

AGREEMENT FOR SALE

(PART PAYMENT)

FLAT NO-1203, 12TH FLOOR, SHREERAM GEETANJALI GARDEN
CHS. LTD., PLOT NO. 229, SECTOR-10, KOPRA GAON, KHARGHAR,
NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD, 410210,
ADMEASURING AREA 57.470 Sq. MTRS. CARPET AREA ALONG
WITH ADJOINING TERRACE AREA 36 SQ.FT. WITH OPEN CAR
PARKING.

ADMEASURING AREA : 57.470 Sq. MTRS. CARPET AREA
ALONG WITH ADJOINING TERRACE AREA 36 SQ.FT.

MARKET VALUE : Rs. _____

SALE PRICE : Rs. 1,18,00,000/-

TOTAL STAMP DUTY : Rs. 8,26,000/-
REGISTRATION FEES : Rs. 30,000

THIS AGREEMENT FOR SALE is made at (Kharghar) Panvel on this 23rd
November 2023.

Shinde

Nandini Nikra



01/03/2016

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दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 2272/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1)खिलेखाचा प्रकार	करारनामा
(2)मोबदला	5850000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5808500
(4) भू-आपन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: सदनिका नं-1203,12 वा मजला,"गीतांजली गार्डन",प्लॉट नं.229,सेक्टर10,कोपरा गाव,खारघर,ता-पनवेल,जि - रायगड. क्षेत्रफळ - कारपेट 57.470 चौ. मीटर + टेरेस 36 चौ. फुट (Plot Number : 229 ;))
(5) क्षेत्रफळ	1) 57.47 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे खिलारी एस एस तर्फे प्रोप्रायटर श्री साहेबराव सुखदेव खिलारी - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 101 प्रभात सेंटर एन्नेक्स सी बी डी बेलापूर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:- ACGFS2396K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुलभा राकेश शिंदे - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 15 बी विंग, स्नेह सदन शितलादेवी मंदिर रोड, माहिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AYSPS4742H
(9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2016
(10)दस्त नोंदणी केल्याचा दिनांक	01/03/2016
(11)अनुक्रमांक,खंड व पृष्ठ	2272/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	292500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सहदुय्यम निबंधक, बॉ
(पनवेल-२)

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Navi Mumbai on this 1st day of March 2016

BETWEEN

ARTICLES OF AGREEMENT is made and entered into a Navi Mumbai, on this 1st day of March 2016 BETWEEN M/S. KHILARI S S , a registered Proprietor firm (through its proprietor SHREE SAHEBRAO SUKHDEV KHILARI Indian inhabitant or having its office address at Office No. 101, Prabhat Center Annexe, Sector 1A, C.B.D. Belapur, Navi Mumbai 400614, hereinafter referred to as "the Builder" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partner/ partners for the time being constituting the said firm survivor/ survivors of him and heirs, administrators and assigns of the last surviving partner) of the ONE PART.

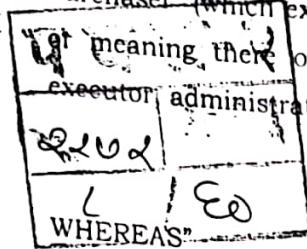
For Khilari S.S.

[Signature]
Proprietor

[Signature]
Shinde

AND

MRS. SULBHA RAKESH SHINDE, AGE: 37 YEARS, OCCUPATION: HOUSEWIFE, an Adult, Indian Inhabitants, residing at 15, B WING, SNEH SADAN SHITLADEVI TEMPLE ROAD, NEAR WELCOME CHEMIST, MAHIM, MUMBAI 400 016 hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context of be deemed to mean and include his/her/ their executor administrator and assign) of the SECOND PART.



The City Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government undertaking (hereinafter referred as the Corporation) having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400021. The Corporation has been declared as a New Town Development Authority, for the area designed as Site for the New town of Mumbai by the Government of Maharashtra in Exercise of its powers under Sub- Section (1) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act of 1996 (Maharashtra XXXVII of 1966) (hereinafter referred to "THE SAID ACT").

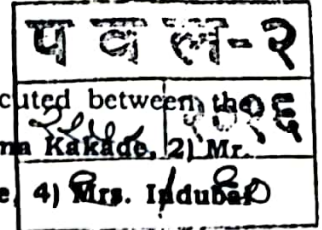
The State Government has acquired lands within the delineated area of navi Mumbai and vested the same in the corporation by an order duly made in that behalf as per the provision of section 113 of the said act.

AND WHEREAS by virtue of being the development authority the corporation has been empowered under section 118 of the said act 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;

For Khilari S.S.

Proprietor

S. Shinde



By an Agreement to Lease dated 10th May 2011 executed between the Corporation of the One of Part and 1) **Mr. Namdeo Rama Kakade**, 2) **Mr. Ananta Rama Kakade**, 3) **Mr. Gajanan Rama Kakade**, 4) **Mrs. Indubai Bhagwan Barse**, 5) **Mrs. Vandana Bhaskar Mhatre** and 6) **Mrs. Sangeeta Chandrakant Bhoir** of the Other part (therein referred to as "the Original Licensees") (hereinafter referred to as "the said Agreement to Lease"), the Corporation has agreed to lease all that piece and parcel of land bearing **Plot No. 229**, admeasuring about **1399.95 sq. mtrs.** Or thereabouts, lying being and situate at **Sector 10, Kopra-Kharghar, Navi Mumbai, Taluka Panvel, District Raigad, State Maharashtra**, under 12.5% Gaothan Expansion Scheme and more particularly described in the First Schedule herein under written (hereinafter referred to as "the Said Plot") upon payment of lease premium and subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

By virtue of the aforesaid Agreement to Lease executed between the Corporation and the Assignors herein (therein referred to as "THE LICENSEES"), the Assignors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said plot of land.

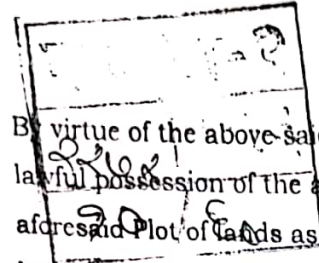
Due to SCANTINESS of resources to develop the land the Original Licensees have decided to assign, transfer and grant to the Developer/ Builder and the Developer/ Builder has agreed to purchase and acquire Licensees under the said Agreement to Lease in the aforesaid Plot including the exclusive right of development of the said Plot of land.

By a Tripartite Agreement dated 3RD June 2011 entered into by between CIDCO OF MAHARASHTRA LTD. AND 1) **Mr. Namdeo Rama Kakade**, 2) **Mr. Ananta Rama Kakade**, 3) **Mr. Gajanan Rama Kakade**, 4) **Mrs. Indubai Bhagwan Barse**, 5) **Mrs. Vandana Bhaskar Mhatre** and 6) **Mrs. Sangeeta Chandrakant Bhoir** (being the Original Licensee) And M/S **KHILARI S. S.** (Through its Proprietor **SHREE. SAHEBRAO SUKHDEV KHILARI** (Hereinafter referred to as the New Licensee) The Original licensee transferred and assigned all their rights in favor of New licensee and the said Tripartite Agreement lodged for registration before the

For Khilari S.S.

Proprietor

Assurance of Sub-registrar Panvel-3 vide Document No.PAVAL3/06105/2011 & Receipt No.6219.And CIDCO by its final order dated 4TH JULY 2011, Ref. No. CIDCO/VASAHAT/ SATYO/ KHARGHAR/76/2011 has confirmed that, the said plot of land transferred in the name of New Licensee, and they are the New Licensee and having possession of the same.



By virtue of the above said agreement/s the Developer / Builder are in the lawful possession of the above said plots and are entitled to develop the aforesaid Plot of Lands as per the layout and plans approved/ sanctioned by the concerned authorities and sell the Shop, Flats, Garages, Parking spaces & etc. to various purchasers on ownership basis and to receive the consideration amount from the Purchaser/s.

AND WHEREAS THE DEVELOPER / BUILDER through M/S TRIARCH, ARCHITECTS & INTERIOR DESIGNERS, having Registered office at Bhagvati Bhavan, Saraswati Baug, Jogeshwari (E) Mumbai - 400 060 & Branch Office at 18, Gauri Commercial Complex, Plot No. 19, Sector -11, CBD, Navi Mumbai 400 614 (hereinafter called THE ARCHITECTS) submitted to CIDCO all plans in respect of the development of the said land and got the Drawings approved by the Sr. Planner (BP) Mr.R.B. Patil of CIDCO Ltd, vide their letter No. CIDCO/BP/ATPO (BP)/1615 Dated 09-11-2011, which have been set out in **ANNEXURE "A"** hereto.

AND WHEREAS the said plans are sanctioned by the CIDCO on certain terms, conditions, stipulation and restrictions which are to be observed and performed by the Developer / Builders while developing the said Plot/ Buildings and upon due observance and performance of which only the Commencement Certificate granted by the Additional Town Planning Officer, Navi Mumbai Dated 9th November 2011 bearing No. CIDCO/ ATPO (BP)/1615 Dated 09-11-2011, which have been set out in **ANNEXURE "B"** hereto.

AND WHEREAS THE DEVELOPER/ BUILDER has accordingly commenced the development / constructed / construction of the said

For Khilari S.S.

 Proprietor



building known as "GEETANJALI GARDEN" in accordance with the said sanctioned plans.

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AND WHEREAS THE DEVELOPER / BUILDER is entering into ^{separate} Agreements with several other persons in respect of the other Flat / Garages / Parking Spaces & etc. in the said Building on the said Plots.

AND WHEREAS THE PURCHASER has / has expressed his / her intention to THE DEVELOPER / BUILDER for the purchase of Flat No. 1203 on the 12TH floor (more particularly described in the SCHEDULE "C" hereunder written) in the Building under construction / standing on the said plot.

AND WHEREAS the Purchaser/s has/have satisfied himself/herself/themselves regarding the Developer marketable title of the said premises and the said purchaser/s being interested in purchasing Shop/ Flat / Garages / Parking Spaces & etc. to be constructed on the said property approached the Developer and after having satisfied gone through the conditions of eligibility laid down by Town Planning Authority and any other appropriate authority and on perusals of the plans and specifications the purchaser/s has have approved and booked a Flat No 1203 on the 12TH floor admeasuring about 57.470 Sq.Mtr. Carpet area along with adjoining terrace area 36 Sq.Ft. Or there about in building "GEETANJALI GARDEN" for lump sum total consideration of Rs. 58,50,000 /- (Rupees: FIFTY EIGHT LAKH FIFTY THOUSAND ONLY).

AND WHEREAS THE PURCHASER has been fully apprised of the nature. and specifications of Constructed and the amenities to be provided and which specification and amenities have been set out in ANNEXURE "C" hereto.

AND WHEREAS a copy of the Title Certified issued by Advocate **MRS. PREETY R DUBEY** has been annexed hereto and marked as ANNEXURE "D" hereto.

AND WHEREAS a copy of the plan of the Flat/ Garage / Parking Space & etc. agreed to be purchased by THE PURCHASER has been annexed hereto and marked as ANNEXURE "E" hereto.

For Khari S.S.

Khari S.S.

Shinde

AND WHEREAS THE PURCHASER has been explained and he/she has/ has understood the requirements of the Co-operative Societies Act and Rules, of the CIDCO Rules and regulations.

AND WHEREAS relying upon the facts, declarations documents, arrangements, herinabove described, THE PURCHASER, has/ have agreed to purchase and the DEVELOPER / BUILDER has agreed to sell a Flat / Garage / Parking Space at a price and on the terms and conditions hereinafter appearing. For the said confirmation the Purchaser has/have admitted the registration form and allotment letter issued by the Builder / Developer. Both the documents and its contents are binding on the Purchaser.

AND WHEREAS THE DEVELOPER/BUILDER is required to execute a Written Agreement (being in fact these presents) and also to admit execution of this Agreement under the registration act 1908, before the Registering Authorities.

NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

THE DEVELOPER / BUILDER shall construct the said building consisting of Ground plus Fourteen upper floors and now known as "GEETANJALI GARDEN" Building, on the said land in accordance with the plans, designs, specifications approved by CIDCO and which have been seen and approved by the Purchaser with only such variations and modifications as the Developer / Builder may consider necessary or as may be required by the CIDCO, PROVIDED that the Developer / Builder shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the Flat of the purchaser. That the developer shall also have right, authority to amalgamate said plot/s with any other adjoining plot/s and revise the approved plan and construct a new proposed building thereon as per revised plan and the

For Khilari S.S.

Proprietor
Proprietor

Shinde

purchaser has consented for the same by the agreement and will have no right to take objection for the same in future.

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THE DEVELOPER / BUILDER hereby agrees to observe, perform and comply with all the terms and conditions stipulations imposed by CIDCO in Agreement/s and at the time of sanctioning the said plans thereafter and shall before handing over possession of the said premises to the purchaser shall obtain from CIDCO occupation and for completion certificate in respect of the said building project.



THE PURCHASER agrees to Purchase and the Developer / Builder agrees to sell to the purchaser **Flat No1263** on the **12th FLOOR** admeasuring about **57.470 sq. Mtr.** Carpet area along with adjoining terrace area **36 Sq.Ft.** Or there about in building "**GF ETANJALI GARDEN**" for lump sum total consideration of **Rs.58, 50,000/- (Rupees: FIFTY EIGHT LAKH FIRTY THOUSAND ONLY).**

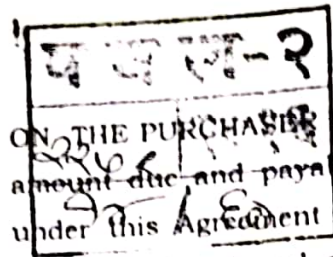
Which amount the Purchaser hereby agrees to pay to the Developer / Builder as per following manner which is as under: **Rs. 58, 50, 000/-** on execution of this Agreement.

S.R. No.	PARTICULARS	PERCENTAGE	AMOUNT(IN RUPEES)
1	On Booking (20 days of application)	10%	05,85,000=00
2	On Completion of Foundation	10%	05,85,000=00
3	On Completion of Plinth	15%	08,77,500=00
4	On Completion of 3 rd Slab	7.5%	04,38,750=00
5	On Completion of 5 th Slab	5.0%	02,92,500=00
6	On Completion of 7 th Slab	5.0%	02,92,500=00
7	On Completion of 9 th Slab	5.0%	02,92,500=00
8	On Completion of 10 th Slab	5.0%	02,92,500=00
9	On Completion of 12 th Slab	5.0%	02,92,500=00
10	On Completion of 14 th Slab	5.0%	02,92,500=00
11	On Completion of terrace Slab	5.0%	02,92,500=00
12	Initiation of Brick Work	7.5%	04,38,750=00
13	Initiation of Electric Concealed Work	5.0%	02,92,500=00
14	Initiation of Internal and External Plaster	5.0%	02,92,500=00
15	Initiation of Internal and External Paint Work	2.5%	01,46,250=00
16	On Possession of Flat	2.5%	01,46,250=00
	TOTAL	100%	58,50,000=00

For Khilari S.S.

[Signature]
Proprietor

[Signature]



ON THE PURCHASER committing default in payment on due date of any amount due and payable by the purchaser to the Developer / Builder under this Agreement (including his proportionate share of the taxes levied by CIDCO and other outgoings), then in such a case WITHOUT PREJUDICE to the developers other rights under this Agreement and/or law including the right to terminated this agreement, the Purchaser shall be liable (to the option of the Developers) to pay to the Developers interest at the rate of 24% per annum on all late payments of the above said installment for the period from due dates to the dates of actual payments:

PROVIDED always that the power of termination herein before contained shall be exercised by the Developer / Builder after giving to the Purchaser, 15 days notice in writing of his/ her intention to terminate this Agreement and of the specific breach or breaches of terms and conditions because of which it is intended to terminate Agreement and a chance for remedying such breach or breaches within a reasonable time after giving of such notice.

PROVIDED further that upon termination of this Agreement as aforesaid, the Developer / Builder shall refund to the purchaser the installment of the sale price which may till then have been paid by the purchaser to the Developer/ Builder but the Developer / Builder shall not be liable to pay the purchaser any interest on the amount so refunded and the Developer / Builder shall be at liberty to dispose of and sell the Flats, Garages, Parking Spaces & etc. and other tenement to such person and at such price as the Developer / Builder may in his absolute discretion think fit.

In respect of any amount liable to be paid by the Purchaser to the Developers under or by virtue of this agreement the Developers shall have a first lien and charge on the said premises so long as the same shall

For Khilari S.S.

Signature
Proprietor

Signature

remain unpaid. All unsold premises, car parking will also be remained the plot of the Developers.

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THE DEVELOPER / BUILDER shall give possession of the said premises to the purchaser on or before **15TH MARCH 2016** If the Developer / Builder fails or neglect to give possession of the said tenement to the purchaser on accounts of reason beyond his control, as per the provision of Section - 8 of the Act, then the Developer/Builder shall be liable on demand to refund to the purchaser the amounts already received by him in respect of the Flat, with simple interest at the rate 9% per annum from the date the Developer / Builder received the sum till the date the amounts and interest thereon is re-paid.

PROVIDED that by mutual consent it is agreed that dispute whether the stipulation specified in Section - 8 of the Act, have been satisfied or not will be referred to the Competent Authority who will act as an arbitrator. Till the entire amount and interest thereon is refunded by the Developer / Builder to the Purchaser, unpaid amounts shall be subject to prior circumstances if any be charge on the said land as well as the construction or building in which the said Flat are situated or were to be situated.

PROVIDED that the Developer / Builder shall be entitle to reasonable extension of time for giving delivery of Flat on the aforesaid date. If the completion of building in which the Flat is to be situated is delayed on account of:-

1. Non-Availability of steel, cement and other building material, water or electric supply.
2. WAR, Civil commotion or Act of God.
3. Any notice, order rule, notification of the Government and / or other public or competent authorities.
4. Any delay on the part of local authority to give occupation / completion certificate after construction of the building by the Developer / Builder.

For Khilari S.S.

Khilari
Proprietor

Khilari

THE PURCHASER shall take possession of the said Flat/ tenement within 15 days of the Developer/ Builder giving written notice to the Purchaser that the said premises are ready for occupation.

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PROVIDED that if within a period of one year from the date of handing over Flat to the Purchaser, the Purchaser brings to the notice of the Developer / Builder any defect in the Flat or building in which the premises are situated or the material used therein or any unauthorized changes in the construction of the said building than wherever possible such defect or unauthorized changes shall be rectify such defect or unauthorized changes, then the Purchaser shall be entitle to receive reasonable compensation for such defect or change from the Developer / Builder.

THE PURCHASER shall use the said Flat for the permitted purpose of residence only. He/She shall use the parking space only for the purpose of keeping or parking his own vehicle, it should not be sub-let.

THE PURCHASER shall join the other Purchasers in the Building for forming and registering the society or limited company, the said society or limited company should be known as "GEETANJALI GARDEN" there should not be any new name or other name to be put by the Purchasers. The name is already decided for the name purpose and form time to time sign, execute the application for registration and / or membership and other papers and documents necessary for the formation and registration of the Society or Limited Company and for becoming a member including the Bye Laws of the proposed Society and duty fill in, sign and returns to the Developer / Builder within 15 days of the same. The said will be forwarded by the Developer / Builder to the purchaser. The Developer / Builder enable to register the organization of the purchaser under Section 10 of the Act within the time limit prescribed by the rule No. 8, of the Maharashtra Ownership Flat rules 1963. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye laws or the Memorandum and / or Articles of Association, as may be

For Khiladi S.S.

required by the Registrar of Co-Operative Societies or the Registrar of Companies as the case may be or by any other Competent Authority

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IT HAS been agreed by and between the parties are hereto that if even one or more such flats/ car parking spaces/or other premises, are not taken or acquired by any person/s purchaser, other than the

Builders, at the time when the said Building is ready for occupation the Builder shall be deemed to be owners thereof, until such time as the car parking spaces or other premises agreed to be sold by the builders to any other persons or parties or purchaser/s as they deemed fit. And as and when sold the purchaser will be admitted to Cooperative society without any objection. Builders will not pay any maintenance charges till the flat is sold.

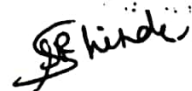
IT IS agreed that if Floor Space Index is not consumed in full in the construction of the said complex / building & before the transfer of the Plot to such society if any further FSI or construction on the said plot is allowed in accordance with the rules and regulations of CIDCO Ltd., then the Developers will be entitled to put up such additional or other construction on the said plot without any let or objection or

Hindrance by the Purchasers and also to sell the same on ownership basis upon such terms and condition at their sole direction as also to receive and appropriate the price in respect thereof. It is, however, agreed by the Developers that they shall not construct such additional or other structure/s on the said plot so as to adversely affect the area of the said Flat hereby agreed to be allotted/sold to the Purchaser & the Purchaser doth hereby give his/their irrevocable consent to such construction by the Developers & for the said purpose, to make such alterations / changes in the plans shown to the Purchaser.

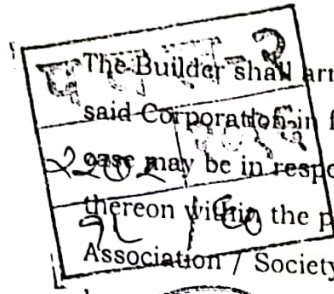
Nothing contained in these presents is intended to be nor shall be constructed to grant demise or assignment in law of the said premises or the said plot or any part thereof or the said Complex/ building thereon or any part thereof. Such grant demises or assignment as aforesaid shall take place only upon the transfer by the Deed of Assignment of the said

For Khilari S.S.

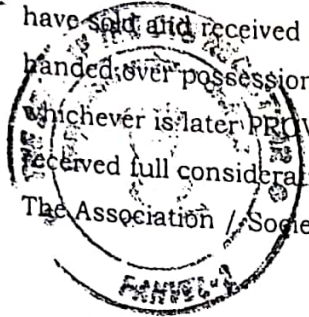
i.  Proprietor



plot and of the complex/building to be constructed thereon to the said society.



The Builder shall arrange to get a Deed of Conveyance executed by the said Corporation in favor of the Association / Society / Company as the ~~2011~~ may be in respect of the said property and the building erected thereon within the prescribed time formation and Registration of the Association / Society / Company or from the date on which the Builders have ~~paid and~~ received payment of purchase price of all the premises and handed over possession of the premises to the respective purchaser whichever is later. PROVIDED THAT the Builders have been paid and have received full consideration amount payment by all the premises holders. The Association / Society / Company shall



Jointly with all the members shall bear the stamp duty & registration charges towards conveyance of the Lease - Deed & documents to be entered into with CIDCO Ltd.

COMMENCING a week after notice in writing is given by the Developer / Builder, to the Purchaser that the Flat is ready for use and occupation the Purchaser shall be liable to bear and pay the proportionate share of the outgoing in respect of the said land and building namely local taxes, betterment charges or such other levies by the concerned local authorities and / or Government water charges, insurance, common lights, repairs and salaries of clerks, Bill collectors, watchman, sweeper and all other expenses necessary and incidental to the management and maintenances of the said land and buildings. Until the Society / Limited Company are formed and the said land/ building transferred in the name of Society, the Purchaser shall pay the same to the Developer / Builder as May determined. The Purchaser agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Developer/ Builder a provisional contribution per year in advance towarded the outgoings.

In the event of Purchaser committing any breach or act in contravention of the above provision, the Purchaser shall be liable or responsible for the

For Khilari S.S.

[Signature]
Proprietor

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consequence in respect thereof to the Developers or authority or other public authority in that behalf.

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The amount so paid by the Purchaser to the Developer / Builder shall not carry any interest and remain with the Developer / Builder until an assignment of lease is executed in favor of the Society / ~~Company~~ as aforesaid. On such assignment of lease being executed, the aforesaid deposits shall be accounted for and balance be paid over by the Developer / Builder to the Society. The purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly on the 5th day of each month in advance and shall not without the same for any reasons for whatsoever.

WITHOUT PREJUDICE to the developers other rights under this agreement and /or in law. the Purchaser shall be liable (to the option of the Developers) to pay to the Developers interest of the rate of 24% per annum on all late payments of the above said in statement for the period from due dates to the dates of actual payments.

THE PURCHASER shall on or before Delivery of the possession of the said premises, in addition to the total lump sum price / purchase price of the flat, the Purchaser/s have to pay their proportionate contribution towards the following:

- Stamp Duty, Registration and other charges payable to the concerned authorities.
- Stamp Duty, Registration and other charges payable on the Agreement to lease executed between CIDCO and developers and the lease deed / deed of Assignment to be executed between CIDCO and the Society to be formed.
- Property taxes, Service Tax, VAT.
- Expenses, deposits and service charges for procuring electric and water supply.
- Water connection charges and electricity connection charges.
- Water Resources Development charges.

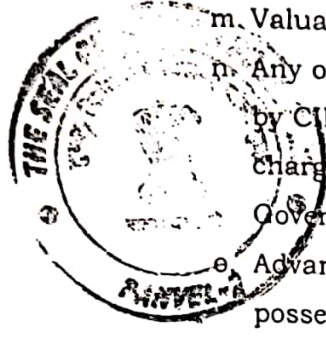
For Khillar S.S.
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Proprietor

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- g. Electric cable laying charges and equipment charges.
- h. Land and building development charges and infra structural charges.
- i. Legal charges.

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- j. Legal & document charges for formation of the Society or limited company.
- k. Share money, entrance fee of the Society or Limited Company.
- l. Expenses towards formation, registration of the Society or Limited company.



- m. Valuation report and Transfer fees, if required.
- n. Any other taxes, cesses that shall be levied or become leviable by CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- o. Advance maintenance for the 12 months from the date of possession.

It has been agreed by and between the parties that the Builder are allowed to utilize and use the amount of deposits as shown above without being liable to account for the same or to give details of the utilization of these amounts to the Purchaser or to the society at any time in future.

THE PURCHASER/S has / have to pay the Developer / Builder, all legal costs, charges and expenses including professional costs of Advocates of the Developer / Builder in Connection with formation of the said Society or as the case may be preparing this agreement and the conveyance of assignment of lease.

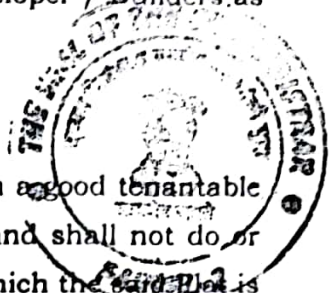
At the time of registration the purchaser shall pay to the Developer / Builder, the purchaser's share of Stamp Duty and registration charges payable, if any by the said Society or Limited Company on the conveyance or lease or any document or instrument of transfer in respect of he said land and the building to be executed in favor of the Society or Limited Company.

For Khilari S.S.

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THE PURCHASER both hereby covenant with the Developer / Builders as under:

- 
- To maintain the Flat at the purchaser's own cost in a good tenable repair and condition from the date of possession and shall not do or suffer to be done anything in or to the building in which the said Flat is situated, staircase or any passages which may be against the rules, regulation or bye laws of CIDCO or any other authority or change / alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.
 - Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction / structure of the building in which the Flat is situated or storing of which goods is objected by any Government Authority or by any law and shall not carry out or caused to be
 - carried heavy packages or any other structure of the building in which the Flat is situated. Any damages caused to construction or structure of the building on account of negligence or of the breach of this clause. .
 - To carry at his own cost all internal repairs to the said Flat and maintain the said Flat and in the same condition, state and order in which it was delivered by the Developer/Builder to the purchaser and shall not do or cause to be done anything in or to the building in which the Flat is situated or the Flat which may be given and to observe the rules, regulations of CIDCO/SOCIETY/LIMITED COMPANY or any other authority. And in the event of the purchaser committing any act in contravention to the above Provisos, the purchaser shall be responsible and liable for consequences thereof to the Co-Operative Housing Society to CIDCO and any other public Authority.

For Khillar S.S.

Proprietor

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- c. Not to do or permit to be done any act or things which may render void or avoidable any Insurance of the said land and the building in which the Flat is situated or any part whereof or whereby by any increase premium shall become payable on respect of the insurance.

f. Not to demolish or cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alteration in the elevation and outside color scheme of the building and shall keep the portion, sewers, drains, pipe, in the Flat and appurtenance thereof in a good repair tenable condition and in particular so as to support shelter and protect the other parts of the building and shall not chisel or in any other manner damage columns, beams, walls, slabs, or R.C.C. parties or other structural in the Flat without prior written permission of the Developer/ Builder/ Society/ Limited Company.

- g. Not to throw dirt, rubbish, raga, garbage or other refuse or permit the same to be thrown from the said shop/flat in the compound of the said land and the building in which the said flat is situated.

- h. Pay the Developer/ Builder within 7 days of demand by the Developer/ Builder, his share of security Deposit, transfer charges demanded by CIDCO or any other Government Authority for water/ Electricity or any other services to the building in which the said Flat is situated.

- i. To bear and pay all local taxes, if any which are imposed by 'CIDCO' or any Government Authority on account of change of user of the Flat by the purchaser viz. user for any purpose other than residential/ business purpose.

- j. The purchaser shall observe and perform all the rules and regulations which the Society/ Limited Company may adopt at its inception and thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and the observance and performance of the building rules regulations and by laws for the time being of CIDCO/SOCIETY/GOVT. and other public

For Khilari S S.

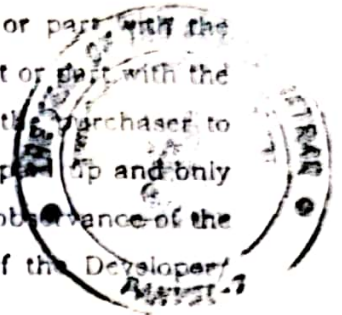
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bodies. The purchaser shall also observe and perform all condition laid down by the Society/Limited Company regarding the occupation and use of the said Flat in the said building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with the terms of this Agreement.

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k. The purchaser shall not let, sublet, transfer assign or part with the purchaser's interest or benefit factor or this Agreement or part with the possession of the Flat until all the dues payable by the purchaser to the Developer/Builder under these presents are fully paid up and only if the purchaser had been guilty of breach of or non-observance of the terms and condition of the permission on writing of the Developer/Builder for such transfer.



l. Till a Conveyance of building in which Flat is situated is executed, the purchaser shall permit the Developer/ Builder and their surveyors and agents with or without workman and other at all reasonable times, to enter into and upon the said land building or any part thereof to view and examine the state and condition thereof.

m. The Purchaser shall pay all Stamp Duties, Registration and Conveyance Charges to the Society/competent Authority in respect of the said Flat transferred under this Agreement.

n. All deposits including M.S.E.B. /M.S.E.D.C.L Cable laying Deposit & charges and any other Deposit that may be required to be paid in respect of the said Flat shall be borne and paid by the purchaser.

16. In the event of Purchaser committing any breach or act in contravention of the above provision, the Purchasers shall be liable or responsible for the consequence in respect thereof to the developers or to the concerned local authority or other public authority in that behalf

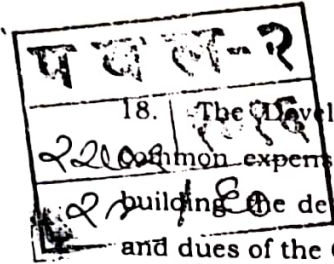
17. The Developer/Builder shall maintain a Separate account in respect of sums received from Purchaser as advance/deposit and sums received

For Khilla/ S.S.

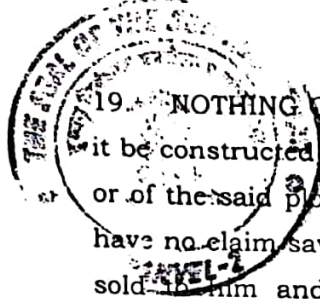
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on account of the share capital for the promotion of the Society/ Company towards the outgoing legal charges and shall utilize the amount only for the purpose for which they have been received and no adjustment among the accounts should be done without prior consent of this.



18. The Developers shall not be liable to pay nay maintenance or common expenses in respect of the unsold flats in the said Complex / building. The developers shall however, hear and pay the Municipal taxes and dues of the Corporation for the same.



19. NOTHING CONTAINED in this Agreement is intended to be not shall it be constructed as a grant, demise or assignment in law of the said Flat or of the said plot and building or any part thereof. The purchaser shall have no claim save and respect in respect of the Flat hereby agreed to be sold and all open spaces parking spaces, lobbies, staircases, unattached terraces, recreation spaces etc., will remain the property of the Developer/Builder until the said land building is transferred to the Society/ Limited Company as herein-before mentioned.

20. THE PURCHASER shall have no claim against the Developer/Builder save and except of the Flat hereby agreed to be sold so that all the open spaces, parking spaces etc. lobbies, staircases, lifts, unattached terraces etc. will remain as the property of the Developer/ Builder until the whole property is transferred to the Society, notwithstanding the vesting of the property in possession, management and control of the Corporate body as herein above mentioned. The Developer/Builder shall always be at liberty to construct and dispose of to any person, firms and corporate bodies and of their choice the additional structures, the garages, that are sanctioned by the authorities concerned and/or the unsold tenements and the purchaser both hereby give his/her written consent to the same as contemplated under the said Ownership Flat and Act and shall not raise any objection thereto hereafter.

For Khhari S.S.

Signature
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21. THE PURCHASER shall not put up any decoration of the exterior of the said tenement otherwise than in the manner, which ~~may mutually~~ agreed upon in writing with the Developer/Builder.

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22. THE PURCHASER shall not affix any signboards or advertisements outside the building nor shall affix any neon lights shall always claim vested in the Developer/Builder. The Purchaser shall not always ~~claim~~ any abatement in price on account of such retention of such user by the Developer/Builder. Developer/Builder shall be entitled to transfer their rights under this clause in respect of the user of unsold terraces of the parapet walls which they have retained in favor of any third party for valuable or otherwise. If however any municipal taxes become payable for the user, the same shall be borne and paid by the Developer/Builder only out of the income derived from such third party.

23. THE PURCHASER and DEVELOPER/BUILDER shall present this Agreement at the proper Registration office for the Registration within the time prescribed by the Registration Act and the Developer/Builder will attend such office and admit execution thereof.

24. ANY DELAY tolerated or indulgence shown by the Developer/Builder in enforcing the terms of this Agreement or any forbearance of giving of time to the Purchaser by the Purchaser shall not be constructed as a waiver on the part of the Developer/Builder of any breach or noncompliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the rights of the Developer/Builder.

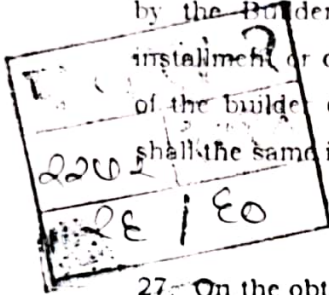
25. IT IS ALSO UNDERSTOOD and agreed by and between the parties hereto that the terrace shape in front or adjacent to the terrace Flat in the said building if any shall belong exclusive use of the respective terrace Flat purchaser. The said terrace cannot be enclosed by the purchaser till the permission in writing is obtained from CIDCO/Developer/Builder/Society, as the case may be.

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Proprietor

S. S. Shinde

26. ANY DELAY tolerated or indulgence by the Developer/Builder in enforcing the terms of this Agreement or any forbearance of giving of time by the Builder to the Purchaser for payment of purchase price in instalment or otherwise shall not be constructed as a waiver on the part of the builder of any breach of this agreement by the purchaser/s nor shall the same in any manner prejudice the rights of the builder.



27. On the obtaining the part occupancy / occupancy certificate from the CIDCO the builder shall be at liberty to hand over possession of the said flat / shop to the purchasers even though permanent electricity and water connection are not sanctioned by the concerned authorities. The purchaser shall not be entitled to make any claim / demand on the builders for the delay in getting the permanent electric & water connection. On the builders offering possession of the shop / flat to the proportionate share in the monthly outgoings including his share in the consumption of electricity and water if supplied through temporary connection.

28. The flat purchaser shall not be entitled to sell or transfer his rights, title interest and benefits under this agreement to any party without obtaining NO OBJECTION CERTIFICATE from the builder. The purchasers shall not for the issue of NOC unless and until all dues are paid in full.

29. The builders Advocates & solitaires shall prepare and or approve as the case may be documents to be executed in pursuance of this agreement and all laws of co operative society or the memorandum and the article of the limited company or the legal body in connection with the formation and registration of the co operative society or in the CIDCO of the limited company or legal body as the case may be. Their cost shall be born and paid by the purchaser/s proportionately.

For Khilari S.S.

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Proprietor

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Solid waste management:

The purchaser shall observe scrupulously the following conditions in order to ensure the directives and recommendations of the Hon'ble Supreme Court regarding solid waste management.

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- The purchaser shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, etc.
- The purchaser shall ensure that no domestic/ institutional waste shall be thrown on the streets; footpaths open spaces, drains or water bodies.
- The purchaser shall make separate arrangement for disposal of toxic or hazardous household waste such as used containers, containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.
- The purchaser shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste biodegradation waste and recyclable waste.
- The purchaser shall abide by the instruction as may be issued time to time by the builder till the formation & registration of a co op housing Society Limited Company or any other legal body as the case may be and Geetanjali Garden formation and registration of such Co op Housing Society Limited company or any other legal body then by such Co op housing Society Limited company or any other legal body in relation to disposal of solid waste management in the light of the directions issued by the Hon'ble Supreme Court.

The Purchaser/s hereby agree/s and binds to pay the stamp duty and registration charges pertaining to this agreement and also to bear and pay his/ her their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the lease Deed/ Deed of the assignment to be executed by the CIDCO in favour of the Co op housing Society Limited company or any other legal body as may be formed by the purchaser/s herein and other purchaser/s of the premises to be said building in case the CIDCO execute the deed of lease in favour of the Builders then the builders shall execute the deed of assignment in favour of the society /Limited Company or any other legal body as aforesaid, in that event, the purchaser/s shall also be liable to pay the proportionate stamp duty and registration charges as payable by under the Bombay Stamp Act 1958 and the Indian Registration Act respectively in respect of both the lease Deed and the deed of Assignment/Transfer.

It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if the CIDCO charges any additional premium and / or any other amount for the purpose of execution of the lease deed by the CIDCO in respect of the said plot and the building to be constructed/ constructed thereon in favor of the co op

For Khilari S.S.

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Proprietor

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Housing Society Limited company or any other legal body if such lease deed is already executed in favors of the builders and if any premium stamp duty payable, if any, on it or any other amount is required to be paid to the CIDCO for the purpose of obtaining the lease by the Builders in respect of the said plot and the building constructed/ to be constructed thereon in favor of such premium or the amount shall be borne and paid by the purchasers proportionately. In order to unable to such Co-Op Housing Society Limited company or any other legal body, to pay any premium and or any other amount that may be demanded by the CIDCO as aforesaid, the purchaser/s hereby agrees and binds himself/ herself/

<p>Q. themselves to pay to such co op housing Society limited company or any other legal body his/her/theirs share in such premium and or amount payable to the CIDCO in proportion to the area of the Flat/ shop and other premises in the building.</p>
<p>2L / Eo</p>

28. The Developers have informed the Purchaser about his/their intention to sell the parapet walls of terrace, blank, walls on the external periphery of the said building or in any suitable place in the said complex, (hereinafter called "the said hoarding space") is only for the purpose of the advertisement, which includes hoarding any display of such sign-boards as well as neon light and the Purchaser of such hoarding space shall install separate electric meter for neon- light and shall also bear and pay the CIDCO's taxes directly or through the society. The Purchaser shall not contribute any other outgoing to the said society. The Purchaser shall not object in any manner and shall co-operate with the Purchaser or such hoarding space as admitting him/them as nominal member of the said society etc

29. ALL NOTICE/S to serve to the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the first purchaser, by Registered post A.D./under Certificate of Posting at the address mentioned below:

MRS. SULBHA RAKESH SHINDE

Residing at - 15, B WING, SNEH SADAN SHITLADEVI TEMPLE ROAD,
NEAR WELCOME CHEMIST, MAHIM, MUMBAI 400 016

30. THIS AGREEMENT shall always be subject to the provisions of the Maharashtra Ownership Flat Act 1963, and the rules made there under.

For Khilari-S.S.

[Signature]
Proprietor

[Signature]

SCHEDULE "A"

All the piece and parcel of land known as Plot No.229, situated at Sector-10, of Village- Kopra/Kharghar, Taluka- Panvel, District-Raigad, Navi Mumbai admeasuring about 1399.95 Sq. Mtrs. allotted under 12.5% Gaothan Expansion Scheme or thereabout and bounded as follows:

On or towards the North by: Plot no 230 Common Play

On or towards the South by: Plot No.226, 228

On or towards the West by : Plot No.231, 232

On or towards the East by : 24.00 m wide road

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**SCHEDULE "B"**

Flat No.1203, on the 12TH **floor**, having Carpet area **57.470 sq. Mtr.** and attached terrace area of **36 Sq. Ft.** at Plot No.229, situated at Sector-10, of Village-Kopra/Kharghar, Taluka-Panvel, District-Raigad, Navi Mumbai.

For Khilari S.S.

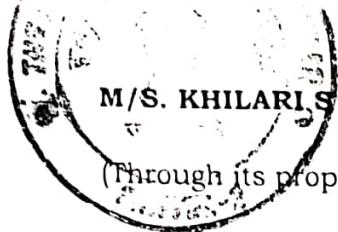
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IN WITNESS WHERE OF THE parties hereto have hereunto set and
 subscribed their respective hands & seal the day and year first herein
 above written:
 30/00

SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED OBLIGEEES



For Khilari S.S.

[Signature]
 Proprietor

MR. SAHEBRAO SUKHDEV KHILARI

(PAN ACGFS2396K)

In the presence of

1. *[Signature]*
2. *[Signature]*



SIGNED, SEALED AND DELIVERED

BY WITHINNAMED FLAT PURCHASER/S

1. MRS. SULBHA RAKESH SHINDE

(PAN NO. AYSPS4742H)

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[Signature]



In the presence of

1. *[Signature]*
2. *[Signature]*

REF.NO.CIDCO/ATP01615-2

DATE: 19 NOV 2011
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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMECEMENT CERTIFICATE

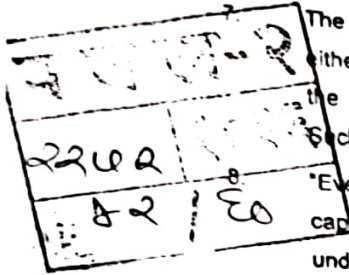
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXVII) of 1966 to M/s Khilari S.S. Proprietor Shri. Suresh Rao S. Khilari Plot No. 229 Sector- 10, Node:- Kharghar (12.5% Scheme), of New Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Stilt+14Floors) Resl.BUA = 2095.677 Sq.Mt. Total BUA = 2095.677 Sq.M.

(Nos. of Residential Units - 41, Nos. of Commercial units - 00)

1. This Certificate is liable to be revoked by the Corporation if:
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 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, at least 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 authorized 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 GDCR - 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 regulations no. 16.1(2) of the GDCRs - 1975.

5. 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.

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



The amount of Rs 7000/- 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 underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) 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 fire fighting purpose.

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

10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th 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 along with 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.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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28/08/2005	2005
As per Circular	
vide No.	

11. As per the notification dtd. 14th September 1999 and amendment on 27th 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 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 43200/230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- All the layout open spaces/amenities spaces of Housing Society and new 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.
- 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.
- 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 bye-laws.

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
M/s Triarch Design Studio C.B.D

C.C. TO: Separately to:

- M (TS)
- CUC
- EE (KHR/PNL/KLM/DRON)
- EE (WS)

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AECBT

SEARCH REPORT

Date

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 Railway Station
 1/60

SANDEEP GAIKWAD

"B" Bharat Nagar, Hanuman Chawl, Behind Mankhurd Railway Station

Cell no -9773577322

To
Adv Preeti Dube

Sir,
Reg: Search report of the Plot no 229, Sec-10, Village - Rharghar, Tal - Panvel Dist -Raigad.



As per your instruction, I have taken search of the above said property in the Sub-registrar office at Panvel-1,2,3 I have gone through the available Index Registrar kept in the office. The search was taken from 1998 to 2012 the years from i.e. last 15 years and I have found the details as under:-

I have paid Government fees on Date 14/2012 & Receipt no /2012 for your record and Information.

Years	Transaction (Sub -Registrar Pvl- -1,2,3)				
1998	Torn Pages				
1999	Torn Pages				
2000	Torn Pages				
2001	Torn Pages				
2002	Index II Not maintained Properly , therefore Index II Could not be checked				
2003	Available Index II checked				
2004	Available Index II checked				
2005	Available Index II checked				
2006	Available Index II checked				
2007	Available Index II checked				
2008	Available Index II checked				
2009	Available Index II checked				
2010	Available Index II checked				
2011	Index II Not Ready, therefore Index II Could Not Be checked , only Computer Entry Checked				
2012	Index II Not Ready, therefore Index II Could Not Be checked				
Transaction	Description of property	Seller's Name	Purchaser Name	Date of Agreement	Registration No& Date
2011	Plot no -229 Area 1399.95 Sq miters Sec-10	CIDCO	Namdev Rama kakade & other 5	Agreement to Lease 9/5/2011 Agreement value 17,500.00/- Market value 0.00/-	10/5/2011 Pvl-1 6560/2011

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 BOC - 014874)

REGD. OFFICE:

 "NIRMAL", 2nd Floor, Narlman Point,
 Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

Date : 13 APR 2015

CIDCO/BP-10689/TPO(NM & K)/2015/ 4 1 4 = - - =

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	2	2	0	1
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To

 M/s. Khilari S.S.
 Through its Prop. Shri. Sahebrao S. Khilari,
 101, Prabhat Centre Annexe, Sector-1A,
 CBD-Belapur, Navi Mumbai.

 Sub:- Occupancy Certificate for Residential Building on Plot No.229, Sector-10,
 Navi Mumbai.

REF:- 1) Your architect's application dated. 23/06/2014 & 29/01/2015

 2) Maveja NOC issued by AEO(12.5% Sch) vide letter No. CIDCO/Estate/12.5% Sch/Khr/76/2014
 dtd.13/09/2011

3) No dues certificate issued by AEO(12.5%) vide letter No.

CIDCO/Estate/12.5% Sch/Estate/12.5% Sch/Khr/76/2014, dtd.13/02/2014

4) CIDCO NOC Issued by EE(Elect-I) vide letter No. CIDCO/EE(Elect-I)/13/2109/2288, dtd.09/12/2013

5) Hort. NOC Issued by Asst. Hort. Officer vide letter No. CIDCO/HORT/2014/76, dtd.22/04/2014

6) DCC issued by EE(KHR-II) vide letter No. CIDCO/EE(KHR-II)/2014/1238, dtd.05/02/2014

7) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/83/2015, dtd.15/01/2015

8) 100% IDC paid of Rs.14,00,000/- vide Receipt No.EMS/B. No.362251, dtd.04/05/2011

Dear Sir,

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

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

The Developers / Builders shall take a note that, you have submitted as built drawing regarding changes made at site. Hence as per condition mentioned in commencement certificate, your security deposit has been forfeited.

Since, you have paid 100% IDC of Rs.14,00,000/- vide Receipt No.EMS/B. No.362251, dtd.04/05/2011, you may approach to the Office of Executive Engineer (W/S-I) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,



 13/4/15
 (Manjula Nayak)

 Town Planning Officer(BP)
 Navi Mumbai & Khopta



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 BGC - 014874)

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

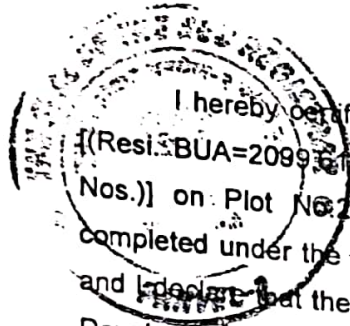
HEAD OFFICE:
CIDCO Bhavan, CBD Bhamburda,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8100

Ref. No.

CIDCO/BP-1089/TPO(NM & K)/2015/ 414 = - =	
2200	Unique Code No.
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Date: 13 APR 2015

OCCUPANCY CERTIFICATE



I hereby certify that, the development of Residential Building of (Stilt +14 floors) [(Resi. BUA=2099.618 Sq.mtrs., Total GJA=2099.618 Sq.mtrs., (No. of Units Resi.-41 Nos.)] on Plot No. 229, Sector-10, at Kharghar (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Triarch has been inspected on 23/03/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 09/11/2011 and that the development is fit for the use for which it has been carried out.

Manjula
1314115
(Manjula Nayak)
Town Planning Officer(BP)
Navi Mumbai & Khopta

SHREERAM GEETANJALI GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED

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

Registration No.: N.B.O.M./CIDCO) HSG (T.C.)/7928/JTR/YEAR 2019-2020

Plot No. 229, Sector-10, Kharghar, Navi Mumbai - 410 210.

(AUTHORISED SHARE CAPITAL OF RS. 50,000/- DIVIDED INTO 1000 SHARES OF RS. 50/- EACH)

Share Certificate

Share Certificate No.: 36

No. of Shares: 10

Member's Register No.: 36

This is to certify that **MRS. SULBHA RAKESH SHINDE** is the Registered Holder of **10 (TEN)** fully paid up shares of Rs. 50/- (Rupees Fifty Only) each numbered from **THREE HUNDRED FIFTY ONE** to **THREE HUNDRED SIXTY** both inclusive, in **SHREE RAM GEETANJALI GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED**, Plot No. 229, Sector-10, Kharghar, Navi Mumbai - 410 210 subject to the Bye-laws of the said society.

Given under the Common Seal of said society at **KHARGHAR** this 1st day of March 2020

Seal of the Society

Authorised M. C. Member

Hon. Secretary

Hon. Chairman