
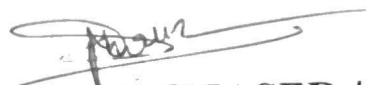


॥ श्री ॥  
**Mangaldeep**  **Room File**

DOCUMENT NO 39 M

DATE : 17/2/2004  
PANVEL/URAN : Panvel  
VILLAGE/M. WARD : Kalamboli  
CIDCO : \_\_\_\_\_  
LAND/FLAT SHOP/OFFICE : Mangaldeep  
CONSIDERATION : \_\_\_\_\_  
VALUE FOR STAMP DUTY : Rs. \_\_\_\_\_  
STAMP DUTY PAID : Rs. \_\_\_\_\_  
STAMP PAPER/ADHESIVE : \_\_\_\_\_  
SPECIAL ADHESIVE : \_\_\_\_\_





**SIGNATURE OF PURCHASER / VENDOR**



DOCUMENT NO 39 M

DATE : 17/2/2014

PANVEL/URAN : Panvel

VILLAGE/M. WARD : Panvel

CIDCO : \_\_\_\_\_

LAND/FLAT SHOP/OFFICE : Manjaldap

CONSIDERATION : \_\_\_\_\_

VALUE FOR STAMP DUTY : Rs. \_\_\_\_\_

STAMP DUTY PAID : Rs. \_\_\_\_\_

STAMP PAPER/ADHESIVE : \_\_\_\_\_

SPECIAL ADHESIVE : \_\_\_\_\_

*[Handwritten Signature]*

SIGNATURE OF PURCHASER / VENDOR



# SHREE DATTA XEROX

Abasaheb Panhale Marg, Near Tahsil Office,  
 Municipal Shop No. 32, Panvel, Raigad-410206.  
 Tel. No. 27490079.



Tuesday, February 17, 2004

12:05:08 PM

Original

नोंदणी 39 म.

Regn. 39 M

## पावती

गावाचे नाव कळंबोली

पावती क्र. : 1121

दिनांक 17/02/2004

दस्तऐवजाचा अनुक्रमांक उरण - 01121 - 2004


दस्ता ऐवजाचा प्रकार करारनामा

करारनामा

सादर करणाराचे नाव: मिनानाथ मच्छिंद्र सिनलकर

नोंदणी फी	:-	4530.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)	:-	440.00
<b>एकूण</b>	<b>रु.</b>	<b>4970.00</b>

आपणास हा दस्त अंदाजे 12:19PM ह्या वेळेस मिळेल

  
दुय्यम निंबधक  
उरण (मनवेल 2)

बाजार मुल्य: 445500 रु. मोबदला: 452500रु.  
भरलेले मुद्रांक शुल्क: 11900 रु.

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place - मुंबई  
दिनांक/Date 28/12/08  
Received from - मिनाबाई मंगलदेव सिंगलकर यांच्याकडून  
र./Rs 9929 ( रुपये/Rupess 9929 ) नवरो मध्य  
on account of - टा.क्र. 49 पाकुरता मिळाले.

रोखपाल व लेखापाल  
Cashier or Accountant.

PROPER OFFICER  
Sub. Reg. Dist. Raigad  
( पदनाम / Designation )

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AGREEMENT FOR SALE

This Agreement for Sale of Flat/shop on ownership basis made and entered into at Kalamboli on this 17<sup>th</sup> day of the month of FEB 2004 in the Christen year Two Thousand Four, between M/s MANGALMURTI ENTERPRISES Partnership firm duly Registered under the Indian Partnership Act 1932 through its authorised Partner 1) Mr. TULSIDAS KHMJI SENGHANI 2) Mr. HARILAL KHMJI SENGHANI having its office at Shop No. 15, Prince Tower, Near Telephone Exchange, Ghatkopar (W), Mumbai - 86 hereinafter called and referred to as the DEVELOPERS (which expressin shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners of the said firm and their respective heirs, executors, administrators and assignees ) of the FIRST PART.

and Mr./Mrs/M/s MR. MINANATH MACHHINDRA SINALKAR  
Age - 35 Years  
Residing at, Kh-5, Bld. No. 43, R. No. 5  
Sector 3E, Kalamboli, Navi-Mumbai.

called and referred to as the purchaser/s (which expression shall, unless repugnant to be context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns ) of the SECOND PART.



घेण्याच्या नांव मिनाबाई मंगलदेव सिंगलकर  
यांच्याकडून नवरो मध्य  
रकम 9929 टा.क्र. 49

(S. S. Parab)  
PROPER OFFICER  
Sub Registrar Panvel,  
Dist. Raigad

Ant - PS (16/08) / thousand nine hundred only  
 OFFICE OF THE SUB-REGISTRAR  
 PANVEL, DIST.: RAIGAD  
 MAHARASHTRA  
 INDIA  
 4805 SPECIAL  
 188717 FEB 16 2004  
 RAIGAD  
 1900 PB 0006  
 RAIGAD DIST. RAIGAD MAHARASHTRA

WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation") having its registered office at. The Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai - 400 021. The Corporation has been already declared as a New Town Development Authority, under the provisions of sub section (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), for New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub section (1) of Section 113 of the said Act.

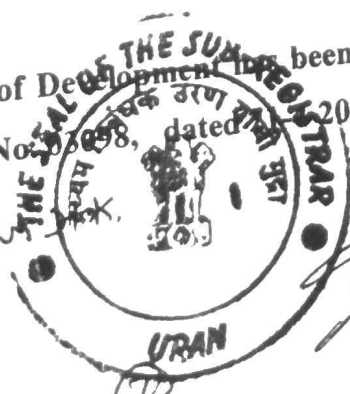
AND WHEREAS the state Government has acquired lands within the designated area of Roadpali and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the state Government under the said Act.

The CIDCO Ltd., under its Rehabilitation scheme for project affected persons allots(12.5% scheme) Plot to the persons who" lands have been acquired for Navi Mumbai project one such Plot bearing No. 6 in Sector 4 at kalamboli admeasuring about 998.76 mtrs has been allotted to SHRI.NAMDEO DUNKUR THAKUR by CIDCO Ltd, vide Agreement of Lease dated 31.03.2003 (hereinafter called the Licensees).

AND WHEREAS in pursuance of the understanding reached between the Licensees and the developers an Agreement of Development dated 21<sup>st</sup> April 2003, executed by and between the said Licensees ,and therein referred to as the Party of the First Part of M/S MANGALMURTI ENTERPRISES therein referred to as the DEVELOPERS, the Licensees have granted to the Developers all the rights to develop the said property and sale the Flats/shops in the buildings to be constructed by them on the said plot and receive and appropriate consideration for themselves.

The said Agreement of Development has been registered with the sub-Registrars office, Panvel - I under Sr. No. 33058, dated 21/04/2003.

*Senghan*  


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Mr. J. K. ...  
Partnership ...  
more ...

AND WHEREAS THE DEVELOPERS ...  
the said plot of land ...  
the said building ...

The Developers have obtained ...  
AND WHEREAS the Purchaser ...  
building in the MANGALDEEP ...  
and specifications he/she/they ...  
No. ... on ... floor of ... Wing ...  
is to have a Carpet area ... Sq.mtrs. and Built-up area ... Sq.mtrs. (Built-up which includes all common area, F.B, C.B, Balcony).

More particularly described in Second Schedule attached hereto for a total (1) umsum consideration of Rs. 4,52,599 (Rupees Four Lakh Fifty Two Thousand Five hundred only).

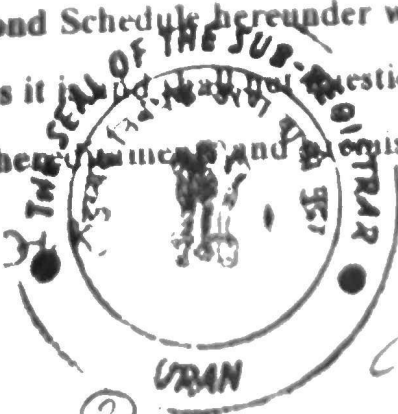
AND WHEREAS other terms and conditions agreed between the parties are appearing herein below.

NOW THEREFORE, THIS AGREEMENT FOR SALE OF FLAT/SHOP ON OWNERSHIP BASIS WITHNESETH AS FOLLOWS :-

NOW THESE PRESENTS WITNESSES AND it is hereby agreed by and between the parties hereto as follows :

1. That the Purchasers/s has/ have taken inspection of the documents in respect of the title of the Developers the said land hereditaments and premises described in the First and second Schedule hereunder written and is fully satisfied with it and accept the same as it is and in all respects the Developers as to their title to the said plot of land hereditaments and premises including the said land described in

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*[Handwritten signature]*

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AND WHEREAS in pursuance of the aforesaid agreement of Development the said Licensees have also executed on Irrevocable power of attorney appointing (1) Mr. TULSIDAS KHIMJI SENGHANI 2) MR. HARILAL KHIMJI SENGHANI the Partners of said M/s MANGALMURTI ENTERPRISES as their constituted attorneys to more effectively carry out the development work's.

AND WHEREAS THE DEVELOPMENT herein have decided to construct buildings on the said plot of land to be known, as MANGAL DEEP and to sell the said flats/ shops in the said buildings to the prospective purchaser/s.

The Developers have obtained commencement certificate from the Town Planning Officer, CIDCO Ltd, vide its letter No. CIDCO/EE(BP)/ATPO/ 1574 dated 30-4-2003.

AND WHEREAS the Purchaser/s being interested in purchasing a flat/shop in the said building in the MANGALDEEP approached the Developers and on perusal of the plans and specifications he/she/they/has/have approved and booked flat/shop No. 301 on Third floor of A Wing in the said building which is to have a Carpet area 35.95 Sq.mtrs. and Built- up area 43.14 Sq.mtrs. (Built - up which includes all common area, F.B, C.B, Balcony).

More particularly described in Second Schedule attached hereto for a total (Lumsum) consideration of Rs. 4,52,500/- (Rupees Four Lakh FIFTY TWO Thousand Five hundred only).

AND WHEREAS other terms and conditions agreed between the parties are appearing herein below.

NOW THEREFORE, THIS AGREEMENT FOR SALE OF FLAT/SHOP ON OWNERSHIP BASIS WITHNESETH AS FOLLOWS :-

NOW THESE PRESENTS WITNESSES AND it is hereby agreed by and between the parties hereto as follows :

1. That the Purchasers/s has/ have taken inspection of the documents in respect of the title of the Developers the said land hereditaments and premises described in the First and second Schedule hereunder written and is fully satisfied with it and accept the same as it is and shall not question the Developers as to their title to the said plot of land hereditaments and premises including the said land described in

Senghani  
THE SEAL OF THE SUB-REGISTRAR  
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charges and expenses in connection with the formation of the co-operative society as well as the costs of preparing, engrossing, stamping and registering of all the agreement, conveyance, transfer, deeds of any other document or documents required to be executed by the Developers and Purchaser as well as the entire professional costs of the Solicitors of the Developers in preparing and approving all such documents shall be borne by the Society and proportionately by all the purchasers of flats/shops of the buildings. The Developers shall not contribute anything towards such expenses.

41. It is also understood and agreed by and between the parties hereto that the terrace space in the front of or adjacent to the terrace flats in the said building if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned Local Authority and the Promoters of the Society.
42. This Agreement shall be executed in triplicate, the Original shall be lodged by the Purchaser/s for registration with the Sub-Registrar or Assurance at Panvel.
43. The conveyance in favour of the purchaser and/or the co-operative Housing society shall not effect the right of the Builder to construct additional flats/shops in the said building as per the additional floor space Index sanctioned by the local authority and the same shall be the exclusive property of the Developers herein forever.

### SCHEDULE-I

All that piece and parcel of land known as Plot No. 6 , Sector - 4, Village Kalamboli, Scheme containing by measurement 998-76 Sq,mtrs. In Navi Mumbai, Tq : Panvel, Dist-

Raigad or there about and bounded as follows :

ON OR TOWARDS THE NORTH  
ON OR TOWARDS THE SOUTH  
ON OR TOWARDS THE EAST  
ON OR TOWARDS THE WEST



PLOT NO. 5  
PLOT NO. 7  
11 Mtrs wide Road.  
PLOT NO. 10 & 11

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And delineated on the plan annexed and shown therein red colour boundary line.

Senghani M.K.

(14)



SCHEDULE - II

Flat/Shop No. 301, admeasuring about 35-951 sq.mtrs of carpet area and built-up area 43-141 Sq.mtrs. on the Third floor of the A Wing in the Building known as MANGALDEEP on Plot No. 6, Sector - 4, Kalamboli, Navi Mumbai, Tq. Panvel, Dist : Raigad, Navi Mumbai.

And delineated on the plan annexed and bounded there in red colour boundary line.

[IN WITNESS WHEREOF the Developers and the Purchaser/s have hereunto set and subscribed his hand and seal on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPED

M/S MANGALMURTI ENTERPRISES

Through its Authorised Partners

Shri HARILAL KHIMJI SENGHANI

*Senghani H.K.*

In the presence of -----

1) J.V. Parab *Parab*

2) V.D. Chavan *Chavan*

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS/S

MR. MINAVATH MACHHINDRA  
SINALKAR.

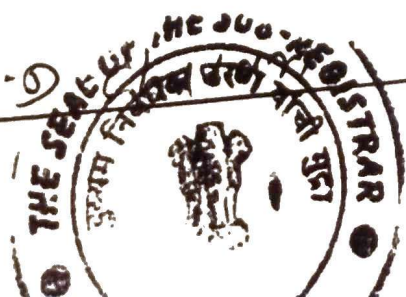
*Minavath*

in the presence of -----

1) J.V. Parab *Parab*

3) V.D. Chavan *Chavan*

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*(Faint, mostly illegible text from the reverse side of the document)*

**SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED DEVELOPER**

**M/S MANGALMURTI ENTERPRISES**  
Through its Authorised Partners  
Shri HARILAL KHIMJI SENGHANI

*Senghani*

In the presence of \_\_\_\_\_

- 1) J. V. Parab *Parab*
- 2) V. D. Chavan *Chavan*

**SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER/S**  
MR. MINAVATH MACHHINDRA  
SINALKAR.

*~~Parab~~*

in the presence of \_\_\_\_\_

- 1) J. V. Parab *Parab*
- 3) V. D. Chavan *Chavan*



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Flat/Shop No. 301 SCHEDULE - II  
carpet area and built-up area 43-141, admeasuring about 35-951 sq.mtrs of  
A Wing in the Building known as MANGALDEEP on Plot No. 6, Sector - 4,  
Kalamboli, Navi Mumbai, Tq. Panvel, Dist : Raigad, Navi Mumbai.

And delineated on the plan annexed and bounded there in red colour boundary line.

IN WITNESS WHEREOF the Developers and the Purchaser/s have hereunto set and  
subscribed his hand and seal on the day and year first hereinabove written.

**SIGNED SEALED AND DELIVERED  
BY THE WITHINNAMED DEVELOPER**

**M/S MANGALMURTI ENTERPRISES**

Through its Authorised Partners

Shri HARILAL KHIMJI SENGHAM

Sengham

In the presence of -----

1) J. V. Parab

Parab

Parab

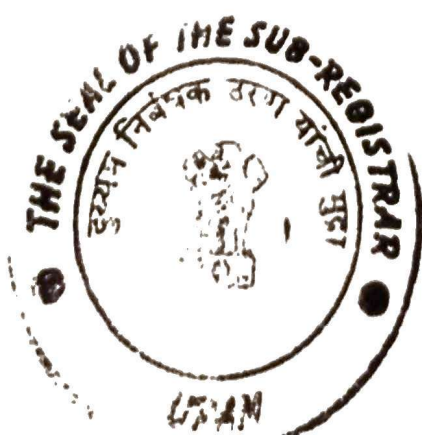
RECEIPT

RECEIVED the day and year first hereinabove written of and from the withinnamed  
Purchaser/s the sum of Rs. 12500/- (Rupees  
Twelve thousand Five hundred  
deposit to be paid by him/her/they to us by Cash/Cheque No. 185450 on  
The Hindustan Corop. Bank Ltd.

WITNESS :

17 Darshan  
07 Dhruvan

WE SAY RECEIVED  
Senghani H.K.  
FOR M/S. MANGALMURTI  
It authorised Partners.



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301 A

3rd Floor

PROPOSED 'MANGAL DEEP' COMMERCIAL & RESIDENTIAL COMPLEX ON PLOT NO.6, SECTOR-04, KALAMBOLI, NAVI, MUMBAI

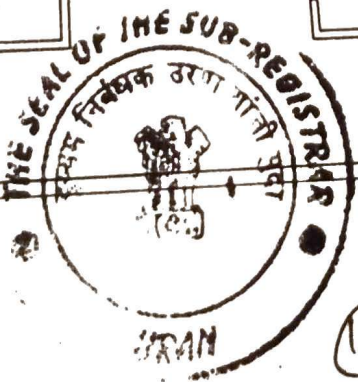
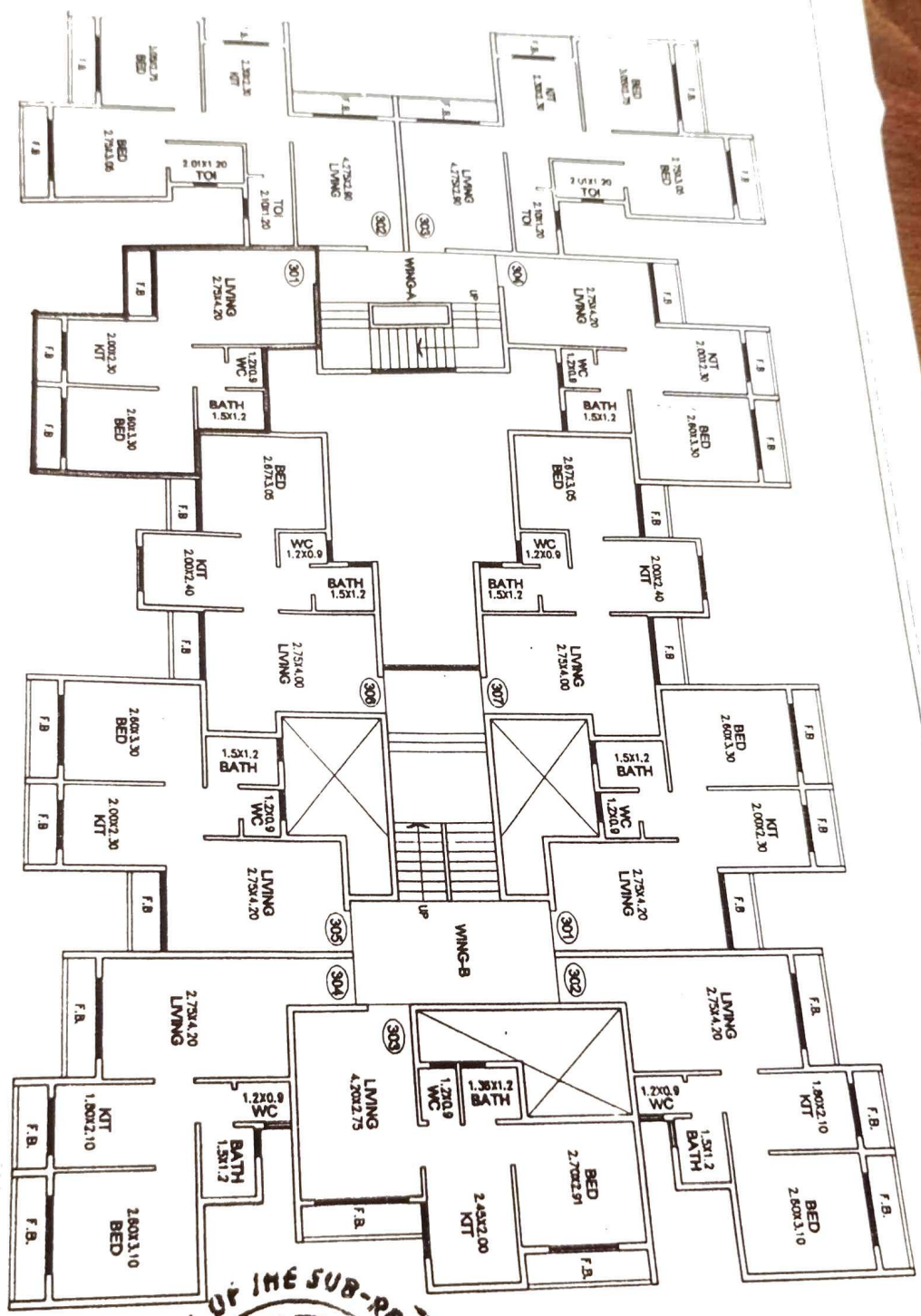
PROJECT

SIGN. OF PURCHASER

SIGN. OF VENDOR

Sengham HK

THIRD FLOOR PLAN



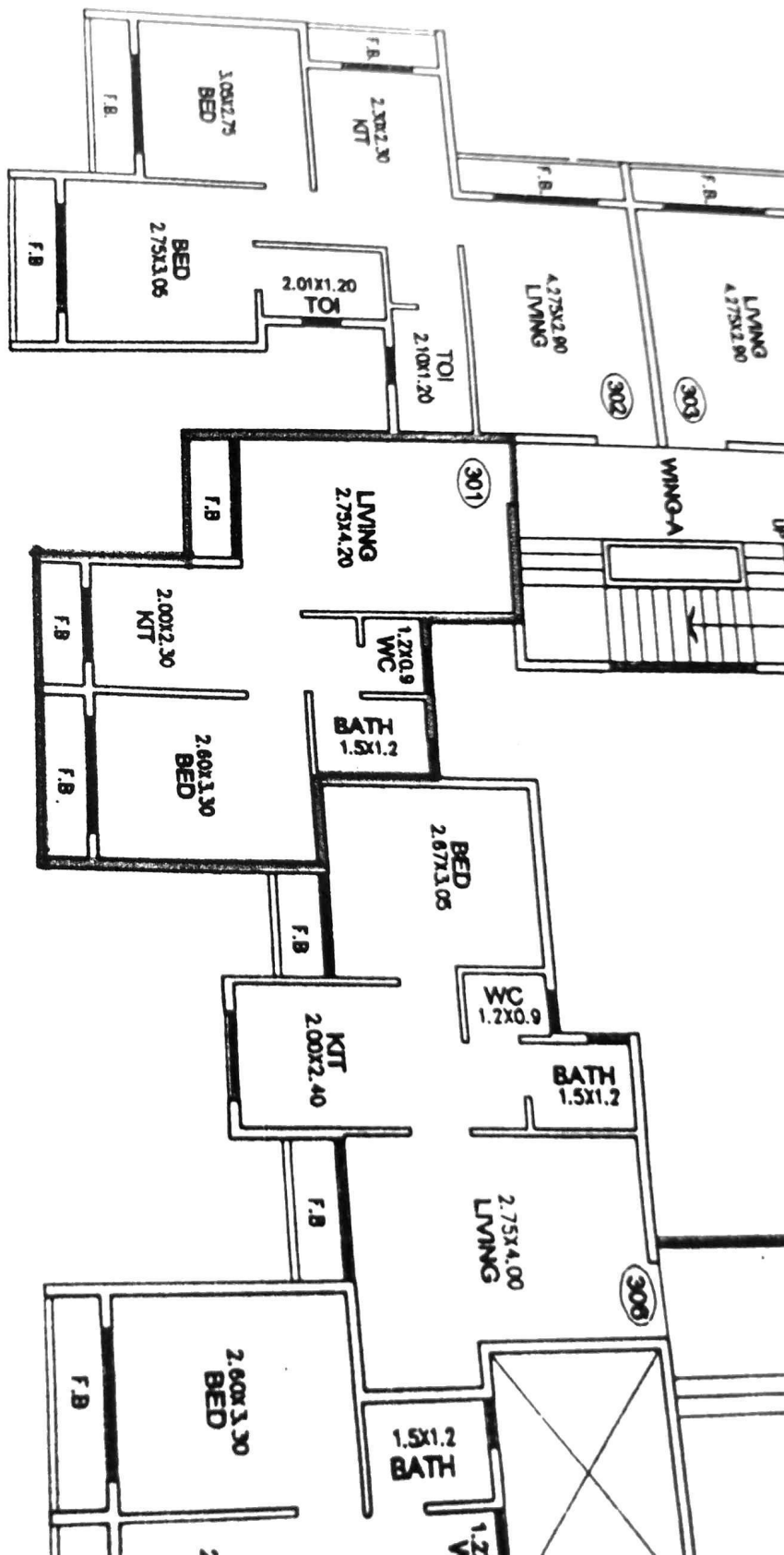
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FLAT NO.	WING	FLOOR
301	A	3rd

PROJECT  
 PROPOSED "MANGAL DEEP" COMMERCIAL & RESIDENTIAL  
 COMPLEX ON PLOT NO.6, SECTOR-04, KALAMBOLI, NAVI M

THIRD FLOOR PLAN



COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XX(VII) of 1966 to Mr. Namdeo Dinkur Thakur

Unit/Plot No. 06 Road No. —, Sector 04 Node Roadpali - Kalambdi of 4ES.

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+4) Shr.

Resi. BUA = 1277.989 m<sup>2</sup> ; Comm. BUA = 200.402 m<sup>2</sup>

Total BUA = 1478.391 m<sup>2</sup>

(Nos. of Residential Units 44 Nos. of Commercial units 16)

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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

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



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The maintenance of these conditions shall be binding on the applicant and shall be the responsibility of the applicant and shall be the responsibility of the applicant.

A certified copy of the approved plan shall be submitted to the


The area within the 2500 sq. meters shall be reserved for the purpose of the building and shall be reserved for the purpose of the building and shall be reserved for the purpose of the building.

Every building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by (MSEB). In case of high rise building under ground and over head water tank shall be provided as per the fire fighting requirements of (MSEB). The applicant shall seek approval of the EE, Water Supply of the City in respect of capacity of domestic water tanks. The applicant shall inform of the Fire Officer of the City in respect of capacity of water tanks for the fighting purpose.

You shall approach Executive Engineer, MSEB for the power requirements, location of transformer, if any etc.

As per Govt of Maharashtra memorandum vide No TRP/4392/1504/C4/18724, DT-11/7/14 Dated 19th July, 2014 for all buildings following additional conditions shall apply.

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

  
 EXECUTIVE ENGINEER (BLOG PERMISSION)  
 ADDL TOWN PLANNING OFFICER

C.C. TO: ARCHITECT  
Visthar

C.C. TO: Separately to :

- 1. M(T/S)
- 2. CCUC
- 3. EE(KHR/PNI/KIMADRON)
- 4. EE(W/S)

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The conditions of this permission shall be binding on applicants for approval and shall be a condition of the permission granted and shall be binding on the applicant and shall be a condition of the permission granted.

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


The owner of the 2500/1 Approved with C.F.R. as security against fire accidents, either in whole or in part in the above mentioned of the Corporation or part of any of the conditions attached to the permission covered by the Corporation's permission shall be without prejudice to any other remedy or right of Corporation.

Every Building shall be provided with under ground and over head water tank. The capacity of the tank shall be as per norms fixed by C.F.R. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of C.F.R. The applicant shall seek approval of the Fire Officer, Supply of C.F.R. in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of C.F.R. in respect of capacity of water tanks for the fighting purpose.

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

As per Govt. of Maharashtra memorandum vide No T.P. 412/11304/11/18/94, D.T. 11/11/94 Dated 19<sup>th</sup> July 1994 for all buildings following additional conditions shall apply.

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

  
EXECUTIVE ENGINEER (B.L.O. PERMISSION)  
ADDL. TOWN PLANNING OFFICER

- 5 The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
- 6 A certified copy of the approved plan shall be exhibited on site.
- 7 The amount of Rs. 2500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
- 8 "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP Dated 19<sup>th</sup> July,1994 for all buildings following additional conditions shall apply.
- i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

  
EXECUTIVE ENGINEER (BLOG.PERMISSION)  
ADDL.TOWN PLANNING OFFICER

ANNEXURE 'A'  
AMENITIES AND SPECIFICATION OF THE FLAT

1. Building will be R.C.C. Frame structure.
2. R.C.C. overhead and underground water tank with pump set and pump room.
3. Main Entrance door will be wooden pannel or flush door with French polish on one side with necessary fitting.
4. All rooms internal door will be flush doors W. C. / Bath doors will be provided with shutters.
5. All windows will be provided aluminium or wooden.
6. R.C.C. loft over bath.
7. Kitchen will be provided with cooking standing platform with black cadappa stone on top and sink and '0" glazed dado above platform.
8. Bath Room will be provided with polish shahabad flooring and a dado of glazed tiles upto 3'-0" height.
9. W. C. will have glazed tiles flooring and dado upto 1'-6" height.
10. One wash basin will be provided for each flat.
11. Grey mosaic tiles flooring in main room and grey mosaic tiles in other rooms.

12. Electricity :

Living Room : One light point, one bell point, one fan point, one plug point.

Bed Room : One light point, one fan point, one plug point.

Kitchen : One light point, one plug point, one fan point, one domestic point.

Bath Room : One light point, one domestic point.

W.C. : One light point.

Passage : One light point.

Balcony : One light point.

13. Building will be painted from outside with cement paint.

उरण	
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२०१२२	



Name - Minamath Machhindra S'nalkar

mobile no → 9768231373

Certificate No. 10

Member's Register No. 10

# Share Certificate

MANGALDEEP

Co-operative Housing Society Ltd.

NO. 6, SECTOR-4, KALAMBOLI, NAVI MUMBAI.

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

Registration No. MBOM/CECO/HSG/LOH/2126/JTR/05-06 Date 26-10-2005

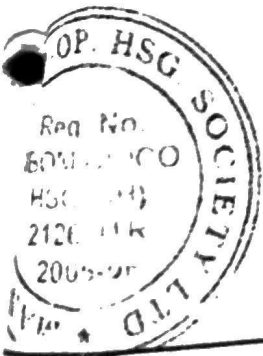
To certify that Shri/Smt./M/s. MINANATH M. SINALKAR.

\_\_\_\_\_ is the Registered Holder of Five fully paid up share  
FIFTY each numbered from 41 to 45 both inclusive, in  
Mangaldeep Co-operative Housing Society Ltd., Kalamboli

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Kalamboli, Navi Mumbai

on 25<sup>th</sup> day of December 2006.



[Signature]  
Authorised  
M. C. Member

[Signature]  
Secretary

[Signature]  
Chairman

(P.T.O.)

**POSSESSION CERTIFICATE**

This is to certify that Flat \ Shop No. 301 in Wing - A , in Building  
Called "MANGAL -DEEP" CO - OP. HSG. SOC. (PROP)." Situated at on  
PLOT NO. - 6, sector - 4, KALAMBOLI, NAVI MUMBAI. has been  
Constructed as per the plans and terms of Agreement Dated 17-2-2004.

Mr. Minanath Machhindra Singalkar the purchaser of the  
said Flat/Shop on the Third Floor have satisfied himself after inspecting  
and paid full consideration.

I hereby handover the quite, vacant and peaceful possession of Flat  
/Shop No. 301, in Wing - A Building called "MANGAL -DEEP CO-OP  
HSG. SOC.(PROP)." Situated at on PLOT NO. -6, SECTOR - 4  
KALAMBOLI, NAVI MUMBAI. in on. 19-5-2004.

FOR MANGALMURTI ENTERPRISES

Senghani H.K.

PARTNER

POSSESSION HAND OVER BY  
In the presence of

  
POSSESSION TAKEN OVER BY  
in the presence of

DATE : 18-2-2004.

To,

ICICI HOME FINANCE COMPANY LIMITED (IHFC)  
(as duly constituted attorney in this  
behalf of ICICI BANK LIMITED).

PLACE: KALAMBOLI

Dear Sir,

Re: PERMISSION TO MORTGAGE Flat No. A- 301 on the Third Floor  
of the Building proposed to be named as "MANGAL DEEP" situated at  
Plot No.6, Sector -4, Kalamboli, Navi Mumbai.

1. This is to confirm that we have allotted Flat No. A-301, Admeasuring  
35.951 Sq.Mtr. Carpet Area on the Third Floor of the Building  
proposed to be named as "MANGAL DEEP" situated at Plot No. 6,  
Sector-4, Kalamboli, Navi Mumbai, constructed by us to MR. MINANATH  
MACHHINDRA SINALKAR for a total Consideration of Rs. 4,52,500/=  
(Rupees Four Lakh Fifty Two Thousand Five Hundred Only) under an  
Agreement for Sale Dated: 17-2-2004.
2. We confirm that we have obtained necessary permissions/approvals/  
sanctions for construction of the said building from all the concerned  
competent authorities and the construction of the building as well as  
the flat are in accordance with the approved plans.

We assure that the said flat as well as the said building and the  
land appurtenant there to are not subject to any encumbrance, charge  
or liability of any kind whatsoever and that the entire property is  
free and marketable. We have a clear, legal and marketable title to  
the said property and every part thereof.

3. MR. MINANATH MACHHINDRA SINALKAR has paid an amount of Rs. 52,500  
( Rupees Fifty Two Thousand Five Hundred Only) and some of Rs.4,00,  
(Rupees Four Lakh Only) remains to be paid towards the cost of the  
said flat.
4. Possession of the said flat will be given to Mr. MINANATH  
MACHHINDRA SINALKAR on or about MARCH 2004. on payment of the full  
consideration of the Flat.

For M/s. MANGALMURTI ENTERPRISES

Senghamit K.

Partner

DATE: 18-2-2004.

To,

Mr. Minanath Machhindra Sinalkar  
K.L.S. Building No. 43,  
Room No. 5, Sector 3/E,

KALAMBOLI

DEMAND LETTER

Your Flat No. A-301 Third Floor Area 35.951 Sq.Miter in  
Carpet Area in Building "MANGAL DEEP" at Plot No.6., Sector-4,  
Kalamboli, Navi Mumbai, under Agreement Dated: 17-2-2004.

The Total Consideration of Flat is Rs. 4,52,500/=

( Rupees Four Lakh Fifty Two Thousand Five Hundread Only)

You have Paid some of Rs. 52,500/= ( Rupees Fifty Two  
Thousand Five Hundread Only)

The Construction Work above Building is 100 % Completed  
so Please arrange due Balance Amount Rs. 4,00,000/=

( Rupees Four Lakh Only ) with in Seven Days.

Thanking You,

Yours Faithfully,

For M/s. MANGALMURTI ENTERPRISES

Senghani H.K.

Partner