



Thursday, July 02, 2009

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Original

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 4159

गावाचे नाव खारघर

दिनांक 02/07/2009

दस्तऐवजाचा अनुक्रमांक पवल3 - 04132 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: विजय धाकटोजी पालांडे - -

नोंदणी फी	:-	14860.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)	:-	580.00
<b>एकूण</b>	<b>रु.</b>	<b>15440.00</b>

आपणास हा दस्त अंदाजे 1:50PM ह्या वेळेस मिळेल

*Jhawar*  
दुय्यम निबंधक  
सह दु.नि.पनवेल 3

बाजार मूल्य: 1485500 रु. मोबदला: 1000000रु.  
भरलेले मुद्रांक शुल्क: 71740 रु.

पूळ टस्त परत मिळाला

*V. P. ...*  
मु. ...

लिपिक  
उद्या निवासे, पानवेल



दस्तक्रमांक व वर्ष: 4132/2009

Thursday, July 02, 2009

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दुय्यम निबंधक: सह द. नि. पनवेल 3

दोनी क्र. म.

Page: 1/1

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा  
मोबदला रु. 1,000,000.00  
बा.भा. रु. 1,485,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 705, सातवा मजला, प्लॉट नं. ई-77 व ई-78, सेक्टर 3, वैष्णवीधाम, बेलपाडा - खारघर ता पनवेल जि रायगड \*\*\* 453 चौफुट कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- एकविरा कन्स्ट्र. तर्फे भागीदार सचिन गुरुनाथ थोरवे - -; घर/प्लॉट नं: सेक्टर 8ए, ऐरोली ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेठ/पसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विजय धाकटोजी पालांडे - -; घर/प्लॉट नं: प्रियदर्शनी सिएचएस लि., अयोध्या नगर, वाशीनाका, चेंबूर, मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेठ/पसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 02/07/2009
- (8) नोंदणीचा 02/07/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 4132 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 71730.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 14860.00
- (12) शेरा



**PART III**  
**For the Customer**  
**ACKNOWLEDGEMENT**  
 Serial No. : 216511

Date: 2/7/09  
 Received From : U. D. Patil  
 Franking Amount : 71,760/-  
 Charges : 10/-  
 Total : 71,770/-

Vide P/O No. / Cash / Transfer Cheque .....  
 Drawn on .....  
 or Cash towards franking of document .....  
 Signature / Stamps of Bank



Signature of Customer : *U. D. Patil*  
 I confirm that I have checked the value franked and the bank is not liable for anything related to the document.

For HDFC BANK LTD.

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made and entered at Panvel. Dist. Raigad, on this 2nd day of July 2009

**BETWEEN**

M/s. Ekvira Construction through it's Partners 1) Mr. Sachin Gurunath Mhatre, 2) Shri. Kamalakar Keshav Patil, 3) Shri. Ravindra Dhanraj Patil, 4) Smt. Sarala Raju Patil having address at Ekvira Darshan, Shop No. 3, Plot No. 3, Sector 8 A, Diva Airoli, Navi Mumbai hereinafter referred to as "THE VENDORS/TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **ONE PART.**

पुस्तक - 3  
 8932/2008  
 7/1/09

Authorized Signatory  
 H.D.F.C. BANK LTD.  
 New Employees Plot No. 2/3  
 Sector 17, New Panvel (E),  
 Navi Mumbai 410201.  
 Dist. Raigad  
 Tel: 4967001  
 R 0117601-2009  
 JUL 02 2009

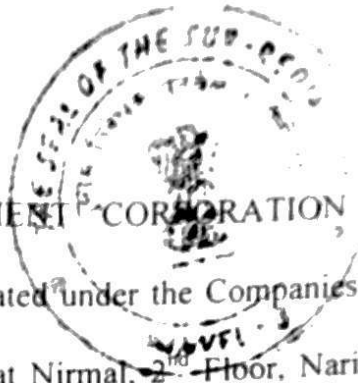
*U. D. Patil*  
*U. D. Patil*

AND

*Mr. Vishwas & the other parties who are mentioned in the  
Schedule Annexure hereto and hereinafter referred to as*  
"PURCHASER TRANSFEREE" (which expression shall unless it be repugnant to  
the context or meaning thereof shall mean and include his heirs, executors,  
administrators and assigns) of the **OTHER PART**.

**AND WHEREAS**

The **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION** OF  
MAHARASHTRA LIMITED a company incorporated under the Companies Act  
1956 (1 of 1956) and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman  
Point, Mumbai-400 021 (hereinafter referred to as "**THE CORPORATION**") is the  
New Town Development Authority declared for the area designated as site for the  
New Town of Navi Mumbai by the Government of Maharashtra in exercise of its  
powers under Sub-Sections (1) and (3-A) of Section 113 of the Maharashtra  
Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966)  
(hereinafter referred to as "the said Act") for New Town of Navi Mumbai by  
Government of Maharashtra in the exercise of its powers of the area designated as  
Site for New Town under Sub-Section (1) of Section 113 of the Said Act.



**AND WHEREAS**

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

*V. D. B...*

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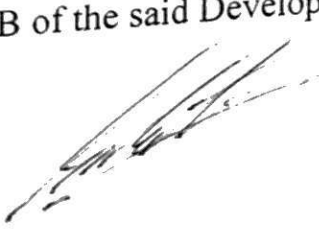
**AND WHEREAS**

By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the Said Act. The CIDCO Ltd., under Rehabilitation scheme for project affected persons allots (12.5% Scheme) Plot to the persons whose lands have been acquired for Navi Mumbai project one such Plot Bearing No. E - 77 & E - 78, Sector No. 3 at **Belpada**, admeasuring about 974.41 Sq. Mtrs. has allotted to the Vendor 1) Shri. Devram Kalya Barse, 2) Shri. Savalaram Kalya Barse, 3) Smt. Jayvantibai Devram Barse, 4) Smt. Parvatibai Savalaram Barse by CIDCO Ltd., Vide Agreement of Lease dated 25/01/2005 which is registered on 28/03/2005 Vide Document No. Panvel//2979 (hereinafter called License).



**AND WHEREAS**

1) Shri. Devram Kalya Barse, 2) Shri. Savalaram Kalya Barse, 3) Smt. Jayvantibai Devram Barse, 4) Smt. Parvatibai Savalaram Barse has assign an Agreement of Development Cum Assignment of Rights & Power of Attorney in favour of M/s Ekvira Construction through it's partners and both the parties had assign The Development Agreement dated 23/08/2005 to M/s Smith Enterprises through it's Partners having is Office: at Shop No. 1, Laxman Holl, Sector 4, Belpada (Kharghar), Navi Mumbai therein called "the Developers" which is Notarised on dated 23/08/2005. Accordingly the Development Agreement (The Agreement of Development Cum Assignment of Rights). The Developer confirm that which Flats and Shops should be allotted to the Vendors which mentioned as per Annexure B of the said Development Agreement.

 V. D. Barse

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**AND WHEREAS**

- 4 -

By virtue of Development Agreement the Developer had allotted sum Flats/Shops to the Vendors for a consideration of Development rights of the said plot to M/s Ekvira Construction.

**AND WHEREAS**

In view of the Development Agreement & Power of Attorney M/s Ekvira Construction. has allotted as owner in building known as "Vaishnavi Dham" a Flat/Shop No. 705, Wing No. ---, on 7<sup>th</sup> floor, admeasuring area 1153 Sq.ft. (Builtup/Carpet) on Plot No. E-77 & E-78, Sector No. 3, Belpada, Navi Mumbai, Taluka Panvel, District Raigad.

**AND WHEREAS :**

The said Builder has ready to handed over the possession of the said Flat/Shop to the Vendors (hereinafter referred as the said Flat) after receiving completion certificate.



**AND WHEREAS**

The Vendors is occupying as owner and holds the said Flat/Shop No. 705, Wing No. ---, on 7<sup>th</sup> floor, admeasuring area 1153 Sq.ft. (Builtup/Carpet), on Plot No. E-77 & E-78, Sector No. 3, Belpada, Navi Mumbai, Taluka Panvel, District Raigad. and has agreed to Sell/ Transfer the said Flat/Shop to the Purchaser on ownership basis.

**AND WHEREAS :**

The Purchaser approached to the Vendors and negotiated the sale price of the said Flat after inspecting the said Flat/Shop and the relevant documents and also terms and conditions of the said agreement and both the parties being satisfied and now desirous of recording the terms and conditions of this agreement.

  
V. D. Jaisankar

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**AND WHEREAS :**

The Vendors not being interested in retaining the said Flat/Shop and being desirous of disposing off the same and the Purchaser being interested in purchasing the said Flat, the Purchaser has offered to purchase the same and the Vendors has agreed to assign all their right, title, interest and benefits to the Purchaser for the consideration of Rs. 10,00,000/- (Rupees Ten Lakh only) Only) on the terms and conditions hereinafter mentioned as agreed to between the parties.

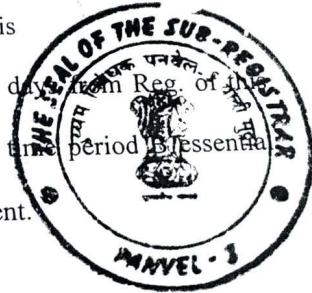
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**WHEREAS**

The Purchaser hereby agreed to purchase the said Flat/Shop from the Vendors for the said consideration of Rs. 10,00,000/- (Rupees Ten Lakh only) Only) which will be paid as follows:-

- A) Amount Rs. 50,000/-
- B) Amount Rs. 9,50,000/-

On examine of this  
On or before 60 days from Reg. of the  
Agreement. The time period is essential  
for this Agreement.



**WHEREAS**

The Vendor herein have represented and assured to the purchasers that they are entitled to the said Flat/Shop as the absolute owner of thereof, and that the said Flat is free from all encumbrances, loan/s, charge/s, mortgage, etc., and further stated and declares that the said premises, agreed to be sold to the Purchasers are free from all sorts of encumbrance and they have full power and absolute authority to sell/Transfer/assign the said premises to the Purchaser as they are the sole owner/member in respect of the said premises and quietly and peacefully possess, use, hindrance, denial, interference or eviction by the Transferor or any other

*Handwritten signature and name: V. D. D...*

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person or persons lawfully or equitably claiming through under or in trust for Transferor.

**WHEREAS**

The Vendor has agreed to sell Transfer and assign unto the Purchaser and the Purchaser have agreed to purchase and acquire the said Flat/Shop No. 111, Wing No. 1, on 2<sup>nd</sup> floor, admeasuring area 4.55 Sq.ft. (Builtup/Carpet) on Plot No. E-77 & E-78, Sector No. 3, Belpada, Navi Mumbai, Taluka Paveel, District Raigad. The society has not registered till today therefore the developer M/s. Smith Enterprises has given "No Objection Certificate" and also given a permission to transfer the said Flat/Shop from the name of the Vendor to the Purchaser. Construction.

**WHEREAS**

The Vendors are fully seized and possessed of necessary documents related to the said Flat/Shop and they has agrees to entitle to transfer and assigns all their rights, interest, title in favour of the said Purchaser for valuable consideration as agreed herein in these presents.



**IT IS FURTHER DECLARED BY VENDOR THAT :**

- A) There are no suits, litigation's civil or criminal or any other proceeding as against the Vendors personally affecting the said premises.
- B) There are no attachment or prohibitory orders as against or affecting the said premises and the said premises is free from all mortgage, encumbrances or charges and/or is not subject matter to any lispensens or easements or attachments either before or after judgment. The Vendor has not received any notice neither from Government Semi Government, or Corporation regarding any of the proceedings in respect of the said premises.

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- C) The Vendors has paid all the necessary charges of any nature whatsoever in respect of the said premises, and the Vendors has not received any notice from any statutory body or authorities asking the payment of any nature whatsoever of the said premises till dates of executions of this Agreement.
- D) The Vendors in past lessee or Builder have not entered into any agreement either in the form of Sale, Lease, exchanges, assignment, or any other rights of like nature in the said premises and have not default with or disposed off the said premises in any manner whatsoever. Neither the Flat/Shop owner nor any their predecessor in title have had received any notice either from CIDCO and/or from any other statutory authorities regarding the acquisition and/or requisition of the said premises.
- E) The Vendors has good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease lien, charges, inheritance, sale, gifts, trust, mortgage, or otherwise however outstanding against the Vendors and/or against the said premises or any part thereof.
- F) The Vendors has not done any act, deed, matter, or thing whereby they are prevented entering into this Agreement on the various terms and conditions as stated herein in favour the Purchaser.



**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

- 1) The Vendors shall sell and the Purchaser shall purchase all and singular the said piece and parcel of Flat/Shop No. 705, Wing No. —, on 7<sup>th</sup> floor, admeasuring area area 453 Sq.ft. (Builtup/Carpet) on Plot No. E-77 & E-78, Sector No. 3, Belpada, Navi Mumbai, Taluka Panvel, District Raigad. together with certain percentage specified in the Agreement

V. D. Ramesh

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made by the Builder with Vendor under the Act of undivided interest appurtenant to such Flat Shop as tenement in common with the owner of the others Flats Shops and to common areas and facilities of the said land and the buildings of the said flat and percentage heritable, transferable, and immovable free from all encumbrances at or for the lump sum price of Rs. 1000000/- (Rupees 100 Lakhs only) Only).

*intimate*

- 2) The Purchaser has paid to the Vendors Rs. 1000000/- (Rupees 100 Lakhs only) Only) as a full payment and receipts whereof the vendors doth hereby admit and acknowledge.
- 3) The Vendors shall pay all the outgoing in respect of the said premises before hand over the possession of the said premises.
- 4) The Vendors hereby agreed that they would deliver and hand over the vacant and peaceful possession of the said premises to the Purchaser at the time of execution of this agreement.
- 5) The Stamp duty, registration charges and the other expense relating to the documents and registration of this agreement shall be borne by the Purchaser.
- 6) The Purchaser agree to join as member of the Co.Op. Society which will registered in pursuance of Maharashtra Co.Operative Housing Societies Act 1960, and he shall also perform and abide the rules and regulations shall bye-laws of the said Society from time to time.

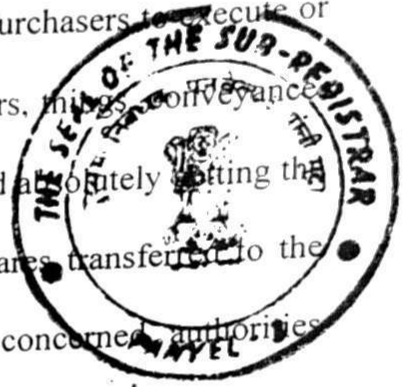


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- 7) Upon possession of the said Flat/Shop being delivered to the Purchaser, they shall be entitled to the use and occupancy of the said premises and shall thereafter have no claim against this Vendors in respect of any items of work in the said premises which may be alleged not to has been carried out or completed.
- 8) The Vendors hereby conveys with the Purchaser that, they shall from time to time at all time herein after at the request of the Purchasers to execute or cause to be done and executed all acts, deeds, matters, things, conveyances, assurances, and writing what so ever for perfectly and absolutely settling the said premises and its records, titles interest and shares transferred to the name of the Purchasers in the records of and concerned authorities (CIDCO, SOCIETY, MSEDCo. ETC.)
- 9) The Purchaser shall be liable to pay all property taxes, charges for electricity and other services and all other out goings and their share according to the percentage in common expenses payable in respect of the said Flat/Shop form the date of possession of the said Flat.
- 10) Possession of the said premises shall be delivered to the Purchaser/s only after the building is ready for the use and occupation as per the rules and regulation of CIDCO Ltd. and provided all the amounts due and payable to the Purchaser/s under this Agreement are paid to the Developers in full.
- 11) The Purchaser/s shall not use the said Premises for any purpose other than the purpose for which it is allowed by the said Corporation, Developers and other authorities.



*Handwritten signature: N. D. ...*

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- 12) The amenities to be provide by the Developers in the said premises are those are set out in the Annexure-2 annexed hereto and the Purchaser has satisfied himself/herself about the same.
- 13) The Developers shall have the right to make addition and/or alterations and raise or put up additional structure as may be permitted by the CIDCO LTD. / NMMC. The Developers shall be entitled to use any additional construction that may be permitted by the said CIDCO Ltd.
- 14) The Purchaser shall from date of possession maintain the said Flat/ Shop at the cost of their own in good and tenantable repairs and conditions and shall not do or suffer to be done anything in or to the said Flat/Shop or to the common areas and facilities which may be against the rules and regulations and/or bye-laws of the said Society.
- 15) The Purchaser also hereby agreed to paid to the Developer and or Vendors and all concerned Authorities for transfer of Deposits amount kept with them i.e. Deposits with MSEDCo. for electricity connection, Deposit amount with Developers, Share money deposit, Society Registration Charges, Infrastructure & Development Charges and other incidental charges which will be levied by the CIDCO.



**SCHEDULE OF FLAT**

Flat/Shop No. 105, on 1<sup>st</sup> Floor, admn. area  
453 Sq.ft. (Builtup/Carpet), on Plot No. E-77 & E-78, Sector No. 3,  
Belpada, Navi Mumbai, Tal. Panvel, Dist. Raigad.

....11/-

V. D. B. ...

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR HEREIN ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE

Withinamed Vendors/Transferors }  
M/s. Ekvira Constructions }  
Through its Partner }  
Sachin G. Mhatre }

For Ekvira Constructions  
Partner

*[Handwritten signature]*  
*[Handwritten signature]*

- 1) Ram Chavan *[Signature]*
- 2) *[Handwritten initials]*



SIGNED AND DELIVERED BY THE

Withinamed <sup>Purchaser</sup> Vendors/Transferors

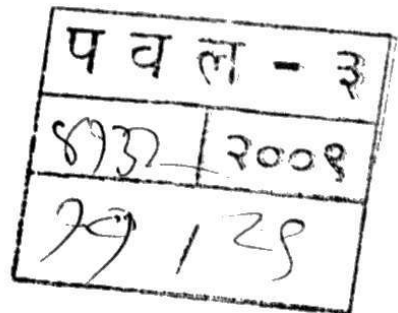
Ms. V. P. Patande

In the presence of.....

}  
}  
} *[Handwritten signature]*  
}

- 1) Ram Chavan *[Signature]*

- 2) - *[Handwritten initials]*



**RECEIPT**


Received Rs. 50,000/- (Rupees Five Lakhs only) by Cash/ Cheque from the withinamed Purchaser as a full payment for selling of the said Flat in the said Building to me as follows :

Rs.                      Cheque No.                      Bank



**WE SAY RECEIVED**

Rs. 50,000/-

  
**M/s Ekvira Constructions**  
through their Power of Holder

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**ANNEXTURE - 2**

- 1) All RCC work as per structural drawings M. 150 Grade
- 2) External Brick work 150 m. thick masonry
- 3) Internal Brick work 115 m. thick masonry wall.
- 4) External sandface plaster 20 mm. Thick in two coat in C.M. 1:4 and internal Neeru finish plaster in C.M. 12 mm. Thick.
- 5) Door Frame : 5 ½ x 2 ½ size frame for main doors and 4 ½ x 2 ½ size Sal Wood frame from other doors.
- 6) Shutter : Main doors shutter shall be of T.W. paneled of decorative Veners finish on 35 mm. Thick flush door shutter and internal shutter shall be of 30 mm. Thick flush door shutter. W.C. Bath shutter shall be frame acrylic sheet with power coated Aluminium frame.
- 7) Window : Aluminium sliding window three track or four track with power coating 4 mm. Thick plain glass.
- 8) Window Sill : Window sill shall be four side green marble.
- 9) Flooring : Living Room / Hall joint free vitrified tiles, size 18" x 18" of 24" x 24"  
Kitchen : Spartex 18" x 18" with skirting, rolling shutter with 18 gauge G.I.  
Bath : Marble flooring with full dedo glazed tiles 8" x 12"  
W.C. : Ceramic tiles fill dedo with flushing cistern.  
Shop : Spartex 18" x 18" with skirting, rolling shutters with 18 gauge G.I.
- 10) Kitchen Platform : Granite black with stainless steel sink.
- 11) Plumbing & Sanitary : Consealed plumbing P.V.C. pipe for sanitary line, all fittings are sico make.
- 12) Electric : Consealed wiring with Ankor Switched, T.V. Point & Telephone point / cable point in hall.
- 13) Painting : Acrylic Distemper with two coat putti for internal walls & waterproof Acrylic paint for external surface (Nitco Make)
- 14) Waterproofing : Indian waterproofing treatment by brick bats terrace with china mosaic finish.
- 15) U/G & O/H water tank as per approval plan.
- 16) Checker tiles all around the building upto compound wall.
- 17) Staircase : R.C.C. staircase with kota for riser & Trade
- 18) Handralling in wooden section.
- 19) Lift : S.S. cabin make OTIS / ROYAL / HALLMARK



*[Handwritten signatures]*

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SEVENTH FLOOR PLAN

SMIT ENTERPRISES

DEVELOPERS

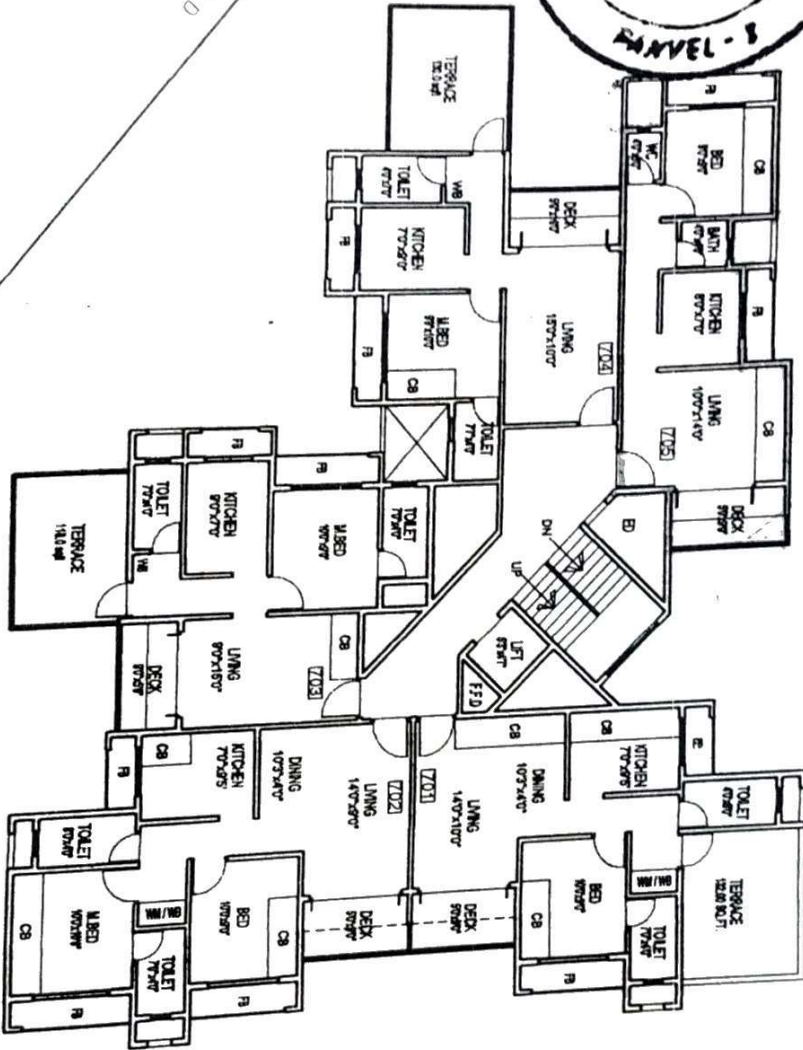
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING

ON PLOT NO. 7/177, 7/178, 7/179, 7/180, 7/181, 7/182, 7/183, 7/184, 7/185, 7/186, 7/187, 7/188, 7/189, 7/190, 7/191, 7/192, 7/193, 7/194, 7/195, 7/196, 7/197, 7/198, 7/199, 7/200, 7/201, 7/202, 7/203, 7/204, 7/205, 7/206, 7/207, 7/208, 7/209, 7/210, 7/211, 7/212, 7/213, 7/214, 7/215, 7/216, 7/217, 7/218, 7/219, 7/220, 7/221, 7/222, 7/223, 7/224, 7/225, 7/226, 7/227, 7/228, 7/229, 7/230, 7/231, 7/232, 7/233, 7/234, 7/235, 7/236, 7/237, 7/238, 7/239, 7/240, 7/241, 7/242, 7/243, 7/244, 7/245, 7/246, 7/247, 7/248, 7/249, 7/250, 7/251, 7/252, 7/253, 7/254, 7/255, 7/256, 7/257, 7/258, 7/259, 7/260, 7/261, 7/262, 7/263, 7/264, 7/265, 7/266, 7/267, 7/268, 7/269, 7/270, 7/271, 7/272, 7/273, 7/274, 7/275, 7/276, 7/277, 7/278, 7/279, 7/280, 7/281, 7/282, 7/283, 7/284, 7/285, 7/286, 7/287, 7/288, 7/289, 7/290, 7/291, 7/292, 7/293, 7/294, 7/295, 7/296, 7/297, 7/298, 7/299, 7/300, 7/301, 7/302, 7/303, 7/304, 7/305, 7/306, 7/307, 7/308, 7/309, 7/310, 7/311, 7/312, 7/313, 7/314, 7/315, 7/316, 7/317, 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VAISHNAVI DHAM

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DESIGNO  
 ARCHITECTS & PLANNERS  
 A. K. CHAUDHARI

REF. NO. CIDCO/ATPO/

194

20/2/106

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to

Shri - Devram Kalya Barse & Others three

Plot No E-77 & E-78 Road No. — Sector 03 Node Belpada/Kharghar of UES.  
Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg. (G+7) Str.

Resi. BUA = 1351.60 m<sup>2</sup> ; Comm. BUA = 109.064 m<sup>2</sup>

Total BUA = 1460.665 m<sup>2</sup>

(Nos. of Residential Units 35 Nos. of Commercial units 8)

1. This Certificate is liable to be revoked by the Corporation if :-

1(a) The development work in respect of which permission certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

1(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 :

2(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.

2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(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 ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

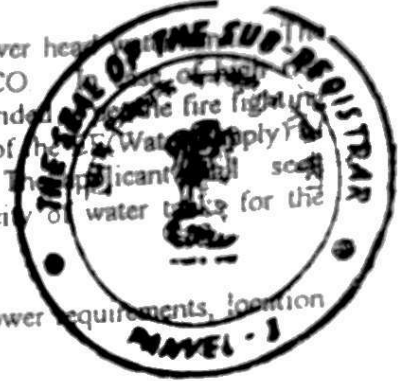
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The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him

A certified copy of the approved plan shall be exhibited on site

The amount of Rs 5000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation

"Every Building shall be provided with under ground and over head water tanks. The capacity of the tanks shall be as per norms fixed by CIDCO. Buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose"



You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No TBP/4393/1504/C4-287/94 UD-11 RDP, Dated 13<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
  - a) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries
  - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
  - d) Number of Residential flats/Commercial Units with areas
  - e) Address where copies of detailed approved plans shall be available for inspection.
  - f) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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11 As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12 As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society and construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

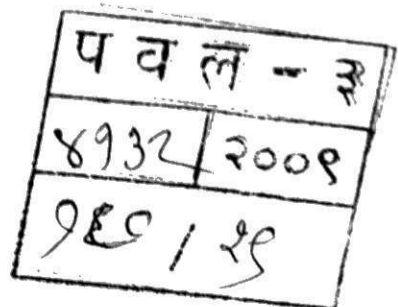


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20/02/08  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta  
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C.C. TO: ARCHITECT  
Designs.

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)



**Off :-**

2, Ashadeep Apartment,  
Near Panvel Town Police Station  
Beside Anil Xerox, Panvel,  
Tel. : 2745 6306, Mob. 9820462629

**MANOJ K. BHUJBAL** (Advocate)  
B.A.L.L.B

**Resi :-**

"Vithai", Bhujbal Wadi, Podi No.2  
Sector-15-A, New Panvel-410 206.  
Tel. : 2745 0821.

## TITLE CLEARANCE CERTIFICATE

Sub : Title Clearance Certificate with respect  
to Plot No. E-77 & E-78, Sector No. 3, Area  
about 974.41 Sq. Mtrs. lying & being at  
Belpada, Taluka Panvel, District Raigad.

### TO WHOMSOEVER IT MAY CONCERN

I was asked to take search of title by M/s Ekvira Construction through its Partners 1) Sachin Gurunath Mhatre, 2) Shri. Kamalakar Keshav Patil, 3) Shri. Ravindra Mahendra Patil, 4) Smt. Sarala Raju Patil having address at Ekvira Dargan, Shop No. 3, Plot No. 3, Sector 8 A, Diva Airoli, Navi Mumbai to the property Plot No. E-77 & E-78, Sector No. 3, Area about 974.41 Sq. Mtrs. lying & being at Belpada, Taluka Panvel, District Raigad & submit my report with respect to the same.



#### 1) DESCRIPTION OF PROPERTY :

All that piece and parcel of Land known as Plot No. E-77 & E-78, Sector No. 3, Area about 974.41 Sq. Mtrs. lying & being at Belpada, Taluka Panvel, District Raigad 12.5% Scheme containing by measurement 974.41 Sq. Mtrs or thereabout and bounded that is to say :

On or towards the North by :	Plot No. E-96
On or towards the South by :	5.00 Mtrs. Wide Road.
On or towards the East by :	9.00 Mtrs. Wide Road.
On or towards the West by :	5.00 Mtrs. Wide Road.

...2/-

*Manoj K. Bhujbal*  
Advocate  
Bhujbal Wadi, Panvel, Raigad.  
Phone : 2745 6306 (R) 27456306 (O)

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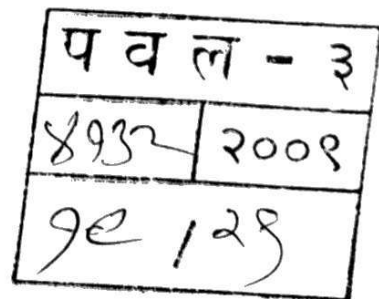
2) **DOCUMENTS :**

For the purpose of investigation of title of the said Plot, I also perused the following documents :

- 1) Agreement to Lease, dated 25/01/2005 of Plot No. E-77 & E-78, Sector No. 3, Area about 974.41 Sq. Mtrs. lying & being at Belpada, Taluka Panvel, District Raigad between CIDCO and Shri. Devram Kalu Barse & Others. Which is Registered at Sub-Registrar-Panvel on 23/03/2005 Vide Document No. 2980/2005 & Possession Receipt dated 21/01/2005.
- 2) The Agreement of Development Cum Assignment of Rights has executed between the Licensee Shri. Devram Kalu Barse & Others & M/s Ekvira Construction through it's Partners 1) Sachin Gurunath Mhatre, 2) Shri. Kamalakar Keshav Patil, 3) Shri. Ravindra Dhanraj Patil, 4) Smt. Sarala Raju Patil on dated 07/04/2005 and also the Licensee has given a possession letter & also Power of Attorney has executed on the same date.
- 3) The Power of Attorney & Development Agreement (The Agreement of Development Cum Assignment of Rights) dated 23/08/2005 between Shri. Devram Kalu Barse & Others, and with M/s Ekvira Construction through it's Partners 1) Sachin Gurunath Mhatre, 2) Shri. Kamalakar Keshav Patil, 3) Shri. Ravindra Dhanraj Patil, 4) Smt. Sarala Raju Patil, and M/s Smith Enterprises through it's Partners 1) Shri. Navneet D. Patel, 2) Shri. Mitesh S. Patel, 3) Shri. Vinod M. Chawla, 4) Shri. Shantilal K. Patel having their office at Shop No. 1, Laxman Holl, Sector 4, Belpada (Kharghar), Navi Mumbai which is executed before Notary Public Adv. A. G. Jadhav, Thane.
- 4) Development permission along with Commencement Certificate issued by CIDCO Ltd., dated 20/02/2006 of Plot No. E-77 & E-78, Sector No. 3, Area about 974.41 Sq. Mtrs. lying & being at Belpada, Taluka Panvel, District Raigad Vide its Letter No. CIDCO/ATPO/194 dt. 20/02/2006.

...3/-

  
**Manoj** **Patil**  
Advocate  
Bhu  
Tal. Panvel  
Phone : 2745 0021 (R) 27456306 (O)



And I have to report and certify as under :

That the city and Industrial Development Corporation of Maharashtra Ltd. is company within the meaning of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2<sup>nd</sup> Floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII (hereinafter referred to as "The Said Act") for the New Town of New Bombay Government of Maharashtra in exercise of its Powers for the area designated as site of the New Town under Sub-Section (1) of Section 113 of the Said Act.

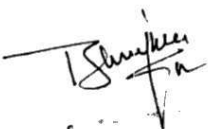
That the state Government has acquired land within the designated area of New Bombay land vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That 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 if or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That the immovable property consisting of Plot No. E-77 & E-78, Sector No. 3, Area about 974.41 Sq. Mtrs. lying & being at Belpada, Taluka Panvel, District Raigad, is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of Shri. Devram Kalu Barse & Others hereinafter referred to as the owners for construction of building in accordance with the plans sanctioned by CIDCO.

By virtue of the plot has allotted by the CIDCO and further by virtue of the said Shri. Devram Kalu Barse & Others, being possession of the Said Plot, the said Shri. Devram Kalu Barse & Others has a clear and marketable title and the Said Plot is without any encumbrances. Therefore said owner Shri. Devram Kalu Barse & Others has granted Assignment/Development rights and also irrevocable Power of Attorney in favour M/s Ekvira Construction through it's Partners 1) Sachin Gurunath Mhatre, 2) Shri. Kamalakar Keshav Patil, 3) Shri. Ravindra Dhanraj Patil, 4) Smt. Sarala Raju Patil, and Smith Enterprises through it's Partners 1) Shri. Navneet D. Patel, 2) Shri. Mitesh S. Patel, 3) Shri. Vinod M. Chawla, 4) Shri. Shantilal K. Patel having their

...4/-

  
M. S. Chavan  
Advocate  
Bhamburda  
Tal. Panvel, Dist. Raigad.  
Phone : 2745 0821 (R) 27456306 (O)

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office at Shop No. 1, Laxman Hall, Sector 4, Belpada (Kharghar), Navi Mumbai permitting the said developers to develop the said plot and to construct the buildings thereon in accordance with the plans sanctioned to be sanctioned by the CIDCO.

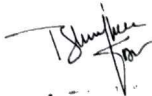
By virtue of Development Agreement & Power of Attorney both dated 23/08/2005 executed by the said Original Licensee therein the Confirming Party of the One Part and M/s Ekvira Construction of Partnership Firm, therein the Party of the First Part in favour of the Developers herein the Party of the Other Part, the said Original Licensee and the said Party of the First Part thereby granted, assigned and transferred in favour of the Developers herein the development rights and selling rights pertaining thereto, subject to terms and condition as contained therein, in consideration whereof the Developers shall handover to the Party of the First Part and Confirming Party, respectively the units mentioned in Annexure B & C attached to the Agreement. Therefore M/s Ekvira Constructions shall be entitled to deal with the units mentioned in Annexure B attached to the said Agreement.

On the basis of the above and on the basis of the above documents placed before me, I hereby certify that M/s Ekvira Construction through its Partners 1) Sachin Gurunath Mhatre, 2) Shri. Kamalakar Keshav Patil, 3) Shri. Ravindra Dhanraj Patil, 4) Smt. Sarala Raju Patil, and Smith Enterprises through its Partners 1) Shri. Navneet D. Patel, 2) Shri. Mitesh S. Patel, 3) Shri. Vinod M. Chawla, 4) Shri. Shantilal K. Patel are entitled to sell the units as more specifically listed in the Development Agreement as Annexure B to the appropriated purchaser and to receive the sale proceeds thereof.

I have gone through all the documents of title to the said plots and it is hereby certify that the title of M/s Ekvira Construction through its Partners 1) Sachin Gurunath Mhatre, 2) Shri. Kamalakar Keshav Patil, 3) Shri. Ravindra Dhanraj Patil, 4) Smt. Sarala Raju Patil, and Smith Enterprises through its Partners 1) Shri. Navneet D. Patel, 2) Shri. Mitesh S. Patel, 3) Shri. Vinod M. Chawla, 4) Shri. Shantilal K. Patel, in respect of the said plots/units mentioned Annexure B are clear and marketable

Dated :

Advocate

  
**Mansoor Ali Khan**  
Advocate, LL.B  
Bhur  
Tal. Parveer, Dist. Raigad.  
Phone : 2745 0821 (R) 27456306 (O)

प व ल - ३	
४१३२	२००९
२९ / १२	

Off :-  
Ashadeep Apartment,  
Near Panvel Town Police Station  
Beside Anil Xerox, Panvel,  
Tel. : 2745 6306. Mob. 9820462629

**MANOJ K. BHUJBAL** (Advocate)  
B.A.L.L.B

Resi :-  
"Vithai", Bhujbal Wadi, Podi No.2  
Sector-15-A, New Panvel-410 206.  
Tel. : 2745 0821.

### SEARCH REPORT

Sub : Search Report with respect to Plots No. E-77 & E-78, Sector No. 3, Area about 974.41 Sq.Mtrs. lying & being Kharghar(Belpada), Navi Mumbai, Taluka Panvel, District Raigad.


### TO WHOMSOEVER IT MAY CONCERN

I have taken search of Property of being Plots No. E-77 & E-78, Sector No. 3, Kharghar (Belpada), Navi Mumbai measuring 974.41 Sq. Mtrs., Taluka Panvel, District Raigad. (hereinafter for sake of brevity referred to as "the said property") for a period of 30 year from 1977 to 2007 in the office of the Sub - Registrar of Assurances at Uran/Panvel.

<u>Year</u>	<u>Other encumbrances</u>
1976	Nil
1977	Nil
1978	Nil
1979	Nil
1980	Nil
1981	Nil
1982	Nil
1983	Nil
1984	Nil
1985	Nil



...2/-

  
**Manoj K. Bhujbal**  
Advocate, B.A.L.L.B  
Bhujbal Wadi, Podi No. 2,  
Tal. Panvel, District Raigad.  
Phone : 2745 0821 (R) 27456306 (O)

प व ल - ३	
४९३५	२००९
२२ / २९	



1986	
1987	Nil
1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil



Handwritten note on a yellow sticky tab: "1/1/2008"

1) As per the documents produced before me and the search taken by me in respect of the said property, the said property has been granted lease by the CIDCO Ltd., for a period of 60 Years to 1) Shri. Devram Kalya Barse, 2) Shri. Savalaram Kalya Barse, 3) Smt. Jayvantibai Devram Barse, 4) Smt. Parvatibai Savalaram Barse vide Lease Agreement dated 25/01/2005 and the same was duly registered vide registration Receipt No. 2979 Document No. Uran-02980-2005 dated 23/03/2005.

...3/-

*T. G. ...*  
**Manoj ... ibal**  
Advocate, A.L.L.B.  
Bhujangwadi, 2,  
Tal. P. ... gad.  
Phone : 2745 0821 (R) 27456306 (O)

प व ल - ३	
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२३/२९	

2) The Corporation by its Letter No. CIDCO/APTO/194 dated 20/02/2006 granted its permission to commence construction on the said subject to the terms and condition as contained therein.

3) By Development Agreement & Power of Attorney both dated 23/08/2005 executed by the said Original Licensee therein the Confirming Party of the One Part and M/s Ekvira Construction a Partnership Firm, therein the Party of the First Part in favour of the Developers herein the Party of the Other Part, the said Original Licensee and the said Party of the First Part thereby granted, assigned and transferred in favour of the Developers herein the development rights and selling rights pertaining thereto, subject to the terms and condition as contained therein, in consideration whereof the Developers shall handover to the Party of the First Part and the Confirming Party, respectively the units mentioned in Annexure B & C attached to the said Agreement.



4) As per searches there is no entry in the records of the Sub - Registrar Office at Uran Panvel to the effect that the property is either sold or mortgaged or transferred or given on lease to anybody by the said Original Allottees save and except the M/s Smith Enterprises herein.

5) It appears from the records that the said Original Allottees and M/s Ekvira Construction are the absolute owners and in actual possession of the said property.

6) It is also cleared that the said property is not affected by any easements, set backs or reservations or acquisitions either by Central Government or State Government or any other local body.

...4/-

*Manoj Bhal*  
Manoj Bhal  
Advocate  
Bhal  
Tal. ... gad.  
Phone : 2745 0621 (R) 27456306 (O)

प व ल - ३	
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The said property is not affected under the provisions of the Urban Land Ceiling Act, 1976 hence the application of the said Act and the provisions thereof is not applicable and required

I therefore, certify that the title of 1) Shri. Dextram Keshu Barse 2) Shri. Sasaram Lalji Barse 3) Smt. Jaxantibai Dextram Barse 4) Smt. Parvatibai Sasaram Barse in respect of the said property is clear marketable and free from all encumbrances of any whatsoever

Dated



Advocate

*Manoj K. V. Bhal*  
Advocate  
Bh... ..L.B  
Tal... ..ud  
Phone 2745 0841 ext. 456308 / 0

*infear*

पत्र - ३  
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२५  
३९



# M/s EKVIRA CONSTRUCTIONS

Add Ekveera Darshan Plot No 3.  
Shop No 14 Gr Floor Sector E & K  
Kiroli, Ravi Mumbai 400 708  
Mob 9820101200

Date :

Ref No.:

## RESOLUTION

It has been resolved at the meeting held on 20-2-2007 of the partners Shri. Kamalakar Keshav Patil, Shri. Ravindra Dhanraj Patil, Ms. Sarala Raju Patil and Sachin G. Mhatre of the above Partnership firm and agreement for Sale to be executed and admitted for sale of their property at plot no. E-115, E-77 & 78 at Kharghar sector-3 to be done by its partner Mr. Sachin G. Mhatre.



Name

Signature

1) Mr. Sachin Gurunath Mhatre

2) Shri. Kamalakar Keshav Patil

3) Shri. Ravindra Dhanraj Patil

4) Smt. Sarala Raju Patil





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VEERAMANI KUPPUSWAMY

KUPPUSWAMY VEERAN

27/01/1975

Permanent Account Number  
ACLPV0253F

Signature



27072006



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHAVAN RAM BEGAJI  
BEGAJI GANPATHI CHAVAN

25/09/1978

Permanent Account Number

AHBPC1630N

Signature



पु. त. 3  
४९३२  
~~४९३४~~  
२९०, २९

दुय्यम निबंधकः

सह दु.नि.पनवेल 3

दस्त गोषवारा भाग-1

पनवेल 3

दस्त क्र 4132/2009

2/1/25

02/07/2009  
12:37:45 pm

दस्ता क्रमांक : 4132/2009  
दस्ताचा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1) नाव: विजय धाकटोजी पालोडे  
पत्ता: घर/फ्लॅट नं: प्रियदर्शनी सिएचएस लि., अयोध्या  
नगर, वाशीनाका, चेबूर, मुंबई  
गल्ली/रस्ता:  
ईमारतीचे नाव:  
ईमारत नं:  
पेट/वसाहत:  
शहर/गाव:  
तालुका:

लिहून घेणार  
वय 53  
सही

*[Signature]*



2) नाव: मे/- एकविरा कन्स्ट्र. तर्फे भागीदार सचिन गुरुनाथ  
धोरवे  
पत्ता: घर/फ्लॅट नं: सेक्टर 8ए, ऐरोली  
गल्ली/रस्ता:  
ईमारतीचे नाव:  
ईमारत नं:  
पेट/वसाहत:  
शहर/गाव:  
तालुका:  
पिन नं:

लिहून देणार  
वय - 31  
सही

*[Signature]*



*[Signature]*  
दुय्यम निबंधक, पनवेल-3  
(वर्ग-2)



दस्त गोषवारा भाग - 2

पवल3

दस्त क्रमांक (4132/2009)

दस्त क्र. [पवल3 4132 2009] धा गोषवारा  
बालार मूल्य : 1485500 मोबदला 1000000 भरलेले मूद्रांक शुल्क : 71740

दस्त हजर केल्याचा दिनांक : 02/07/2009 01:33 PM  
निष्ठादनाचा दिनांक : 02/07/2009  
दस्त हजर करणा राशी सही :

*Handwritten signature*

पावली क्र. 4159 दिनांक 02/07/2009  
पावलीचे वर्णन  
नाव: विजय धाकटोजी पालाडे

14860 : नोदणी फी  
580 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

15440: एकूण

दु. निबंधकाची सही, सह दु.नि.पनवेल 3

दस्तावेज प्रकार : 25) करारनामा  
शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 02/07/2009 01:33 PM  
शिक्षका क्र. 2 ची वेळ : (फ्री) 02/07/2009 01:36 PM  
शिक्षका क्र. 3 ची वेळ : (कबुली) 02/07/2009 01:37 PM  
शिक्षका क्र. 4 ची वेळ : (ओळख) 02/07/2009 01:37 PM

दस्त नोद केल्याचा दिनांक : 02/07/2009 01:37 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) राम चव्हाण - - ,घर/फ्लॅट नं: नेरे ता पनवेल

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

*Handwritten signature*

2) विरामणी कुपूस्वामी - - ,घर/फ्लॅट नं: से 3, खारघर ता पनवेल

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



*Handwritten signature*

दु. निबंधकाची सही  
सह दु.नि.पनवेल 3



भाणत करण्यास येते की सदर इस्तास एकूण  
ने आहेत.

दुय्यम निबंधक, पनवेल-३ (वर्ग-२)

मुद्रांक क्र. ९  
क्रमांक ७९२२२

दुय्यम निबंधक, पनवेल-३ (वर्ग-२)  
दिनांक २ माहे ७ सन २००९



# Share Certificate

VAISHNAVI DHAM CO-OPERATIVE HOUSING SOCIETY LTD.  
PLOT NO - E-77R78 SECT-3 BELPADA KHARGHAR NAVI MUMBAI - 410210

( Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares of Rs. 50.00 each  
Registration No. NBOM/CIDCO/HSG/TC/3550/JTR/2010-11 Date 28-10-2010

This is to certify that Shri/ Smt. /M/s. VIJAY DHAKTOJI PALANDE  
\_\_\_\_\_ is the Registered Holder of TEN fully paid up shares

of Rs. FIFTY each numbered from 341 to 350 both inclusive, in  
VAISHNAVI DHAM CO-OPERATIVE HSG. SOCIETY LTD., KHARGHAR  
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at KHARGHAR NAVI MUMBAI  
this 20 day of JULY 2014

  
Authorized  
M.C. Member

  
Secretary

  
Chairman

P.T.O.

Shop e

MR. DEEPAK VIJAY PALANDE

MR. VIJAY D. PALANDE

MORTGAGE TERM LOAN

RS. 20.00 LACS

THE COSMOS CO-OPERATIVE  
BANK LTD

CHEMBUR BRANCH

200 200 628 590  
400 500 216 40  
04280/2628

CPMAK 69792

227180804