



दस्तावेजांक व वर्ष: 6731/2010

Thursday, July 29, 2010

4:29:25 PM

दुय्यम निबंधक: ठाणे 8

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

3

गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 470,600.00
बा.भा. रु. 470,600.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र. अ/2, अपार्टमेंट नं. एसएस -2/106, से. 8 कोपरखैरणे नवी मुंबई
- (3) क्षेत्रफळ (1) 16.393 चौ मि बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री पिंजारी भोलीनाथ रामू - : घर/प्लॉट नं: अपार्टमेंट नं. एसएस -2/106, से. 8 कोपरखैरणे नवी मुंबई ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AJZPP1473G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री विश्वास दिनकर पाटील - : घर/प्लॉट नं: सी -17/02 सिध्देश्वर सोसा घरोंदा से. 9 घनसोली; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: BGZPP0346N.
- (7) दिनांक करून दिल्याचा 29/07/2010
- (8) नोंदणीचा 29/07/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 6731 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 6730.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 4750.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. ८

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Thursday, July 29, 2010
4:18:26PM

मूल्यांकनाचे वर्ष 2010
जिल्हा ठाणे
प्रमुख मूल्य विभाग 154-याचाचे नाव | कोपरघैरणे (नवी मुंबई महानगरपालिका)
उप मूल्य विभाग 3/2-कोपरघैरणे नोड रोवटर क्र. 8
शहरी क्षेत्राचे नाव Navi Mumbai/Thane/Kalyan/Dombivli/Ulhasnagar/Mira Bhandar
सन्ने नंबर इतर -

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बाजार मूल्य दर तक्त्यानुसार जमिनीचा दर

खेती जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
15000.00	35880.00	44880.00	53750.00	44880.00

गिळकतीचे क्षेत्र	16.39	बांधकामाचे वर्गीकरण	1-आर सी सी
गिळकतीचा वापर	निवासी सदनिका	उद्वहन सविधा	नाही
गिळकतीचा प्रकार	बांधीव	बांधकामाचा दर	
गिळकतीचे वय	11 to 20	गजला	Ground Floor/Stilt Floor

धसा-यानुसार गिळकतीचा प्रति चौ. मीटर मूल्यदर = बाजार मूल्यदर + धसा-यानुसार नविन दर * गजला तिहाय घट/वाढ
= 35880.00 + (80 /100) * (100.00 /100)
= 28704.00

i) मुख्य गिळकतीचे मूल्य = धसा-यानुसार गिळकतीचा प्रति चौ. मीटर मूल्यदर * गिळकतीचे क्षेत्र
= 28704.00 * 16.39
= 470544.67

नित अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + फोटोमाल्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य
+ बंदित वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे
= A+B+C+D+E+F+G+H
= 470544.67 + .00 + .00 + .00 + .00 + .00 + .00 + .00



साह दुर्याप निलंकारक ठाणे क्र. ६

CUSTOMER COPY



DEPARTMENT OF POST, INDIA
(MAHARASHTRA CIRCLE)

NAME OF POST OFFICE, VASHI HEAD POST OFFICE, DATE 29/11/16

NAME OF DOCUMENT Resale Agreement

FRANKING VALUE Rs. 6750/-

NAME & ADDRESS OF STAMP DUTY PAYING PARTY
SS 2/106 Sec 8 Kopar Khairane

TEL NO. MOBILE NO. 976836745

NAME & ADDRESS OF COUNTER PARTY
Mr. Bhalinath R

TEL NO. MOBILE NO.

SIGNATURE

PAY ORDER NO IF ANY

DRAWN ON BANK

DD/CHEQUE/ CASH AMOUNT Rs. 6750

Rs. (IN WORDS) Six thousand seven hundred and fifty

FOR POST OFFICE USE ONLY

TRANSACTION ID 5658-142095-5664

FRANKING NO.

POST OFFICE STAMP IMPRESSION (HSG I)

उपसंचालक, (HSG I)
मुख्य डाकघर, वशी
SUB. POSTMASTER
HSG I
400 703

VASHI HEAD POST OFFICE

MAHARASHTRA

INDIA

STAMP DUTY

MAHARASHTRA

INDIA

PART PAYMENT RESALE AGREEMENT

APARTMENT NO. : SS - II / 106, ROOM NO.: 106, SECTOR 8

NODE : KOPAR KHAIRANE, NAVI MUMBAI

ठेकन - 6
2039 / 3-29
2090

Flat/Appt. No. : SS - II/106, Room No.: 106, Sector-8

Node : Kopar Khairane, Navi Mumbai.

Builtup Area : 16.393 Sq. Mtrs.

Market Value : Rs. 4,70,600/-

Stamp Duty : Rs. 6,750/-

Registration Fees

SALE PRICE

Rs. 4,70,600/-



X B. R. Khairane

XX [Signature]

उपसंचालक, (HSG I)
मुख्य डाकघर, वशी
SUB. POSTMASTER
HSG I
VASHI M.D.G. 400 703.

भारत 03664 SPECIAL महाराष्ट्र
152095 ADDRESS JUL 29 2010
R. 0006750/- PB6771
STAMP DUTY MAHARASHTRA
INDIA

D-5 (STPM)/C.R.1077/07/08/1510-13/08
SUB POSTMASTER
VASHI PO
NAVI MUMBAI - 400703

भारत 03664
152095
R. 0006750/- PB6771
STAMP DUTY
INDIA

THIS RE - SALE AGREEMENT made at Kopar Khairane, Navi Mumbai
on this 29th day of July, 2010.

BETWEEN

MR. PINJARI BHOLINATH RAMU, Age : ____ Years, an adult, Indian
Inhabitant, residing at : SS - II, Room No.: 106, Sector - 8, Kopar Khairane,
Navi Mumbai, hereinafter called ' THE VENDOR ' (which expression
shall unless it be repugnant to the context or meaning thereof, be deemed
to include his/her heirs, executors and administrators) of the
ONE PART.

AND

MR. VISHWAS DINKAR PATIL, Age : 37 Years, an adult, Indian
Inhabitant, residing at : C - 17 / 02, Room No.: 02, Siddheshwar
Co.-Op. Housing Society, Gharonda, Sector - 9, Ghansoli, Navi Mumbai,
hereinafter called 'THE PURCHASER' (which expression shall, unless
it be repugnant to the context or meaning thereof, be deemed to include
his/her heirs, executors and administrators) of the OTHER PART.

टनन - ८
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DESCRIPTION OF PROPERTY :

ROOM NO. :
SS - II / 106,

FLOOR :
Ground Floor

NODE :
KOPAR KHAIRANE, NAVI MUMBAI



AREA :
16.393 Sq. Mtrs.

SALE PRICE : Rs. 4,70,600/-

(RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY)
(hereinafter referred to as " THE SAID PREMISES / APARTMENT").

B.R. Pinjari
X

Vishwas Dinkar Patil
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WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Ltd. A Company incorporated under the companies Act 1956, having its registered office at : Nirmal Bhavan, 2nd Floor, Nariman Point, Mumbai - 21, hereinafter called " THE CORPORATION " as New Planning Authority declared and appointed by the State Government exercise of its Power under section 113 (3) A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " THE MRTP ACT " for the New Towns of New Bombay.

2. Pursuant to section 113 A of The MRTP Act the state Government has been acquiring the lands and vesting in the Corporation the said lands for Development and disposal.

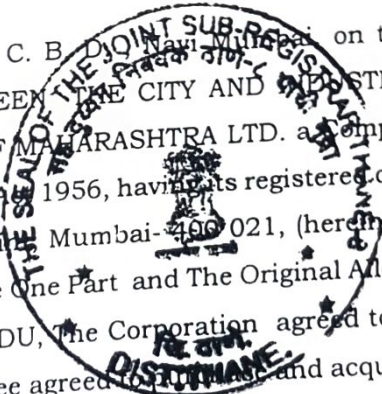
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2090

WHEREAS :

3. The Corporation obtained possession of the said land and constructed thereon : SS - II Type, Building No. : SS - II / 106, each of the Ground Floor only such building being designated as "CONDOMINIUM" SS - III Type, Building No.: SS - II / 106 (hereinafter referred to as " The Said Apartment / Building ") of which the Corporation was The Owner.

WHEREAS :

By an Agreement of Sale made at C. B. D. O. Navi Mumbai, on the : 20th Day of October, 1993 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company incorporated under the Companies Act 1956, having its registered office at : 2nd Floor, Nirmal, Nariman Point, Mumbai - 400 021, (hereinafter referred to as " THE CIDCO ") of the One Part and The Original Allottee : MR. WALUNJ GENUBHAU DAGDU, The Corporation agreed to sell and transfer and The Original Allottee agreed to buy and acquire a Flat / Apartment being No.: SS - II, Room No.: 106, Sector - 8, Kopar Khairane, Navi Mumbai.



B.R. Kuprij
X

[Signature]
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on paying the buyer's contribution The Tripartite Agreement was duly made & registered with Sub Registrar, Thane, Dated : 9/5/2000, and whereas The New Allottee / The Vendor : MR. PINJARI BHOLINATH RAMU has purchased The Said Apartment from Original Allottee for a proper consideration under The Deed of Apartment and The Conveyance Deed of the same was made & executed which was duly registered with Sub Registrar, Thane, Dated : 19/05/2000, and Document Serial No.: TNN - 0707 - 2000 and handover to The Vendor a Flat / Apartment being No.: SS - II / 106, Room No.: 106, Sector - 8, Kopar Khairane, Navi Mumbai.

Type/Bldg.	Wing/Floor	Tenement No.	द.न.न - ८ Sector No.
SS - II	Ground	106	८६३१ / ६-२९
			२०१०

situated at Kopar Khairane, Navi Mumbai, admeasuring area of 16.393 Sq. Mtrs. of the lay-out of the land situated lying and being at : Kopar Khairane, Navi Mumbai, Tal. Thane, Dist. Thane, of the Kopar Khairane in New Township of Navi Mumbai (hereinafter for brevity's sake referred to as "The Said Premises") together with the permanent and absolute right of and occupation of the said Flat / Premises. (hereinafter for brevity's sake referred to as "The Said Premises") together with the permanent and absolute right of and occupation of the said Flat / Premises.

5. TOGETHER WITH Certain percentage hereinafter specified of the undivided interest appurtenant to such Apartment in and to the common areas and facilities of the said land and building also for the Price of Rs. 20,500/- (Rupees Twenty Thousand Five Hundred Only) paid by The Original Allottee to The Corporation in the manner as provided in The Said Agreement.

WHEREAS :

6. The Original Allottee had in terms and conditions of the said agreement paid to the CIDCO the entire consideration of the Sale Price on or before the execution of these presents : Rs. 20,500/- (Rupees Twenty Thousand Five Hundred Only) mentioned in Clause No. 9, thereof.

X

B.R. Vijay

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B.R. Vijay



WHEREAS :

i. Now The New Allottee has paid the proper consideration to The Original Allottee & Whereas The Vendor has paid the proper consideration to The New Allottee for the Sale Price of the Said Apartment.

WHEREAS :

7. Now The Vendor is the Lawful Owner and is in possession of the said Flat/Apartment No.: SS - II / 106, Room No. : 106, Ground Floor, Sector - 8, Kopar Khairane, Navi Mumbai, admeasuring area : 16.393 Sq. Mtrs.

8. The Corporation thereby granted Conveyed, assigned and assured unto The Vendor for residential purpose the Said Apartment No. SS - II / 106, Room No. : 106, Ground Floor, Sector - 8, Kopar Khairane, Navi Mumbai, admeasuring area : 16.393 Sq. Mtrs.

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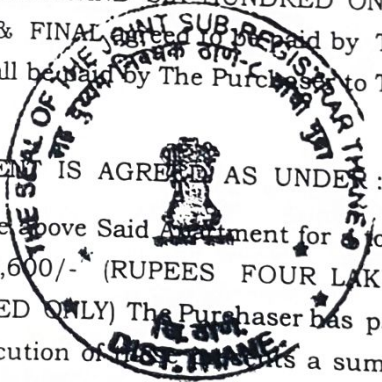
WHEREAS :

9. The Purchaser being in need of a residential accommodation, approached The Vendor with request to transfer to The Purchaser The Said Apartment for a proper consideration.

10. The Vendor has agreed to sell and The Purchaser has agreed to purchase the said Apartment together with the electricity fittings sanitary fittings and built-up fixtures for a total consideration of Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY) being the SALE PRICE IN FULL & FINAL agreed to be paid by The Purchaser to The Vendor which shall be paid by The Purchaser to The Vendor in the following manner :

THE SCHEDULE OF PART PAYMENT IS AGREED AS UNDER :

i. The Vendor has agreed to sale above Said Apartment for a total consideration amount of Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY) The Purchaser has paid to The Vendor on or before the execution of this deed a sum of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) towards the Part Payment of the Sale Price of The Said Apartment by the way of Cash on Dated : 13/05/2010 for the sale price of the Said Flat/Apartment. (The receipt of which The Vendor doth hereby admit and acknowledge and of and from the payment of the same and every part thereof doth hereby release and for ever discharge The Purchaser).



X B.R. P. Singh

XX [Signature]

ii. And It is agreed between both the parties that The party of The Second Part i. e. The Purchaser will pay the balance amount of Rs. 2,45,600/- (Rupees Two Lakhs Forty Five Thousand Six Hundred Only) after getting a Housing Loan on the Said Apartment from any financial institute towards The Full And Final Payment of the Total Sale Price of The Said Apartment by the way of Cash / Cheque to The Vendor within the given stipulate period of ___ days from the registration of Part Payment Resale Agreement as mutually agreed between both the parties.

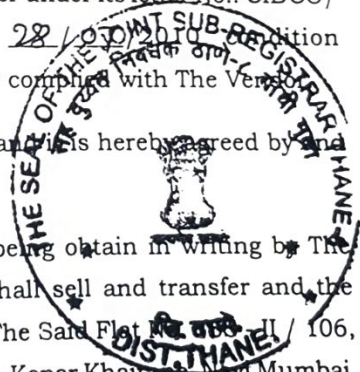
11. The Vendor has given to The Purchaser inspection of the aforesaid apartment copy of The Agreement To Sale and other relevant documents, receipts of payments made by The Vendor have been duly delivered by him to The Purchaser on the execution of these presents and the Purchaser admits of having inspected the same.

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२०१०	

12. The Purchaser has paid the said Part Payment for Sale Price to The Vendor, the receipt whereof The Vendor doth hereby admits and acknowledges and of and from the same and every part thereof doth forever acquit, lease and discharge The Purchaser.

13. The Corporation has granted requisite permission to The Vendor to sell The Said Apartment to The Purchaser under its letter No.: CIDCO/ AEO/KK/ ___/2010/ 6088 Dated : 28/01/2010 mentioned therein which have been fully complied with The Vendor

NOW THIS AGREEMENT WITNESSETH and is hereby agreed by the between the parties hereto as follows :



1. Subject to the prior permission being obtain in writing by The Vendor from the CIDCO The Vendor shall sell and transfer and the purchaser shall purchase and acquire The Said Flat No. II / 106, Room No. : 106, Ground Floor, Sector - 8, Kopar Khairane, Navi Mumbai, admeasuring about : 16.393 Sq. Mtrs. together with the permanent and absolute right of use and occupation of the said flat together with the benefits for lump sum price of : Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY).

X B. R. Lijanj

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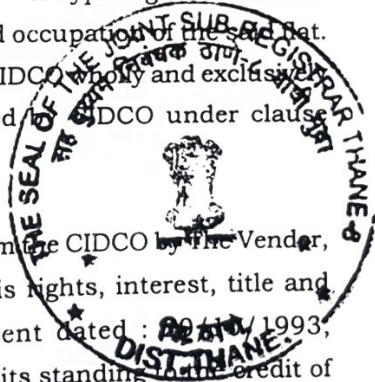
2. The Vendor doth hereby covenant with The Purchaser that the said premises agreed to be hereby sold are free from encumbrances of any nature whatsoever and that The Vendor has full and absolute power to transfer and deliver possession of the said Flat No. : SS - II / 106, Room No. : 106, Ground Floor, Sector - 8, Kopar Khairane, Navi Mumbai, admeasuring about : 16.393 Sq. Mtrs. to The Purchaser subject to the prior permission in writing of the CIDCO be obtained by The Vendor.

3. The Vendor in pursuance of The Said Agreement and in consideration of the said sum of Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY) paid or to be paid by The Purchaser to The Vendor as aforesaid shall deliver to The Purchaser vacant possession of the said Flat No.: SS - II / 106, Room No.: 106, on Ground Floor, as soon as the CIDCO grants permission to The Vendor for transfer of his flat to The Purchaser on receiving Full And Final Payment Only.

4. The Vendor shall to apply to the CIDCO and seek the permission from the CIDCO for permitting The Vendor to transfer and assign to The Purchaser his rights, interest and benefits under the said agreement permitting him to sell and transfer to The Purchaser the said flat on the Ground Floor of the building known as : SS - II Type together with the permanent and absolute right of the use and occupation of the said flat. The Purchaser agrees to bear and pay to the CIDCO wholly and exclusively the transfer charges as may be determined by CIDCO under clause No.: 9 of The Said Agreement.

5. On obtaining permission in writing from the CIDCO by The Vendor, The Vendor shall assign and transfer all his rights, interest, title and benefits arising out of The Said Agreement dated : 22/10/1993, mentioned hereinabove including the deposits standing to the credit of The Vendor with the CIDCO by executing the Deed of Assignment in favour of The Purchaser and registering it with the Sub-Registrar of Assurances immediately from the date of obtaining permission in writing from the CIDCO permitting The Vendor to sell and transfer to The Purchaser the Said Flat / Apartment.

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B. R. Singh

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6. The Vendor doth hereby further covenant with The Purchaser that the vendor has paid to the CIDCO the Service Charges, Water Charges and Other Charges which were payable by The Vendor to the CIDCO in respect of the said flat for the period ending.

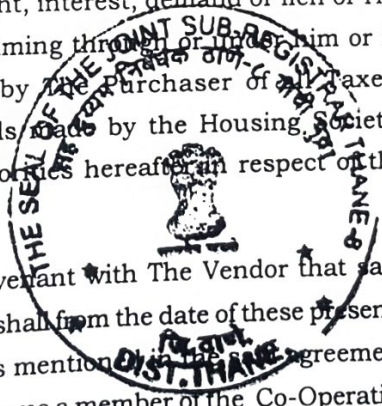
7. The Vendor doth hereby further covenant with The Purchaser that The Purchaser shall henceforth quietly and peacefully possess and occupy and enjoy the said premises without on let, hindrance, denial, demand, interruption or eviction by The Vendor or any other person or persons lawfully or equitably claiming through under or in trust for The Vendor.

8. That The purchaser shall be entitled to have and hold the possession, occupation and use of the said flat and The Purchaser shall held the same unto and to the use and benefit of The Purchaser, his heirs, successors and assigns for ever without any claim, charge, right, interest, demand or lien of The Vendor or any person or persons claiming through or under him or in trust for his subject to payment by The Purchaser of all taxes, assessments, charges, duties or calls made by the said Society, Government, Revenue of local authorities hereafter in respect of the said premises and the land.

9. That from the date of possession The Purchaser shall be entitled to have and hold the possession, occupation and use of the Said Flat and The Purchaser shall so hold the same unto and to the use and benefit of The Purchaser themselves, their heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of The Vendor or any person or persons claiming through or under him or in trust for him subject to payment by The Purchaser of all taxes, Assessments, charges, duties or calls made by the Housing Society, Government, Revenue or Local Authorities hereafter in respect of the premises and the Land.

10. The Purchaser doth hereby covenant with The Vendor that save and except as aforesaid The Purchaser shall from the date of these presents pay his share of taxes and outgoing as mentioned in the Agreement Dated : 20/10/1993 and shall also become a member of the Co-Operative Housing Society to be formed by all the flat-owners of the said building and shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society.

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२०१०



X

B. R. [Signature]

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[Signature]

11. That The Purchaser doth hereby covenant with The Vendor that they shall abide by the rules and regulations and the bye-laws of the said society on admission as a member thereof and that he agrees and undertakes to pay and discharge all calls, demands, contributions and dues which the said society may hereafter make in respect of the said premises.

12. The Vendor hereby further covenant with The Purchaser that The Vendor shall from time to time and at all times whenever called upon by The Purchaser or his advocate or Attorneys do and execute or cause to be done an executed all such acts deeds and things whatsoever for more perfectly securing the interest of The Purchaser in the premises agreed to be hereby sold unto and to the use of The Purchaser as shall or may be reasonably required but at the cost of The Purchaser.

13. Save and except as aforesaid all the terms and conditions of the said agreement dated : 20/10/1993 shall be binding on The Purchaser as if all the terms and conditions were bodily incorporated in this agreement

THE FIRST SCHEDULED ABOVE REFERRED TO :

All the piece of land containing admeasurement : 4052.00 Sq. Mtrs. or thereabouts being Plot No. : 2, in Sector - 8, Kopar Khairane, Navi Mumbai, of the layout of land bearing Gat or Survey No. ___ and other lands situate, lying and being at Village : Kopar Khairane, Tal. & Dist. Thane in the Registration Sub-Dist. and bounded as follows, the is to say:

- ON THE NORTH BY : 6 Mtrs. Wide Road
- ON THE EAST BY : Plot No.: 3
- ON THE SOUTH BY : 4.5 Mtrs. Wide Road
- ON THE WEST BY : 6 Mtrs. Wide Road



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B. R. [Signature]

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[Signature]

THE SECOND SCHEDULED ABOVE REFERRED TO :

Apartment No.: SS - II / 106, Room No.: 106, Admeasuring about :
16.393 Sq. Mtrs. on the Ground Floor, of the building No.:
SS - II / 106 on Plot No. : 2, in Sector - 8, Kopar Khairane, Navi Mumbai,
of the layout of land bearing Gat or Survey No. ___ and other lands
(more particularly described in the First Schedule hereinabove written)
and which the Said Apartment is bounded as follows, the is to say :

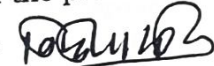
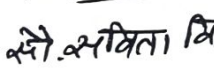
ON THE NORTH BY : Core Unit No.: 105
ON THE EAST BY : Core Unit No.: 115
ON THE SOUTH BY : Core Unit No.: 107
ON THE WEST BY : Open Space

टनन - ८	
एम३९	१२.२९
२०९०	

IN WITNESS WHEREOF, the parties hereto have hereunto set and
subscribed their respective hands on the day and the year hereinabove
written.

SIGNED SEALED AND DELIVERED BY THE
withinnamed " VENDOR "

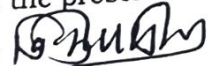
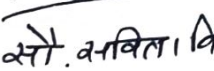
MR. PINJARI BHOINATH RAMU
in the presence of.....

1. 
2. 



SIGNED SEALED AND DELIVERED BY THE
Within named " PURCHASER "

MR. VISHWAS DINKAR PATIL
in the presence of.....

1. 
2. 



RECEIPT

C

RECEIVED WITH thanks a sum of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) by the way of Cash Dated : 14/07/2010, as mentioned above in this Resale Agreement being the PART PAYMENT of the SALE PRICE of The Said Apartment Bearing No.: SS - II 106, Room No.: 106, Sector - 8, Kopar Khairane, Navi Mumbai, Admeasuring Area about : 16.393 Sq. Mtrs. from the withinnamed " PURCHASER " MR. VISHWAS DINKAR PATIL

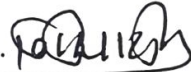
I SAY RECEIVED,
Rs. 2,25,000/-

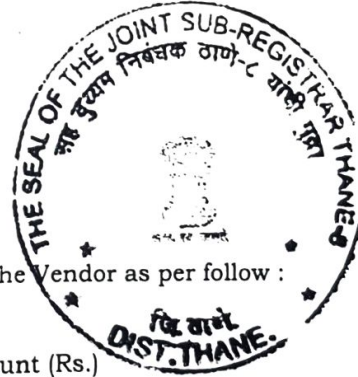
टनन - ६
६०३१ / १३-२१
२०१०




(MR. PINJARI BHOLINATH RAMU)

Witnesses :

1. 
2. श्री. सविता विश्वास पाटील



SCHEDULE OF PAYMENT :

Cash Payment made by The Purchaser to The Vendor as per follow :

Sr.	Date	Cash Amount (Rs.)
1.	14/07/2010	2,25,000/-

TOTAL - 2,25,000/-

(Rupees Two Lakhs Twenty Five Thousand Only)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Asstt. Estate Officer
Community Centre
Koper Khairane
New Bombay - 400 20

Date: 20/10/93

TAKING OVER POSSESSION BY THE ALLOTTEE

Type SSIP Aptt. No. 106 Sector 8 at Koper Khairane/Airoli/Marol

1. Date of allotment : 29/3/73
2. Name of Hire/Outright Purchase : Shri. Wajung Gembhar Desai
3. Date of execution of Agreement : 20/10/93

Executive Engineer (R.K.)

ट न न - ८
EU39/93-21

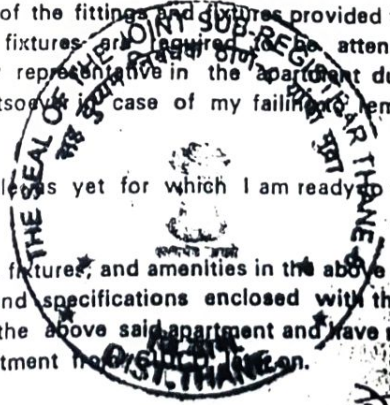
Asstt. Estate Officer (BUD)
Koper Khairane/Airoli/Marol

POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the apartment No. 106
Type SSIP Sector 8 at Koper Khairane/Airoli/Marol on the
day of 20/10/93 after proper inspection of the fittings and fixtures provided therein. The points
noted in a separate form provided for fittings and fixtures are as required to be attended to by CIDCO
for which I am remaining present myself or through my representative in the apartment during office hours
from 9-30 a.m. to 5-30 p.m. I have no claim whatsoever in case of my failure to remain present during
the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such
electricity is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures, and amenities in the above apartment and
are according to the items listed and according to plans and specifications enclosed with the agreement.
I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint
nature whatsoever and I would not claim another apartment nor any other.



Received with duplicate Key.

Received Lock No. _____

(Signature)
Name : Shri. Wajung Gembhar Desai
Aptt. No. : 8/SSIP/106

- Copy to : i) : Maharashtra State Electricity Board
ii) : CIDCO W/S Units BMTD Bldg. Turbhe

6

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 5650 0900
FAX : 00-91-22-2202 2509

NODAL OFFICE :

Asstt. Estate Officer CIDCO,
Community Centre, Sector 5,
Koperkhairane,
Navi Mumbai 400 708.

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 5591 8100
FAX : 00-91-22-5591 8166

Ref. No. CIDCO / AEO / KK / 2006 / 6088

To,

Shri/Smt. Bholinath Ramy Rindar
SS-II 1106, Sector -08
Koperkhairane,
NAVI MUMBAI.

Date : 28 / 7 / 2010

Sir / Madam,

Sub : Sale of Apartment No. SS-II / 1106
Sector 08 at Koperkhairane

टनन - ८
६६३९ / १५-२९
२०९०

Please refer to your letter dated 28/7/2010.

The Corporation is pleased to permit you to sell the aforesaid apartment to Shri / Smt. Vishwas
Dinkar Patil subject to the following terms and conditions :

- The transfer shall be effected after obtaining permission of the Corporation under Urban Land (Ceiling and Regulation) Act. 1976, by a regular conveyance according to law at the cost of the parties.
- The Conveyance shall be registered with the sub-registrar of Assurances on or before 12/7/10/2010.
- The Conveyance shall contain the following covenant. The purchaser shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be granted if the purchaser performs or is willing to perform the following conditions, that is to say :

- The purchaser pays to the Corporation additional price in consideration of such permission.
- In the instrument by which the purchaser shall transfer the said premises, the purchaser binds the transferee not to sell, assign, mortgage, underlet to, otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
- A true certified copy of the instrument of transfer executed between the purchaser and the transferee is deposited with the Estate of the Corporation within seven days from the date of its execution.

P.T.O.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINJARI BHOLINATH RAMU
RAMU SHANKAR PINJARI

01/06/1967
Permanent Account Number
AJZPP1473G

[Handwritten Signature]

Signature



13052009

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VISHWAS DINKAR PATIL
DINKAR PATIL

01/06/1974
Permanent Account Number
BGZPP0346N


[Handwritten Signature]



Signature




ट न न - ८
EL39 / 96-27
२०९०






 भारत निवडणूक आयोग
 ओळखपत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WRN2270270

मतदाराचे नांव : विजय दिनकर पाटील
 Elector's Name : Vijay Dinkar Patil
 वडिलांचे नांव : दिनकर पाटील
 Father's Name : Dinkar Patil
 लिंग / Sex : पुरुष / MALE
 जन्म तारीख/Date of Birth : XX/XX/1977


 भारत निवडणूक आयोग
 ओळखपत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WRN2270254

मतदाराचे नांव : सविता विश्वास पाटील
 Elector's Name : Savita Vishwas Patil
 पतिचे नांव : विश्वास पाटील
 Husband's Name : Vishwas Patil
 लिंग / Sex : स्त्री / FEMALE
 जन्म तारीख/Date of Birth : XX/XX/1978

टनन - ८
 ए७३१ / १९२९
 २०९०



29/07/2010

दुय्यम निबंधक:

4:29:18 pm

ठाणे 8

दस्त गोषवारा भाग-1

टनन8

दस्त क्र 6731/2010

20/29

दस्त क्रमांक : 6731/2010

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: श्री विश्वास दिनकर पाटील - -

पत्ता: घर/फ्लॅट नं: सी -17/02 सिध्देश्वर सोसा घरोंदा

से. 9 घनसोली

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

पॅन नम्ब

लिहून घेणार

वय 34

सही



2 नाव: श्री पिंजारी भोलीनाथ रामू - -

पत्ता: घर/फ्लॅट नं: अपार्टमेंट नं. एसएस -2/106, से.

8 कोपरखैरणे नवी मुंबई

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

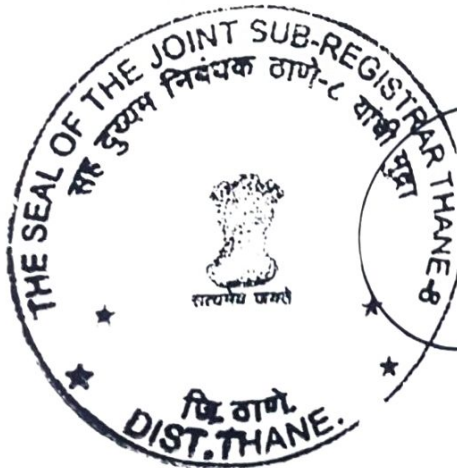
तालुका: -

पिन:

लिहून देणार

वय 43

सही



सह दुय्यम निबंधक ठाणे क्र. ८



दस्त गोषवारा भाग - 2

टनन8

दस्त क्रमांक (6731/2010)

29/29

दस्त क्र. [टनन8-6731-2010] चा गोषवारा
बाजार मुल्य :470600 मोबदला 470600 भरलेले मुद्रांक शुल्क : 6750

पावती क्र.:7098 दिनांक:29/07/2010

पावतीचे वर्णन
नाव: श्री विश्वास दिनकर पाटील - -

दस्त हजर केल्याचा दिनांक :29/07/2010 04:24 PM
निष्पादनाचा दिनांक : 29/07/2010
दस्त हजर करणा-याची सही :

[Handwritten signature]

4750 :नोंदणी फी
420 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

5170: एकूण

[Handwritten signature]

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 29/07/2010 04:24 PM
शिक्का क्र. 2 ची वेळ : (फी) 29/07/2010 04:28 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 29/07/2010 04:29 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 29/07/2010 04:29 PM

सह दुय्यम निबंधक ठाणे क्र. ८

दस्त नोंद केल्याचा दिनांक : 29/07/2010 04:29 PM

ओळख :

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

1) -* श्री विजय पाटील ,घर/फ्लॅट नं: एसएस -2ए /725, से. 5 कोपरखेरणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) -- श्रीमती सविता विश्वास पाटील ,घर/फ्लॅट नं: सी -17/02 सिद्धेश्वर रोसा घरां

9 घनसोली

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

से. सविता विश्वास पाटील



सह दुय्यम निबंधक ठाणे क्र. ८



प्रमाणीत करण्यात आले की,
मुळ दस्तास एकूण २९ पाने आहेत.
सह दुय्यम निबंधक ठाणे क्र. ८
पुस्तक क्र. १८९
क्रमांकावर आंदले.
सह दुय्यम निबंधक ठाणे क्र. ८
तारीख २९ महिने २०१०

50 Rs.



केंद्रीय बिल्डिंग एग/0-1 पार्सी सेक्टर 1 नवी मुंबई
 वस्तुक्रम नं 288.16 किमत 50/-
 को ...Bholenath. R. Punjani
 बाले... self
 तारीख... 4/5/2000

4 MAY 2000

The
 देव. देव. दया
 कानून बिल्डर

Deed of Apartment no. -
 88-11/106, sector no. 8,
 Cond. no. 2, Kopeshwarner,
 New Mumbai


 Estate Officer (II)
 CIDCO Ltd.

B.R. Punjani

ESTATE OFFICER (II)
 CIDCO LTD.

THIS DEED OF APARTMENT made at K.K. New Bombay, this 9th
day of May, Two Thousand ~~One thousand nine~~
~~hundred and ninety~~ between THE CITY AND INDUS-

TRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a
Company incorporated under the Companies Act, 1956, having its registered
office at "Nirmal" Nariman Point, Bombay 400 021, hereinafter call "the Cor-
poration" (which expression shall unless repugnant to the context or meaning
hereof be deemed to include its successors and assigns) of the One Part, and

Shri Pinjan Bholnath Ramu
ES-II/106 Sector 8 West Submarine
Nav. Mumbai

hereinafter called "the Apartment Owner" (which expression shall, unless
repugnant to the context or meaning thereof, be deemed to include his heirs,
executors, administrators and assigns) of the Other Part;

WHEREAS :

- (1) By his Order No. Rev/DIG/2649 dated 20.1.87 the
Collector of Thane vested in the Corporation for development and
disposal inter alia, a piece or parcel of land situated at Village K.M.
Tehsil Thane Dis. Thane bearing Gat or Survey No.
— admeasuring 4052.00 Square Metres or there-
abouts being Plot No. 2 in Sector 8 and
more particularly described in the First schedule hereunder written
(hereinafter referred to as the said land).

SP
ESTATE OFFICER (II)
CIDCO LTD.

B.R. Lingaj

(2) The Corporation obtained possession of the said land and constructed thereon SS-II/106 type building No. 54/106 each of ground and ground upper floors such building being designated as "condominium 4-II type building No. SS-II/106 (hereinafter

3) by an agreement for sale of apartment dtd. 20th day oct of 199
19 (hereinafter called "the said Agreement" made between the corporation of the one part and shri/sr. Halim Farukh Daga (hereinafter called "Original Apartment Owner") of the other part, the corporation agreed to sell to the original apartment owner Apartment No. SS-II
Sector Sat Koperkharane, Navi Mumbai on the ground floor of the said building No. SS-II/106 Together with certain percentage hereinafter specified of the undivided interest appertaining such apartment in and to the common areas and facilities of the said land/ building at of the price of Rs. 20500/- (Rupees Twenty thousand five hundred Only.) to be paid by the original Apartment Owner to the Corporation by instalments at the times and in manner therein provided and in pursuance of the said Agreement for sale the Original Apartment Owner paid on day of 19 Rs. (Rupees only) being the Earnest Money.

Estate Officer, (II)
CIDCO Ltd.

B.R. Lingaraj

4) The Corporation Executed on the 18th day of April 1996 a Declaration (hereinafter referred to as "the said Declaration") under the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the said Act") which Declaration together with its Annexure A (Plans), A1 (Form of Lease), B (Statement of proportionate shares) and C (Bye-laws) attached thereto, has been registered in the Office of the

ESTATE OFFICER (II)
CIDCO LTD.

B.R. Lingaraj

Sub-Registrar of Assurances at Sub-Registration Thane-3
on the 18th day of April 1996 - under
Serial No. P. 1043 in the Register of Declarations and
Deed of Apartments under the said Act, a true copy whereof has been
filed with the Chief Commissioner, Maharashtra
on the 18th day of April 1996

- (5) The Corporation has by the aforesaid Declaration submitted to the provisions of the said Act (i) the said building with all improvements and (ii) the land.
- (6) By an Indenture of Lease dated the 20th day of May 1996 made between the Corporation of the One Part and-
- (1) Shri Jatange NIT,
Sec-11/45, Surur & Kile
and (2) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein referred to as the said "Lessees" of the other Part, the Corporation demised to the said "Lessees" the said land as tenants in common in shares equal to their respective percentages of the undivided interest in the common areas and facilities as expressed in the aforesaid Declaration filed by the Corporation under the Said Act, and more particularly described in the schedule to the said Indenture of Lease for a term of 60 years on the terms and conditions therein mentioned.

The original apartment Owner has paid to the Corporation the entire amount viz. Rs. 20500/- (Rupees Twenty Thousand Five Hundred Only) of permission to transfer and assign his/her rights, interest or benefits under the said agreement to the apartment owner and the corporation having flated him / her requisit permission to transfer and assign his/her rights / interest or benefits under the said Agreement to execute in favour of the Apartment owner of Deed of apartment in respect of the said apartment which the corporation has agreed to do in the manner hereinafter appearing

SC
Estate Officer (II)
CIDCO Ltd.

B.R. Kirjani

.....) paid by the Apartment Owner to the Corporation at or before the execution of these presents making together the sum of Rs. 20500/- (Rupees Twenty Thousand Five Hundred Only) being the full amount of the sale price payable by the Apartment Owner to the Corporation (the payment and receipt whereof the Corporation doth hereby admit and

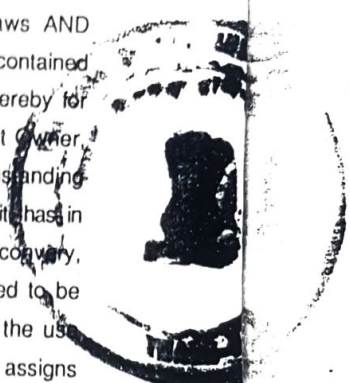
SC
ESTATE OFFICER (II)
CIDCO LTD.

B.R. Kirjani

acknowledge and of and from the same and every part thereof doth for
ever acquit, release and discharge the Apartment Owner) the
Corporation Doth Hereby grant, convey, assign and assure unto the
Apartment Owner for residential purpose Apartment No. 51/1/106 on the
7th floor of the said building No. 87/1/106
hereinafter referred to as "the said Family Unit", as the same is specified
in the said Declaration and more particularly described in the Second
Schedule hereunder written and delineated on the Plan (with Architects'
Certificate) hereto annexed and marked Annexure "A" of the 7th floor
of the said building, and shown thereon surrounded by black coloured
boundary line TOGETHER WITH 0.12 percent of undivided
interest appurtenant to the said Family Unit and to the common areas
and facilities of the said land and building as the same are specified in
the said Declaration, all hereinafter collectively referred to as "the said
premises" TO HOLD the said premises hereby granted, conveyed,
assigned and assured unto the Apartment Owner as heritable and
transferable immovable property within the meaning of any law for the
time being in force Subject to the provisions of the Maharashtra
Apartment ownership Act, 1970, the said Declaration and Annexure "C"
attached thereto being the Bye-laws of the Condominium and all rules,
regulations and agreements lawfully made and/or entered into pursuant to
the provisions of the aforesaid Act, Declaration and Bye-Laws AND
ALSO subject to the terms, conditions and Lessees covenants contained
in the said lease of the said land AND the Corporation doth hereby for
itself, its successors and assigns covenant with the Apartment Owner
his heirs, executors, administrators and assigns that notwithstanding
anything by it, the Corporation, done omitted, or knowingly suffer it has in
itself good right, full power and absolute authority to grant, convey,
assign and assure all the said premises hereinbefore expressed to be
hereby granted, conveyed, assigned and assured upto and to the use
of the Apartment Owner, his heirs, executors, administrators and assigns
subject as aforesaid AND that it shall be lawful for the Apartment Owner
at all times hereafter peaceably and quietly to enter into and upon, hold,
possess and enjoy the said premises and receive the rents and profits
thereof and every part thereof, subject as aforesaid without any
interruption or disturbance by the Corporation or its successor or any
person claiming under or in trust for the Corporation AND THAT freed
and cleared and freely and clearly and absolutely released and for ever
discharged or otherwise by the Corporation or its successors well and
sufficiently saved, defended, and kept harmless and indemnified of, from
and against all estates, titles, charges, encumbrance, claims and
demands created, occasioned, or made by it the Corporation or any
person or persons lawfully or equitably claiming by, from through, under,

Second Schedule
Annex - 'A'

1 Sc
- 7




ESTATE OFFICER (II)
CIDCO LTD.



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or in trust for it, AND THAT if, the Corporation, and every person or body having or claiming any estate, right or interest in or to the said premises or any part thereof under or in trust for it the Corporation will at all times hereafter at the cost of the Apartment Owner or any other person requiring the same, execute and do or cause to be executed and done all such further and other lawful and reasonable act, deeds, matters, things, conveyances and assurances in the law whatsoever for the better and further granting, conveying, assigning and assuring the said premises and every part thereof unto and to the use of the Apartment Owner in manner and subject to as aforesaid as shall or may be reasonable required by the purchaser, his heirs, executors, administrators and assigns or his council in law.

2. The Apartment Owner doth hereby covenant with the Corporation that he/she the Apartment Owner, shall observe and perform the terms, conditions and covenants contained in the hereinbefore recited Indenture of Lease in so far as the same relates to the said premises and shall also observe and comply with the Bye-Laws (Annexure "C") to the aforesaid Declaration and shall indemnify and keep indemnified the Corporation against non-observance or non-performance thereof by him.
3. The Apartment Owner covenants with and undertakes to the Corporation that he/she shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises, save and except with the previous written permission of the Corporation which permission shall not be refused if the Apartment Owner performs or is willing to perform the following conditions, that is to say :
- (i) The Apartment Owners pays to the Corporation additional price in consideration of such permission.
 - (ii) In the instrument by which the Apartment Owner shall transfer the said premises, the Apartment Owner binds the transferee not to self assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
 - (iii) A true certified copy of the instrument of transfer executed between the Apartment Owner and the transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation (i) : "The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users, and displayed in the office of the Corporation.

Explanation (ii) : Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt. a Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State financial corporation, the Housing Development finance Corporation Ltd. or an employer of the Apartment Owner or any other financial institution as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece of land containing by admeasurement..... 4052.00 square metres or thereabout being Plot No. 2in Sector..... 8 of the layout of land bearing Gat No. — and other lands situate, lying and being at Village. Koparkhairne Tehsil Thane District. Thane in the Registration sub-District. Thane and District..... Thaneand bounded as follows that is to say:

- On the North by - 6.0 m. W.R.D.
- On the East by - Plot No. 3
- On the South by - 4.5 m. W.R.D.
- On the West by - 6.0 m. W.R.D.

THE SECOND SCHEDULE ABOVE REFERRED TO :

Apartment No. 55.9/106 sector 8, K.K. Admeasuring about 16.39 square metres on the 7th floor of Building No. 55.9 on Plot No. 2in Sector..... 8 of Gat No. —and other lands (more particularly described in the First Schedule hereinabove written) and which the said Apartment is bounded as follows that is to say:

- On the North by - core unit no. 105.
- On the East by - core unit no. 115
- On the South by - core unit no. 107.
- On the West by - open space.

THE WITNESS WHEREOF, the parties hereto have hereinto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED and DELIVERED by the)
 within named CITY AND)
 INDUSTRIAL DEVELOPMENT)
 CORPORATION OF)
 MAHARASHTRA LIMITED by the)
 hand of Shri. S. D. Patil)
 in the presence of:

- (1) Shri/Smt. A. C. more (A. C. more)
- (2) Shri/Smt. B. K. Bhalani

S. M.
9/5/2001
ESTATE OFFICER (II)
CIDCO LTD.

Estt. Estate Officer
CIDCO LTD.
Koparkhairne

B. R. Limjan

SIGNED and DELIVERED by the)

Withinnamed Apartment Owner)

Shri/Smt. Pinjari B.R.) B.R. Pinjari

• in the presence of:

(1) Shri/Smt. R.F. more, Arockley

Asstt. Estate Officer
CIDCO LTD.
Koparkhurna

(2) Shri/Smt. Bile Bhasit

RECEIVED of and from the withinnamed)

Apartment Owner the sum of)

Rs. 20,500 (Rupees Twenty)

thousand five)

hundred only)

the.....day of.....199)

.....) being)

the full consideration within mentioned to be)

paid by him to us.)

All payment paid

vide receipt no -

13091 dt. 7/9/93.

[Signature]

[Signature]

Asstt. Estate Officer
CIDCO LTD.
Koparkhurna
WE SAY RECEIVED

For the City And Industrial Development Corporation of
Maharashtra Limited, New Bombay-400 614.



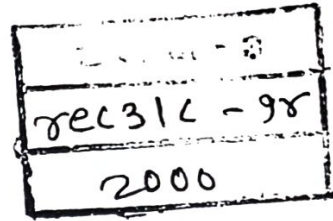
[Signature]

ESTATE OFFICER (II)
CIDCO LTD.

Annexure A-Floor Plan delineating the said Family Unit with
Architect's Certificate.

B.R. Pinjari

: 4 :



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES AS UNDER :

- 1) The Licensee has agreed to sell/transfer /assigns all rights, title and interest in and upon the Unit No, SS,II106, Sector-8, Koparkhairane, Navi Mumbai to the purchaser has agreed to purchase the same as per the terms and conditions considered in this Agreement.
- 2) The purchaser has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) to the Licensee on the execution of these presents. Balance of Rs. 2,00,000/- (Rupees Two Lakhs Only) shall be paid after raising loan from Financial Institution.
- 3) The Licensee complete erection and construction of the house in accordance with the provisions of the General Development Control, regulation for Navi Mumbai for the time being in force and the architectural indicated in the said book let with prepar approval of the Town Officer.
- 4) The Licensee further agrees to obtain necessary permission from the Corporation at the cost and expenses of the purchaser.

P...5/-

B. R. Bhatia

ATTORNEY

2.

At
As

२०००
 १२/११
 ठाणे-३
 २०००

२५००/-
 ७०/-
 २१/-
 ३१/-
 २५/-
 २५००/-

२०००
 २०००

B.R. Lingaj

दुय्यम निबंधक ठाणे नं. ३

११

दुय्यम निबंधक ठाणे नं. ३

ति-फेणार

श्री- मंगुभाऊ दगडू वाळुंज
 लांचे कुळमूरवात्यार म्हणून
 श्री- मोलीनाथ रामू पिंजारी
 राजान- छोदा- जोकरा
 रा- कूर्मा (पूर्व)

श्री- तुम- टी- जरेगे
 रा- लडा
 निवेदन करीत आहे की,
 रस्त्याज करून देणाऱ्या उपर विविध
 स्तरास म्यक्तीसः बोटचारास व त्याची
 नोकऱ्या बदविद्यास.

ति-घेणार

श्री- मोलीनाथ रामू पिंजारी
 राजान- छोदा- जोकरा
 रा- कूर्मा (पूर्व)

Mr
 J. J. J. J.
 J. J. J.
 N. Mumbai
 दि. १-५-२०००

दुय्यम निबंधक ठाणे नं. ३

श्री- मंगुभाऊ दगडू वाळुंज
 लांचे कुळमूरवात्यार म्हणून

B.R. Lingaj



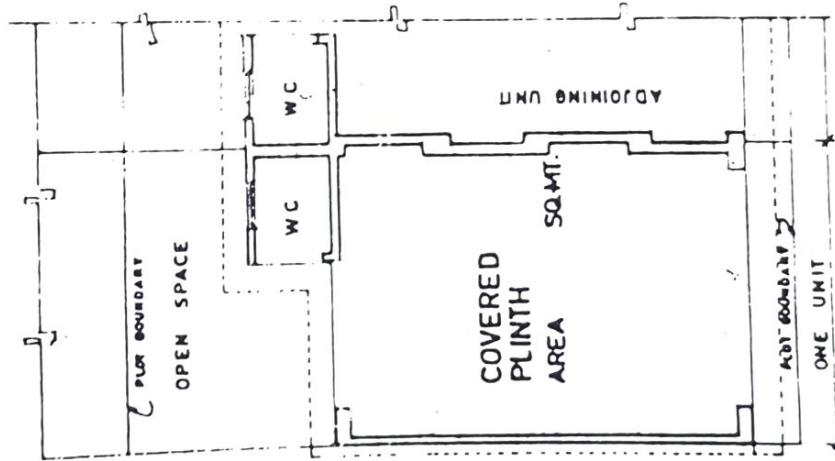
२०००
 २०००
 २०००

B.R. Lingaj



CIDCO KOPARKHAIRANE HOUSING ESTATE
ANNEXTURE A) TO THE AGREEMENT FOR SALE OF APARTMENT
B) TO THE DEED OF APARTMENT

SS II TYPE
IN SECTOR , APARTMENT,
KHAIRANE, NEW BOMBAY.



TOTAL COVERED PLINTH AREA
6.393 SQ. MTS. PER UNIT

I, M. SHINKRE, architect, do hereby certify that this is an accurate copy of the floor plan of the type apartment as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra, limited within whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram apartment numbers and dimensions of apartment as built.

I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at CRO Balaor
 This 27th day of July, 1990.

(Signature)

(MR. A.R. SHINKRE)
 Architect
 CIDCO Ltd., CIDCO Bazaar
 CRO Balaor
 NEW BOMBAY

BEFORE ME

(Signature)
Estate Officer (II)
CIDCO Ltd.

(Signature)

PLAN



दस्तावेज ... 4888 ... नंबरी नोंदला.
 दिनांक 92 ... 2005
 इय्यम *(Signature)*

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई-४०० ०२९.

दूरध्वनी: २०२ २४ ८९/२०२ २४ २०/२०२ २५ ७९

फॅक्स: २०२ २५ ०९ • ग्राम: सिआयटीडब्ल्यूआयएन्

टेलेक्स: ०९९-८३२९८ सिआयटीसी आयएन्

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर, पोस्ट: कोकण भवन,

नवी मुंबई-४०० ६९४.

दूरध्वनी: ७६७ ९२ ४९/४२/४४/७६७ ०९ ९६/

७६७ २६ ३९/७६७ ९० ६९ • फॅक्स: ७६७ ९० ६६

टेलेक्स: ०९३-९९२९६ सिडीसीओ आयएन्

संदर्भ क्र.: CIDCO/AEO/BUDP/2000/KK/589)

दिनांक: 09/05/2000

TO,

ORIGINAL ALLOTTEES:

- 1) SHRI, WALUNG GENUBHAU DAGDU,
SS,II/106, Sector-8,
Koparkhairane, Navi Mumbai.

NEW ALLOTTEE :

- 2) SHRI, PINJARI BHOLINATH RAMU,
SS,II/106, Sector-8,
Koparkhairane, Navi Mumbai.

SUB : Transfer of Apptt. No. SS,II/106,
Sector-8, Koparkhairane, Navi Mumbai.


Sir/Madam,

Necessary Tripartite Agreement has been executed among the CIDCO, Ltd., and SHRI, WALUNG GENUBHAU DAGDU, and PINJARI BHOLINATH RAMU, on 09/05/2000, regarding transferring the rights, as mentioned in the Agreement to out-right purchase dtd. 20/10/1993, in favour of SHRI, PINJARI BHOLINATH RAMU, in respect of above mentioned Agreement.


We have to inform you that pursuant to the said Tripartite Agreement we have corrected our & record and name of SHRI, PINJARI BHOLINATH RAMU, has been entered as a NEW LICENSEE of the Apartment No. SS,II/106, in Sector-8, Koparkhairane, Navi Mumbai.

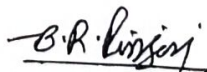
Thanking You,

Yours Faithfully,


Asst. Estate Officer
CIDCO LTD.
Koparkhairane
ASST. ESTATE OFFICER (KK)

C.c.to; AEO(BUDP)/AE/(W/S)/MSEB/NMMC- for information & N/a. Please.


Asst. Estate Officer
CIDCO LTD.
Koparkhairane


B.R. Lingji

50 Rs.



बैंक ऑफ इंडिया E6 0-1 धारणी सेक्टर | नवी मुंबई
अनुक्रम नं 28818 फिमा 50/-
श्री. Bholenath R. Pinjari
एसे. से.
तारीख 4/5/2000

4 MAY 2000

The
जे. के. ए. ए.
प्रधान निदेशक

TRIPARTITE AGREEMENT
IN BETWEEN

CIDCO LTD

AND

① Shri. Walunj Gembhau Dagdu

AND

② Shri. Pinjari Bholinath Ramy

Sl-II/104, sector 8, Koparkhane, Navi Mumbai.

AKR
Asst. Estate Officer
CIDCO LTD.
Koparkhane

B.R. Pinjari

TRIFARTITE - AGREEMENT

THIS AGREEMENT MADE at Koperkhairne this 9th day of May ~~1993~~ ¹⁹⁹⁸ Thousand ~~Nine hundred and Ninety Eight~~ between CITY AND INDUSTRIA DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 and Having its Registered office at Nirmal, Harlman Point, Bombay-400 021 hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assign or assigns) of the First Part ~~Shri. Walynn Ganubhai Pasri~~ ^{Shri. Walynn Ganubhai Pasri} an Indian Inhabitant residing at ~~84/106 Sector 8~~ ^{84/106 Sector 8} in the state of Maharashtra, hereinafter referred to as "The Original Apartment Owner". (which expression shall include his heirs, executors, administrators and permitted assigns) of the second Part AND Shri. Pinnari Bholinath Ramu Indian Inhabitant residing at in the State of Maharashtra, referred to hereinafter as "The Apartment Owner" (which expression shall, unless it be repugnant to the context or meaning hereof, include his heirs, executors, administrators and permitted assigns) of the Third Part.

WHEREAS BY an Agreement made at Koperkhairne on 20/10/93 between the Corporation and the Original Apartment Owner (hereinafter referred to as "The Said Agreement") the Corporation agreed to sell and the Original Apartment Owner Agreed to buy Apartment No. SP-II/106 situated on the ground floor of Building No. SP-II/106 on sector - 8 terms and conditions specified herein.

AND WHEREAS the Original Apartment Owner paid to the Corporation a price of Rs. 20,570/- (Rupees Twenty Thousand Five hundred only) and the Corporation delivered the possession of the said Apartment to the Original Apartment Owner in pursuance to the said Agreement.

pat
Asst. Estate Officer
CIDCO LTD.
Koperkhairne

B.R. Lingaj

1 2 1

AND WHEREAS the Original Apartment Owner requested the Corporation to grant him permission to transfer and assign his rights and interests in or benefits under the said Agreement to the New Apartment Owner in accordance with conditions No.20 of the said Agreement Owner execute the Deed of Apartment in favour of the New Apartment Owner in accordance with condition No.11 of the Agreement, and the Corporation having granted the permission to the Original Apartment Owner agreed to do so on the terms and conditions appearing hereinafter.

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

1. The Corporation shall, in pursuance to the said Agreement and in consideration of the premises contained herein, execute the Deed of Apartment in favour of the New Apartment Owner.
2. The New Apartment Owner shall be substituted for the Original Apartment Owner in the Said Agreement and shall have all the rights, obligations, liabilities and equities accordingly there under.
3. The Original Apartment Owner relinquishes and releases all his rights, title, interest, claims or demands whatsoever in the said Agreement and discharges and Corporation from all obligations or liabilities required to be performed to him by the Corporation or under the said Agreement.
4. The Original Apartment Owner indemnifies and saves harmless the Corporation against any loss or damage that may be caused to the Corporation in consequence of this Agreement permission granted to him as aforesaid.

B. R. Kishore

IN WITNESS WHEREOF This parties hereto have herein to
put and subscribed their respective hands the day and
years first hereinabove written -

1. SIGNED SEALS AND DELIVERED

for and on behalf of Corporation

by the Asstt. Estate Officer, Koparkhane,

SHRI./SMT. P. R. G. More A.E.O. 4/2

P. R. G. More
Asstt. Estate Officer
CIDCO LTD.
Koparkhane

in the presence of

1. Shri. B. K. Bhoir

2. _____

2. SIGNED SEALS AND DELIVERED

by the Original Apartment Owner

in the presence of Power of

Attorney given to

SHRI./SMT. Pinjan B.R.

B.R. Pinjan

3. SIGNED SEALED AND DELIVERED BY THE
New Apartment Owners.

SHRI./SMT. Pinjan B.R.

B.R. Pinjan

THE NEW LICENSEE IN THE PRESENCE OF

1. Shri. B. K. Bhoir

2. _____

AGREEMENT FOR SALE

BETWEEN

MR. WALUNG GENUBHAU DAGDU

AND

MR. BHOLINATH RAMU PINJARI

THIS AGREEMENT FOR SALE IS made and entered into at Navi Mumbai on this 8th day of MAY. 2000, BETWEEN MR. WALUNG GENUBHAU DAGDU, Adult, Indian habitant, residing at APMC, Market, Turbhe, Navi Mumbai 400 709, hereinafter called and referred to as 'THE LICENSEE/VENDOR' (which expression shall, be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART AND

P...2/-

B.R. Lijeri

ATTORNEY

MR, BHOLINATH RAMU PINJARI, Adult, Indian Inhabitant, residing at A-18/4 Vijay Nagar, Kurla East, Mumbai, 24, hereinafter called and referred to as 'THE PURCHASER' (which expression shall, unless it has repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors administrators and assigns) of the OTHER PART.

WHEREAS :

The City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), also known as 'THE CORPORATION' which entered to promote the cause of housing the poor and particularly to provide house to the poorer section of the community drawn upon in concert and in collaboration with the World Bank a scheme 'The Development of Site and Service Economically weaker section and Low Income Group's at Koparkhairane, Navi Mumbai.

AND WHEREAS :

The Licensee applied for such a Site and Service Unit being SS, II Type on of initial amount of registration and agreed to pay the requisite price as and which demanded by the Corporation.

AND WHEREAS :

The Corporation considered the application and

P...3/-

B.R. Pinsky
ATTORNEY

request of the Licensee and allotted a Unit No. SS,II/106, Sector-8, Koparkhairane, Navi Mumbai as partially constructed on payment of prescribed amount.

AND WHEREAS :

The Licensee has taken physical possession of the said Site and Service Unit No. SS,II/106, Sector-8 Koparkhairane, Navi Mumbai (hereinafter referred to as 'THE SAID SITE AND SERVICE APARTMENT'), and under an Agreement 20th day of OCT. 1993.


AND WHEREAS :

The purchaser in dire need of a residential accommodation approached the Licensee with request to transfer to the purchaser all rights, title and interest in and upon the said site and service unit partially constructed for proper consideration.

AND WHEREAS :

The Licensee has acceded to the request of the purchaser and agreed to sell/transfer the said Apartment 'AS IS AND WHERE IT IS' for consideration of Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only) the parties hereto are desirous of recording the terms and conditions of the Agreement also reached between them which they do hereinafter.

P...4/-


B. R. Limbey
ATTORNEY

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES AS UNDER :

- 1) The Licensee has agreed to sell/transfer /assigns all rights, title and interest in and upon the Unit No, SS,II106, Sector-8, Koparkhairane, Navi Mumbai to the purchaser has agreed to purchase the same as per the terms and conditions considered in this Agreement.
- 2) The purchaser has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) to the Licensee on the execution of these presents. Balance of Rs. 2,00,000/- (Rupees Two Lakhs Only) shall be paid after raising loan from Financial Institution.
- 3) The Licensee complete erection and construction of the house in accordance with the provisions of the General Development Control, regulation for Navi Mumbai for the time being in force and the architectural indicated in the said book let with prepar approval of the Town Officer.
- 4) The Licensee further agrees to obtain necessary permission from the Corporation at the cost and expenses of the purchaser.

P...5/-

B. R. Patil
ATTORNEY

5) The Licensee shall upon such completion of the said House on the said Site and Service Unit apply to the Corporation for Occupancy Certificate.

6) The purchaser shall be liable to bear and pay all cost of the construction taxes, charges for electricity and other service charges.

7) Upon his receiving the full and final payment of sale price mentioned hereinabove the said Licensee shall hand over the physical possession of the said Site and Service Unit of the purchaser.

8) Upon possession of the said Site and Service Unit delivered to the purchaser, the purchaser shall be entitled to and occupy the same.

9) The said Site and Service Unit is to be used for residential purpose only.

10) All costs, charges and expenses from the framing, preparing, approving, stamping and registration of the Deed/Lease Deed of Apartment be executed by the between the parties shall be borne purchaser only.

11) The Licensee shall at all times hereinafter
P...6/-

B.R. Limkat
ATTORNEY

at the request and cost of the purchaser sign and execute any or all document is as the purchaser may require for perfectly assuring into and to the purchaser, rights, title and interest unto and the said Site and Service Unit and the Licensee doth hereby agreed to INDEMNIFY THE Purchaser for lack of title and the part of the Licensee.

12) The purchaser hereby agrees to pay to the Corporation the transfer charges for the purpose obtaining 'NO OBJECTION CERTIFICATE' for the sale and transfer for the said Site and Service Unit to the name of the purchaser.

IN WITNESSES WHEREOF THE parties have hereunto set and subscribed their respective the day and year first hereinabove written.

SCHEDULE :

All that piece or parcel of land admeasuring 16.393 SQ. MTRS, of thereabout being a Plot No. 2, of the layout of lands situated lying and being at Sector -8, Koparkhairane, Navi Mumbai Tehsil Thane, Dist. Thane, in the Registration Sub-Dist. Thane, and bounded as forllows :

THAT IS TO SAY ; P...7/-

B. R. Linjat
ATTORNEY

20 Rs.



सिद्धल स्टम्प चन्द्रर
 वरी... 11/5/00...
 दिनांक... 11/5/00...
 पृ. नं. 1427... 202
 नाम- Dholinath R. Pinjari

11 MAY 2000

स्टम्प चन्द्रर
 पृ. श्री. जोशी

AGREEMENT TO SELL

THIS AGREEMENT TO SELL IS made and entered into at Navi Mumbai on this 11th day of MAY, 2000 BETWEEN MR. WALUNG GENUBHAU DAGDU, Adult, Indian Inhabitant residing at SS,II/106, Sector-8, Koparkhairane, Navi Mumbai, hereinafter called and referred to as 'THE OWNER' (which expression shall unless, it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of ONE PART AND MR. PINJARI BHOLINATH RAMU, Adult, Indian Inhabitant, residing at A-18/4, Vijay Nagar, Kurla East, Mumbai No. 24, hereinafter called and referred to as 'THE

P...2/-
 गोनभाऊ दगडू वाळुज

B.R. Pinjari

PURCHASER' (which expression shall unless, it be repugnant to the context or meaning thereof be deemed to mean and include his hire, executors, administrators, and assigns) of HT OTHER PART.

WHEREAS :

The City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), also known as 'THE CORPORATION' which entered to promote the cause of houseing the poor and particularly to provided house to the poorer section of the community drwn up -on in concert and collabouration with the World Bank a scheme called 'The Development of Site & Service for Economically weaker section and Low Income Group's at Koparkhairane, Navi Mumbai.

AND WHEREAS :

The Licensee being a Mathadi Worker applied for such a Site and Service Unit being SS,II Type on

पोलिसात द्यावे वरिष्ठ...3/-

B. R. Lissaj

of initial amount of registration and agreed to pay the requisite price as and when demanded by the Corporation.

AND WHEREAS :

The Corporation considered the application and request of the Licensee and allotted a Unit No. SS, II/106, Sector-8, Koparkhairane, Navi Mumbai as partially constructed on payment of prescribed amount.

AND WHEREAS :

The Licensee has taken physical possession of the said Unit No. SS, II/106, Sector-8, Koparkhairane, Navi Mumbai (hereinafter referred to as 'THE SAID SITE AND APARTMENT') and ~~is~~ under as Agreement dtd. 20th day of OCT. 1993.

AND WHEREAS .

The Corporation in dire need of residential accommodation approached the Licensee with request to transfer of the purchaser all rights, title and interest in and upon the said Site and Service Unit partially constructed for proper consideration.

AND WHEREAS :

The Licensee has acceded to the request of request of the purchaser and agreed to sell/transfer the

गोपनीय दस्तावेज P. 1/91035

B. R. Prinjari

said Apartment 'AS IS AND WHERE IT IS' for consideration of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand and Only) the parties hereto are desirous of recording the terms and conditions of the Agreement also reached between them, which they do hereinafter :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES AS UNDER :

- 1) The Licensee has agreed to sell/transfer/ assigns all rights, title and interest in and upon the Unit No. SS,II/106, Sector-8, Koparkhairane, Navi Mumbai to the purchaser has agreed to purchase the same as per the terms and conditions considered in this Agreement.
- 2) The purchaser has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) to the Licensee on the execution of these presents. Balance amount of Rs. 2,00,000/- (Rupees Two Lakhs Only) shall be paid by the purchaser after the transfer of the said Apartment., in the name of the Licensee.
- 3) The Licensee shall complete erection and construction of the House in accordance with the

P...5/-

गेनकाउ दगाडू वकिल

B. R. Prasad

provisions of the General Development constro; Re-
gulation for Navi Mumbai for time being in force
and the artitechtural plan indicated in the said
book let with prper approval of the Town Planning
Officer.

- 4) The Licensee further agrees to obtain neces-
sary permission from the Corporation at the cost
and expenses of the purchaser.
- 5) The Licensee shall upon such completion of
the said House on the said Site and Service Unit,
apply to the Corporation for occupancy Certificate.
- 6) The purchaser shall be liable to bear and
pay all cost of the construction taxes, charges for
Electricity and other Service Charges.
- 7) Upon his ereceiving the full and final pay-
ment of sale price mentioned hereinabove the said
Licensee shall hand over the physical possession
of the said Site and Service Unit of the purchaser.
- 8) Upon possession of the said Site and Servi-
ce Unit delivered to the purchaser the purchaser
shall be entitled to and occupy the same.

P...6/- वाकिंग
जनजाति दगडू

B. R. Prinjay

9) The said Site and Service Unit is to be used for residential purpose only.

10) All cost, charges and expenses for the farming, perparing, approving, engrossing, stamping & Registration of the Conveyance Deed/Lease Deed to be executed by the between the parties hereto shall be borne purchaser only.

11) The Licensee shall at all times hereinafter at the request of the purchaser sign and execute any or all document is as the purchaser may require for perfectly assiring and secring into and to the purchaser rights, title and interest in and up -on the said Site and Service Unit and the Licensee doth hereby agreed to INDEMNIFY the purchaser for lack of title on the part of Licensee.

12) The Purchaser hereby agrees to pay to the Corporation the transfer charges for the purpose obtaining 'NO OBJECTION CERTIFICATE' for the sale and transfer for the said Site and Service Unit to the name of the purchaser.

IN WITNESS WHEREAS THE parties hereto have hereunto set years subscribed their respective hands the day and year first hereinabove written.

गणेश दास वा. ७/-

O. R. Lingaraj

SIGNED AND DELIVERED BY THE
withinnamed LICENSEE/OWNER'

MR. WALUNG GENUBHAU DAGDU, गणेशदास दांडे

In the presence of.....

- 1) S.B. Hunge गणेश
- 2) N.T. Jarange म

SIGNED AND DELIVERED BY THE
withinnamed 'PURCHASER'

MR. PINJARI BHOLINATH RAMU, B.R. Pinjari

In the presence of.....

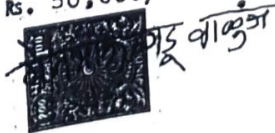
- 1) S.B. Hunge गणेश
- 2) N.T. Jarange म

RECEIPT

RECEIVED OF AND FROM THE withinnamed 'PURCHASER'
MR. PINJARI BHOLINATH RAMU, the part payment of Rs.
50,000/- (Rupees Fifty Thousand Only)
to wards the sale of the aforesaid Site and Servi-
ce Unit, agreed to under these presents.

I SAY RECEIVED

Rs. 50,000/-



(WALUNG GENUBHU DAGDU)

WITNESSESS :

- 1) S.B. Hunge गणेश
- 2) N.T. Jarange म

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

निर्मल, दुसरा मजला,
नरिमन पॉइंट, मुंबई-४०० ०२१.
दूरध्वनी : २०२२४८१.

वरिष्ठ प्रकल्प समन्वय अधिकारी,
बि.यु.डि.पी.
बि.एम.टी.सी. इमारत, दुसरा मजला,
तुर्भ, नवी मुंबई-४०० ७०५.
दूरध्वनी : ७६६४२२५.

संदर्भ क्र. : सिडको / बियुडीपी / १३ / ३४६५२

प्रति,

दिनांक ~~२१/३/२३~~
२१/३/२३

श्री, गेजगाऊ वगडु पाळुज
इंफिया वगडु मं ७, शिवनेरी-
चाळ, मं ३/२, दादकापूर,
मुंबई ४०००८६

विषय : कोपरखैरणे, नवी मुंबई येथे सोयीसह भूखंड प्रकार - २ / सेक्टर ८ /
भूखंड क्रमांक १०६ / चे वाटप करण्याबाबत
संदर्भ : सभापती - मुंबई कृषि उत्पन्न बाजार समिती, मुंबई यांनी व्यवस्थापकिय संचालक यांना
वरील विषया संदर्भात लिहिलेले पत्र क्रमांक - आस्थापा / धबा. / ३५८ / चे १२,
दिनांक ९ ऑक्टोबर १९९२
अर्ज क्रमांक ३२९

महोदय,

आपण मुंबई कृषि उत्पन्न बाजार समितीकडे नोंदणीकृत फळे व भाजीपाला व्यापाऱ्यांकडे काम करीत असून सदर व्यापारी वर्ग नव्या मुंबईत लवकरच स्थलांतरीत होत आहेत असे सभापती मुंबई कृषि उत्पन्न बाजार समिती यांनी सिडको महामंडळास कळविले आहे. आपण नवी मुंबई विभागात संदर्भ व्यापाऱ्यांबरोबर स्थलांतरीत होत असल्याने सिडकोने आपणास रोखी खरेदी तत्वावर कोपरखैरणे, नवी मुंबई येथे सोयीसह भूखंड प्रकार-२, चे वाटप पुढील शर्ती व अटीवर करण्याचे ठरविले आहे.

OFFICE COPY.

0000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION MAHARASHTRA LTD.

CIDCO/EE(KK)II/93-94/

Date : 22/10/1993.

Sub : HANDING OVER OF POSSESSION OF APARTMENT.

Type of Apartment : : SSI

Apartment No. : : 106

Sector No: : : 8

K O P A R K H A I R A N E

Ref : CIDCO/ EM S / ksh / k.k. / 20 / 10 / 93

The possession of the above mentioned apartment, complete in all respects is hereby Handed Over to Shri/Smt. Walunj

Genubhay D. with following remarks.

- 1) A.C. Sheets fixed without any breakages Yes/No
- 2) 25 mm dia Common G.I. pipeline without tap Yes/No
- 3) W.C. Pan fixed without any oreakages Yes/No
- 4) Inspection chamber with R.C.C. cover fixed Yes/No
- 5) We undertake that we will take the water connection of 12 mm dia inside the house.

NOTE : The above defects will be rectified on No defects. If you do not report, CIDCO not be held responsible for any further defects/damage.

HAND OVER BY

TAKEN OVER BY

[Signature]

[Signature]
(Signature of Owner)

For A.E./A.E.E(KK-II)

For E.E.(KK)II

Shri/Smt. Walunj G. D.

Address Vag / Mkt / Buzaru

cc to : Marketing Officer / Estate Officer / Office Copy.

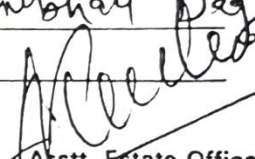
CIDCO PROPERTY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Asstt. Estate Officer's Office,
Community Centre Bldg Sector-5,
Koper Khairane,
New Bombay-400 701.

Date : 20/10/93

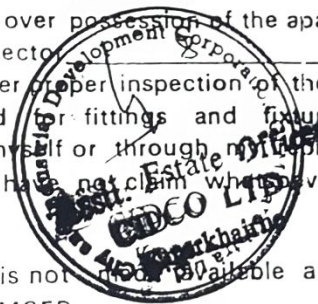
TAKING OVER POSSESSION BY THE ALLOTTEE

SS II Aptt. No. 106 Sector 8 at Koper Khairane/Airoli/Nerul
 Date of allotment : 29/3/93
 Name of Hire/Outright Purchase : Shri Walunj Gembhary Daga
 Date of execution of Agreement : 20/10/93
 Executive Engineer (KIC)


 Asstt. Estate Officer (BUDP)
 Koper Khairane/Airoli/Nerul

POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the apartment No. 106
 of SS II Sector 8 at Koper Khairane/Airoli/Nerul on the
 date of 20/10/93 after proper inspection of the fittings and fixtures provided therein. The points
 mentioned in a separate form provided for fittings and fixtures are required to be attended to by CIDCO
 in which I am remaining present myself or through my representative in the apartment during office hours
 from 9-30 a.m. to 5-30 p.m. I have not claim whatsoever in case of my failing to remain present
 during the above period.

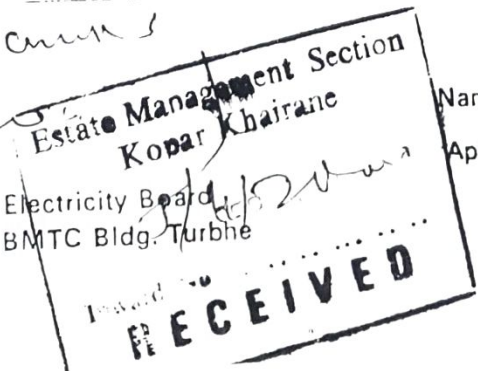


I am aware that the power supply is not made available as yet for which I am ready to wait till such time
 as electricity is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures, and amenities in the above apartment
 and are according to the items listed and according to plans and specifications enclosed with the agreement.
 I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaints
 of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate Key.

Handwritten notes:
 on 20/10/93
 with CIDCO



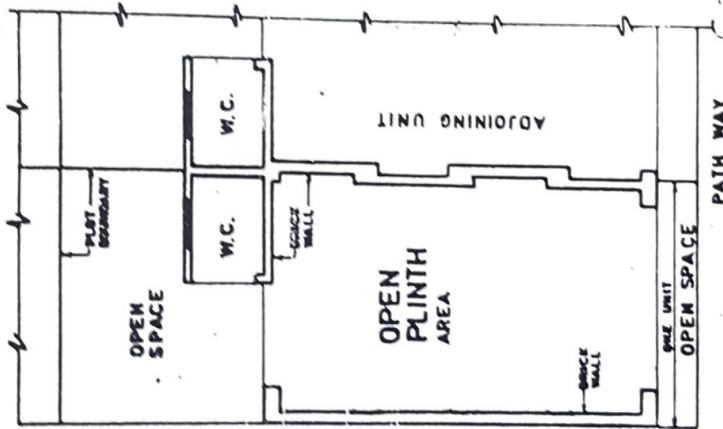
(Signature of allottee)
 Name : Shri Walunj G
 Aptt. No. : 8/SS II/106

- Copy to : i) : Maharashtra State Electricity Board
 ii) : CIDCO W/S Units BMTB Bldg. Turbhe

CIDCO KOPERKHAIRANE HOUSING ESTATE.
SSI TYPE APARTMENT
IN SECTOR 5 AT KOPER-
KHAIRANE NEW BOMBAY.

ANNEXTURE 'A' TO THE AGREEMENT FOR SALE OF APARTMENT.
 ANNEXTURE 'B' TO THE DEED OF APARTMENT.

SITE & SERVICES
OPEN PLINTH AREA WITH SIDE WALLS
16.393 SQ. MTS./UNIT



I, A.R. SHINKHE, Architect, do hereby certify that this is an accurate copy of plan of SSI-II type apartment as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram apartment numbers and dimensions of apartment as built.

I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at CBO Belgaum.

This 27th day of July, 1960.

A.R. Shinkhe

MR. A.R. SHINKHE
 Architect
 CIDCO Ltd., CIDCO Shivan
 CBO Belgaum
 BOMBAY

BEFORE ME
 ASSTT. ESTATE OFFICER (BUDE)
 CIDCO LTD.

Airoli / Koperkhairane



D
OF

Office,
 Sector-5,

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 CIDCO
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दस्तक्रमांक व वर्ष: 8552/2010

Tuesday, October 12, 2010

12:04:47 PM

दुय्यम निबंधक: ठाणे 8

नोंदणी 63 म.

Regn. 63 m.a.

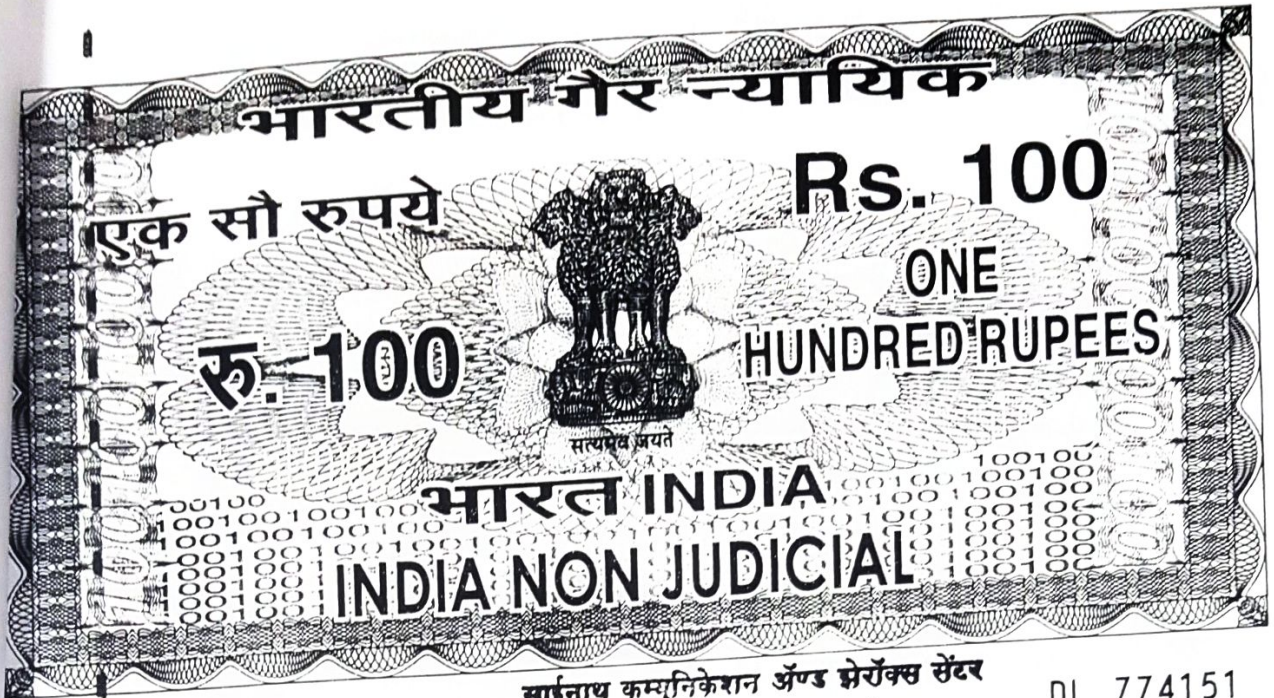
सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00
बा.भा. रु. 1.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: अपार्टमेंट नं. एसएस -2/106, से. 8 कोपरखैरणे नवी मुंबई करारनामा क्र. टनन -8, दस्त क्र -6731, दिनांक 29/07/2010 नुसार नो फी 4750/- व मु शु 6750/- वसुल
- (3) क्षेत्रफळ (1) 16.393 चौ मि बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री पिंजारी भोलीनाथ रामू - -; घर/प्लॉट नं: अपार्टमेंट नं. एसएस -2/106, से. 8 कोपरखैरणे नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री विश्वास दिनकर पाटील - -; घर/प्लॉट नं: सी -17/02 सिध्देश्वर सोसा घरोंदा से. 9 घनसोली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 12/10/2010
- (8) नोंदणीचा 12/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8552 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेर



सह दुय्यम निबंधक ठाणे क्र. ८



MAHARASHTRA

20 SEP 2010



मुद्रित अक्षर लिपिक
अपणगर कार्यालय, ठाणे

साईनाथ कम्युनिकेशन अॅण्ड प्रेसेस सेंटर

एस. ए. रोड, वल्लार, ठाणे, बुकान नं. ५४,

१०० ७०९.

DL 774151

11 OCT 2010

अनुक्रमांक 12902

नाव विश्वास यादील

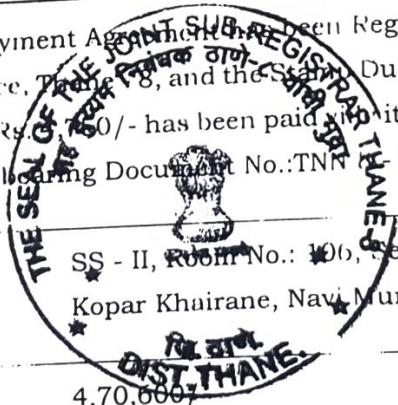
हस्ते

Signature

टनन - ८
 042/9-23
 2090

DEED OF APARTMENT / CONVEYANCE DEED

The Re - Sale Part Payment Agreement has been Registered with the Sub Registrar of Assurance, Thane District Office, Thane, Maharashtra, and the Stamp Duty of Rs. 6,750/- and Registration Fees of Rs. 750/- has been paid with Receipt No. : 7008 Dated : 29/07/2010 bearing Document No.: TNN 06731- 2010.



Flat/Appt. No. :

SS - II, Room No.: 106, Sector - 8,

Node :

Kopar Khairane, Navi Mumbai.

Sale Price :

4,70,000/-

G. R. Kulkarni x

XX

Signature

THIS CONVEYANCE DEED / DEED OF APARTMENT made at : Kopar Khairane, Navi Mumbai on this : 12 / 10 / 2010.

BETWEEN

MR. PINJARI BHOLINATH RAMU, Age : ____ Years, an adult, Indian Inhabitant, residing at : SS - II, Room No.: 106, Sector - 8, Kopar Khairane, Navi Mumbai, hereinafter called ' THE VENDOR ' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his/her heirs, executors and administrators) of the ONE PART.

AND

MR. VISHWAS DINKAR PATIL, Age : 37 Years, an adult, Indian Inhabitant, residing at : C - 17 / 02, Room No.: 02, Siddheshwar Co.-Op. Housing Society, Gharonda, Sector - 9, Ghansoli, Navi Mumbai, hereinafter called 'THE PURCHASER' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her heirs, executors and administrators) of the OTHER PART.

द्विन - 6
चक्र / 2-23
2090

DESCRIPTION OF PROPERTY :

ROOM NO. : FLOOR : SECTOR :
SS - II / 106, Ground 8

NODE :

KOPAR KHAIRANE, NAVI MUMBAI, 106 Sq. Mtr.

SALE PRICE : Rs. 4,70,600/-

(RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY)

(hereinafter referred to as " THE SAID PREMISES / APARTMENT ").



B. R. Pinjari X

XX V. D. Patil

WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Ltd. A Company incorporated under the companies Act 1956, having its registered office at : Nirmal Bhavan, 2nd Floor, Nariman Point, Mumbai - 21, hereinafter called "THE CORPORATION" as New Planning Authority declared and appointed by the State Government exercise of its Power under section 113 (3) A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " THE MRTP ACT " for the New Towns of New Bombay.

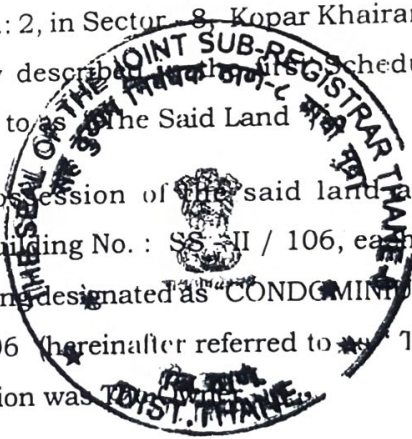
2. Pursuant to section 113 A of The MRTP Act the state Government has been acquiring the lands and vesting in the Corporation the said lands for Development and disposal.

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८५५/३-२५
२०९०

WHEREAS :

3. By his Order No. Rev/D-I/T(I)/2649, Dated : 20/01/1987, The Collector of Thane in The City and Industrial Development Corporation of Maharashtra Ltd. A Company incorporated under the companies Act 1956 having its registered office at : Nirmal Bhavan, 2nd Floor, Nariman Point, Mumbai -21, hereinafter called " THE CORPORATION " for Development and Disposal inter alia a piece of land situated at Village : Kopar Khairane, Tal. & Dist. Thane, bearing Gat/Survey No.:___ Admeasuring : 4052.00 Sq. Mtrs. or thereabouts being Plot No.: 2, in Sector - 8, Kopar Khairane, Navi Mumbai, and more particularly described in its Schedule hereunder written (hereinafter referred to as "The Said Land

4. The Corporation obtained possession of the said land and constructed thereon : SS - II Type, Building No. : SS - II / 106, each of the Ground Floor only such building being designated as "CONDOMINIUM" SS - II Type, Building No.: SS - II / 106 (hereinafter referred to as "The Said Building") of which the Corporation was



B. R. Vijari X

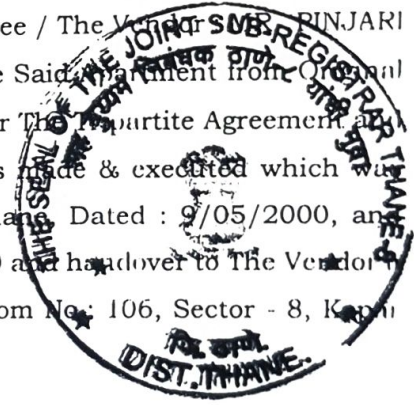
XX 18/01/87

WHEREAS :

By an Agreement of Sale made at C. B. D. , Navi Mumbai, on the :
20th Day of October, 1993 BETWEEN THE CITY AND INDUSTRIAL
DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company
incorporated under the Companies Act 1956, having its registered office
at : 2nd Floor, Nirmal, Nariman Point, Mumbai- 400 021, (hereinafter
referred to as " THE CIDCO ") of the One Part and The Original Allottee
/ Apartment Owner : MR. WALUNJ GENUBHAU DAGDU, The
Corporation agreed to sell and transfer and The Original Allottee agreed
to purchase and acquire a Flat / Apartment being No.: SS - II, Room
No.: 106, Sector - 8, Kopar Khairane, Navi Mumbai.

टनन - ८
CUM / १५
२०९०

5. By an Agreement for Sale made at C. B. D. , Navi Mumbai, on the
: 20th Day of October, 1993 (hereinafter called "The Said Agreement")
made between The Corporation of The One Part and The Original Allottee
/ The Apartment Owner of The Other Part. The Corporation / CIDCO
agreed to sell and transfer and The Original Allottee / Apartment Owner
MR. WALUNJ GENUBHAU DAGDU agreed to purchase and acquire
Flat/Apartment bearing No. : SS - II, Room No.: 106, Sector - 8, Kopar
Khairane, Navi Mumbai, on paying the buyer's contribution The Tripartite
Agreement was duly made & registered with Sub Registrar, Thane, Dated
: 9/5/2000, and whereas The New Allottee / The Vendor B. R. PINJARI
BHOLINATH RAMU has purchased The Said Apartment from Original
Allottee for a proper consideration under The Tripartite Agreement.
The Conveyance Deed of the same was made & executed which was
duly registered with Sub Registrar, Thane, Dated : 9/05/2000, and
Document Serial No.: TNN - 0707 - 2000 and handover to The Vendor
Flat / Apartment being No.: SS - II, Room No.: 106, Sector - 8, Kopar
Khairane, Navi Mumbai.



Type/Bldg.	Wing/Floor	Tenement No.	Sector No.
SS - II	Ground	106	8

B. R. Pinjari
X

XX B. R. Pinjari

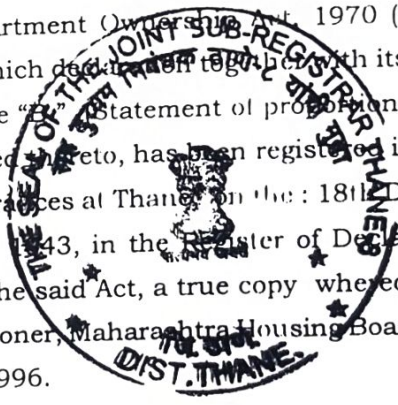
situated at Kopar Khairane, Navi Mumbai, admeasuring area : 16.393 Sq. Mtrs. of the lay-out of the land situated lying and being at Kopar Khairane, Navi Mumbai, Tal. Thane, Dist. Thane, of the Kopar Khairane in New Township of Navi Mumbai (hereinafter for brevity sake referred to as "The Said Premises") together with the permanent and absolute right of and occupation of the said Flat / Premises. (hereinafter for brevity's sake referred to as "The Said Premises") together with the permanent and absolute right of and occupation of the said Flat / Premises hereinafter specified of the undivided interest appurtenant to such Apartment in and to the common areas and facilities of the said land and building at or for the Price of Rs. 20,500/- (Rupees Twenty Thousand Five Hundred Only) by the Original Allottee / Apartment Owner/ The Vendor to The Corporation in the manner as provided in the Said Agreement.

ट न न - ८
CMR/4-22
३०९०

WHEREAS :

6. The Original Allottee / Apartment Owner had in terms and conditions of the said agreement paid to the CIDCO the entire consideration of : Rs. 20,500/- (Rupees Twenty Thousand Five Hundred Only) mentioned in Clause No. 9, thereof.

7. The Corporation executed on the : 18th Day of April, 1996 a Declaration (hereinafter referred & called as " The Said Declaration") under the Maharashtra Apartment Owners Act, 1970 (hereinafter referred to as the Said Act which declaration together with its Annexure "A" (Plans) A-1 Form of Lease "B" Statement of proportionate shares) and " C " (Bye -Laws) attached thereto, has been registered in the office of the Sub-Registrar of Assurances at Thane on the : 18th Day of April 1996, Under Serial No.: P - 43, in the Register of Declaration and Deed of Apartments under the said Act, a true copy whereof has been filed with the Chief Commissioner, Maharashtra Housing Board Bombay, on the : 18th Day of April, 1996.



8. The Corporation has by the aforesaid Declaration submitted to the provisions of the said Act (i) the said building with all improvements and (ii) The Said Land.

S. R. Kulkarni
X

XX

S. R. Kulkarni

11. The Corporation thereby granted Conveyed, assigned and assured unto The Vendor for residential purpose the Said Apartment No SS - II, Room No. : 106, Sector - 8, Kopar Khairane, Navi Mumbai, admeasuring about : 16.393 Sq. Mtrs.

WHEREAS :

Now The Vendor is the Lawful Owner and is in possession of the said Flat/Apartment No.: SS - II, Room No. : 106, Sector - 8, Kopar Khairane, Navi Murnbai, admeasuring area : 16.393 Sq. Mtrs.

12. The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Apartment.

WHEREAS :

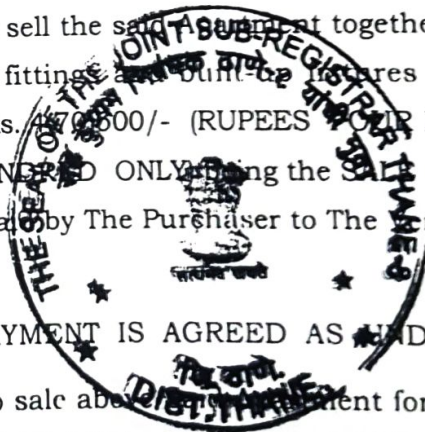
13. The Purchaser is being in need of a residential accommodation approached the Vendor with request to transfer to the said apartment for a proper consideration.

दस्तावेज - 6
CUM/004
2090

WHEREAS :

14. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire all rights, title and interest of the Vendor in the said Flat/Apartment together with the permanent and absolute right of use and occupation of the said flat and also to pay deposit for formation of the co-operative society which has been paid by The Vendor.

15. The Vendor has agreed to sell the said Flat/Apartment together with the electricity fittings sanitary fittings and built-up fixtures to the Purchaser in consideration of Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY) being the SALE PRICE IN FULL & FINAL agreed to be paid by The Purchaser to The Vendor in the following manner :



THE SCHEDULE OF PART PAYMENT IS AGREED AS UNDER :

i The Vendor has agreed to sale above said Flat/Apartment for a total consideration amount of Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY) The Purchaser has paid to The Vendor on or before the execution of these presents a sum of

B. R. Singh
X

XX [Signature]

Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) towards the Part Payment of the Sale Price of The Said Apartment by the way of Cash on Dated : 13/05/2010 for the sale price of the Said Flat/Apartment. (The receipt of which The Vendor doth hereby admit and acknowledge and of and from the payment of the same and every part thereof doth hereby release and for ever discharge The Purchaser) and The Re - Sale Part Payment Agreement has been Registered with the Sub Registrar of Assurance, Thane - 8, and the Stamp Duty of Rs. 6,750/- and Registration Fees of Rs. 4,750/- has been paid vide its Receipt No. : 7098, Dated : 29/07/2010 bearing Document No.: TNN 8 - 06731- 2010.

ii. And Whereas The Purchaser has paid to The Vendor the balance amount on or before the execution of these presents a sum of Rs. 2,45,600/- (Rupees Two Lakhs Forty Five Thousand Six Hundred Only) towards the Full And Final Payment to the party of the First Part for the Total Sale Price of The Said Flat / Apartment by the way of Cheque bearing No.: 002265 of Dated : 27/09/2010, Drawn on : Abhyudaya Co-Op. Bank Ltd., Branch : Koparkhairane on 6 before execution of this Deed of Apartment / Conveyance Deed.

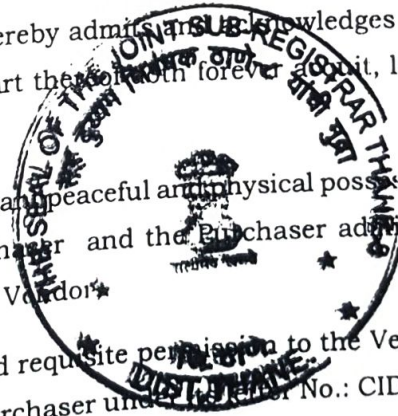
हनुम - 6
2090
2090

17. The Vendor has given to the Purchaser inspection of the afore-said apartment copy of the Deed of Apartment and other relevant documents, recited herein before and the Purchaser admits of having inspected the same

18. The Purchaser has paid the said Sale Price to the Vendor, the receipt whereof the Vendor doth hereby admit and acknowledges and of and from the same and every part thereof doth forever admit, lease and discharge the Purchaser.

19. The Vendor has delivered vacant peaceful and physical possession of the said apartment to the Purchaser and the Purchaser admits of having received the same from the Vendor.

20. The Corporation has granted requisite permission to the Vendor to sell the said apartment to the Purchaser under No.: CIDCO/AEO/KK/2010/6088, Dated : 28/07/2010 condition mentioned therein which have been fully complied with the Vendor.



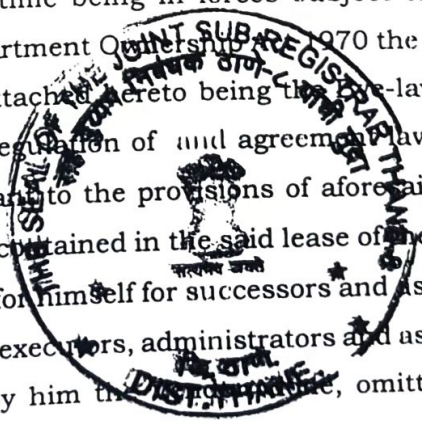
B. R. Brijraj
X

XX Brijraj

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. The consideration of the sum of Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY) paid on or before the execution of these presents by the Purchaser to the Vendor BEING THE FULL AND FINAL AMOUNT OF THE SALE PRICE OF THE SAID APARTMENT payable by the Purchaser to The Vendor (the payment and receipts whereof The Vendor doth hereby admits and acknowledge and from the same and every part thereof doth forever acquire release and discharges the Purchaser) The Vendor doth hereby grant convey assign and assure unto The Vendor the Said Apartment No.: SS - II, Room No.: 106, Ground Floor, Sector - 8, Kopar Khairane, Navi Mumbai, hereinafter referred to as " the said Family Unit " as the same is specified in the said Declaration and more particularly described in the Second Schedule hereunder written and delineated on the Plan (with Architects' Certificate) hereto annexed and marked Annexure " A " of the Ground floor of the said building and shown thereon surrounded by black coloured boundary line together with 0.812 percent of undelivered interest appurtenant to the said residential purpose as specified in the said declaration in and to the common areas and facilities of the said land building as the same are specified in the said Declaration of HOLD the apartment granted, conveyed assigned and assured unto the Purchaser as heritable and transferable immovable property within the meaning of any law for the time being in forces subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 the said Declaration and Annexure "C" attached hereto being the bye-laws of the condominium and all rules, regulations and agreements lawfully made and/or entered into pursuant to the provisions of afore said act declaration and leases covenants contained in the said lease of the said land and the Vendor doth hereby for himself for successors and assigns covenants with the Purchaser, his executors, administrators and assigns that notwithstanding anything by him or them in this deed, omitted or knowingly suffered it has himself

दस्तावेज - ८
चक्र ४२-५
२०१०



B. R. P. [Signature]
X

XX [Signature]

3. The Purchaser covenants with the Vendor that the Purchaser shall not sell, assign, mortgage, under let or otherwise transfer wholly or partly the said Apartment save and except with the provisions written permission of the Corporation which permission shall not be refused if the Purchaser performs the following conditions, that is to say.

- i) The Purchaser pays to the Corporation Additional Price in consideration of such permission.
- ii) In the instruments by which the Purchaser shall transfer the said apartment, the Purchaser binds the Transferee not sell assigns, mortgage, under let or otherwise transfer wholly or partly the said premises save and except hereunto the observances and performances of the conditions herein written.
- iii) A true certified copy of the instrument of transfer between the Purchaser and the transferee will be deposited with the Estate officer of the corporation within seven days from the date of its execution.

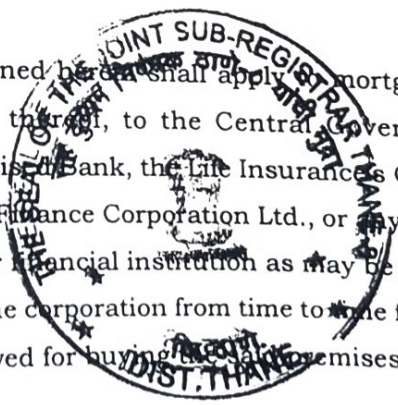
EXPLANATION :

1) The Additional price means the price determined by the Corporation in the month of January and July each year in respect of a Class of Apartment with reference to carpet area and permitted users and displayed in the office of the Corporation.

दस्तावेज - 6
CUM 99-25
2090

EXPLANATION :

ii) " Nothing contained here shall apply to the mortgage of the said premises or any part thereof, to the Central Government a State Government a Nationalised Bank, the Life Insurance Corporation, the Housing Development Finance Corporation Ltd., or any employer of the Purchaser or any other financial institution as may be approved by the Board of Directors of the corporation from time to time for the purpose of securing a loan borrowed for buying the premises.



B.R. Sanjay

X

XX

B. P. Dey

THE FIRST SCHEDULED ABOVE REFERRED TO :

All the piece of land containing admeasurement : 4052.00 Sq. Mtrs., or thereabouts being Plot No. : 2, in Sector - 8, Kopar Khairane, Navi Mumbai of the layout of land bearing Gat or Survey No. ___ and other lands situate, lying and being at Village : Kopar Khairane, Tal. & Dist. Thane in the Registration Sub-Dist. and bounded as follows, the is to say:

ON THE NORTH BY : 6 Mtrs. Wide Road

ON THE EAST BY : Plot No.: 3

ON THE SOUTH BY : 4.5 Mtrs. Wide Road

ON THE WEST BY : 6 Mtrs. Wide Road

टनन - ८
मुम्बई/२३
२०९०

THE SECOND SCHEDULED ABOVE REFERRED TO :

Apartment No.: SS - II / 106, Room No.: 106, Admeasuring about : 16.393 Sq. Mtrs. on the Ground Floor, of the building No.: SS - II / 106 on Plot No. : 2, in Sector - 8, Kopar Khairane, Navi Mumbai, of the layout of land bearing Gat or Survey No. ___ and other lands (more particularly described in the First Schedule hereinabove written) and which the Said Apartment is bounded as follows, the is to say :

ON THE NORTH BY : Cop Unit No.: 105

ON THE EAST BY : Cop Unit No.: 115

ON THE SOUTH BY : Cop Unit No.: 104

ON THE WEST BY : Open Space



IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands on the day and the year hereinabove written.

B. R. Lijinj
X

XX [Signature]

SIGNED SEALED AND DELIVERED BY THE
withinnamed " VENDOR "

MR. PINJARI BHOLINATH RAMU

in the presence of.....

1. विद्या दाम
2. श्री. स्वविता विठ्ठल पाटील

X B. A. Pinjari



SIGNED SEALED AND DELIVERED BY THE

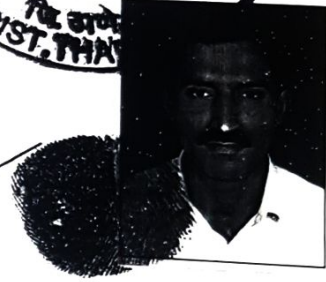
Within named " PURCHASER "

MR. VISHWAS DINKAR PATIL

in the presence of.....

1. विद्या दाम
2. श्री. स्वविता विठ्ठल पाटील

XX विद्या दाम



ट न न - ८
CML/93-23
2090

SEAL OF THE JOINT SUB-REGISTRAR THANE
श्री. सुभाष निंबळकर ठाणे-८ गांधी भुवा

नं. 1036
दि. नं. 12/9/02
दिनांक 11/10/10

पदा. पदा. II, सेक्टर-१६, इकाय नं. ५४, कोपरबंदरो, नवी मुंबई-४००७०६.

सार्दनाथ डी.आर.एस. सेंटर
स्टॅम्प पेपर विक्रीचे - परवाना क्र. ४५/०९

कॅरा भेरी
नो. ९८९२६७३०४९
९८९२७९९८५७

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श्री. ग्रा. एस. एन. डोके

आपारी आहेत !

एकूण 100/-

RECEIPT

RECEIVED WITH thanks a sum of Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY) by the way of Cash and Cheque as mentioned above in this Deed of Apartment on Page No.: 8 being the FULL AND FINAL PAYMENT of the SALE PRICE of The Said Apartment Bearing No.: SS - II, Room No.: 106, Sector - 8, Kopar Khairane, Navi Mumbai, Admeasuring Area about : 16.393 Sq. Mtrs. from the withinnamed "PURCHASER" MR. VISHWAS DINKAR PATIL.

I SAY RECEIVED,
Rs. 4,70,600/-



B.R.

(MR. PINJARI BHOLINATH RAMU)

Witnesses :

1. *विश्वनाथ*
2. *श्री. स्वविता विश्वनाथ पाटील*

टनन - ८
५५५/१४.२३
२०१०

SCHEDULE OF PAYMENTS :

Cash Payment made by The Purchaser to The Vendor as per follow :

Sr.	Date	Cash / Cheque Amount (Rs.)
1.	13/05/2010	2,25,000/-
2.	27/09/2010	

Cheque No.: 002265 Bank : Abhyudaya Co-Op. Bank Ltd.,
Branch : Koparkhairane, Dated : 27/09/2010,

TOTAL - Rs. 4,70,600/- (RUPEES FOUR LAKHS SEVENTY THOUSAND SIX HUNDRED ONLY).



Thursday, July 29, 2010

4:28:19 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

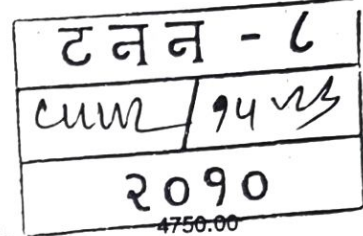
पावती क्र. : 7098

दिनांक 29/07/2010

गावाचे नाव कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: श्री विश्वास दिनकर पार्लेल

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)

एकूण रु.

4750.00

420.00

5170.00

आपणास हा दस्त अंदाजे 4:43PM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 8

बाजार मुल्य: 470600 रु.

मोबदला: 470600रु.

भरलेले मुद्रांक शुल्क: 6750 रु.

देयकाचा प्रकार : डीडी/घनाकषादारे;

बँकेचे नाव व पत्ता: पीएमसी बँक कोपरखैरणे ;

डीडी/घनाकर्ष क्रमांक: 065040; रक्कम: 4750 रु.

सह दुय्यम निबंधक ठाणे - 6

सम्मशोधनाच्या अधीन युद्धक निबंधक ठाणे - 6

haleky



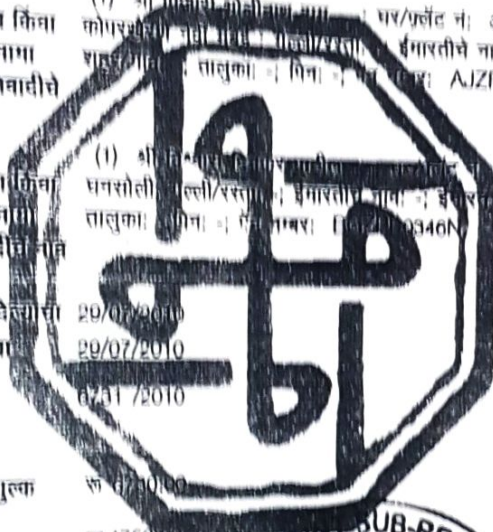
सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखैरणे

नोंदणी क्र. म.

Regn. 63 m.e.

- (1) विलेखाचा प्रकार, मोबतल्याचे स्वरूप न बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार तो नमूद करावे) मोबतला रु. 470,600.00
बा.मा. रु. 470,600.00
- (2) भू-भाषण, फोटोहरिसा व घरकमार्गिका (असल्यास) (1) वर्णना विभाग क्र. अ/३, अपार्टमेंट नं. एसएस -2/106, से. 8 कोपरखैरणे नवी मुंबई
- (3) भोजनफल (1) 16,803 चौ. मि. विलक्षण
- (4) आकारणी किंवा जुबी देण्यात अरोल तेव्हा (1)
- (5) वस्तुऐवज करून घेण्या-या पक्षाकाराचे व संपूर्ण पत्ता किंवा तिवाणी व्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री. गिजादी गोपीनाथ शर्मा, घर/फ्लॅट नं. अपार्टमेंट नं. एसएस -2/106, से. 8 कोपरखैरणे नवी मुंबई, महाराष्ट्र, ईमारतीचे नाव :- ईमारत नं. :- पेट/वसाहत :- शहर/गाव :- तालुका :- पिन :- पत्र क्र. : AJZPP1473G.
- (6) वस्तुऐवज करून घेण्या-या पक्षाकाराचे नाव व संपूर्ण पत्ता किंवा तिवाणी व्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, नादीचे नाव व संपूर्ण पत्ता (1) श्री. अशोक विठ्ठल शिंदे, सी -17/02 सिध्देस्वर सोसा घरोंदा से. 9 घनरोली, वल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं. :- पेट/वसाहत :- शहर/गाव :- तालुका :- पिन :- पत्र क्र. : 10346N
- (7) दिनांक करून दिल्याचा 29/07/2010
- (8) चोंदणीचा 29/07/2010
- (9) अनुकमार्गिका, खंड न पृष्ठ 6781/2010
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु. 470,600.00
- (11) बाजारभावप्रमाणे चोंदणी रु. 4760.00
- (12) शेर



टनन - 6
 cum/1E-13
 2090



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REG. OFFICE:
CIDCO Bhavan, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE: 5650 0900
FAX: 00-91-22-2202 2509

NODAL OFFICE:
Asstt. Estate Officer CIDCO,
Community Centre, Sector 5,
Koperkhairane,
Navi Mumbai 400 708.

HEAD OFFICE:
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE: 5591 8100
FAX: 00-91-22-5591 8166

Date : 28 / 7 / 2010

Ref. No. CIDCO / AEO / KK / 2096 / 6088

Shri/Smt. Bholinath Ramu Pindari
SS-II / 106, Sector - 08
Koperkhairane,
NAVI MUMBAI.

Sir/Madam,

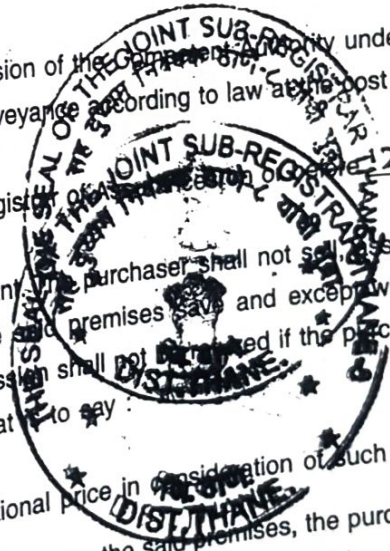
Sub : Sale of Apartment No. SS-II / 106
Sector 08 at Koperkhairane

टनन - ८
६०३९ / १५-२१
२०९०
टनन - ८
८५५२ / १८-२५
Smt. <u>विठ्ठल</u>

Please refer to your letter dated 28/7/2010

The Corporation is pleased to permit you to sell the aforesaid apartment to Shri/ Smt. Dinkar Patil subject to the following terms and conditions :

- a) The transfer shall be effected after obtaining permission of the Corporation under Urban Land (Ceiling and Regulation) Act. 1976, by a regular conveyance according to law at the cost of the parties.
- b) The Conveyance shall be registered with the sub-registrar of the District of Maharashtra at the District of Thane on 27/10/2010.
- c) The Conveyance shall contain the following covenants:
 - 1) The purchaser shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the premises save and except with the previous written permission of the Corporation. Which permission shall not be granted if the purchaser performs or is willing to perform the following conditions, that he shall pay:
 - 1) The purchaser pays to the Corporation additional price in consideration of such permission.
 - 2) In the instrument by which the purchaser shall transfer the said premises, the purchaser binds the transferee not to sell, assign, mortgage, underlet to, otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
 - 3) A true certified copy of the instrument of transfer executed between the purchaser and the transferee is deposited with the Estate of the Corporation within seven days from the date of its execution.



आयकर विभाग

INCOME TAX DEPARTMENT

VIJAY DINKAR PATIL

DINKAR PANDURANG PATIL



भारत सरकार

GOVT. OF INDIA

02/06/1978

Permanent Account Number
BAOPP2236E

Signature

आयकर विभाग

INCOME TAX DEPARTMENT

SAVITA VISHWAS PATIL

DAGADU TUKARAM SIRSAT



भारत सरकार

GOVT. OF INDIA



04/09/1978

Permanent Account Number

BIXPP4979B

Signature

टनन - ८
<i>Chun/2090</i>
२०९०



12/10/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

टनन8

12:04:39 pm

ठाणे 8

दस्त क्र 8552/2010

M V

दस्त क्रमांक : 8552/2010





दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	<p>नाव: श्री विश्वास दिनकर पाटील - -</p> <p>पत्ता: घर/फ्लॅट नं: सी -17/02 सिध्देश्वर सोसा घरोंदा से. 9 घनसोली</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन न</p>	<p>लिहून घेणार</p> <p>वय 37</p> <p>सही</p> <p><i>h. s. s. s.</i></p>		
2	<p>नाव: श्री पिंजारी भोलीनाथ रामू - - -</p> <p>पत्ता: घर/फ्लॅट नं: अपार्टमेंट नं. एसएस -2/106, से. 8 कोपरखैरणे नवी मुंबई</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: --</p> <p>ि</p>	<p>लिहून देणार</p> <p>वय 43</p> <p>सही <i>B. R. Raj</i></p>		



सह दुय्यम निबंधक ठाणे क्र. ८

दस्त गोषवारा भाग - 2

टनन8

दस्त क्रमांक (8552/2010)

24/25

दस्त क्र. [टनन8-8552-2010] चा गोषवारा
बाजार मुल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:8968 दिनांक:12/10/2010
पावतीचे वर्णन
नांव: श्री विश्वास दिनकर पाटील - -

दस्त हजर केल्याचा दिनांक :12/10/2010 12:02 PM
निष्पादनाचा दिनांक : 12/10/2010
दस्त हजर करणा-याची सही :

Signature

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

560: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 12/10/2010 12:02 PM
शिकका क्र. 2 ची वेळ : (फी) 12/10/2010 12:04 PM
शिकका क्र. 3 ची वेळ : (कबुली) 12/10/2010 12:04 PM
शिकका क्र. 4 ची वेळ : (ओळख) 12/10/2010 12:04 PM

दस्त नोंद केल्याचा दिनांक : 12/10/2010 12:04 PM

सह दुय्यम निबंधक ठाणे क्र. ८

ओळख :

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

1) -- श्री विजय पाटील -- एसएस -2ए/725, से.5 कोपरखेरणे, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) -- श्रीमती सविता विश्वास पाटील -- सी -17/02 सिध्देकर मोसा घरोदा से-9 घनसाली

, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

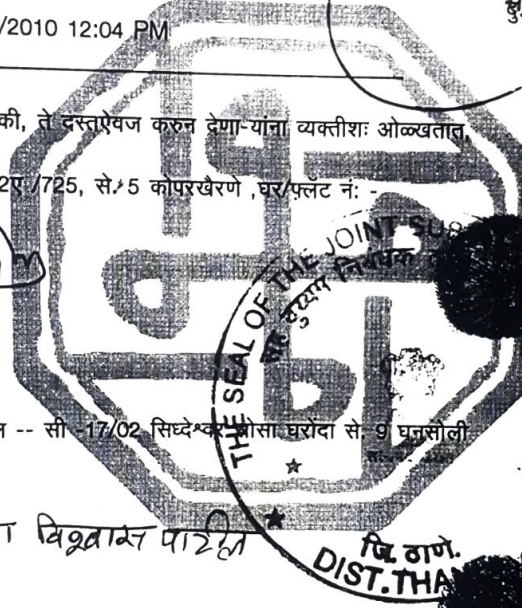
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



मुद्रांक शुल्क: सवलत : करारनामा क्र. टनन -8, दस्त क्रं -6731 , दिनांक 29/07/2010 नुसार नो फी 4750/- व मु शु 6750/- वसुल

सह दुय्यम निबंधक ठाणे क्र. 8



प्रमाणीत करण्यात येते की,
मुळ दस्तास एकूण ... 24 ... पाने आहेत.
सह दुय्यम निबंधक ठाणे क्र. ८
पुस्तक क्र. 95
क्रमांकावर नोंदले.
सह दुय्यम निबंधक ठाणे क्र. ८
तारीख 92 माहे 30 सन 2090