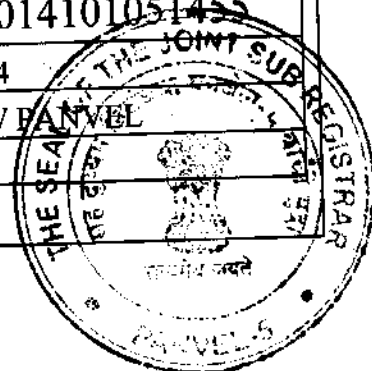


CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH003301411201415R	BARCODE	Form ID : Date: 10-10-2014
Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR548- PNL5_PANVEL NO 5 SUB REGISTRAR Location	PAN No. (If Applicable) PAN-BDVPK8234M	
Year	Period: From : 10/10/2014 To : 31/03/2099	Full Name ANSHUMAN SURESH PRASAD KASERA AND OTHER TWO	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg Road/Street, Area /Locality Town/ City/ District PIN	
0030046401-75	150000.00	FLAT NO 601 6TH FLR 7TH FLOOR SHUBH JYOTI PHASE 2 NAWADE TAL PANVEL	
0030063301-70	30000.00	4 1 0 2 0 6	
	0.00	Remarks (If Any) :	
	0.00	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; font-size: 1.2em;">प व ल - ५</p> <p style="text-align: center; font-size: 1.2em;">६६० २०१४</p> <p style="text-align: center; font-size: 1.2em;">१ / १००</p> </div>	
	0.00		
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	0.00		
Total	180000.00	Amount in words	Rupees
Payment Details:IDBI NetBanking Payment ID : 50016379		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332014101051455	
Cheque- DD No.		Date	10-10-2014
Name of Bank	IDBI BANK	Bank-Branch	023 NEW PANVEL
Name of Branch		Scroll No.	

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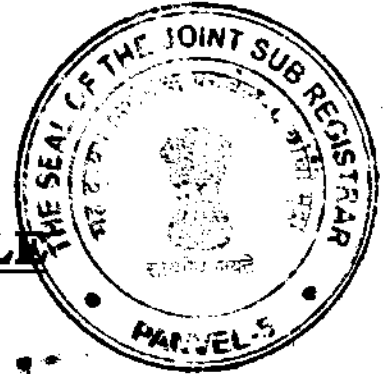


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Anjole

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ARPITA CHAKRABORTY
ASST. MANAGER (ASCM)
EIN - 116824

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed and entered into at NAWADE, NAVI- MUMBAI. DIST.- RAIGAD, on this 13 th day of October , 2014.

BETWEEN

1. MR. ASHISH RAMRATAN GUPTA, age 29 , Pan No.AQDPG9143R residing at Flat No. 601, Sixth And Seventh Floor, "Shubh-Jyoti", Plot No.23, Phase-2, Nawade, Panvel, Navi Mumbai, Dist -Raigad hereinafter referred to as the "SELLER" (which expression shall mean and include his legal heirs, executors, administrators, representatives or assignee, unless it be repugnant to the meaning or context thereof) THE FIRST PART.

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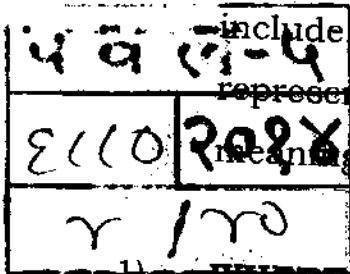
AND

1. MR. ANSHUMAN SURESH PRASAD KASERA age 25 years, Indian inhabitant, PAN NO. **BDVPK 8234M**

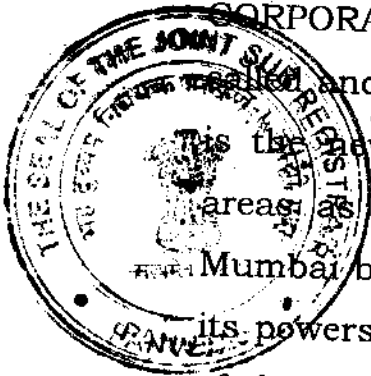
2. MR. SURESH PRASAD LAKHANLAL KASERA age 58 years, Indian inhabitant, PAN NO. **AVAPK 7075Q**

2. MRS. ANJALI SURESH PRASAD KASERA age 44 years, Indian inhabitant, PAN NO. **BGGPK 6617Q**, all residing at RH-2/L-28, SECTOR-6, VASHI, NAVI MUMBAI-400703 hereinafter referred to as the as the "PURCHASERS" (which expression shall mean and

include his legal heirs, executors, administrators, representatives or assignee, unless it be repugnant to the meaning or context thereof) THE SECOND PART,



1) **WHEREAS** THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter and referred as the said "CORPORATION / CIDCO")



is the new town development authority declared for the areas as designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-a), of section 113 of the Maharashtra Regional Town Planning Act of 1996 (Mah. XXVII of 1966). (hereinafter referred to as the "said Act" for the sake of brevity.)

2) **AND WHEREAS** the state Government in pursuance of section 113(1) of the said Act acquired the land described therein and vested such lands in the Corporation for development and disposal.

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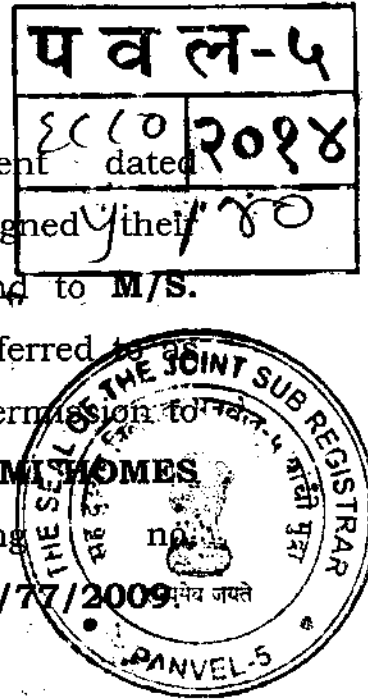
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Suresh Prasad Kasera
Anjali

3) **AND WHEREAS** by an AGREEMENT TO LEASE made and entered into between the said CORPORATION / CIDCO i.e. City and Industrial Development Corporation of Maharashtra Ltd., therein referred to as Corporation / CIDCO of the ONE PART and **1. MR. KRISHNA TUKARAM KHUTARKAR 2. MRS. JIJABAI KRISHNA KHUTARKAR** therein after referred to as original licensee" dated **28/08/2003** the corporation thereby leased Plot No.23, area admeasuring about **1100.09 sq.mtrs.** at Phase-2, Nawade, Panvel, Navi Mumbai, Dist -Raigad, "herein after referred to as the said land" subject to the terms and conditions as contained therein.

4) **AND WHEREAS** by tripartite agreement dated 16/10/2009 the original licensees assigned their leasehold rights in respect of the said land to **M/S.**

BHOOMI HOMES CREATION "herein after referred to as developer" and the CIDCO LTD. granted the permission to transfer the said plot in favor of **M/S. BHOOMI HOMES CREATION** vide letter bearing no. **CIDCO/VASAHAT/12.5%SCHEME/ NAWADE/77/2009**



5) **AND WHEREAS** the developer constructed the building known as "**SHUBH JYOTI**" consisting G+__ floors on the said land as per approved plans and THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD has granted Commencement Certificate bearing no. **CIDCO/ATPO/1380** dated 29.01.2010 and thereafter obtained occupancy certificate bearing no. **CIDCO/BP-5513/ATOP (NM&K)/2012/577** from the concerned authority.

6) **AND WHEREAS** by Agreement For Sale dated 24/07/2012 **M/S. BHOOMI HOMES CREATION** sold the

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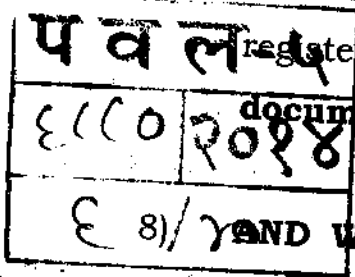
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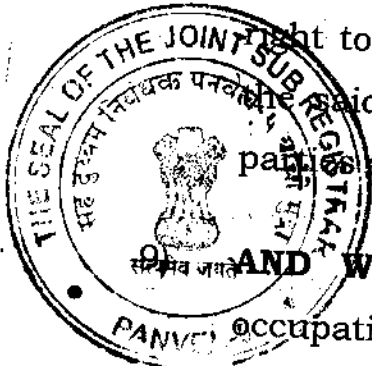
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[Handwritten signature: Anjali]

Flat No. 601, Sixth And Seventh Floor, "Shubh-Jyoti", Plot No.23, Phase-2, Nawade, Panvel, Navi Mumbai, Dist -Raigad admeasuring about 73.375 sq.mtrs Built up area + terrace admeasuring about 4.273 sq.mtrs to MR. RAMESH UDAILAL MADRECHA AND MR. RAJESH CHAMPALAL JAIN and the said agreement was duly registered in the office of Sub - Registrar Panvel-2 under document no. 6824/2012 dated 25/07/2012.

7) AND WHEREAS by Agreement For Sale dated 20.05.2013 MR. RAMESH UDAILAL MADRECHA and MR. RAJESH CHAMPALAL JAIN sold the said flat to MR. ASHISH RAMRATAN GUPTA and the said agreement was duly registered in the office of Sub - Registrar panvel-1 under document no. 7501/2013 dated 27/08/2013.



AND WHEREAS, as per the Agreement for sale dated 20.05.2013 the SELLER alone have the sole and exclusive right to sale the flat in the said building, constructed on the said property and to enter into agreements with the parties and to receive the sale price in respect thereof.



AND WHEREAS the SELLER is in exclusive use, occupation and possession and owner of THE SAID FLAT and having exclusive right to sale and transfer of THE SAID FLAT to any like minded person.

10) AND WHEREAS The "SELLER " is in exclusive use, occupation, possession and owner of the Flat No. 601, Sixth And Seventh Floor, "Shubh-Jyoti", Plot No.23, Phase-2, Nawade, Panvel, Navi Mumbai, Dist - Raigad admeasuring about 73.375 sq.mtrs Built up area + terrace admeasuring about 4.273 sq.mtrs (hereinafter referred to as "THE SAID FLAT" for the sake of brevity) and having all relevant documents in his name and possession.

A Gupta

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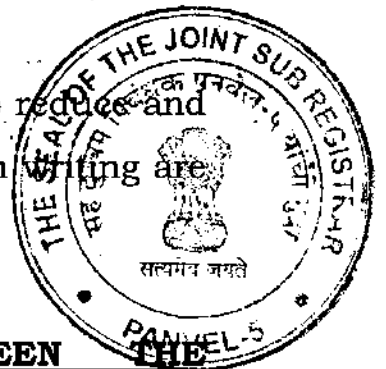
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Anjali

- 11) **AND WHEREAS** The PURCHASERS approached to the SELLER for purchase of THE SAID FLAT and the SELLER voluntarily agreed to sale and transfer all his ownership rights, title and interest in the name of the PURCHASERS. SELLER is also agreed for the same.
- 12) **AND WHEREAS** the SELLER is the bonafide owner of the said flat.
- 13) **AND WHEREAS** the SELLER agreed to sale and transfer his rights, title, interest, benefits and claims to occupy the said Flat together with the permanent and absolute right of use and occupation of the said Flat on payment of full and final consideration amount of **Rs.30,00,000/-** (THIRTY LACS ONLY) to the " PURCHASERS " 1. MR. ANSHUMAN SURESH PRASAD KASERA 2. MR. SURESH PRASAD LAKHANLAL KASERA AND 3. MRS. ANJALI SURESH PRASAD KASERA.

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Hence above named parties have amicably agreed to reduce and record all other terms and conditions of this deed in writing are here as under :



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

1. With prior permission being obtained in writing by the SELLER from BUILDER the SELLER shall sale and transfer and the PURCHASERS shall purchase and acquire the said Flat together with the permanent and absolute right of use and occupation of the said Flat together with the deposit lying in CIDCO, Society with all benefits to the

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Suresh Prasad Kasera
Anjali

PURCHASERS for a lump sum consideration price of
Rs.30,00,000/- (RUPEES THIRTY LACS ONLY)

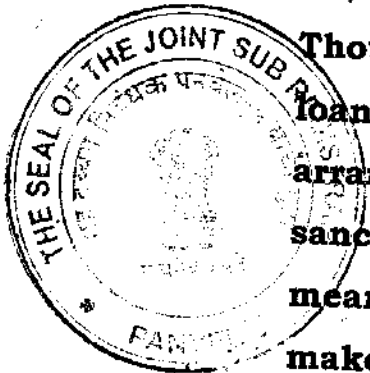
2. The aforesaid price of the said Flat is fair and marketable consideration age, nature of construction and amenities. The PURCHASERS has agreed to pay and discharge the consideration price of **Rs.30,00,000/- (RUPEES THIRTY LACS ONLY)** to the SELLER in following manner

a. PURCHASERS has paid a sum of **Rs. 51,000/- (Rs. Fifty One Thousand only)** by cheque no. 000016 drawn on **Bank Of India** , Vashi branch Dated **27.09.2014**

b. PURCHASERS has paid a sum of **Rs. 1,00,000/- (Rs. One Lac only)** by cash on **08.10.2014**

b. PURCHASERS shall pay a sum **Rs. 28,49,000/- (RUPEES Twenty Eight Lacs Forty Nine Thousands ONLY)** by cheque, cash or by obtaining loan. It is further agreed that if purchaser could not arrange the abovementioned amount by loan subject to sanction, he shall arrange the same by any other means on or before **15.11.2014**. If purchasers fails to make payment on or before **15.11.2014** the agreement may be extended up to **15.12.2014** i.e. for one month and for this period of extended one month the purchaser shall pay interest **@1.5%** on remaining amount. If purchasers fails to make payment on or before **15.12.2014** this agreement shall automatically stand cancelled and seller shall refund the amount paid by the purchaser after deducting the interest amount for one month.

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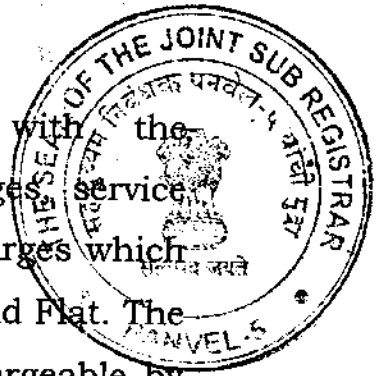
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3. THE SELLER DOTH hereby covenant with the PURCHASERS that the said Flat agreed to be hereby sold is free from encumbrances of whatsoever nature and the SELLER have full and absolute right to transfer and deliver the possession of the said Flat to the PURCHASERS.
4. THE SELLER in pursuance of inconsideration of the sum of **Rs.30,00,000/- (RUPEES THIRTY LACS ONLY)** to be paid by the PURCHASERS to the SELLER and the SELLER shall deliver to the PURCHASERS peaceful and vacant possession of the said Flat after receiving the full consideration amount of **Rs.30,00,000/- (RUPEES THIRTY LACS ONLY)**.
5. THE SELLER has applied for NOC from SOCIETY and SOCIETY has given NOC to SELLER to transfer and assign to the PURCHASERS his rights, interest and benefits under the said Agreement, permitting him to transfer to the PURCHASERS the said Flat together with the permanent and absolute right of use and occupation of the said Flat.
6. THE SELLER DOTH hereby covenant with the PURCHASERS that he has paid Society charges, water charges and other outgoing charges which are payable by the SELLER in respect of the said Flat. The SELLER is ready to clear the property tax chargeable by the local authority in respect of the said flat and if any amount / tax are due the SELLER is liable to pay.
7. THAT the PURCHASERS shall be entitled to have and hold the possession, occupation and use of the said Flat and the PURCHASERS shall hold the same and to use and benefit of the PURCHASERS, their heirs, successors and assignees forever without any claim, charge, right, interest,

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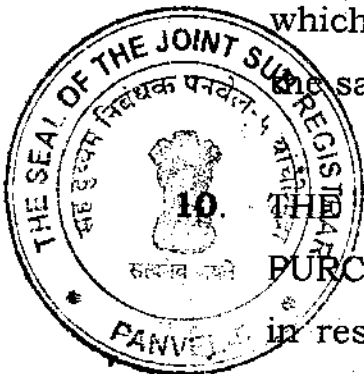
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Suresh Prasad Kasera
Anjali

demand of lien of the SELLER or any person or persons claiming through or under him or in trust for him subject to payment by the PURCHASERS of all taxes, assessments, charges, duties or calls made by the said Society, Government, Revenue or local authorities hereinafter in respect of the said Flat and the land.

8. THE PURCHASERS DOOTH hereby covenant with the SELLER that save and except as aforesaid the PURCHASERS shall pay his share of taxes and outgoing charges as mentioned in the said Agreement

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THAT THE PURCHASERS doth hereby covenant with the SELLER 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 undertake to pay and discharge all calls, demands, contributions and dues which the said Society may hereinafter make in respect of the said Flat.



THE SELLER DOOTH hereby covenant with the PURCHASERS that on receiving full consideration amount in respect of the said Flat from the PURCHASERS then the PURCHASERS shall peacefully possess and occupy and enjoy the said Flat without any hindrance, denial demand, interruption or eviction by the SELLER or any other person or persons lawfully or equitably claiming through under or in trust for the SELLER.

11. THE SELLER HEREBY further covenant with the PURCHASERS that he shall from time to time and at all times whenever referred as upon by the PURCHASERS or his Advocate or Attorneys do and execute or causes to be done and execute all such acts, deeds, and things

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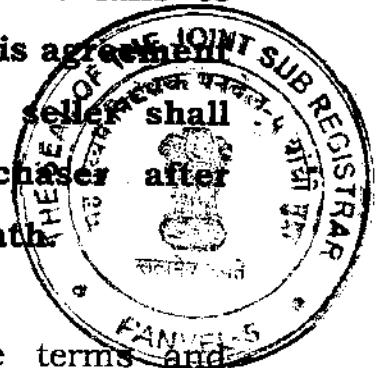
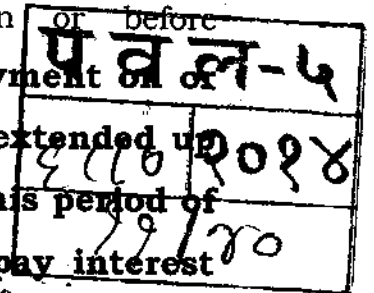
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Amal

whatsoever for more perfectly securing the interest of the PURCHASERS in the said Flat agreed to be hereby sold unto and to the use of the PURCHASERS as shall or may be reasonably required but at the cost of the PURCHASERS.

12. THE SELLER HEREBY further covenant with PURCHASERS that the said LEASE AGREEMENT, AGREEMENT FOR SALE and all other relevant papers and receipt of payments made by the SELLER shall be delivered to the PURCHASERS after receiving the full and final payments of the said Flat.

13. That the time shall be the essence of this present agreement and hence it is agreed by and between the parties that the present transaction shall get completed on or before 15.11.2014. If purchasers fails to make payment on or before 15.11.2014 the agreement may be extended up to 15.12.2014 i.e. for one month and for this period of extended one month the purchaser shall pay interest @1.5% on remaining amount. If purchasers fails to make payment on or before 15.12.2014 this agreement shall automatically stand cancelled and seller shall refund the amount paid by the purchaser after deducting the interest amount for one month.



14. SAVE AND EXCEPT as aforesaid all the terms and conditions of the said Agreement shall be binding on the PURCHASERS as if all the terms and conditions were bodily incorporated in this Agreement.

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SCHEDULE OF FLAT AND LAND

ALL THAT piece and parcel of Land i.e. **Flat No. 601, Sixth And Seventh Floor, "Shubh-Jyoti", Plot No.23, Phase-2, Nawade, Panvel, Navi Mumbai, Dist -Raigad** admeasuring about **73.375 sq.mtrs Built up area + terrace** admeasuring about **4.273 sq.mtrs** (hereinafter referred to as "THE SAID FLAT" for the sake of brevity), within the jurisdiction of Sub-Registrar, Dist.- RAIGAD, and within the local limits of PANVEL Municipal Corporation.

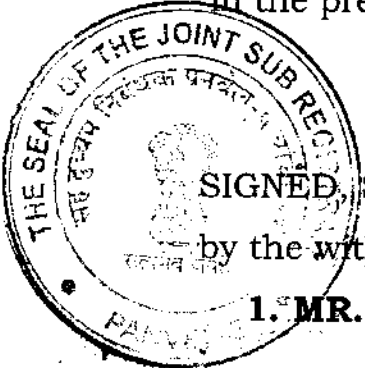
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IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
by the within named SELLER,
MR. ASHISH RAMRATAN GUPTA

Ashish

in the presence of.. ...



SIGNED, SEALED AND DELIVERED
by the within named PURCHASERS,

1. MR. ANSHUMAN SURESH PRASAD KASERA

ASH

2. MR. SURESH PRASAD LAKHANLAL KASERA

Suresh Prasad Kasera

3. MRS. ANJALI SURESH PRASAD KASERA

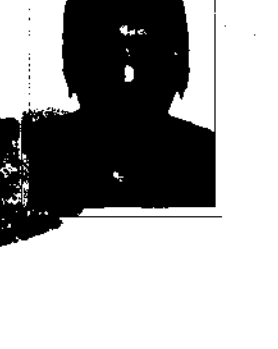
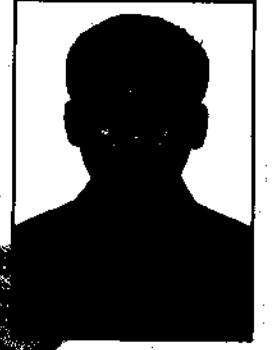
Anjali

in the presence of.....

WITNESSES:

1. **SIDDHESH PATIL** *[Signature]*

2. **Asium Putey** *[Signature]*



RECEIPT

Received of and from **1.MR. ANSHUMAN SURESH PRASAD KASERA** 2. **MR. SURESH PRASAD LAKHANLAL KASERA** AND 3. **MRS. ANJALI SURESH PRASAD KASERA**, the PURCHASERS, a sum of **Rs. 1,51,000/- (Rs. One Lac Fifty One Thousand only)** against the **Flat No. 601, Sixth And Seventh Floor, "Shubh-Jyoti", Plot No.23, Phase-2, Nawade, Panvel, Navi Mumbai, Dist -Raigad** admeasuring about **73.375 sq.mtrs Built up area + terrace admeasuring about 4.273 sq.mtrs** in following manner:

1. **Rs. 51,000/- (Rs. Fifty One Thousand only)** cheque no. 000016 drawn on **Bank Of India Vashi branch** Dated **27.09.2014**

2. PURCHASERS has paid a sum of **Rs. 1,00,000/- (Rs. One Lac only)** by cash on **08.10.2014**

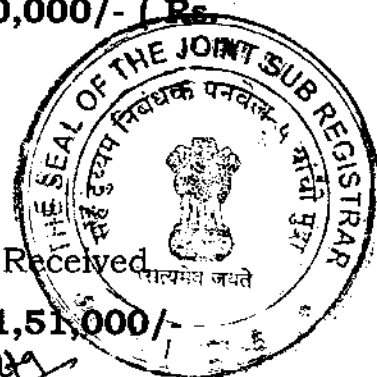
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Date: **13.10.2014**

Place: **PANVEL**

I Say Received
Rs 1,51,000/-

Ashish



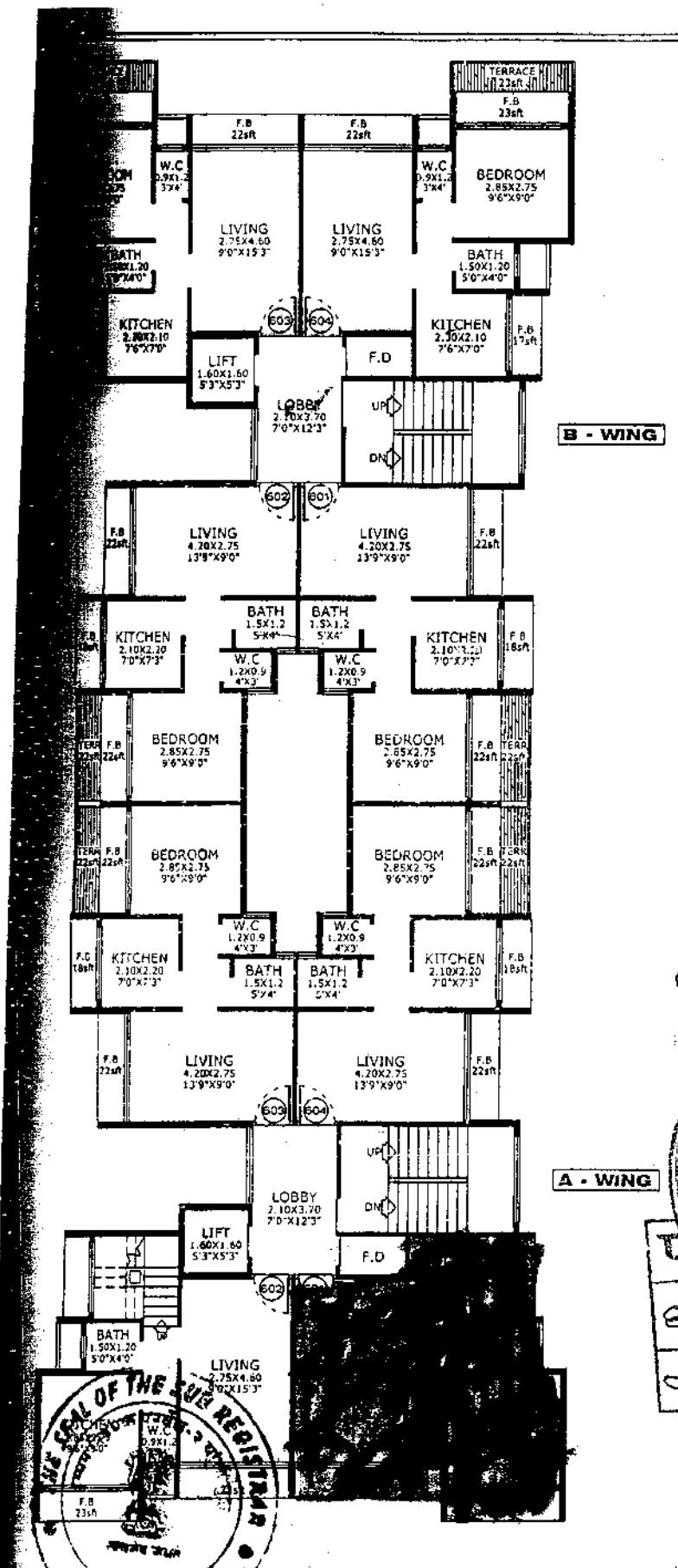
MR. ASHISH RAMRATAN GUPTA

SELLER

WITNESSES:

1. **SIDDHESH PATIL** *[Signature]*

2. *[Signature]*



PROJECT: 'ASHUBH JYOTI'
 PROPOSED RESIDENTIAL CUM. COMMERCIAL BUILDING ON PLOT NO.- 23, PHASE - II, NAVADE, NAVI MUMBAI.

DEVELOPERS

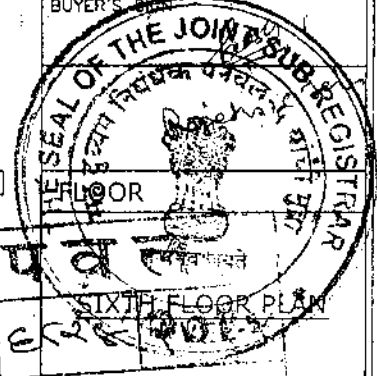
BHOOMI HOMES CREATIONS
 26, CRYSTAL PLAZA, 1ST FLOOR, HIRANANDANI COMPLEX, SECTOR - 07, KHARGHAR, NAVI MUMBAI - 410 210
 TEL. - 022- 2774 7447

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FORM NO. 4
 10/01/2024
 94277 70
 DEVELOPER'S SIGN

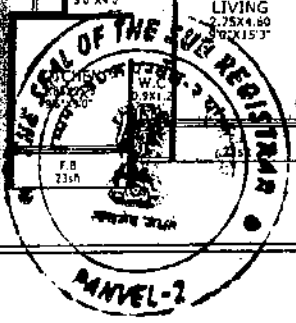
BUYER'S SIGNATURE



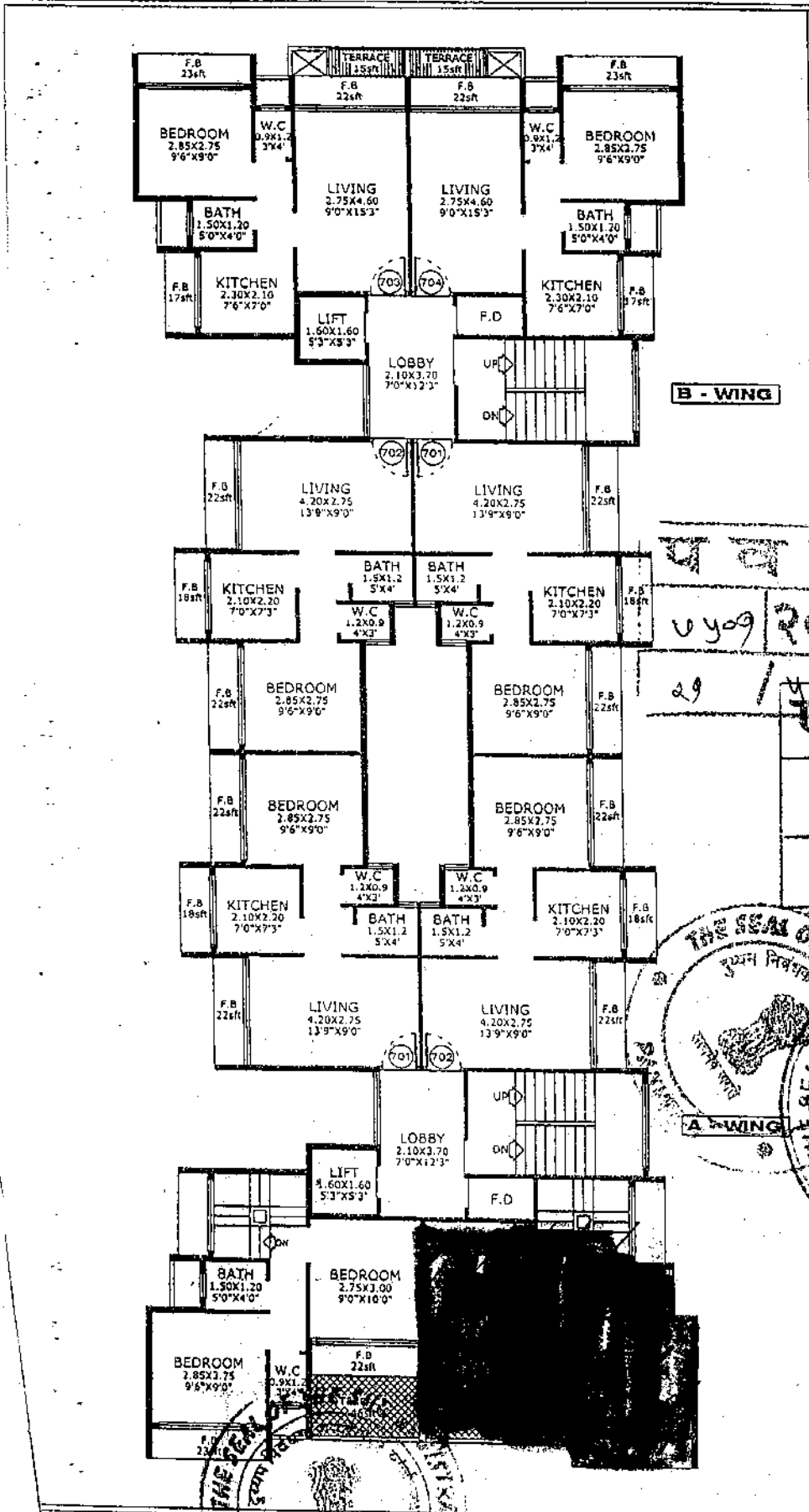
ARCHITECTS

TRIARCH...
 ARCHITECTS & INTERIOR DESIGNERS

SHRADDHATI BIKHARI, SARASWATI BAUG, JOSEPHNAGAR, MUMBAI - 400 060. TEL. 2620441, 2622768
 12 GAUR COMPLEX, SECTOR 11, CBD BELAPUR, NAVI MUMBAI. TEL. 2768010, 2768887



Handwritten signatures and names:
 Anjali
 Surendra prasad Karna
 Anjali



PROJECT: "SHUBH JYOTI"
 PROPOSED RESIDENTIAL CUM. COMMERCIAL BUILDING ON PLOT NO.- 23, PHASE - II, NAVADE, NAVI MUMBAI.

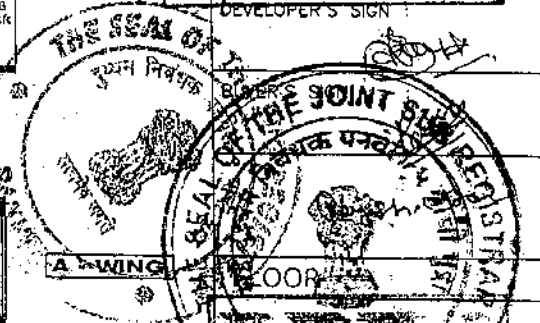
DEVELOPERS
BHOOMI HOMES CREATIONS
 26, CRYSTAL PLAZA, 1ST FLOOR, HIRANANDANI COMPLEX, SECTOR - 07, KHARGHAR, NAVI MUMBAI - 410 210
 TEL. - 022- 2774 7447

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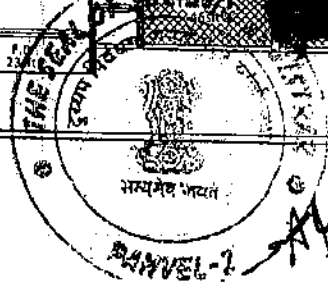
प व ल-५
 १६०१
 CARPET AREA (SQ.FT.)
 ६८८/२०१४
 TERRACE AREA (SQ.FT.)
 १६४/२०१०

DEVELOPER'S SIGN



SEVENTH FLOOR PLAN
 २६/१८

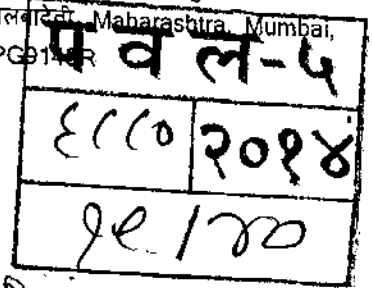
ARCHITECTS
TRIARCH...
 ARCHITECTS & INTERIOR DESIGNERS
 BHADAVATI BHAVAN, BHAKARWAT BLDG, JODHEHWARI (E) MUMBAI - 400 040. TEL: 25284441, 28272651
 14, GAUFI CONNA COMPLEX, SECTOR 11, CBD, BELGAUM, NAVI MUMBAI. TEL: 97500610, 97544487



Smash prasad Kaseg
 Anil
 [Signature]

गावाचे नाव : 1) नावडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2522829
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: प्रभाव क्षेत्र 19 दर रु32000 प्रती चौ.मी.- सदनिका क्र. ए - 601, सहावा मजला, शुभ ज्योती, प्लॉट नं. 23, फेज 2, नावडे, ता. पनवेल, जि. रायगड., क्षेत्र 73.375 चौ.मी., बिल्टअप + टेरेस 4.273 चौ.मी. (Plot Number : 23 ;)
(5) क्षेत्रफळ	1) 73.375 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रमेश उदयलाल माद्रेचा - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 39, लॉवर 143, रोड नं: श्रीम मॉल्स, एल.बी. एस मार्ग, भांडूप, मुंबई., . . . पिन कोड:-400078 पॅन नं:-ASGPM3176M 2): नाव:-राजेश चंपालाल जैन - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 39, लॉवर 143, रोड नं: श्रीम मॉल्स, एल.बी. एस मार्ग, भांडूप, मुंबई., . . . पिन कोड:-400078 पॅन नं:-AAAPJ7800M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष रामरतन गुप्ता - - वय:-28; पत्ता:-, - , - , रुम नं. 18, दुसरा मजला, जगजीवन मेन्शन, दुसरी फणस वाडी , काळबादेवी मुंबई, कालबादेवी, Maharashtra, Mumbai, Non-Government. पिन कोड:-400002 पॅन नं:-AQDPG9144R
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2013
(10) दस्त नोंदणी केल्याचा दिनांक	27/08/2013
(11) अनुक्रमांक, खंड व पृष्ठ	7501/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	126200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25300
(14) शेष	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यकता नाही कारण यातील दस्तप्रकारानुसार आवश्यक नाही

86/7501

पावती

Original/Duplicate

Tuesday, August 27, 2013

नोंदणी क्र.: 39M

1:21 PM

Regn.: 39M

पावती क्र.: 7938

दिनांक: 27/08/2013

गावाचे नाव: नावडे

दस्तऐवजाचा अनुक्रमांक: पवल-7501-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आशिष रामरत्न गुप्ता - -

नोंदणी फी

रु. 25300.00

दस्त हाताळणी फी

रु. 1080.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 54

एकूण:

रु. 26400.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 1:38 PM ह्या वेळेस मिळाले.

JOINT S R PANVEL 1

बाल्तर मुल्य: रु.2522829 /-

मोबदला: रु.1500000/-

भरलेले मुद्रांक शुल्क : रु. 126200/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.25300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 022373 दिनांक: 24/08/2013

बँकेचे नाव व पत्ता: ICICI Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1100/-

मूळ दस्त परत मिळाला

पक्षकारांची सही
मूळ दस्त परत दिला

दुय्यम निबंधक, पनवेल-२

पवल-५	
६६०२०१४	
२९/०८	





सत्यमेव जयते

-:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. बी. ओ. एम/सिडको/एच एस् जी (टी. सी.) / ५०८२ / जे टी आर/सन २०१३ - २०१४

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित गूम ज्योती सहकारी
मूळंड क्र. २३, सेक्टर-२, गा. वि. यो,
नावडे, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था "भाडेकरु-सहभागिदारी गृहनिर्माण" संस्था

अमुच उपवर्गीकरण
फ व ल-५
६१० २०१४
२३ / २०

कार्यालयीन मोहर

नवी मुंबई



सहकारी संस्था-१ सिडको / नवी मुंबई

दिनांक: १० / ०६ / २०१३



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:
'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई-४०० ०२१.
दूरध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००
फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:
'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.
दूरध्वनी : +९१-२२-६७९१८१००
फॅक्स : +९१-२२-६७९१८१६६

संदर्भ क्र.:

दिनांक: **26 JUL 2012**

CIDCO/BP-5513/ATPO(NM & K)/2012 **577 = - - -**

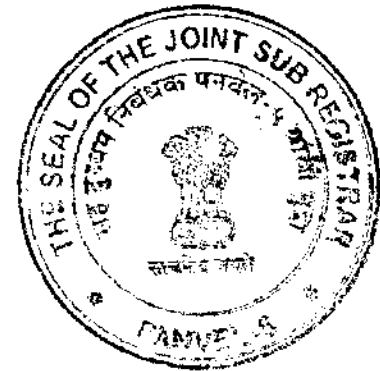
Unique Code No. 2 0 1 2 0 3 0 2 1 0 2 1 7 7 1 0 2

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Gr.+07 floors, having [Res. BUA=1429.079 Sq.mtrs. Comm. BUA=219.722 Sq mtrs. Total BUA=1648.801 Sq.mtrs. (No. of Units, Res.52, Nos. & Comm. 06 Nos.) on Plot No.23, Phase-II, at Navade (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Triarch has been inspected on 06/07/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 29/01/2010 and that the development is fit for the use for which it has been carried out.

(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khonta)

प व ल-५	
६८८०२०१४	
२५/१०	



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई-४०० ०२१.

दूरध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

संदर्भ क्र.:

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलगाव, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१८१००

फॅक्स : +९१-२२-६७९१८१६६

दिनांक: 26 JUL 2012

CIDCO/BP-5513/ATPO(NM & K)/2012 **577 = --**

To,

M/s. Bhoomi Homes Creation,
Shubhdhara Complex, Plot NO.3A,
Sector-15, Kamothe, Navi Mumbai.

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	7	7	1	0	2
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.23, Phase-II, at Navade (12.5% Scheme), Navi Mumbai.

Ref :- 1) Your architect's letter dated 29/06/2012 & 11/07/2012

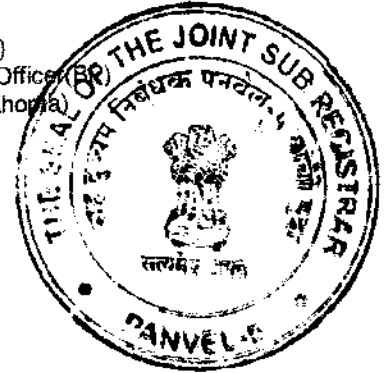
**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- | | | |
|----|--|--|
| 1. | Name of Assessee | - M/s. Bhoomi Homes Creation, |
| 2. | Location | - Plot No.23, Phase-II, at Navade (12.5% Scheme), Navi Mumbai. |
| 3. | Land use | - Residential |
| 4. | Plot area | - 1100.09 Sq. mtrs |
| 5. | Permissible FSI | - 1.50 |
| 6. | GROSS BUA FOR ASSESSEMENT | - 3141.00 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | - 3141.00 Sq.mtrs. X 12000.00 = Rs.37692000/- |
| B) | AMOUNT OF CESS | - Rs.37692000/- X 1% = Rs.376920.00 |
| 7) | Construction & Other Workers Welfare Cess charges paid of Rs.3,76,920/- vide Receipt No.8596, dtd.09/07/2012 | |

प व ल-५	
८८०२०१४	२०१४
२६१.००	

Yours faithfully,

(R. B. Patil)
Addl. Town Planning Officer
(Navi Mumbai & Khopra)



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:
'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई-४०० ०२१.
दूरध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००
फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:
'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.
दूरध्वनी : +९१-२२-६७९१८१००
फॅक्स : +९१-२२-६७९१८१६६

संदर्भ क्र.:

दिनांक: **26 JUL 2012**

CIDCO/BP-5513/ATPO(NM & K)/2012**577** = --

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	7	7	1	0	2
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To,
M/s. Bhoomi Homes Creation,
Shubhdhara Complex, Plot NO.3A,
Sector-15, Kamothe, Navi Mumbai.

Sub :- Occupancy Certificate for Residential Building on Plot No.23, Phase-II, at Navade (12.5% Scheme), Navi Mumbai.

- Ref :-**
- 1) Your architect's letter dated 29/06/2012 & 11/07/2012
 - 2) No dues certificate issued by CIDCO/Estate/12.5%/Navade/77+29/2012, dtd.27/06/2012
 - 3) Maveja NOC issued by CIDCO/Estate/12.5%/Navade/77+29/2012, dtd.27/06/2012,
 - 4) Extension in time limit NOC issued by CIDCO/Estate/12.5%/Navade/77+29/2012, dtd.27/06/2012
 - 5) Final fire NOC issued by Fire Officer vide letter No. CIDCO/Fire/KIm/2996/2012, dtd.02/07/2012
 - 6) DCC NOC issued by CIDCO/EE(KIm-II)2012/1387, dtd.06/07/2012
 - 7) 100% IDC paid of Rs.11,00,100/- vide
 - i) Challan No.121022, dtd.11/01/2010, Amount of Rs.5,50,100/-
 - ii) Receipt No.8596, dtd.09/07/2012, Amount of Rs.5,50,000/-

Dear Sir,

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

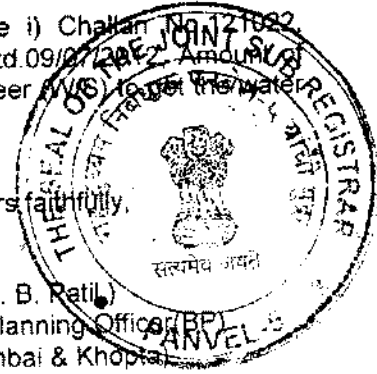
You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society,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

Since, you have paid 100% IDC of Rs.11,00,100/- vide i) Challan No.121022, dtd.11/01/2010, Amount of Rs.5,50,100/- ii) Receipt No.8596, dtd.09/07/2012, Amount of Rs.5,50,000/-, you may approach to the Office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,

(R. B. Retil)
Addl Town Planning Officer/BPL
(Navi Mumbai & Khopra)



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'मिर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई-४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१८१००

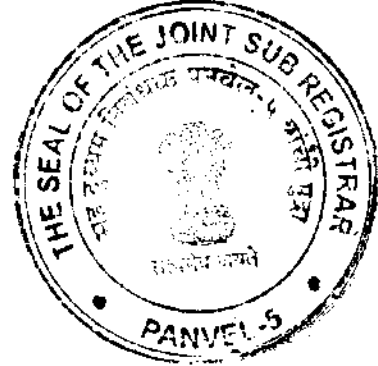
फॅक्स : +९१-२२-६७९१८१६६

संदर्भ क्र.:

दिनांक: **26 JUL 2012**

CIDCO/BP-5513/ATPO(NM & K)/2012 **577 = --**

प व ल-५	
६६६	२०१४
३१/१०	



529/6880

सोमवार, 13 ऑक्टोबर 2014 4:49 म.नं.

दस्त गोश्वारा भाग-1

पवल5

दस्त क्रमांक: 6880/2014

दस्त क्रमांक: पवल5 /6880/2014

बाजार मूल्य: रु. 27,77,000/- मोत्रदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,50,000/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

पावती:7076

पावती दिनांक: 13/10/2014

अ. क्रं. 6880 वर दि.13-10-2014

मादरकरणाराचे नाव: अंशुमन सुरेश प्रसाद कमेरा - -

रोजी 4:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40



दस्त हजर करणाऱ्याची सही:

एकूण: 30800.00



Sub Registrar Panvel 5



Sub Registrar Panvel 5

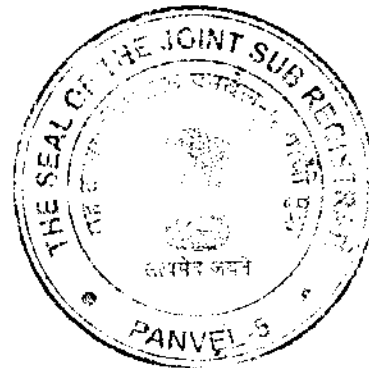
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निश्धारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्रं. 1 13 / 10 / 2014 04 : 43 : 05 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 13 / 10 / 2014 04 : 43 : 47 PM ची वेळ: (फी)

पवल-५	
६८८०	२०१४
३६ / ४०	





13/10/2014 4 53:27 PM

दस्त गोषवारा भाग-2

पवल5

दस्त क्रमांक:6880/2014

दस्त क्रमांक :पवल5/6880/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अंशुमन सुरेश प्रसाद कसेरा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.एच.-2/एल-28, सेक्टर न-6, वाशी-400703, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:BDVPM8234M	लिहून घेणार वय :-25 स्वाक्षरी:- 		
2	नाव:सुरेश प्रसाद लखनलाल कसेरा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.एच.-2/एल-28, सेक्टर न-6, वाशी-400703, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AVAPK7075Q	लिहून घेणार वय :-58 स्वाक्षरी:- 		
3	नाव:अंजली सुरेश प्रसाद कसेरा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.एच.-2/एल-28, सेक्टर न-6, वाशी-400703, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:BGGPK6617Q	लिहून घेणार वय :-44 स्वाक्षरी:- 		
4	नाव:आशिष रामरतन गुप्ता - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र-601, सहावा व सातवा मजला, शुभ ज्योती, प्लॉट नं-23, फेज-2, नावडे, ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन नंबर:AQDPG9143R	लिहून घेणार वय :-29 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याने
शिक्का क्र.3 ची वेळ:13 / 10 / 2014 04 : 46 : 01 PM

दस्तऐवजासोबत जोडलेली कागदपत्रे
आवकून आल्यास याची संपूर्ण जबाबदारी
दस्त निघ्यादकाची राहिल

ओळख:-

खालील इसम असे निवेदीन करतात की ते दस्तऐवज करून देणा-याला व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिधेश पाटील वय:30 पत्ता:Washi पिन कोड:400706		
2	नाव:असलम पटेल - - वय:30 पत्ता:पनवेल पिन कोड:410206		

शिका क्र.4 ची वेळ:13 / 10 / 2014 04 : 47 : 18 PM

शिका क्र.5 ची वेळ:13 / 10 / 2014 04 : 47 : 27 PM नोंदणी पुस्तक 1 मध्ये


Sub Registrar Panvel 5

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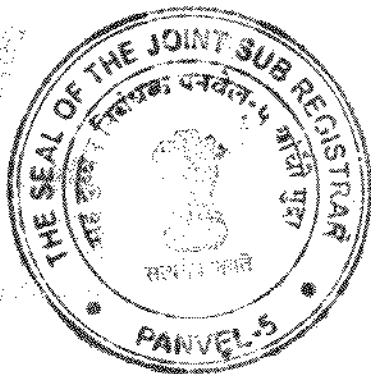
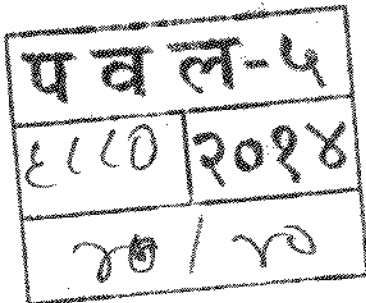
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प्रमाणित करण्यात येते की सदर दस्तान एकूण २०
पाने आहेत. पुस्तक क्र. _____
क्रमांक ६६०/२०१४ वर नोंदला


सह दुय्यम निबंधक, वर्ग २, पनवेल ५
दिनांक १३ माहे १० १४