

Property (2)

Sad Dashtan, Koparkhairne



Wednesday, February 29, 2012

1:14:53 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1501

गावाचे नाव कोपरखैरणे

दिनांक 29/02/2012

दस्तावेजाचा अनुक्रमांक

टनन8 - 01467 - 2012

दस्ता वेजाचा प्रकार

अभिहस्तांतरणपत्र



सादर करणाराचे नाव: श्री रणजीत आर मोर्या

नोंदणी फी

:-

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:-

520.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

एकूण

रु.

620.00

आपणास हा दस्त अंदाजे 1:29PM ह्या वेळेस मिळेल
मुळ दस्त परत केला

दुय्यम निबंधक

ठाणे 8

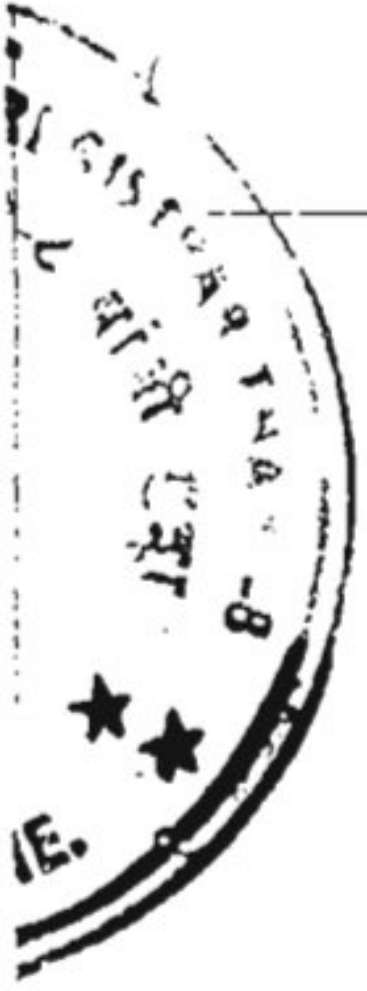
सह दुय्यम निबंधक ठाणे-८

बाजार मुल्य: 1 रु.

मोबदला: 1 रु.

सह दुय्यम निबंधक ठाणे - ८

भरलेले मुद्रांक शुल्क: 100 रु.



सादर अभिहस्तांतरणपत्राचा करारनामा दि. 29/2/12
क्र. 11/11/8/8009 अन्वये नोंदला असून
त्यास मु.शु. रु. 113,500/- व नोंदणी फी रु. 22,700/-
इशकी भरलेली आहे.

Recd dtd

13/08/2021

(Sameer. Lantani)

Handwritten notes and symbols on the left margin, including a vertical line and various markings.



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, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र. 3/83, दुकान नं. 2, तळमजला, प्लॉट नं. 76, साई दर्शन को ऑप हौ सोसा लि. से. 14 जीईएस कोपरखैरणे नवी मुंबई टनन -8, दस्त क्र 8009 दिनांक 07/12/2011 नुसार मु.शु. 113500/- व नो फी 22700/- वसूल
- (3) क्षेत्रफळ (1) 370 चौ फुट 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 विलास रामचंद्र साळुंखे - -; घर/फ्लॉट नं: भागीरथी निवास , 4 था मजला, उमेश नगर, रैतीबंदर क्रॉस रोड डोंडिवली ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/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 रणजीत आर मौर्या - -; घर/फ्लॉट नं: सी -2/3/3, श्री वसुंधरा सोसा से. 23 कोपरखैरणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 29/02/2012
- (8) नोंदणीचा 29/02/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1467 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शंरा



सह दुय्यम निबंधक ठाणे क्र.८

NILESH BHOJANE STAMP VENDOR
 LICENCE NO. 3/2001 (THANE)
 C-2/5/0:1, Sec:2, Yashi, Navi Mumbai - 400 703.
 Tel.: 27823616 / 27820089

Sr. No. _____ Date: 11/12/2012

Name: Vijay Ramchandra S.

Through: Rajju

Sr. No.	Amt.	Nos.	Total Amt.
<u>90244</u>	<u>100</u>	<u>1</u>	<u>100</u>
			<u>S</u>
TOTAL			<u>100</u>



टफान - ६
90244/9024
 २०१२



महाराष्ट्र MAHARASHTRA

FB 034809



जिल्हा कोषागार कार्यालय,
ठाणे.
23 DEC 2011
मुद्रांक प्रत्येक लिपीक/लिपीक

निर्दिष्ट स्टॅम्प वेन्डर
पत्रांक नं. 2/4/07, कोरवा 2,
अनु. क्र. 90244
नाव: Vites. Rameshchandra Salunkhe
इस्ते: Raju

F2 JAN 2012

SALE DEED
(Full Payment)

टन/न - 6
98ED 12-24
2092

SAI DARSHAN CO-OP. HSG. SOCIETY LTD.

Shop bearing No. 2, Ground Floor, SAI DARSHAN Co-op. Hsg. Society Ltd., Plot No. 76, Sector 14, 12th 5th GES Scheme, Koperkhairane, North Mumbai

BUILT UP AREA	370 sq.ft.
MARKET VALUE	₹ 22,70,000/-
STAMP DUTY	₹ 2,500/-
REGISTRATION	₹ 2,700/-
SALE PRICE	Rs. 14,90,000/-



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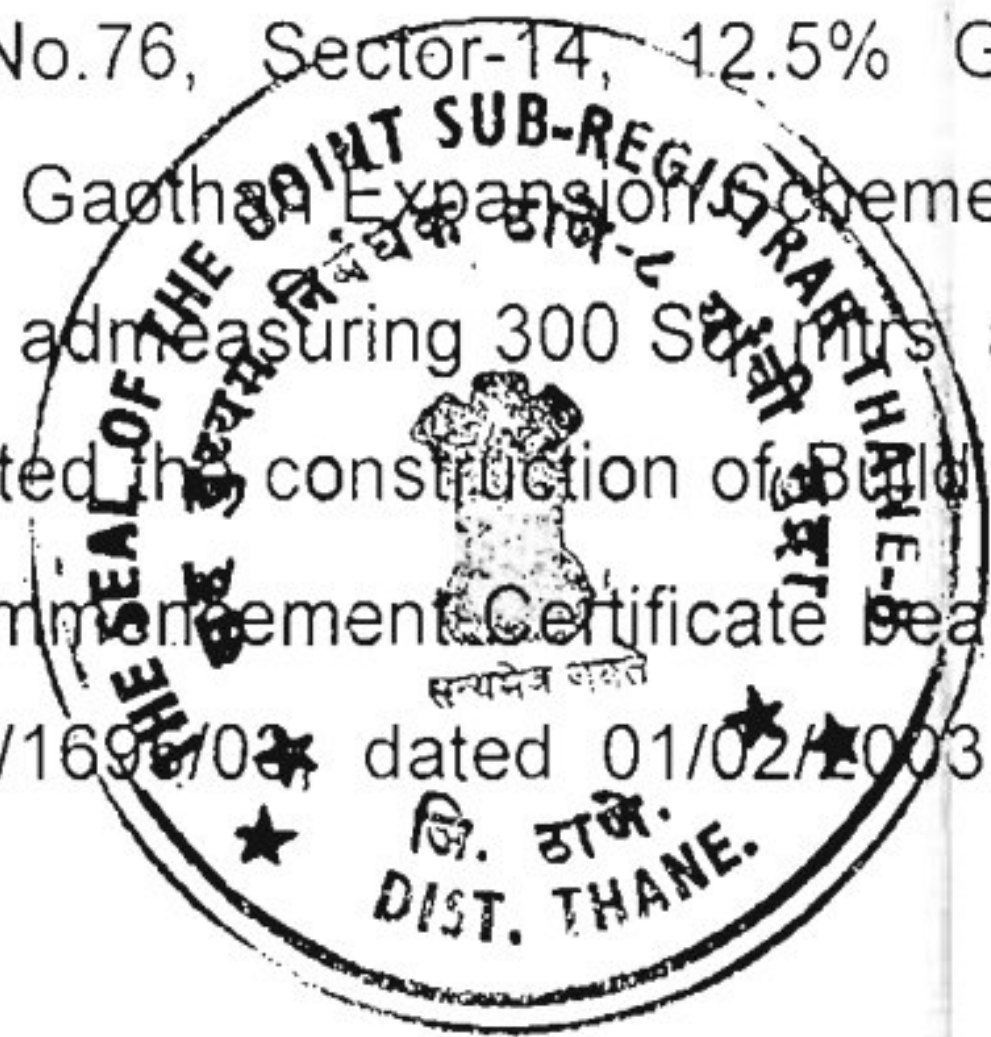
AND WHEREAS :- By an Agreement to Lease dated 10/12/2002, made at CBD Navi Mumbai, between the City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), therein and here referred to as The Lesser and SHRI. CHANDRA RAO KALURAM PATIL, (The Licensee) leased a Plot of land being Plot No. 76, under 12.5% Gaothan Expansion Scheme, admeasuring about 300 sq. mtrs. At Sector-14, Koparkhairne, Navi Mumbai, (hereinafter referred to as the said Plot.)

AND WHEREAS LICENSEE paid the full premium to the Corporation and the corporation granted permission or licence to the lessee to enter upon the said land.

AND WHEREAS the lessee SHRI. CHANDRA RAO KALURAM PATIL assigned their development rights in respect of Plot No.76, Sector-14, 12.5% GES Scheme, at Koparkhairane, under Gaothan Expansion Scheme Navi Mumbai, Tal & Dist. Thane, admeasuring 300 Sq. mtrs., to M/S. OM SAI DEVELOPERS vide Agreement of Agreement for Development Dated 13/02/2003, for proper consideration and handed over the possession of the said plot to M/S. OM SAI DEVELOPERS.

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AND WHEREAS, M/S. OM SAI DEVELOPERS is seized and possessed of the Said Plot No.76, Sector-14, 12.5% GES Scheme at Koparkhairane, under Gaothan Expansion Scheme Navi Mumbai, Tal & Dist. Thane, admeasuring 300 Sq. mtrs. and the DEVELOPERS have completed the construction of Buildings on said Plot in has obtained Commencement Certificate bearing No. NMMC/TPD/BP/DP No.100/169/03 dated 01/02/2003, to the concerned authorities.



AND WHEREAS the Developers alone have sole and exclusive right to the Shop/s shops in the said building constructed by the Developers on the said Plot and to enter into agreement with the

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(1)

Purchaser/s of the said Shop, flat etc and to receive the said price in respect thereof.

AND WHEREAS :- The Transferor/Seller have requested the Developer to allot a Shop bearing No.2, on ground Floor, in the building known as SAI DARSHAN, standing on Plot No.76, Sector-14, 12.5% GES scheme, Koparkhairane, of Gaothan Expansion Scheme Navi Mumbai, admeasuring about 370 Built up area, including undivided proportionate share in the common area and common facilities in the said building.

AND WHEREAS:- Vide an Agreement for Sale dated 8/3/2006 duly registered with Sub-registrar of Panvel on 13/3/2006 under Serial No. 2218 between the Developers have sold & transferred the said Shop bearing No.2, on ground Floor, in the building known as SAI DARSHAN, standing on Plot No.76, Sector-14, 12.5% GES scheme, Koparkhairane, of Gaothan Expansion Scheme Navi Mumbai, admeasuring about 370 Built up area, (hereinafter referred to the said Premises) to MR. VILAS RAMCHANDRA SALUNKHE the TRANSFEROR/SELLER for proper consideration

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07/12/11
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AND WHEREAS, the TRANSFEROR/SELLER are seized and possessed of or otherwise well and sufficiently entitled to a Shop bearing No.2, on ground Floor, in the building known as SAI DARSHAN, standing on Plot No.76, Sector-14, 12.5% GES scheme, Koparkhairane, of Gaothan Expansion Scheme Navi Mumbai, admeasuring about 370 Built up area, (hereinafter referred to as the "Said Shop").



AND WHEREAS the TRANSFEROR/SELLER have sold and transferred the Said Shop to the TRANSFEREE/PURCHASER herein and the TRANSFEREE/PURCHASER have purchased the Said Shop at or for the lumpsum price of Rs.14,90,000/- (RUPEES FOURTEEN LACS NINETY THOUSAND ONLY) and made Agreement for Sale dt. 07/12/2011 between the

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Transferor/Seller and the Transferee / Purchaser and the said document has been registered at Sub-Registrar Office, Koparkhairane, Navi Mumbai, vide Regn. No.TNN8-08009 -2011, dt. 07/12/2011, Receipt No. 8253, and paid Stamp Duty of Rs.1,13,500/-, Regn Fees of Rs.22,700/- in respect of the said Shop.

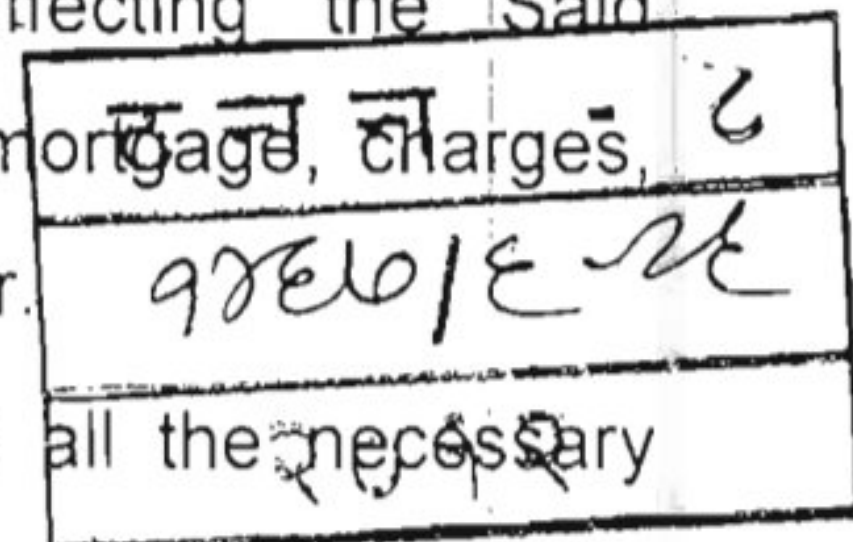
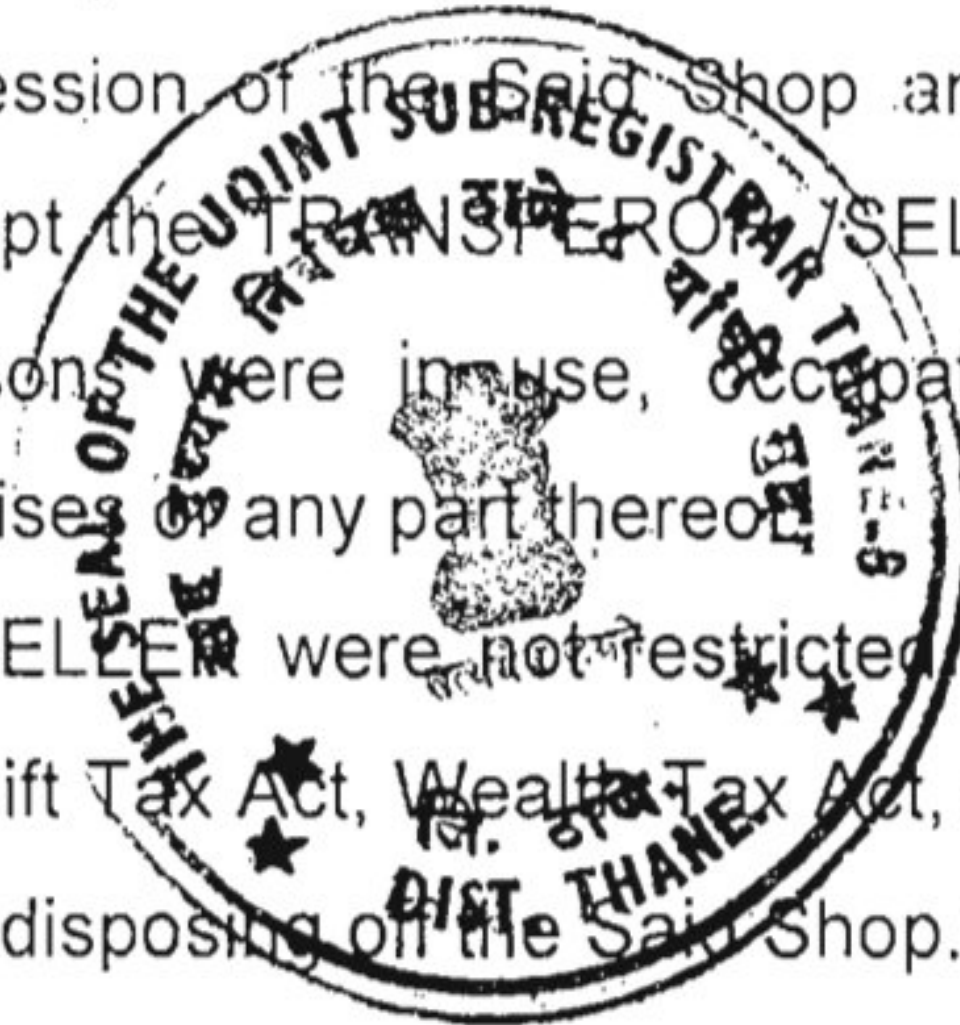
And the TRANSFEREE/PURCHASER have purchased the same for the said price relying upon the following representations made by the TRANSFEROR /SELLER i.e. to say :-

- i) There was no suits, litigations, civil or criminal or any other proceedings pending as against the TRANSFEROR/SELLER personally affecting the Said Shop. The said Shop is free from all mortgage, charges, encumbrances of any nature whatsoever.
- ii) The TRANSFEROR/SELLER had paid all the necessary charges of any nature whatsoever in respect of the Said Shop and the TRANSFEROR/ SELLER had not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the Said Shop.
- iii) The TRANSFEROR/SELLER is in exclusive use, occupation and possession of the Said Shop and every part thereof and except the TRANSFEROR/SELLER no other person or persons were in use, occupation and enjoyment of the premises or any part thereof.
- iv) The TRANSFEROR/SELLER were not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing of the Said Shop.

Relying upon the aforesaid representations and declarations made by the TRANSFEROR/SELLER herein, the TRANSFEREE/PURCHASER has purchased the Said Shop at or for the lumpsum price consideration of Rs.14,90,000/- (RUPEES FOURTEEN LACS NINETY THOUSAND ONLY) paid as aforesaid.

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AND WHEREAS the TRANSFEROR/SELLER has transferred all their/his right, title, interest and benefit of the Said Shop to the TRANSFEREE/PURCHASER and the TRANSFEREE/PURCHASER herein doth hereby purchased the Said Shop on making the payment of **Rs.14,90,000/- (RUPEES FOURTEEN LACS NINETY THOUSAND ONLY)** to the TRANSFEROR/SELLER inclusive of all his right of ownership, administration charges, membership right. The TRANSFEROR/SELLER doth hereby sells and conveys the said premises at the lumpsum price consideration of **Rs.14,90,000/- (RUPEES FOURTEEN LACS NINETY THOUSAND ONLY)**.

Upon receipt of the full consideration money referred to hereinabove the TRANSFEROR/SELLER :

- i) Have handed over to the TRANSFEREE the transfer forms duly signed by them, the TRANSFEROR, as regards the all other necessary papers, Letters, and documents - 6 required to the TRANSFEREE.
- ii) Have surrendered their occupancy rights in respect of the said **Shop No. 2**, building of SAI DARSHAN CO-OP. HSG SOCIETY in favor of the TRANSFEREE.
- iii) Have caused the said society to allow to occupy the said Shop by the TRANSFEREE in place and instead of the TRANSFEROR.
- iv) Have tendered their resignation as the member of the said society.
- v) Have caused the said society to enroll the TRANSFEREE as the member of the said society in place and instead of the TRANSFEROR.
- vi) Have caused the said society to transfer all the deposits, lying with the said society in the name of the TRANSFEROR and in favor of the TRANSFEREE in the records of the said society.

Documents - 6
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2012



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And the TRANSFEROR/SELLER has handed over the possession of Said Shop to the TRANSFEREE/PURCHASER. Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.

AND THEREFORE THIS DEED NOW WITNESSETH AS FOLLOWS:-

2-1-20
MUM 12-28

1. That the TRANSFEROR/SELLER has assigned and transferred all his right, title, interest and benefit whatsoever they have in the Said Shop bearing No.2, on ground Floor, in the building known as SAI DARSHAN, standing on Plot No.76, Sector-14, 12.5% GES scheme, Koparkhairane, of Gaothan Expansion Scheme Navi Mumbai, admeasuring about 370 Built up area, to the TRANSFEREE /PURCHASER. The assignment of the said rights were incidental to the transfer of the shares which the TRANSFEROR/SELLER holding in respect thereof and as such the ownership rights of the Said Shop and the rights accrued to the TRANSFEROR/ SELLER.

2. In pursuance of the said Agreement as stated hereinabove, the TRANSFEREE/PURCHASER has paid to the TRANSFEROR/SELLER the Full and final payment of Rs.14,90,000/- (RUPEES FOURTEEN LACS NINETY THOUSAND ONLY). The TRANSFEROR/SELLER doth hereby admits and acknowledges the receipt of and from the TRANSFEREE/PURCHASER the same and every part thereof and doth forever acquits, releases and discharges the TRANSFEREE/PURCHASER in respect thereof.



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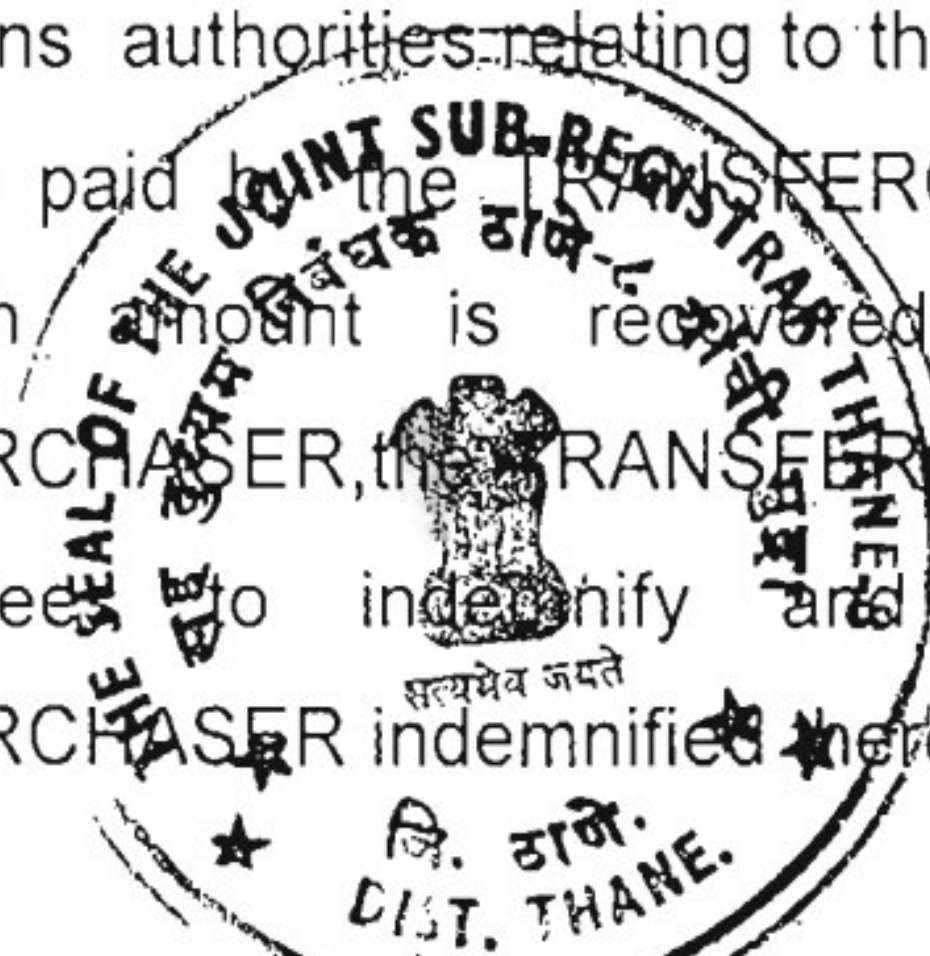
3. The TRANSFEROR/SELLER have put the TRANSFEREE/ PURCHASER in absolute and exclusive possession of the Said Shop.

4. That the TRANSFEROR/SELLER has no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the TRANSFEROR/SELLER to his/their predecessor-in-title and to the said society and on the Said Shop. The TRANSFEROR/SELLER shall do all the needful in all respect to secure the title of the Said Shop to the TRANSFEREE/ PURCHASER indemnified from all liabilities and/or claim of the Said Shop.

5. That the TRANSFEREE/PURCHASER hereby covenant with the TRANSFEROR/SELLER that they will abide by all the rules and regulations and Bye-Laws of the Said Society.

of the Said
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2023

6. That the TRANSFEROR/SELLER hereby declares that they have paid all taxes and outgoings upto date in respect of the Said Shop and that if any amount is due from him to Society, the Corporation or Government and/or to any other person, persons authorities relating to the Said Shop the same shall be paid by the TRANSFEROR/SELLER and if any such amount is recovered from the TRANSFEREE/PURCHASER, the TRANSFEROR/SELLER doth hereby agree to indemnify and keep the TRANSFEREE/PURCHASER indemnified therefrom.



7. The TRANSFEROR/SELLER has handed over all the original documents of the Said Shop in token of their having transferred and assigned all his rights, title, interest and benefits in respect of the Said Shop. Similarly, the TRANSFEROR/ SELLER shall also hand over all the other

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receipts the TRANSFEREE/ PURCHASER and the above referred Share Certificate.

8. THE TRANSFEROR/SELLER do hereby covenant with the PURCHASER/TRANSFEREE that the TRANSFEROR/SELLER shall from time to time at all times hereafter at the request and cost of the PURCHASER/TRANSFEREE do and execute or cause to be done or executed all acts, deeds, matter, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the PURCHASER/TRANSFEREE.
9. Whereas Stamp Duty, Registration charges, CIDCO transfer charges and Society transfer charges shall be paid by the TRANSFEREE/PURCHASER.

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SCHEDULE OF THE PROPERTY

All that piece and parcel of land known as Plot No. 76, under 12.5% Gaothan Expansion Scheme, admeasuring about 300 sq. mtrs. At Sector-14, Koparkhairne, or thereabouts and bounded as follows:-

On or towards the North by
On or towards the South by
On or towards the East by
On or towards the West by



G. S. S. S.

P

SCHEDULE OF THE SHOP

Shop bearing No.2, on ground Floor, in the building known as SAI DARSHAN, standing on Plot No.76, Sector-14, 12.5% GES scheme, Koparkhairane, of Gaothan Expansion Scheme Navi Mumbai, admeasuring about 370 Built up area, or thereabouts and bounded as follows:-

On or towards the North by :
On or towards the South by :
On or towards the East by :
On or towards the West by :

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१४६०/११ ए
२०१२

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written:



टन न - ८
१४६०/११ ए

SIGNED, SEALED AND DELIVERED by the within named 'TRANSFEROR/SELLER'
MR. VILAS RAMCHANDRA SALUNKHE

in the presence of

- 1. *Rajee Kaurder*
- 2. *[Signature]*



SIGNED, SEALED AND DELIVERED by within named 'TRANSFEEEE/PURCHASER'
MR. RANJEET R. MOURYA

in the presence of

- 1. *Rajee Kaurder*
- 2. *[Signature]*



RECEIPT

Received a sum of Rs.14,90,000/- (RUPEES FOURTEEN LACS NINETY THOUSAND ONLY) from MR. RANJEET R. MOURYA the PURCHASER being the FULL & FINAL payment, in respect of the said Shop bearing No.2, on ground Floor, in the building known as SAI DARSHAN, standing on Plot No.76, Sector-14, 12.5% GES scheme, Koparkhairane, of Gaothan Expansion Scheme Navi Mumbai, admeasuring about 370 Built up area.

MODE OF PAYMENT

Sr.No.	Cheque No.	Bank Name	Date	Amount
1	010772	State Bank of India	05/11/2011	2,90,000/-
2	010774	State Bank of India	14/11/2011	2,00,000/-
3	984195	State Bank of India/ To pay Corporation Bank A/c of -Vilas R Salunkhe	09/01/2012	2,00,000/-
4	336874	Dena Bank	10/01/2012	2,00,000/-
5	336870	Dena Bank	15/01/2012	2,00,000/-
6	336871	Dena Bank	17/01/2012	2,00,000/-
7	336873	Dena Bank	03/02/2012	2,00,000/-
			Total	14,90,000/-



I SAY RECEIVED

Rs.14,90,000/-

14,90,000/-
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गणेश म. र.
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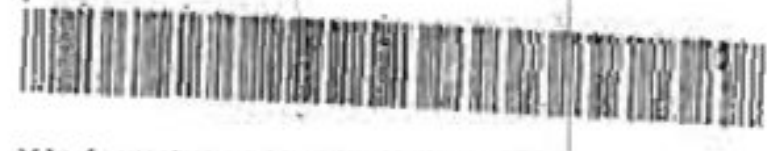


MR. VILAS RAMCHANDRA SALUNKHE
(TRANSFEROR/SELLER)

WITNESSES :

1 faysu Kaur

2 &



Wednesday, December 07, 2011

1:21:50 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8253

दिनांक 07/12/2011

गावाचे नाव कोपरखैरणे

दस्ताऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



टननं 8 - 08009 2011

करारनामा

सादर करणाराचे नाव: श्री रणजीत आर मीर्या

नोंदणी फी

22700.00

नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)

540.00

एकूण रु.

23240.00

आपणास हा दस्त अंदाजे 1:36PM ह्या वेळेस मिळेल

समाशोधनाच्या अर्शीन राहून

दुय्यम निबंधक
ठाणे 8

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9800 193-16

२०१२

बाजार मूल्य: 2270000 रु.

मोबदला: 1490000 रु.

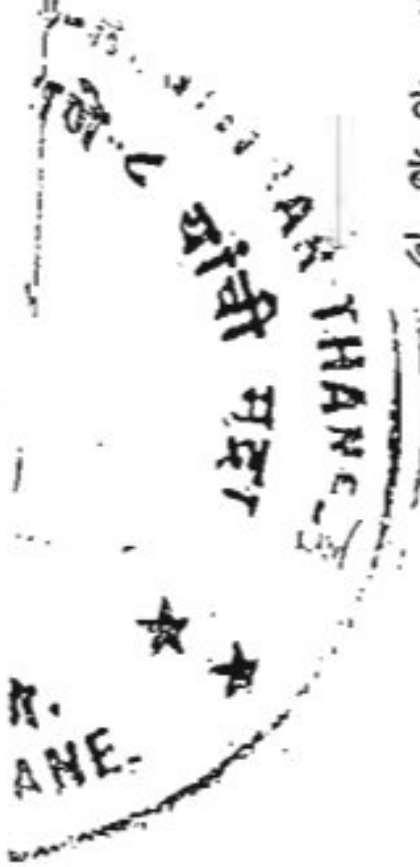
भरलेले मुद्रांक शुल्क: 113500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: युको बँक ;

डीडी/धनाकर्ष क्रमांक: 709507; रक्कम: 22700 रु.; दिनांक: 07/12/2011

सह दुय्यम निबंधक ठाणे - ८





गावाचे नाव: कोपरखैरणे

- (1) विलेखांचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,490,000.00
वा.भा. रु. 2,270,000.00
- (2) भू-मापन, पॉटहिरस्ता व घंरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र. 3/83, दुकान नं. 2, तळमजला, प्लॉट नं. 76, साई दर्शन को ऑप ही सोसा लि से. 14 जीईएस कोपरखैरणे नवी मुंबई
- (3) क्षेत्रफळ (1) 370 चौ फुट बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयांचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री विलास रामचंद्र साल्के -; घर/प्लॉट नं: भागीरथी निवास, 4 था मजला, उमेश नगर, कोबंदर कोस रोड, डोबिवली, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ANOPS9790G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयांचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) श्री रणजीतदास मोर्या -; घर/प्लॉट नं: 2/3/3, श्री वसुंधरा सोसा से. 23 कोपरखैरणे, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AKR/2/5575D
- (7) दिनांक करून दिल्याचा 07/12/2011
- (8) नोंदणीचा 07/12/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 8009 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 13500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 22700.00
- (12) शेरा



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OM SAI DEVELOPERS

Shop No. 5, Ambica Palace, N. C. Kelkar Road,
Near Fly Over Bridge, Ram Nagar, Dombivll (East) 421 201.

Ref. No.

Dat

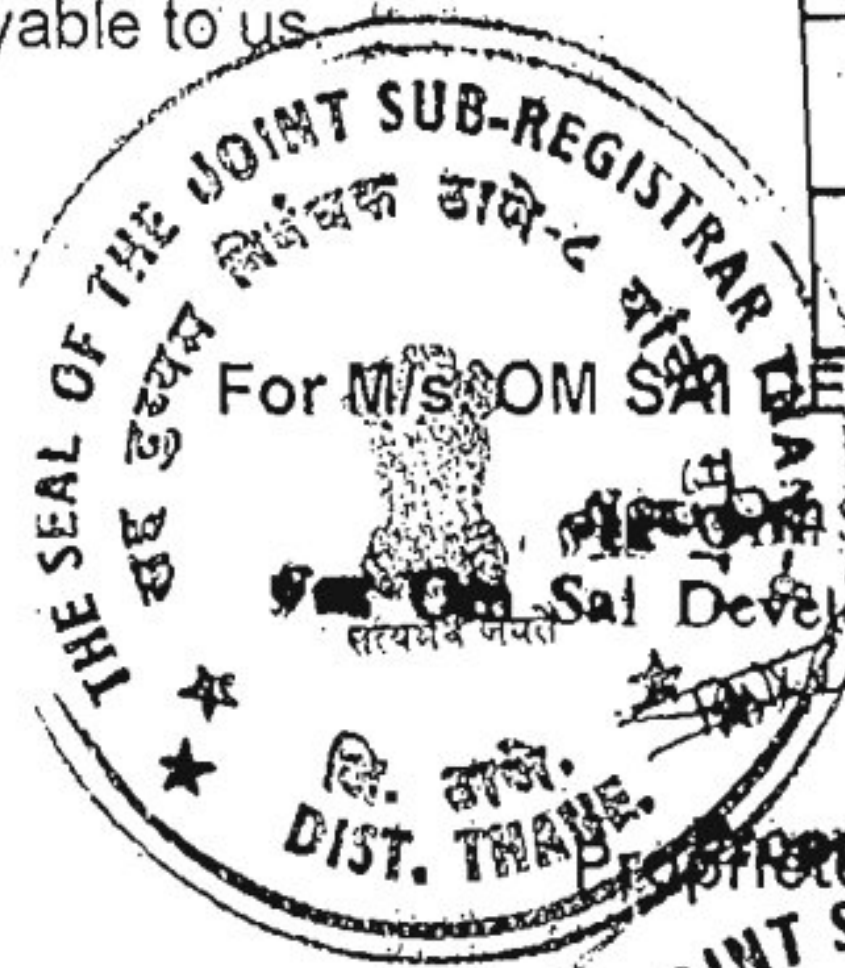
NO OBJECTION CERTIFICATE

ट न न - ८
२००९/१६.२०
२०१२

This is to certify that **MR. VILAS RAMCHANDRA SALUNKHE** is the owner of the **Shop No. 2** on the **Ground Floor**, admeasuring about **370 Sq.Ft.** (Built-up) area in the building known as **SAI DARSHAN**, Situate at - Plot No. 76, Sector 14, Koparkhairne, Navi Mumbai. The said Shop has been sold to him as per Agreement dated _____

We have **NO OBJECTION** for **MR. VILAS RAMCHANDRA SALUNKHE** selling the said Shop to **MR. RANJEET R. MOURYA** or any other prospective purchaser since there is **NO DUES** payable to us.

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१०६० १५.१६
२०१२



A. D. Chandra Bose
M.A., LL.B.

B - 6, Pratmesh C.H.S., Ltd.
Bombay Dyeing Compound,
Off. Veer Savarkar Marg,
Prabhadevi, Mumbai-400 025.
Phone : 437 1664 / 422 2978

OFFICE Bose & Co., Advocates High Court,
D-4 / 4 / 1, Sector 1, Vashi, Navi Mumbai-400.703.

Phone 702 1017 / 782 3450

TITLE CERTIFICATE

Date:

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२००२/१०/२६

That the City and Industrial Development Corporation of Maharashtra Limited is a Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "CIDCO LTD.") having its registered office at Nirnal, 2nd Floor, Nariman Point, Mumbai-400 021.

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१९६०/१९/२६

That the CIDCO has been declared as a New Town Development Authority under the provisions of Sub-Section 3-A of Section 113 of (Maharashtra Regional and Town Planning Act, 1966) (Maharashtra Act, No.-XXXVIII of 1966, hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by Government of Maharashtra in exercise of its powers for the area designated as site for the SUB-REGISTRATION under Sub-Section (I) of Section 113 of the said Act.



That the State Government has acquired land within the designated area of Navi Mumbai and vested the same in the CIDCO by an Order duly made in the behalf of the provisions of Section 113 of the said Act.

That by virtue of being the Development Authority, the CIDCO has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

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That the immovable property bearing Plot No.-76, Gaothan Expansion Scheme in Village Koparkhairane, Sector No.14, admeasuring 300 Sq. Mts., lying and being at in Village Koparkhairane, Navi Mumbai, Tal. Dist. Thane, has been allotted pursuant to an Agreement to Lease dated 10/12/2002, by CIDCO of Maharashtra Limited on lease contd.....2.



D. Chandra Bose

M.A., LL.B.

B - 6, Pratmesh C.H.S., Ltd.
Bombay Dyeing Compound,
Off. Vee Savarkar Marg,
Prabhadevi, Mumbai-400 025.
Phone : 437 1664 / 492 2278

E : Bose & Co., Advocates High Court,
D-4/4/1, Sector 1, Vashi, Navi Mumbai-400 703.

Phone : 782 1617 / 782 3450

-2-

Date : _____

basis for 60 years in favour of SHRI. CHANDRA RAO KALURAM PATIL,
therein referred to as the "THE LICENSEE" for construction of building for Residential
cum Commercial Use.

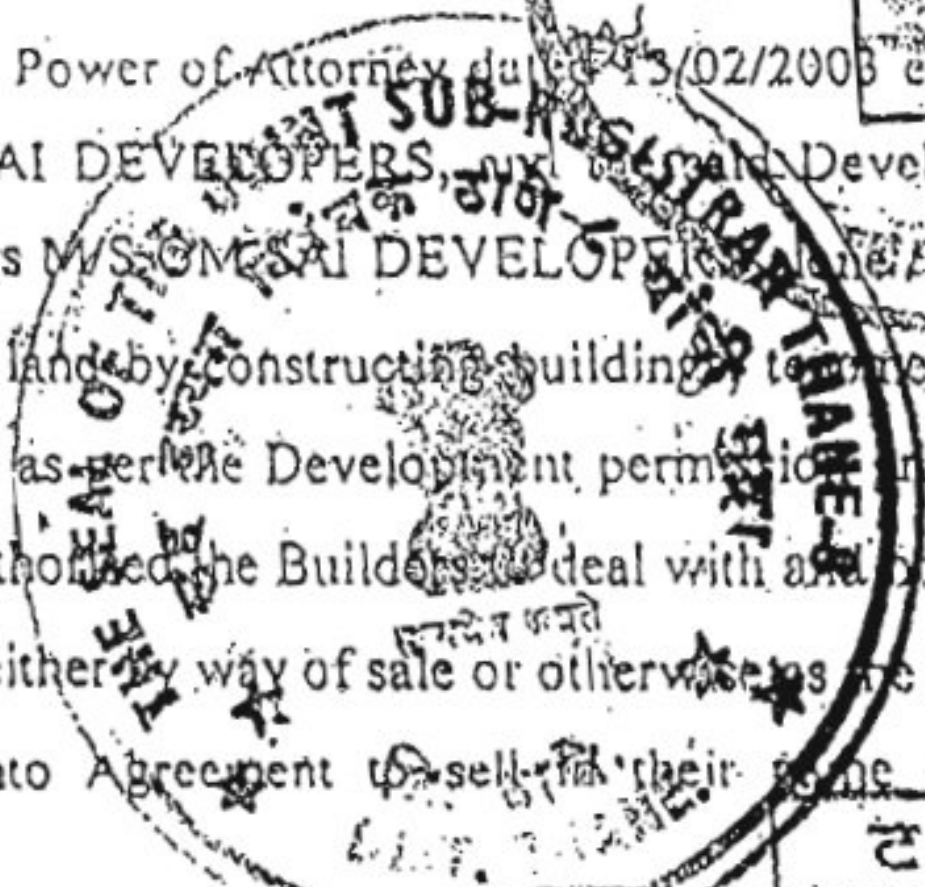
That the said SHRI. CHANDRA RAO KALURAM PATIL, granted development rights
unto M/S OM SAI DEVELOPERS (hereinafter referred to as "THE BUILDERS"),
through its Proprietor SHRI. SURESH V. PAJANKAR, by Development Agreement
dated 13/02/2003 and has also executed Irrevocable General Power of Attorney dated
13/02/2003 in favour of the Builders M/S OM SAI DEVELOPERS to do all acts, deeds
and things as set out therein.

By virtue of the said Irrevocable General Power of Attorney dated 13/02/2003 executed
in favour of the Builders, M/S OM SAI DEVELOPERS, by the said Development
Agreement dated 13/03/2003, the Builders M/S OM SAI DEVELOPERS have sole
and exclusive rights to develop the said land by constructing building tenements etc.,
thereon as per the sanctioned plan/s and as per the Development permission granted by
the Competent Authority and has also authorized the Builders to deal with and/or dispose
off the tenements in the said building(s) either by way of sale or otherwise as the Builders
may deem fit and proper and enter into Agreement to sell for their lots with the
prospective purchaser(s).

On the basis of the above and on the basis of the documents placed before us and by
virtue of the said plot having been allotted by CIDR, and further by virtue of the
said SHRI. CHANDRA RAO KALURAM PATIL, executed an irrevocable General Power of Attorney dated 13/02/2003.

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ट न न - ८
१०६६/१६-२०



ट. न. न. - ३
२२९८३६-२



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला मंजूर, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ २८,
७५७ ४० १२
फॅक्स : ७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAYAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No.: 757 17 33, 757 17 28
757 40 22
FAX : 757 37 85

जा.क्र./नमूना/नॉ.क्र./आ.प.क्र. १५२००/२००३ १९८४/०३
दिनांक : १ / ३ / २००३

प्रति,
श्री. चंद्रराज काळूराम पाटील
भूखंड क्र ७६, सेक्टर १४, गा.वि.यो.कोपरखेरण,
नवी मुंबई.

ट न न - ८
८०८६ / १९८४

मुस्ता. फ. नमूना/नॉ.क्र./आ.प.क्र. - १५२००/२००३
विषय : भूखंड क्र ७६, सेक्टर १४, गा.वि.यो.कोपरखेरण, नवी मुंबई या जागेत
रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत.
संदर्भ : आपले व. वि. शा. २०/०१/२००३ रोजीचा अर्ज

ट न न - ८
४९६८ / १९८४
१९२

पुस्तक क्र ७६, सेक्टर १४, गा.वि.यो.कोपरखेरण, नवी मुंबई या जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे.



रस्त्यावर व गा.वि.यो.कोपरखेरण येथील बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे.

जमिनीमालक/भूखंडधारक/गा.वि.यो.कोपरखेरण यांच्या बाबत बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे. संदर्भित जागेत रिजिस्ट्रेशन व वाणिज्य कर कारणासाठी बांधकाम परवानगी देण्याबाबत प्रस्ताव भरविण्यात आला आहे.



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NAVI MUMBAI MUNICIPAL CORPORATION
 COMMENCEMENT CERTIFICATE

NM/MC/TPD/BPD/P No. 100/2003 / 1675/03

DATE: 1/2/2003

Permission is hereby granted under Section 4(1)(iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of Bombay Provincial Municipal Corporation Act, 1949, Shri. Chandra Rao Kulkarni Patil, Oh Plot No. 70, Sector - 14, C.E.S. Koparkhaim, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.
 Total Built Up Area = 11.41 + 29 M² + C-38.52 M² = 449.81 M² F.S.I. = 1.50
 (Residential - Commercial)

14 - 14 - 14
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- 1) The Certificate is liable to be revoked by the Corporation if:
- 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.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title, through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 4(1)(iii) of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL:

- a) Give a notice to the Corporation on completion of the plan, level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation on completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of inspecting the Building Control Regulations and compliance with the provisions of this Certificate. The structural design, building materials, plumbing, electrical, fire protection, electrical installation etc. shall be in accordance with the provision (except the provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standards Institution.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further validated as required under provisions of Section 44 of T.P. Act, 1966. This commencement Certificate is valid for a period of one year. Such extended period shall be in no case exceed three months. Any subsequent application for such permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966 shall be treated as a fresh application.
- 5) The condition of this Certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Section No., Plot No., Survey No., Area of plot, No. of Built-up Area, Commencement Certificate No. & Date shall be installed on site.



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NMMC/THD/SP/D No. 101/2003/16457/1

DATE: 1/2/2003

- 7) The plot boundaries shall be physically demarcated immediately and the int...
- 8) The amount of S.D.Rs. 750/- S.D.Rs. 6000/- for Musquito Prevention, S.D.Rs. 6000/- for debris & S.D.Rs. 1500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power room and location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply:-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of building.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open windows on a floor shall be minimum 2.5% of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be placed in the staircase.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or diesel generator set shall be provided.
 - h) Hazardous material shall not be stored.
 - i) Refuse dumps or storage places shall not be permitted in the stair case.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Pump capacity 1000 ltrs./min and 250 ltrs/min. For building with height above 24 mtrs. capacity shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1750 ltrs./min and 450 ltrs/min respectively.
- 13) Recreation ground of amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Application/Architect should strictly follow the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.

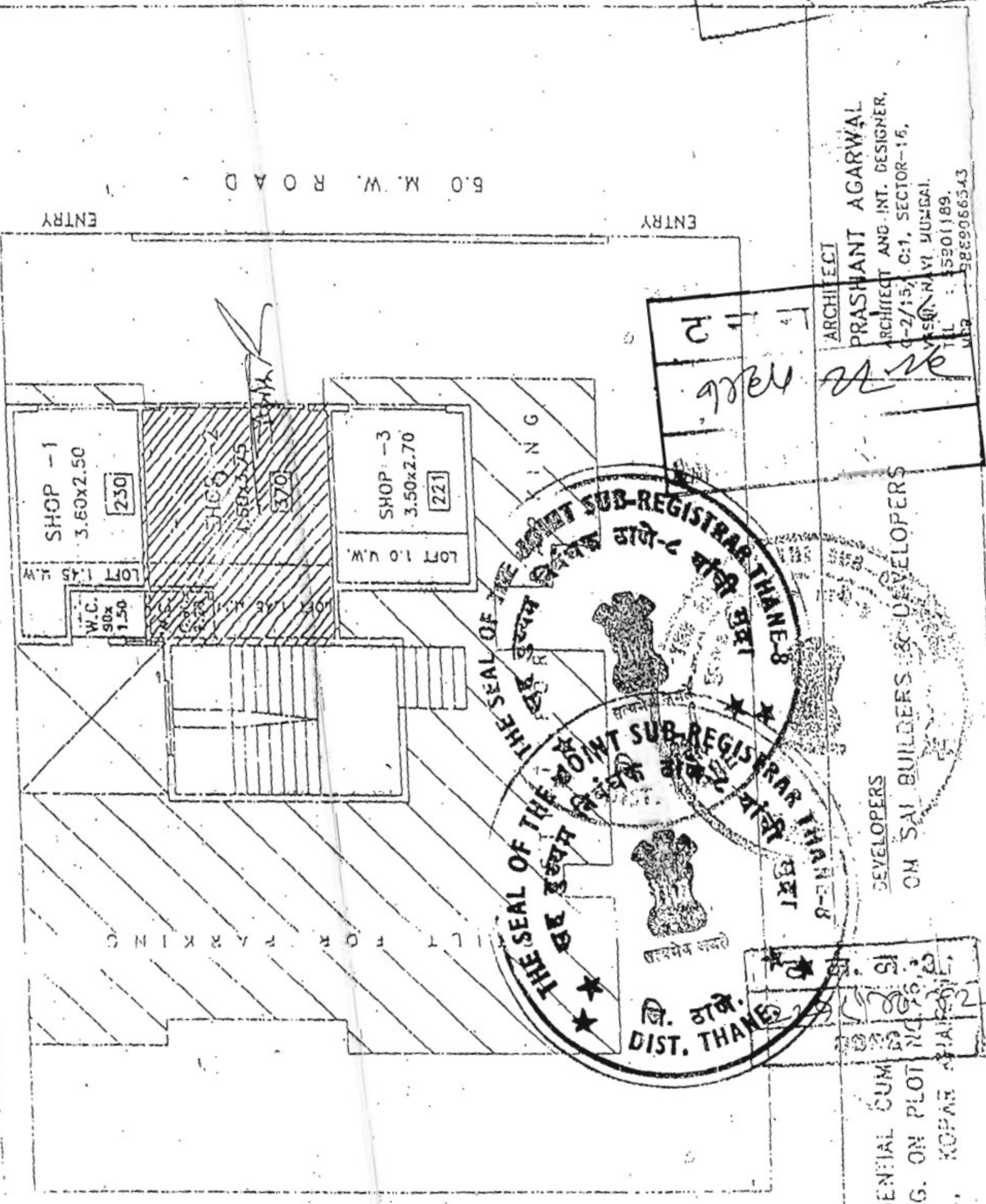
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ट न न - ८
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ट. न. न. - ३
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ट न न - ८
 ८००९/२२/२०



ट न न - ८
 ८००९/२२/२०


ARCHITECT
 PRASHANT AGARWAL
 ARCHITECT AND INT. DESIGNER,
 C-2/15, C-1, SECTOR-16,
 VASCO-NAYI MURDAL,
 PUNE-411001
 9899066543

DEVELOPERS
 OM SAI BUILDERS & DEVELOPERS

PROJECT
 PROPOSED RESIDENTIAL CUM
 COMMERCIAL BLDG. ON PLOT NO. 22
 SECT. 15, G.E.S., KOPAT STATION,
 NAVI MUMBAI.



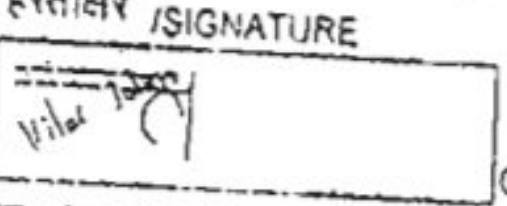
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ANOPS9790G



नाम / NAME
VILAS RAMCHANDRA SALUNKHE

पिता का नाम / FATHER'S NAME
RAMCHANDRA GANU SALUNKHE

जन्म तिथि / DATE OF BIRTH
01-06-1966

हस्ताक्षर / SIGNATURE


अध्यापक अभ्युक्त (कम्प्यूटर क्षेत्र)
 Commissioner of Income-tax (Computer Operations)

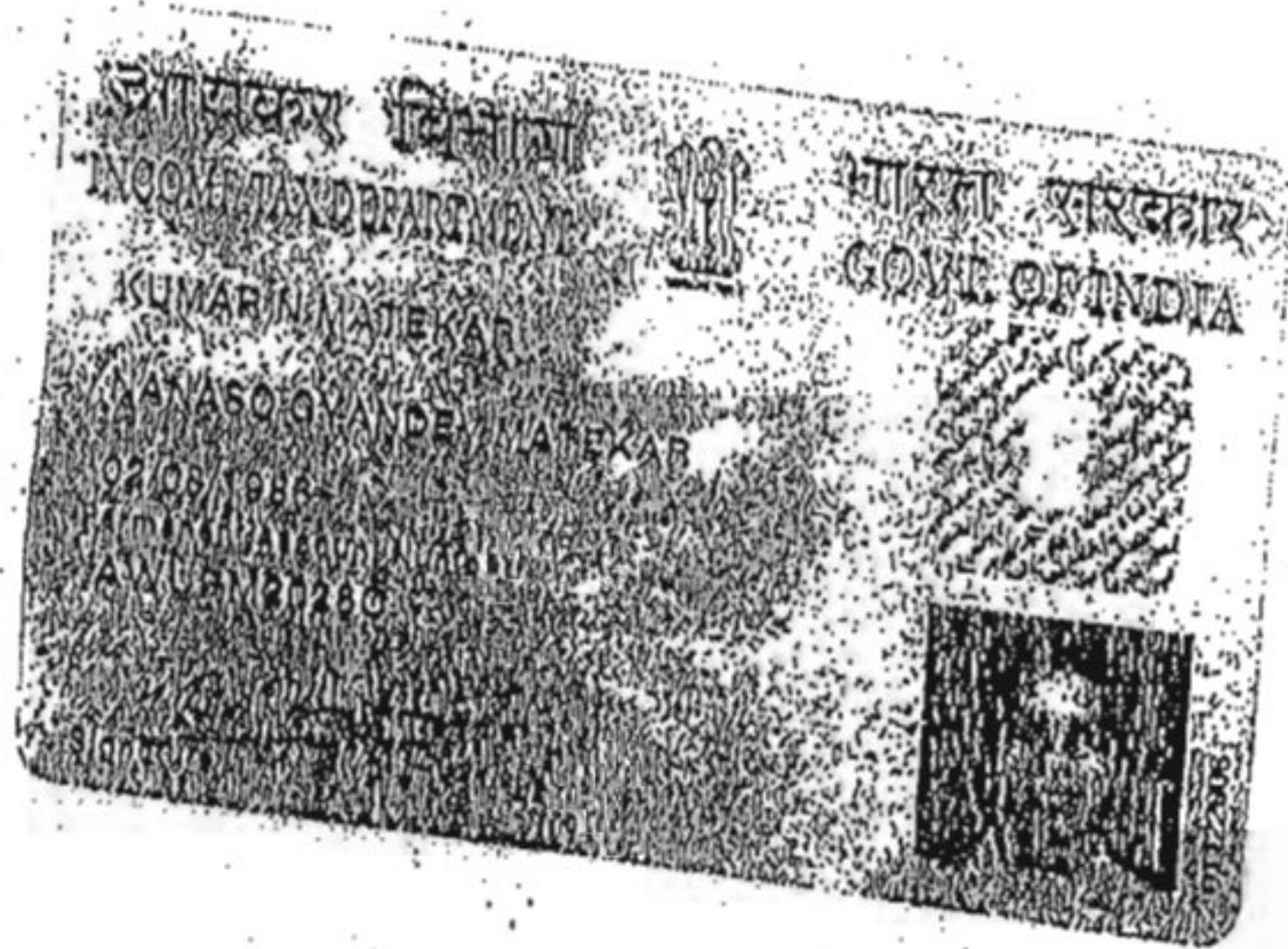
P.R. Sharma

ट न न - ८
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 २०११

ट न न - ८
 ७९९९ / २४.२०

श्री. राजेश मोहन
 श्री. राम मीन मोहन
 01/04/1986
 Permanent Account No.
 ANOPS9790G
 Signature



टनन - ८
१४६५/२४-२६
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29/02/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

टनन8

दस्त क्र 1467/2012

1:16:13 pm

ठाणे 8

24/24

दस्त क्रमांक : 1467/2012

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नाम: श्री रणजीत आर मीर्यो - - पत्ता: घर/फ्लॉट नं: सी -2/3/3, श्री वसुंधरा सोसा से. 23-कोपरखैरणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर	लिहून देणार वय 28 सही		
2	नाम: श्री विलास रामचंद्र साळुंखे - - पत्ता: घर/फ्लॉट नं: भागीरथी निवास, 4 था मजला, उमेश नगर, रेतीबंदर क्रॉस रोड डोंबिवली गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर	लिहून देणार वय 45 सही		

सह दुय्यम निबंधक ठाणे क.८

दस्तऐवजासोबत जोडलेली कागदपत्रे,
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकांची राहिल.





दस्त गोषवारा भाग - 2

टनन8

दस्त क्रमांक (1467/2012)

Handwritten signature

दस्त क्र. [टनन8-1467-2012] चा गोषवारा
बाजार मुल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:1501 दिनांक:29/02/2012

पावतीचे वर्णन

नांव: श्री रणजीत आर मौर्या - -

दस्त हजर केल्याचा दिनांक :29/02/2012 01:12 PM

निष्पादनाचा दिनांक : 29/02/2012

दस्त हजर करणा-याची सही :

100 :नोंदणी फी

520 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

620: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 29/02/2012 01:12 PM

शिक्का क्र. 2 ची वेळ : (फी) 29/02/2012 01:15 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 29/02/2012 01:16 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 29/02/2012 01:16 PM

दस्त नोंद केल्याचा दिनांक : 29/02/2012 01:16 PM

द. निबंधकाची सही टाणे 8
सह दुय्यम निबंधक ठाणे क्र.८

ओळख :

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

1) -- श्री प्रकाश एन काटेकर पत्ता -एसएस 2/619, से -18, कोपरखेरणे, नवी मुंबई

,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) -- श्री कुमार माटेकर --- ऑफीस क्रं - 103, प्लॉट नं - 10, से - 18, कोपरखेरणे, नवी मुंबई

,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

मुद्रांक शुल्क: सवलत :टनन -8, दस्त क्रं 8009 दिनांक 07/12/2011 नुसार

मु.शु. 113500/- व नो फी 22700/- वसुल

सह दुय्यम निबंधक ठाणे क्र.८

द. निबंधकाची सही
टाणे 8



प्रमाणित करण्यात येते की,

मुळ दस्तास एकूण.....२६.....पाने आहेत

पुस्तक क्र.....२६.....

..... क्रमाकावर नोंदले

सह दुय्यम निबंधक ठाणे क्र. ८

तासीख.....२६.....माहे.....सन २०१२