह्य-शहामिका सी: पुजा प्रवीत गावडे यांनी रवेरेडी कोमी आहे:



स्विथेच्या उपविद्यातीम पोटानियमानुसार स्रिकी रमभासं व करण्यास तयार असुन संस्था त्यान सहानिका रवरेष्टी फरण्यास परवानगी हेन आहे.

लसेच राजिस्ट्रेशन करण्यासं संस्थेची कसस्याही ची हरकान नाही

चाहर ना हरकत हारवला त्यांना त्यांच्या मागणीवन हेण्यान येन आहे-

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