

80/8988  
Tuesday, October 29, 2013  
12:13 PM

पावती

Original/Duplicate  
नोंदणी क्र. 39म  
Regn. 39M

पावती क्र. 9866 दिनांक 29/10/2013

पावतीचे नाव: निळेमोरे  
दस्तावेजाचा अनुक्रमांक: वमद-2-8988-2013  
दस्तावेजाचा प्रकार: करारनामा  
मादद करणान्याचे नाव: नितीन श्याम पांडव

नोंदणी फी ₹ 20000.00  
दस्त हाताळणी फी ₹ 580.00  
पृष्ठांची संख्या: 29

एकूण ₹. 20580.00

आपणाम मूळ दस्त, वॉबनेल प्रिंट व सीडी अदाजे 12:26 PM ह्या वेळेस मिळेल.

SO Registrar Vasai 2

वाजार मूल्य: ₹. 1113000/-  
भरलेले मुद्रांक शुल्क: ₹. 120000/-

पुस्तक दुय्येता निमंत्रण क्र. 170436  
मोबदला: ₹. 200000/-  
वसाई २, विहार,

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: ₹. 20000/-  
सीडी/घनादेश/पे ऑर्डर क्रमांक: 170436 दिनांक: 26/10/2013  
बँकेचे नाव व पत्ता: Other Than the List.
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 580/-

*Pillay*

*170436*

*170436*

2 मई-2013  
1011/2013  
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महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुद्रांकल अदालत सन 2013

1. दस्तावा प्रकार : कगरेनामा अनुच्छेद क्रमांक 25 व
2. सादरकर्त्याचे नाव : वित्तीय खाता उांडव
3. तालुका : वसई
4. गावाचे नाव : निके मोरे
5. नगरमुमापन क्रमांक / सर्व्हे क्र / अतिम मुद्रांक क्रमांक : 287
6. मूल्य दरविभाग (आत) : उपविभाग 3
7. मिळकतीचा प्रकार - खुली जमीन नवाही जायलाय मुद्रांक उपविभाग  
प्रति चौ. मी. दर : 32,200/-

8. दस्तात नमुद केलल्या मिळकतीचे क्षेत्रफळ 36.38 कारभेट/ विल्ड अत चा.  
मोटर/ मुट

9. कारभकिंग : गवई पोटनाळा : -----

10. नजला क्रमांक : दुमरा उदधाहन सुनिधा आह/माही

11. बांधकाम वर्षे : 5 घसारा : 51

12. बांधकामाचा प्रकार :- आरआरती / इतर पक्के / अर्धे पक्के / कच्चा

13. बाजारमूल्य तयल्यातील मार्गदर्शक सुचना क : ----- ज्यामध्ये दिलेली.  
घट/ वाढ

14. लिखे अॅन्ड लायलन्सचा दस्त : 1. प्रतिमाह नाडे रक्कम -----  
निवासी/ अनिवासी 2. अमानत रक्कम/ आगावू भाडे : -----  
3. कालावधी -----

15. निर्धारित कलेल बाजारमूल्य :- 11,13,000/-

16. दस्तामध्ये दर्शाविलेला नोंदवत :- 20,00,000/-

17. देय मुद्रांक शुल्क : 1,20,000/- भरलत मुद्रांक शुल्क : 1,20,000/-

18. देय नोंदणी फी : 20,000/-

लिपोक



सहायक नोंदणी अधिकारी  
सहायक मुद्रांक अधिकारी  
वसई - 401201

पसई-२  
 Cell/२३३  
 312R

Document No. 99380  
 Agreement for sale  
 Flat No. B/206, Shree  
 Mauli CHS Ltd.  
 RS. 20,00,000/-  
 Mr. Shyam M. Pandav  
 (6) Name of Buyer: Nitin Shyam Pandav  
 (7) Name of Seller:  
 Paying Stamp Duty:  
 Amount of Stamp Duty: Rs. 1,20,000/-  
 Mode of Payment: Cash Person



For BOI SHAREHOLDING LTD  
 (SANDEEP RATHOD)  
 Authorised Signatory



BOI Shareholding Ltd  
 Shop No 3 & 4, Ramkrishna CHS,  
 Shopping Building, Opp. M.A. High School,  
 S.V. Road, Andheri (West)  
 Number: 400 058  
 D-SSTP/V/C.P. 100/20/205/1094-96

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT is made and entered  
 into at VIRAR, on this 29th day of October  
 in the Christian year Two Thousand Thirteen BETWEEN

श्री. श्याम म. पंडव

*(Signature)*

*(Signature)*

श्री. 99380  
 118052  
 10 OCT 2013  
 R. 01200001-P85211  
 INDIA  
 STAMP DUTY  
 MAHARASHTRA

वसई  
10/11/2013  
812e

Token No: **160**

Document Type REGISTERED

Nature Of Document Property Document

BOI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP

Shop No.3/4, Kamharukha CHS, Shopping Building

S V Road, Andheri(West), Mumbai-400 058

Telephone No 022-26252980

License no. : D-5/STP(V)/C.R.1002/02/05/1094 - 98

Receipt No. : 1044092 Date : 28/10/2013

Pay to : BOI SHAREHOLDING LTD.

Total No. of Documents: 1

Franking Value : Rs. 120,000.00

Service Chg @ Rs.10 per Doc: Rs. .00

Total : Rs. 120,000.00

Name of the stamp duty paying party :  
MR NITIN S PANDAV

Payment Mode : PO

No.: 566542 Dt: 26/10/13 Amt : 120,000.00

Drawn on Bank : BOI

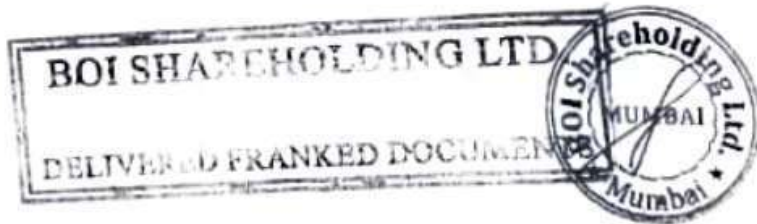
( For Office Use Only )

Tran  
Franking Sr. No.

(Signature)

(Franking Value x Number of Documents)

120000 x 1



*Aut Garden*

हंयोन हॉटेल पॉइंट

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Cell 2023
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**(1) MR. SHYAM MAHADEV PANDAV**, age 57 years, Occupation Retired, **(2) MRS. VIJAYA SHYAM PANDAV**, age 54 years, Occupation Housewife, both residing at B/9, New Jaiphalwadi Co-operative Housing Society, 16th Floor, Flat No. 1612, Tardeo Police Camp, Tardeo, Mumbai-400 036, hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, administrators and assigns) of the **FIRST PART**;

**A N D**

**MR. NITIN SHYAM PANDAV**, age 31 years, Occupation Service, residing at B/9, New Jaiphalwadi Co-operative Housing Society, 16th Floor, Flat No. 1612, Tardeo Police Camp, Tardeo, Mumbai-400 036, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the **SECOND PART**;



**WHEREAS :-**

a) By an Agreement for Sale dated 24th March, 2005, registered in the Office of Sub-Registrar at Vasai-3 (Nallasopara), under document No. VASAI3 - 02315 - 2005 on 24th March, 2005, entered into by and between M/S. SAI DEVELOPERS (therein called "the Builders-Owner/Developers") of the First Part, and (1) MR. SHYAM MAHADEV PANDAV, (2) MRS. VIJAYA SHYAM PANDAV (therein called "the Purchasers") of the Second Part and hereinafter called "the Transferors"; M/S. SAI DEVELOPERS sold the Flat bearing No. B/206, on the Second Floor, admeasuring 391.5 Square feet i.e. 36.38 Square metres (Built up area), in Wing No. 'B', in Building No. 1, in Building known as "MAAULI APARTMENT", constructed on Non-Agricultural land bearing Survey No. 287, Hissa No. 3 & 11, lying, being and situated at Village Nilemore, Taluka Vasai, District Thane, within the jurisdiction of the Registration Sub-District of Vasai and Registration District of Thane (hereinafter for brevity's sake

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collectively referred to as "the said Flat" and more particularly described in the schedule hereunder written), to the Transferors, on the terms and conditions mentioned in the said Agreement.

b) The Transferors have paid full purchase price in respect of the said Flat to the Builders.

c) The Society of the Flat purchaser/s in the said building was formed and registered under the Maharashtra Co-operative Societies Act, 1960, known as "**SHREE MAULI CO-OPERATIVE HOUSING SOCIETY LTD.**" bearing Registration No.TNA/(VSI)/HSG/(TC)/17177/2005-2006.

d) The Transferors are the members of "**SHREE MAULI CO-OPERATIVE HOUSING SOCIETY LTD.**", a Co-operative Society, duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No.TNA/(VSI)/HSG/(TC)/17177/2005-2006, situated at Survey No. 287, Hissa No. 3 & 11, Nilemore, Nallasopara (West), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai and hereinafter for brevity's sake collectively referred to as "the said Society" and as such members the Transferors holds five (5) fully paid-up shares of the said Society and of the face value of Rs. 50/- each, bearing distinctive numbers from 126 to 130 (both inclusive), entered in the Share Certificate No. 26, dated 31/03/2008 (hereinafter for brevity's sake collectively referred to as "the said Shares").

e) The Transferors have paid all the dues in respect of the said Flat to the Society.

f) The Transferors are ready and willing to sell, assign and transfer right, title and interest in the said Flat and the said Shares to the Transferee, which the Transferee has agreed to purchase for a lump sum price of Rs.20,00,000/- (Rupees Twenty Lakhs Only).

g) The said Flat is being purchased by the Transferee for residential purpose and to which the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 shall apply.

*[Handwritten Signature]*

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b) The Transferee has prior to the execution of this agreement satisfied himself about the title of the Transferors to the said Flat and has agreed to acquire the said Flat and the right, title and interest of the Transferors on the terms and conditions hereinafter appearing:

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

- 1) The Transferors have agreed to sell and transfer their right, title and interest to the Transferee in the said Flat and the said shares for a total consideration of Rs.20,00,000/- (Rupees Twenty Lakhs Only), which the Transferee has agreed to purchase and acquire for the said price.
- 2) The Transferee has paid to the Transferors a sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) as and by way of earnest money on the day of the execution of this agreement and further the Transferee has agreed to pay the balance amount of Rs.19,75,000/- (Rupees Nineteen Lakhs Seventy Five Thousand Only) within 45 (forty five) days from the date of execution of this agreement.
- 3) It is hereby agreed that in respect of any amount payable by the Transferee to the Transferors under or by virtue of this Agreement the Transferors shall have a first lien and charge on the said Flat so long as the same shall remain.
- 4) The Transferors shall hand over peacefully and vacant possession of the said Flat to the Transferee immediately after receiving full consideration amount.
- 5) On the day of execution of this Agreement the Transferors have delivered to the Transferee the original Agreement for Sale dated 23<sup>rd</sup> March, 2005, executed between M/S. SAI DEVELOPERS and the Transferors.



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6) The Transferors declares that the title of the said Flat is clear, marketable and free from all encumbrances and that no person except themselves, have any share, right, title or interest of whatsoever nature in the said Flat and further declare that they have not entered into any Agreement for Sale, Agreement to Lease or any other agreement in respect of the said Flat or any part thereof and that no loans have been obtained by the Transferors by mortgaging the said Flat or any portion thereof. Further, the Transferors have agreed to get clear all obstacles with their own costs and expenses, if any.

7) The Transferors hereby declares that they have paid all dues towards the municipal house tax, water tax, electric charges, maintenance charges etc., in respect of the said Flat for the period ending on the day previous to the execution of this Agreement. The Transferors hereby agrees and undertakes to indemnify and keep indemnified the Transferee against payment of such charges for the said period.

8) The Transferee shall have no claim save and except in respect of the Flat hereby agreed to be purchased by him, the common passages and the common amenities provided by the Builders in the said Flat.

9) The Transferee shall not throw nor shall allow or caused to be thrown any dirt, rubbish or sewage or any other refuse out of his Flat or any part thereof of the said building.

10) The Transferors shall sign the necessary transfer forms for the transfer of the electric meter, deposits in respect of the said Flat to the name of the Transferee. The Transferee shall get the municipal house tax, water tax and electric meter in respect of the said Flat transferred in his own name at his own costs and expenses.

*Paul Gardner*

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- 11) The Transferee hereby covenant to keep the walls, sewers, pipes and appurtenance thereto belongings in good and tenantable condition so as to support the shelter and protect the parts of the said building.
- 12) The Transferee hereby agree to become member of the said Society in respect of the said Flat and to acquire the aforesaid Shares and also to abide by all the rules, regulations and bye-laws for the time being of the said Society.
- 13) The Transferee shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants of other tenements in the said building nor for any illegal or immoral purpose.
- 14) The Transferee accepts the construction and fittings etc., in respect of the said Flat to be satisfactory as on the execution of this Agreement and shall not call upon the Transferors to cause any additions, alteration or repairs to the Flat occupied by him nor shall hold the Transferors liable for any defects in the said construction.
- 15) The Transferors hereby declares that they have full right and absolute authority to transfer the said Flat and the said Shares to the Transferee and that they have not done or committed any act, deed or thing whereby the said Shares or the said premises or their right, title or interest in the said Society have become charged, encumbered or otherwise prejudicially affected in any manner whatsoever or whereby they have been in any way prevented from transferring or assigning their right, title or interest in the said Society or in the said premises or in the said Shares to the Transferee.
- 16) The Transferee shall be entitled to have and hold the possession, occupation and use of the said Flat and the Transferee shall hold the same unto and to the use and benefit of the Transferee, his heirs, successors and assigns forever, without any



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claim, charge, right, interest, demand or lien of the Transferors or any person or persons claiming through, under or in trust for them, subject to payment by the Transferee of all taxes, assessments, charges, duties and calls made by the Society, Government or Local Authority from the date of handing over possession of the said Flat to the Transferee.

17) Save as otherwise provided herein above all out of pocket costs, charges and expenses for and incidental of this Agreement, stamp duty, registration fee and other deeds, documents and writings to the execution of and in pursuance thereof, shall be borne and paid by the Transferee alone and each party shall bear and pay their own Advocate's fees.

18) This Agreement is subject to the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Co-operative Societies Act, 1960 with Rules made thereunder.

**THE SCHEDULE ABOVE REFERRED TO**

Flat No. B/206, on the Second Floor, admeasuring 391.5 Square feet i.e. 36.38 Square metres (Built up area), in Wing No. 'B', in Building No. 1, in Building known as "MAAULI APARTMENT" and the Society known as "**SHREE MAULI CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on Non-Agricultural land bearing Survey No. 287, Hissa No. 3 & 11, lying, being and situated at Village Nilemore, Taluka Vasai, District Thane, within the jurisdiction of the Registration Sub-District of Vasai and Registration District of Thane.

**IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.**

*Pat Gauder*

०५/११/१३



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SIGNED AND DELIVERED by the  
withinnamed "THE TRANSFERORS"



(1) MR. SHYAM MAHADEV PANDAV,

(2) MRS. VIJAYA SHYAM PANDAV,



in the presence of.....

WITNESSES :-

1. *[Signature]*

Name :- Vijayendra Shivaji Kadam  
Address :- A/9, mirca shopping center  
mirca Nagar, Mirca (E)

2. *[Signature]*

Name :- Jyoti S. Gadgil  
Address :- *[Address]*

SIGNED AND DELIVERED by the  
withinnamed "THE TRANSFEREE"



MR. NITIN SHYAM PANDAV,

in the presence of.....

WITNESSES :-

1. *[Signature]*

2. *[Signature]*



*[Handwritten signature]*

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- 10 -

RECEIPT

RECEIVED the day and year first hereinabove )  
written of and from the withinnamed )  
TRANSFEEEE, the sum of Rupees Twenty ) Rs.25,000/-  
Five Thousand Only, as and by way of earnest )  
money, to be paid by him to us. )

WITNESSES :-

WE SAY RECEIVED.

1. महेश्वर

1. श्याम महेश्वर पांडव

MR. SHYAM MAHADEV PANDAV

2. विजया

2.



MRS. VIJAYA SHYAM PANDAV  
TRANSFERORS.



महेश्वर

GREATER BANK

The Greater Bombay Co-operative Bank Ltd. (Scheduled Bank)  
Dadar (E) Branch Mumbai - 400 014

A/c Payee only

PAY ORDER

26102013  
DDMMYY

Joint Sub-Registrar Vasai — X —  
Rupees Twenty Thousand Only — X — X —  
X — X — X

account of 10202058403 — को समन्वय में अदायगी करे ₹ 20,000/-

अहस्तांतरणीय NOT TRANSFERABLE

FOR THE GREATER BOMBAY CO-OP BANK LTD

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*Authorized Signature*  
Name: \_\_\_\_\_

⑈ 20436 ⑈ 400095004⑈

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6/11/2003  
9312P



Thursday, March 24, 2005  
11:26:27 AM

पावती

पावती क्र : 2315

दिनांक 24/03/2005

गावाचे नाव निळेमोरे  
दस्तऐवजाचा अनुक्रमांक वसई 3 - 02315 - 2005  
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्री श्याम महादेव पांडे

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवान (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी 462/-

एकूण



₹. 3980 00

आवणारा हा दस्त अंदाजे 11:41AM ह्या वेळीस मिळेल

श्याम निबंधक वर्ग-२

वाजना मूल्या: 334690 ₹      नोंदणी: 334500 ₹  
नोंदणी मुद्राक शुल्क: 7150 ₹

श्याम महादेव पांडे

**SHREE MAULI CO-OPERATIVE HOUSING SOCIETY LTD.**

(Regn No TNA (VSI) / HSG (TC) / 17177/2005-06)  
 Survey No 287 of No 4 & 11 Nilamare Nellore (N) Dist. Nellore 401 203



1. The undersigned is a member of the said Society and is entitled to the shares of the said Society in the name of the said member.

2. The undersigned is a member of the said Society and is entitled to the shares of the said Society in the name of the said member.

3. The undersigned is a member of the said Society and is entitled to the shares of the said Society in the name of the said member.

4. The undersigned is a member of the said Society and is entitled to the shares of the said Society in the name of the said member.

5. The undersigned is a member of the said Society and is entitled to the shares of the said Society in the name of the said member.

6. The undersigned is a member of the said Society and is entitled to the shares of the said Society in the name of the said member.

वसु  
 10.11.13  
 982e

**Memorandum of the transfers of the within mentioned Shares**

No. of Shares	Name of the Member	Address	Signature	Date	Signature of the Registrar	Remarks
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...

गाव नमुना सात ( अधिकार अधिलेख पत्रक )  
 (महाराष्ट्र जमीन मरहूम अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम १९०१ - चाहीन नियम १, २, ३ आणि ४) दिनांक २३/१२/०३

पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
२५०	३	
संस्थापक नंबर / जुना नंबर	इंस्टा	आर
साखळी संख्या	चौस संख्या	
	०-०६-९	
सुद्धा		
संशोधन (साखळी संख्या मसालेस)		
वर्ग (अ)	०-००-२	
वर्ग (ब)		
सुद्धा	०-००-२	
	एवढे	सिसे
साखळी नुद्दी किंवा विशेष आकाराची	०-५६	

महाराष्ट्र जमीन मरहूम अधिकार अधिलेख पत्रक

३० २५० ३

गजानन भूतेश पति  
 वही नंबर २५०६

कुळाच नंबर  
 ६६६-०

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इस अधिका  
 ७३६

मोठा आणि धूम्रान चिन्ह

गाव नमुना बारा ( रिळाची नोंदवही )

(महाराष्ट्र जमीन मरहूम अधिकार अधिलेख व नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम १९०१ चाहीन नियम २१)  
 रिळाखालील क्षेत्राचा तपशील

वर्ग	इलाका	मिश्र रिळाखालील क्षेत्र						निर्दिष्ट रिळाखालील क्षेत्र			साखळी नुद्दी तपशील		जमीन मालकी	जमीन मालकी	वर्ग
		जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी	जमीन मालकी			
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दिनांक २३/१२/०३

ठिकाणी सजा मिळेली  
 व्हा. व्हा. वि. ठाणे



वसई - ३  
 दस्त २३१५  
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गाव नमुना सात (अधिकार अभिलेख पत्रक)  
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुविधतीत ठेवणे) विधम 1971 - यातील विधम 3, 4, 5 आणि 7) तहसील - वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन पट्टी	भोगवटादाखले नांव	छात्रे संपादन
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रोताचे स्वाधिक नांव / जुना स.भ.			गजानन उमंग पाटील	कुळाचे नांव
सागवडी क्षेत्र क्षेत्र	हेक्टर	आर	प्रति	
चौरस मीटर				
एकूण नोंदवहा (सागवडी पोलिस नमलेली)			वसई रोड सुसठाड लिखोदिमा	इतर अधिकार
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घर्मा (ब)				980
एकूण	0.00	1		980
आकारणी जुटी विन्या विरोध आकारणी				सीमा आणि भूमापन दिवने :

गाव नमुना बारा (पिकांची नोंदवहा)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुविधतीत ठेवणे) विधम 1971 यातील विधम 21)

पिकांसाठी क्षेत्राचा तपशील

क्र.	हजारा	मिश्र पिकांसाठी क्षेत्र						निर्णेत पिकांसाठी क्षेत्र			सागवडीसाठी उपलब्ध नमलेली जमीन		जल सिंचनाचे साधन	जमीन फसलासाठी नाव	रोता
		जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	एकरूप	क्षेत्र				
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								0.09		3					

(आसल बाहकूम नकला)

दिनांक 23/10/2005

वसई तहसील निळमोड  
 ए. बाउंड/ डि. बावे



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नाम निवेदनकर्ता आचार्य  
 राजेश कुमार शर्मा निवासी/दातः  
 राजपुरी/सुपुल/वाराणसी  
 सि. नं. 10/11/20

39-20-11/2003

मालिक/पुस्तक  
 नाम/पुस्तक  
 नाम/पुस्तक

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सुवर्ण सभा लि.  
वा. वडोदा, जि.

FOR STRUCTURE BEING CONSTRUCTED IN SEISMIC ZONE I IS CORRECT TO THE  
KNOWLEDGE AND UNDERSTANDING IT ALSO CERTIFIED THAT THE STRUCTURE  
INCLUDING SAFETY FROM NATURAL HAZARD HAS BEEN PREPARED BY  
QUALIFIED STRUCTURAL ENGINEER AT LIST BE CIVIL OR EQUIVALENT  
SIGNATURE OF ARCHITECT

Approved by [Signature]  
Subject to the Conditions mentioned in the  
Office Order No. [Signature]  
Dated 09/09/20

ASSOCIATE PLANNER (MBA),  
CIDCO LIMITED,  
AMRUKA COMMERCIAL COMPLEX,  
SECOND FLOOR, VASAI (EAST),  
PWT. THANE

THIS PLAN SHALL NOT BE  
CONSIDERED AS A PROOF  
OF OWNERSHIP, FOR ANY  
DISPUTES IN ANY COURT  
OF LAW.

CERTIFICATE AREA  
CERTIFICATE THAT I HAVE SURVEYED THAT THE PLOT UNDER REFERENCE IN  
THE DIMENSION DEBIDES ETC THE PLOT STATED ON THE PLAN AREA AS SHOWN  
ON SITE AND AREA SO WORKED OUT SONS AND TALTIES WITH THE  
STATED IN THE DOCUMENT OF OWNERSHIP RECORDS

DESCRIPTION OF PROPERTY  
PROPOSED RES CUM SHOPLINE BUILDING AT PLOT BEAKING S NO. 287 H NO. 3  
AT VILL NILEMORE, VASAI DIST THANE

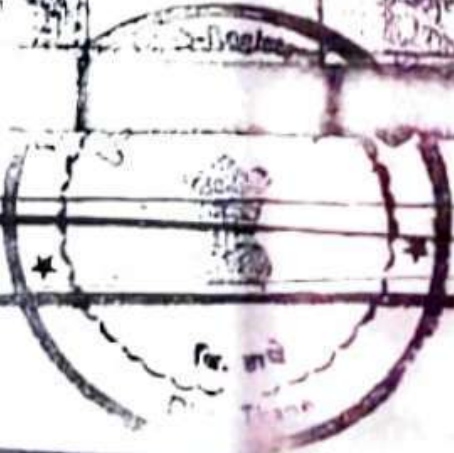
NAME OF OWNER  
Mr. G.A. PATIL & VS. S. S. DILYA

SIGNATURE OF OWNER [Signature]

SIGNATURE OF [Signature]

DATE [Signature] OR G. NO. [Signature]

SCALE AS SHOWN



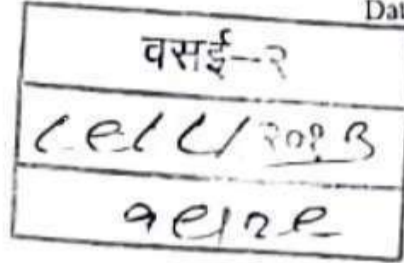
# CIDCO INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

2nd Floor, Nariman Point,  
Mumbai-400 021.  
Phone: 2481 / 202 2420 / 202 2579  
FAX: 00-91-22-2509  
3218 CIDC IN I GRAM - CITWIN

HEAD OFFICE :  
CIDCO Bhavan, CBD - Belapur,  
New Bombay - 400 614.  
PHONES : 757 1241 - 42-44 / 757 0912  
757 2631 / 757 1069  
FAX : 00-91-22-757 1066

No. CIDCO/VVSR/CC/BP-3160/W/2030

Date : 09-2-2005



Gajanan Anant Patil &  
Vardichand Shukhalal Sisodiya  
Ashirwad, Nilemore,  
Nallasopara (W), Tal.: Vasai,  
Dist: Thane.

Subject: Grant of Occupancy Certificate for the Residential Building Land bearing S. No.287, H.No. 3 & 11 of Village Nilemore, Tal: Vasai, Dist: Thane.

Reference:

- 1) NOC for N.A. Permission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3160/W/3751 DT. 18.11.2002.
- 2) N.A. Order No. REV/D-1/T-9/NAP/SR-105/2002 dt. 06/02/2003 from the Collector, Thane.
- 3) TILR M.B. 983/97 dt. 29/11/1997 OF measurement.
- 4) Assurance letter from Nallasopara Municipal Council vide letter dt. 08/01/2002 for portable water supply.
- 5) N.O.C for construction work from Nallasopara Municipal Council vide letter dated 08/01/2002
- 6) EE(BP-VV)'s Report dated 06/05/2002
- 7) Your Architect's letter dated 07/01/2004

Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Commercial & Residential Land bearing S. No.287, H.No. 3 & 11, Plot area 775.69 sq.mt. (Resi. 28 Flats) of Village Nilemore, Tal: Vasai, Dist: Thane alongwith as built drawings.

You are requested to submit revised DILR map showing the roads, R.G. Amenity, D.P. Road, Servation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

Yours faithfully,

EXECUTIVE ENGINEER (BP & VV)

C. TO:

- 1) Shri. S.R. Kashid, Architect for Shree Consultants, Nallasopara
- 2) Shri Gajanan Anant Patil & Shri. Vardichand Shukhalal Sisodiya Ashirwad, Nilemore, Nallasopara (W), Tal.: Vasai, Dist. : Thane
- 3) The Collector, Office of the Collector, Thane,
- 4) The Thasildar, Vasai, Dist: Thane,
- 5) The Chief Officer, Nallasopara Municipal Council, Nallasopara
- 6) CUC(VV) - For information Please.



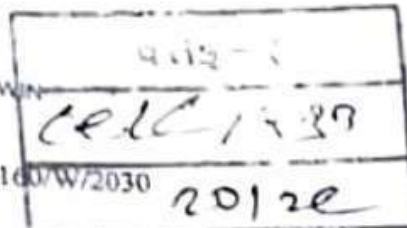
# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE  
"NIRMAL", 2nd Floor, Nariman Point,  
Bombay - 400 021.  
PHONES 202 2481 / 202 2420 / 202 2579  
FAX 00-91-22-202 2509  
TELEX 011-83218 CIDC IN I GRAM CITW

HEAD OFFICE  
CIDCO Bhavan, CBD - Belapur, New Bombay - 400 614  
PHONES 757 1241 - 42-44 / 757 2631 / 757 1068  
FAX 00-91-22-757 1066

Ref.No. CIDCO/VVSR/CC/BP-3160/W/2030

Date: 09-2-2005



## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential (G+3) with built up area 775.69 sq. mtrs. & land bearing S. No. 287, H.No. 3 & 11 of Village Nilemore, Tal. Vasai, Dist. Thane; completed under the supervision of Architect, has been inspected on 22.11.2004 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-3160/W/677 dtd. 9/01/2004 issued by the CIDCO and permitted to be occupied subject in to the following conditions.

1. No. physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructure facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement. Shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving title through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal Sweepers, to store/dump solid waste in 2 compartments of 0.67 cum. & 1.33 cum. Capacity for every 50 tenements of part thereof for non-bio degradable & biodegradable waste respectively.

REGD.OFFICE: "Nirmal", 2nd Floor, Nariman Point, Mumbai-400 021, Phone: 5650 0900 - Fax:00-91-33-2202 2509  
HEAD OFFICE: CIDCO Bhavan, CBD- Belapur, New Mumbai 400 614 Phone 5591 8100 - Fax: 00-91-22-5592 8166



**CIDCO**

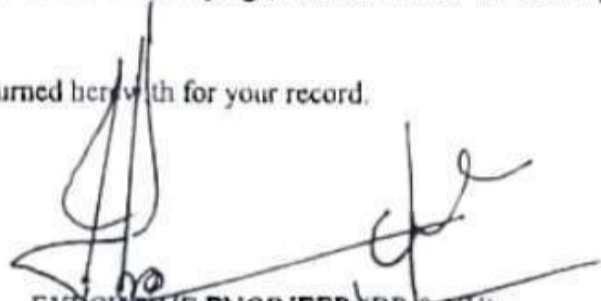
**AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

OFFICE:  
C, 2nd Floor, Nariman Point,  
400 021  
202 2481 / 202 2420 / 202 2579  
00-91-22-202 2509  
011-83218 CIDC IN I GRAM CITWIN  
Ref.No. CIDCO/VVSR/CC/BP-3160/W/2030

वसई-२	HEAD OFFICE: CIDCO Bhavan, CBD - Belapur, New Bombay - 400 614. PHONES : 757 1241 - 42-44 / 757 0912 757 2631 / 757 1069 FAX : 00-91-22-757 1066 Date : 09-2-2005
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5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructures facilities during reasonable hours of the day and with prior notice
6. This certificate of occupancy is issued only in respect of 28 tenements i.e. 28 Flats of residential building only.
7. Also you shall submit a cloth mounted copy of the as built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.

  
EXECUTIVE ENGINEER (BP & VV)



REGD OFFICE: 'Nirmal' 7<sup>th</sup> floor, Nariman Point, Mumbai-400 021, Phone : 5650 0900 Fax:00-91-33-2202 2509  
HEAD OFFICE: CIDCO Bhavan, CBD- Belapur, Navi Mumbai 400 614 Phone 5591 8100 - Fax: 00-91-22-5592 8166

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**CIDCO**

**REGIONAL AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210  
 PHONES (Code - 95250) 2390486 / 2390487 • FAX (Code - 95250) 2390466

CIDCO/VVSR/CC/HP-3160/W/2027

Date 09/01/2004

वसई-३  
दस्त क्र 314/2  
95132

To,  
 Shri Gajanan Anant Patil &  
 Shri Vardichand Shukhalal Sisodiya,  
 Ashirwad, Nilemore,  
 Nallasopara(W), Tal. Vasai,  
 Dist. Thane.

Sub: Commencement Certificate for the proposed Residential Building on land bearing S.No. 287, H.No.3 & 11, Village Nilemore, Tal. Vasai, Dist. Thane.

- Ref:
- 1) NOC for N.A. premission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3160/W/3751, dated 18/11/2002.
  - 2) N.A. Order No.REV/D-1/T-9/NAP/SR-105/2002, dated 6/02/2003 from the Collector, Thane.
  - 3) I.I.L.R. M.R. No.983/97, dt.29/11/1997 of measurement.
  - 4) Assurance letter Nallasopara Municipal Council vide letter dated 8/01/2002 for potable water supply.
  - 5) NOC for construction work from Nallasopara Municipal Council vide letter dt. 8/01/2002.
  - 6) EE(BP-VV)'s Report dated 6/05/2002.
  - 7) Your architect's letter dated 7/01/2004.

Sir/Madam,

Development Permission is hereby granted for the Residential Building under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Gajanan Anant Patil & Shri Vardichand Shukhalal Sisodiya.

this drawing shall be read with the conditions mentioned in the letter No. CIDCO/VVSR/CC/HP-3160/W/2027, dated 09/01/2004. The detail of the building are given below.

- 1) Location S.No. 287, H.No.3 & 11, Village Nilemore, (NILEMORE).
- 2) Building No. (STONE).
- 3) No. of floors 2.
- 4) Use Residential.
- 5) No. of Flats 2.
- 6) Built up area (PROP.) 656.28 sq.m.



Contd...2..



CIDCO  
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second floor, Vasar (East), Dist Thane - 401 210

PHONES (Code - 95250) 2390486 / 2390487 - FAX (Code - 95250) 2390486

वसई - ३

वसई-२
1.1.1/2093
28/12/04

2394-000  
Date 30/12/04

This order is to be read along with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs. 16,500/- (Rupees Sixteen thousand five hundred only) deposited vide challan No.7749, dated 7/01/2004 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You are required to submit firm commitment from Nallasopara Municipal Council for potable water supply before applying for plinth completion certificate.

Encl: a/a.

Yours faithfully,

ASSOCIATE PLANNER/ ADDL.TPO (W)

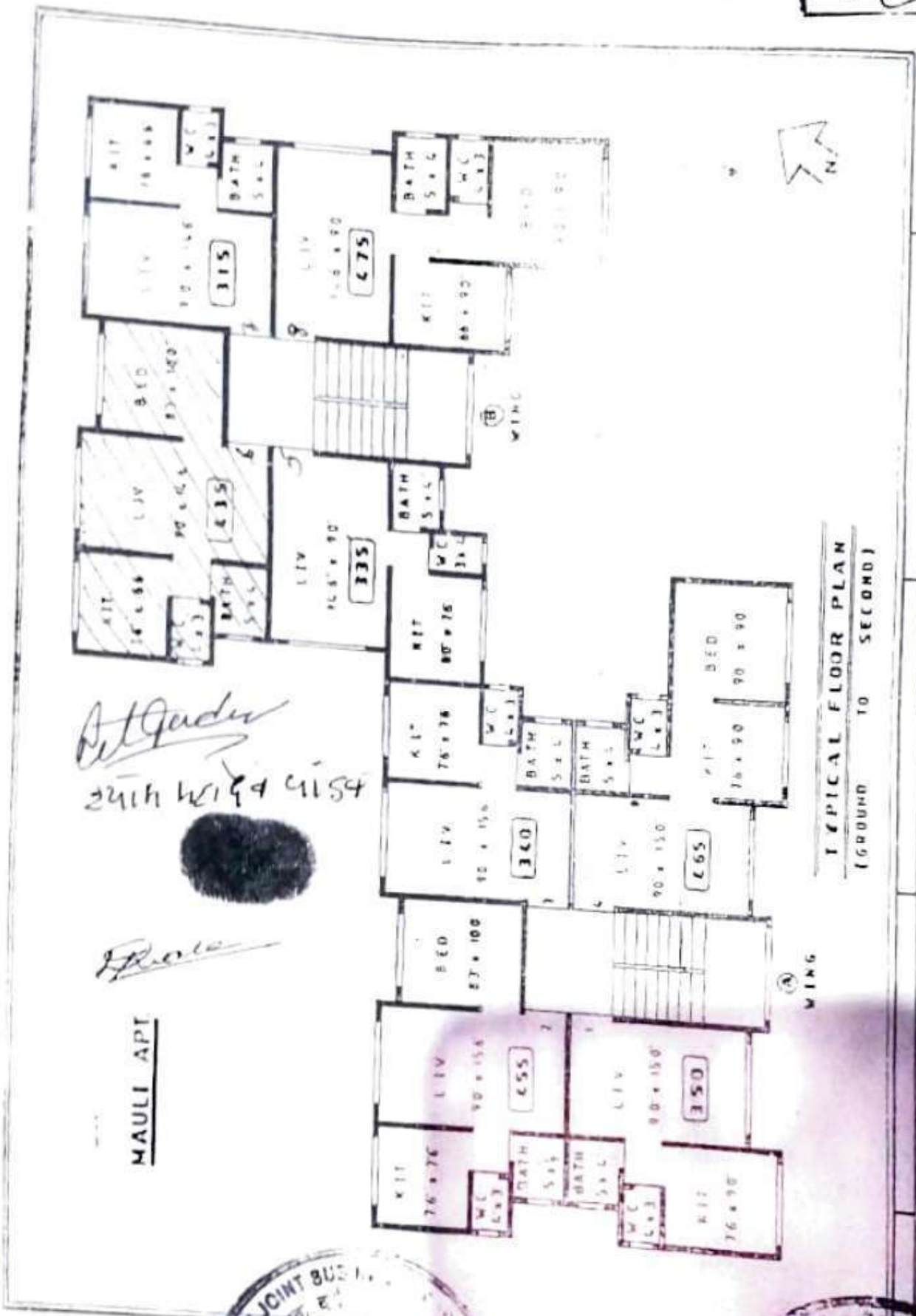


OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai  
OFFICE : CIDCO Bhavnagar, CBD-Belapur, Navi Mumbai

2420 / 2202 2599 • Fax 2202 2599  
Fax: 00 91 22-3591

10/11/13  
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वसई-३  
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*At Gaudin*  
अभि वीर वीस

*Photo*

MAULI APT

TYPICAL FLOOR PLAN  
(GROUND TO SECOND)

ARCHITECT  
RCC CONSULTANT  
A' CUBE CONSULTANT  
DEVELOPERS  
SAI DEVELOPERS  
MILE MORE  
MALLASOPHA (VI)  
SAL  
PROPOSED PES BLDG AT PLOT  
PLACING SHD 287, NMD 3E 11  
AT VILL. MILEMORE,  
TAL. VASAI, DIST. THANE



अभि वीर वीस



Ltr of  
Smt. Vijaya Shyam Parthar



आयकर विभाग  
INCOME TAX DEPARTMENT

SHYAM M PANDAV  
MAHADEO PIRAJEE PANDAV  
04/11/1956

Permanent Account Number  
BOBPP5703H

Signature



भारत सरकार  
GOVT. OF INDIA

वसई-२  
11/11/2012  
24/12



This card may be used as an identity card under different Government Schemes  
Date/दिनांक 17/10/1995  
Place/स्थान Bombay  
024 Malabar Hill  
024 Assembly Constituency  
Electoral Registration Officer



New Jaipalwadi  
D. Mangeshkar Mare  
Bombay-36  
Address/पता

Election Commission of India  
भारत निर्वाचन आयोग  
IDENTITY CARD

MT/04/024/313166



Elector's Name: Pandav Vijaya  
Father's/Mother's/Husband's Name: Shyam  
Sex: F  
Age as on 1.1.95: 34

आयकर विभाग  
INCOMETAX DEPARTMENT

NITIN S PANDAV  
SHYAM MAHADEV PANDAV  
19/02/1982

Permanent Account Number  
AMLPP2015M

Signature



भारत सरकार  
GOVT. OF INDIA

