

CIDCO

CIDCO Bhavan,
Marketing Section,
CBD-Belapur,
New Bombay-400 614.

Regd. A. D.

Ref : CIDCO/MM/Airoli/HIG-I/AL-5/HP/1146/T-4

Date : 27.6.88

Shri/Smt. Sathees Chandran P.
Zabira Niwas, R.No-1,
Karvalho Nagar,
P.O. J.K. Gram, Thane

Sir/Madam,

Sub : Allotment of HIG-I type tenement at Airoli on
Hire Purchase Term.

In continuation of our earlier communication, this is to inform you that as a result of the lots, below
noted tenement has been allotted to you on Hire Purchase Term.

Type	Sector	Bldg. No.	Floor	Tenement No.
AL-5 HIG-1	5	2	Gr.	3

The other details are as follows :

- 1) Price of the tenement... : Rs. 66,000-00
- 2) HUDCO loan admissible ... : Rs. 37,100-00
- 3) Buyer's contribution ... : Rs. 28,900-00
- 4) Period of repayment ... : 8½ years
- 5) Amount of monthly equated instalment ... : Rs. 639-00

2) You are requested to make the payments as detailed below.

A) Price of the tenement : Rs. 66,000-00	B) Misc. Deposits :	Rs.	Ps.
*Less: HUDCO loan admissible : Rs. 37,100-00	1) Share Money & Entrance fee of the Association :	101-00	
Buyer's contribution : Rs. 28,900-00	2) a) Security deposit equal to three monthly equated instalments of Hire Purchase (no interest is payable on this deposit) :	1917-00	
Less : amount recd. : <u>28,900/-</u>	b) HUDCO monthly equated instalment for the month of occupation :	639-00	
Balance payable : <u>NIL</u>	3) a) Deposit for service charges equal to three months service charges :	63-00	
	b) Service charges for the month of occupation :	21-00	
	4) a) Service connection charges as determined by the MSEB :	3000-00	
	b) Meter deposit as determined by the MSEB :	400-00	
	5) Documentation charges :	100-00	
	6) Cost of the latch :	180-00	
	7) Water deposit :	250-00	

Total : 6671-00

Note : Interest @ 15% is payable for the delay if any in making payments beyond the scheduled dates
This applies even to the payments already made but not within the dates then specified.

*Note : Attention is invited to the increased amount against HUDCO Loan admissible. Due to this increase the amount excess paid towards buyers' contribution will be refunded in due course after taking over possession of the tenement. It will not be adjusted against payment of Misc. Deposit at para 2 (b) above.

(P.T.O.)


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3. a) Payments as indicated at 'A' and 'B' above are required to be made by separate demand drafts drawn on CIDCO Ltd., in our office at CBD-Belapur from 10-00 a. m. to 1-00 p. m. and 2-00 p. m. to 2-30 p. m. on or before 18.7.88. Interest if any payable, would however, be accepted in cash.
- b) You are requested to bring all relevant papers including the receipts of payments so far made by you while visiting our office.
4. The tenements are expected to be ready for occupation by July-88. Possession of the tenement will be given to you after you have made the payments as indicated above and executed the necessary legal documents.
5. You will have to pay such monthly service charges as indicated at Col. No. 3 (b) under Miscellaneous deposits in Para 2 above, as also monthly equated instalment of HUDCO Loan from the month of occupation.
6. You will have to take electric connection in the tenement allotted to you from MSEB and to pay the energy charges to the MSEB as per their bills.
7. The maintenance of the water meter and water line in the condominium is the collective responsibility of all the individual allottees.

Thanking you,

Yours faithfully,



Marketing Manager.

cc to M (TS) / EO

CIDCO OF MAHARASHTRA LIMITED

CIDCO Bhavan, Gr. floor,
CBD-Belapur, New Bombay-400614.

UNDER CERTIFICATE OF POSTING

No. CIDCO:MM:AIROLI:AL-5 :HP/DP- 146

Date : 15-5-89.

Sathees Chandran P.

~~Sathees Chandran P.~~

Zabira Niwas, R.No.1

Karvalho Nagar, PO J.K.Gram.

Thane.

Sub : Allotment of AL-5 type tenement at Airoli.

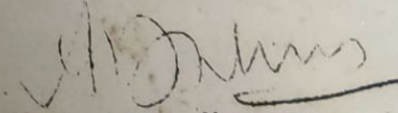
Sir/Madam,

Please refer to this office allotment letter dt. 1.11.88.

As specified therein you were required to complete the payment towards the balance price and the misc. deposits by 30.11.88. We find from our records that we have not yet received the same in full. This is a breach of the contract resulting in the cancellation of the allotment. As a special case, we have however decided to allow you to complete the payment, if it is made alongwith interest at prevailing rate by 16.06.1989. Please note that in the event of your failure to complete the payment alongwith interest upto 16.06.1989, the allotment made in your favour shall stand revoked without any further notice and as a consequence thereof the registration charges paid by you shall be forfeited to the Corporation. CIDCO will be free to sell the tenement so cancelled to any prospective buyer and as such no request for revalidation of allotment would be considered from your side thereafter.

Thanking you,

Yours faithfully,


Marketing Manager

P.S. : If you have already paid the full amount due, please ignore the notice of payment. However, you are requested to visit the office and complete formalities for taking possession quickly after signing the agreement.

PHYSICAL POSSESSION RECEIPT

No. CIDCO/EE/Airoli

Dt. 4 / 7 / 19 89

To,
The Executive Engineer (Airoli)
CIDCO OF MAHARSHTRA LTD.,
Site Office, Airoli,
New Bombay.

Sub :- Taking over possession of tenament No. _____
Bldg.No. _____ Sector No. 3

Ref :- Allotment letter No. 5 dt. 26/6/89

Dear Sir,

I have inspected the tenament alloted to me vide above referred letter. I hereby take over the possession of the tenament today 4-7-89 There are no complaints about defects in the construction etc. except probable leakages in the house if noticed.

Thanking you,

Signature of buyer Sathees SP

Name (_____)

Address :

Sathees Chambers
Zabina Nivas Room No. 1
Korwalka Nagar. PB
T. K. gram P.O. Thane

Received by the
C.C. : AEE (Airoli) 324699
Estate Section
Owner.

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.,**Estate Officer's Office,
CIDCO Bhavan, 1st floor,
CBD-Belapur,
New Bombay-400 614.

Date : 26-6-89

TAKING OVER POSSESSION BY THE ALLOTTEEType ALS Aptt. No. 2/3 Sector 5 at Vashi/CBD - Belapur/Panvel /
Nerul/Kalamboli/Airoli.

1. Date of allotment : 22-6-89
2. Name of Hire/Outright Purchase : Shri. Salhas C.P.
3. Date of execution of Agreement : 26-6-89

Executive Engineer (Dinal)Asstt. Estate Officer
Mawar
Vashi/Airoli/Belapur/Panvel/
Nerul/Kalamboli**POSSESSION RECEIPT**

I hereby certify that I have taken over possession of the apartment No. 2/3
Type ALS Sector 5 at Vashi/CBD - Belapur / Panvel /
Nerul/Kalamboli/Airoli on this day of 26-6-89 after proper inspection of the fittings and
fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
attended to by CIDCO for which I am remaining present myself or through my representative in the apartment
during office hours from 9-30 a. m. to 5-30 p. m. I have no claim whatsoever in case of my failing to remain present
during the above period.

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

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

Received Lock No. _____ with duplicate key.

Name :

Aptt. No. :

(Signature of allottee)

Shri. Salhas C.P.5/ALS/2/3, Dinal

- Copy to : i) : Maharashtra State Electricity Board
ii) : Maharashtra Water Supply & Sewerage Board

नपुन संवर १७६१/९२
 सन १९९२ वे मे
 वे १९ तारखेस ११ व १२
 वे दरम्यान बाणो-३ वाशी वे
 दुय्यम निबंधक यांचे कचेरीत
 आणून दिला.

Sathees

Sathees
 दुय्यम निबंधक यांचे-३

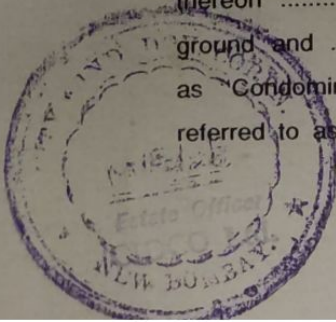
की घेतली वालीलप्रमाणे रुपये
 नोंदणी फी ६६०=००
 फाईलींग १=००
 पडताळणी १=००
 शेरे १=००
 एकूण फी ६६३=००

Sathees
 दुय्यम निबंधक यांचे-३

THIS DEED OF APARTMENT made at Mumbai New Bombay, this 18th
 day of May One thousand nine hundred and
 ninty Two between THE CITY AND INDUSTRIAL DEVELOPMENT
 CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated
 under the Companies Act, 1956, having its registered office at "Nirmal" Nari-
 man Point, Bombay 400 021, hereinafter called "the Corporation" (which
 expression shall unless repugnant to the context or meaning thereof be
 deemed to include its successors and assigns) of the One Part, and
 Shri SATHEES CHANDRAN P of
 hereinafter called "the apartment Owner", (which expression shall, unless
 repugnant to the context or meaning thereof, be deemed to include his heirs,
 executors, administrators and assigns) of the Other Part; 5/AE-5/2/3/A+R0C1

WHEREAS :

- Rev/Desk-IT-1/LBP/WS/89, dated 7.6.83
- (1) By his Order No. dated the
 the Collector of Thane vested in the Corporation for development
 and disposal inter alia, a piece or parcel of land situate
 at Village Dive Tehsil Thane Dist. Thane bearing Gat or Survey No. 274PT, 275PT,
272PT, 270PT, 271PT admeasuring 3219.26 Square
 Metres or thereabouts being Plot No. 8 in Sector 5/A+R0C1
 and more particularly described in the First Schedule hereunder written
 (hereinafter referred to as the said land).
- (2) The Corporation obtained possession of the said land and constructed
 thereon AE-5 type building No. AE-5/1 To 6 each of
 ground and Three upper floors such building being designated
 as Condominium B/AE-5 type building No. AE-5/1 To 6 (hereinafter
 referred to as "the said Building") of which the Corporation is the owner.

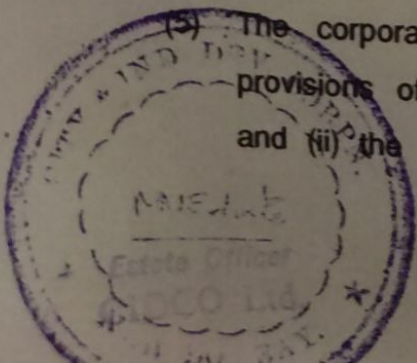


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(3) By an Agreement for Sale of Apartment dated the 26th day of Jan 19989 (hereinafter called "the said Agreement") made between the Corporation of the One Part and the Apartment Owner of the other Part, the Corporation agreed to sell to the Apartment Owner Apartment No. SPAC-5/2/3/AIROCI on the Ground floor of the said building No AC-5/2/3/sect 3 TOGETHER with certain percentage hereinafter specified of the undivided interest appurtenant to such apartment in and to the common areas and facilities of the said land and building at or for the Price of Rs. 66000/- (Rupees sixty six thousand only) to be paid by the Apartment Owner to the Corporation by instalments at the times and in the manner therein provided. And in pursuance of the said agreement for sale, the Apartment Owner paid on 5th day of Sept. 19989 Rs. 5000/- (Rupees five thousand only) being the Earnest Money.

(4) The Corporation executed on the 14th day of Feb 19989 a Declaration (hereinafter referred to as "the said Declaration" under the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the said Act") which Declaration together with its Annexure A (Plans), A1 (Form of Lease) B (Statement of proportionate shares) and C (Bye-laws) attached thereto, has been registered in the Office of the Sub-Registrar of Assurance at Thane on the 21st day of Feb 19989 under Serial No. P- 883 in the register of Declarations and Deed of Apartments under the said Act, a true copy whereof has been filed with the Chief Engineer, MHADA Housing Commissioner Bombay, on the 24th day of Feb. 19989

(5) The corporation has by the aforesaid Declaration submitted to the provisions of the said Act (i) the said building with all improvements and (ii) the said land.



(6) By an Indenture of Lease dated the 27th day of Feb 1989 and made between the corporation of the One Part and-

(1) Smt. Swar P. R.

and (2) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein referred to as "the Lessees" of the other Part, the Corporation demised to the said lessees the said land as tenants in common in shares equal to their respective percentages of the undivided interest in the common area and facilities as expressed in the aforesaid Declaration filed by the Corporation under the said Act, and more particularly described in the Schedule to the said Indenture of Lease for a term of 60 years on the terms and conditions therein mentioned.

(7) The Apartment Owner has paid to the Corporation the entire amount viz. Rs. 66,000/- (Rupees sixty six thousand only.) of the sale price at or before the execution of these presents and has now requested the Corporation to execute in his favour a Deed of apartment in respect of the said Apartment which the Corporation has agreed to do in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH as follows :-

1. In pursuance of the said agreements and in consideration of the sum of Rs. 5000/- (Rupees five thousand only) paid on or about the 5th day of Sept 1984 as earnest money as aforesaid and the further sum of

Rs. 61,000/- (Rupees sixty one thousand only) paid by the apartment Owner to the Corporation at or before the execution of these parents making

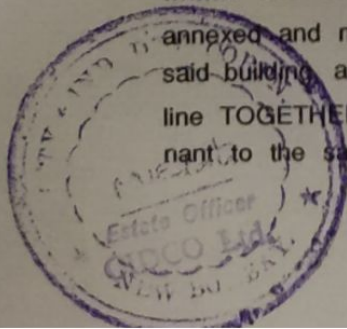
together the sum of Rs. 66,000/- (Rupees sixty six thousand only) being the full amount of the sale price payable by the Apartment Owner to the Corporation (the payment and receipt whereof the Corporation doth hereby admit and acknowledge and of and from the same and every part thereof doth forever acquit, release and discharge the Apartment Owner) the Corporation Doth Hereby grant,

convey, assign and assure unto the Apartment Owner for residential purpose Apartment No. A-5/2/3/sect 5 on the Ground floor of the said building No. A-5/2/3/sect 5 hereinafter referred to as

"the said Family Unit", as the same is specified in the said Declaration and more particularly described in the Second Schedule hereunder written and delineated on the Plan (with Architects' Certificate) hereto

annexed and marked Annexure "A" of the Ground floor of the said building and shown thereon surrounded by black coloured boundary line TOGETHER WITH 1.04 percent of undivided interest appurtenant to the said Family Unit in and to the common areas facilities of

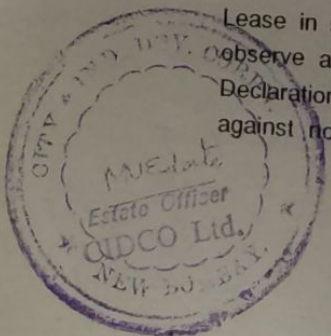
Second Schedule
Annex. "A"



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the said land and building as the same are specified in the said Declaration, all hereinafter collectively referred to as "the said premises" TO HOLD the said premises hereby granted, conveyed, assigned and assured unto the Apartment Owner as heritable and transferable immovable property within the meaning of any law for the time being in force subject to the provisions of the Maharashtra Apartment ownership Act, 1970, the said Declaration and Annexure "C" attached thereto being the Bye-laws of the Condominium and all rules, regulations and agreements lawfully made and/or entered into pursuant to the provisions of the aforesaid Act. Declaration and Bye-Laws AND ALSO subject to the terms, conditions and lessess covenants contained in the said lease of the said land AND the Corporation doth hereby for itself, its successors and assigns covenant with the Apartment Owner his heirs, executors, administrators and assigns that notwithstanding anything by it, the Corporation, done omitted, or knowingly suffere it, has in itself good right, full power and absolute authority to grant, convey, assign and assure all the said premises hereinbefore expressed to be hereby granted, conveyed, assigned and assured upto and to the use of the Apartment Owner, his heirs, executors, administrators and assign subject as aforesaid AND that it shall be lawful for the Apartment Owner of all times hereafter peaceably and quietly to enter into and upon, hold possess and enjoy the said premises and receive the rents and profits thereof and every part thereof, subject as aforesaid without any interruption or disturbance by the Corporation or its successor or any person claiming under or in trust for the Corporation AND THAT freed and cleared and freely and clearly and absolutely released and for ever discharged or otherwise by the Corporation or its successors well and sufficiently saved, defended, and kept harmless and indemnified of, from and against all estates titles, charges, encumbrances, claims and demands created, occasioned, or made by it the Corporation or any person or persons lawfully or equitably claiming by, from through under, or in trust for it, AND THAT if, the Corporation, and every person or body having or claiming any estate, right or interest in or to the said premises or any part thereof under or in trust for it the Corporation will at all times hereafter at the cost of the Apartment Owner or any other person requiring the same, execute and do or cause to be executed and done all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in the law whatsoever for the better and further granting, conveying, assigning and assuring the said premises and every part thereof unto and to the use the Apartment Owner in manner and subject to as aforesaid as shall or may be reasonable required by the Purchaser, his heirs, executors, administrators and assigns or his council in law.

2. The Apartment Owner doth hereby covenants with the Corporation that he the Apartment Owner, shall observe and perform the terms, conditions and covenants contained in the hereinbefore recited Indenture of Lease in so far as the same relates to the said premises and shall also observe and comply with the Bye-Laws (Annexure "C") to the aforesaid Declaration and shall indemnify and deep indemnified the Corporation against non-observance or non-performance thereof by him.



S. G. Thakur

3. The Apartment Owner covenants with and undertakes to the Corporation that he/she shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises, save and except with the previous written permission of the Corporation which permission shall not be refused if the Apartment Owner performs or is willing to perform the following conditions that is to say:

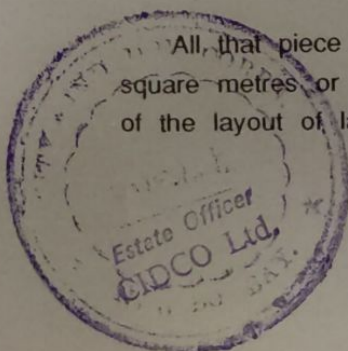
- (1) The Apartment Owner pays to the Corporation one half of the difference between the declared price and the price paid by the Apartment Owner to the Corporation for buying the said premises. Provided that the payment to be so made by the Apartment Owner to the Corporation shall not be less than Rs. 1000/-
- (2) In the instrument by which the Apartment Owner shall transfer the said premises the Apartment Owner binds the transferee not to self assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
- (3) A true certified of the instrument of transfer executed between the Apartment Owner and the transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation (i) : "The declared price means the price calculated at such rate or rates as may be determined by the Corporation in the months of January and July each year in respect of apartment with reference to their location, plinth areas and permitted users, and displayed in the office of the Corporation".

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

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece of land containing by admeasurement 3219.20
square metres or thereabout being Plot No. 8 in Sector 5/A/120 C1
of the layout of land earing Get No. 224PT and other lands situate, lying



Handwritten signature

and being at Village Dive Tehsil Thane District Thane
in the Registration Sub-District Thane District Thane and
bounded as follows that is to say :

- On the North by - 2.5 Mts. wide rd.
- On the East by - open space
- On the South by - open space
- On the West by - 10. Mts. wide rd.


THE SECOND SCHEDULE ABOVE REFERRED TO :

Apartment No 5/A-5/2/B/1204
Admeasuring about 33.85 square metres on the ground
floor of Building No A-5/2/B on plot No 8 in Sector SPARROW
of gat No 224PT. and other lands (more particularly described in the First
Schedule hereinabove written) and which the said Apartment is bounded as
follows that is to say:

- On the North by - open space 5/A-5/2/2
- On the East by - 5/A-5/2/4 open space
- On the South by - open space Bldg. No 3 (common wall)
- On the West by - open space 5/A-5/2/4

IN WITNESS WHEREOF, the parties hereto have hereinto set and sub-
scribed their respective hands the day and year first hereinabove written

SIGNED and DELIVERED by the)
within named CITY AND)
INDUSTRIAL DEVELOPMENT)
CORPORATION OF)
MAHARASHTRA LIMITED by the)
hand of Shri. N. N. EDATE)
Asst. Law Officer)

[Signature]
Estate Officer
CIDCO Ltd.


in the presence of:
(1) Shri/ Smt. J. T. Mhaware [Signature]
(2) Shri/Smt. B. D. Karkar [Signature]

SIGNED and DEVLVERED by the)
Withinnamed Apartment Owner)
Shri/Smt. Sathya C.P.)

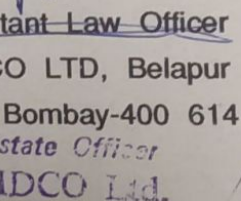
[Signature]

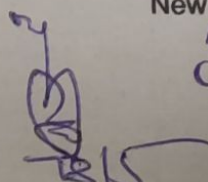
in the presence of :
(1) Shri/Smt. J. T. Mhaware [Signature]
(2) Shri/Smt. B. D. Karkar [Signature]

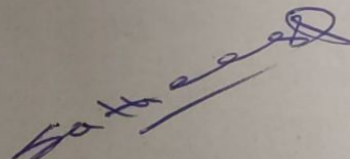
RECEIVED of and from the within-)
named Apartment Owner the sum of)
Rs. 66,000/- (Rupees SIXTY)
SIX thousand only)
the 12th day of MAY 19 92)
) being)
the full consideration within mentioned)
to be paid by him to us.)

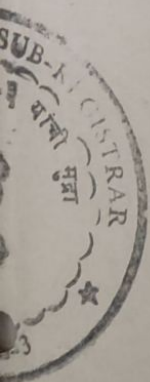
WE SAY RECEIVED

For the City And Industrial Development Corporation of
Maharashtra Limited.


Assistant Law Officer
CIDCO LTD, Belapur
New Bombay-400 614
Estate Officer
CIDCO Ltd.


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


(Shri Sathee C.P.)



DATED THEDAY OF.....19

CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED

-TO-

(Apartment Owner)

DEED OF APARTMENT

NO.....

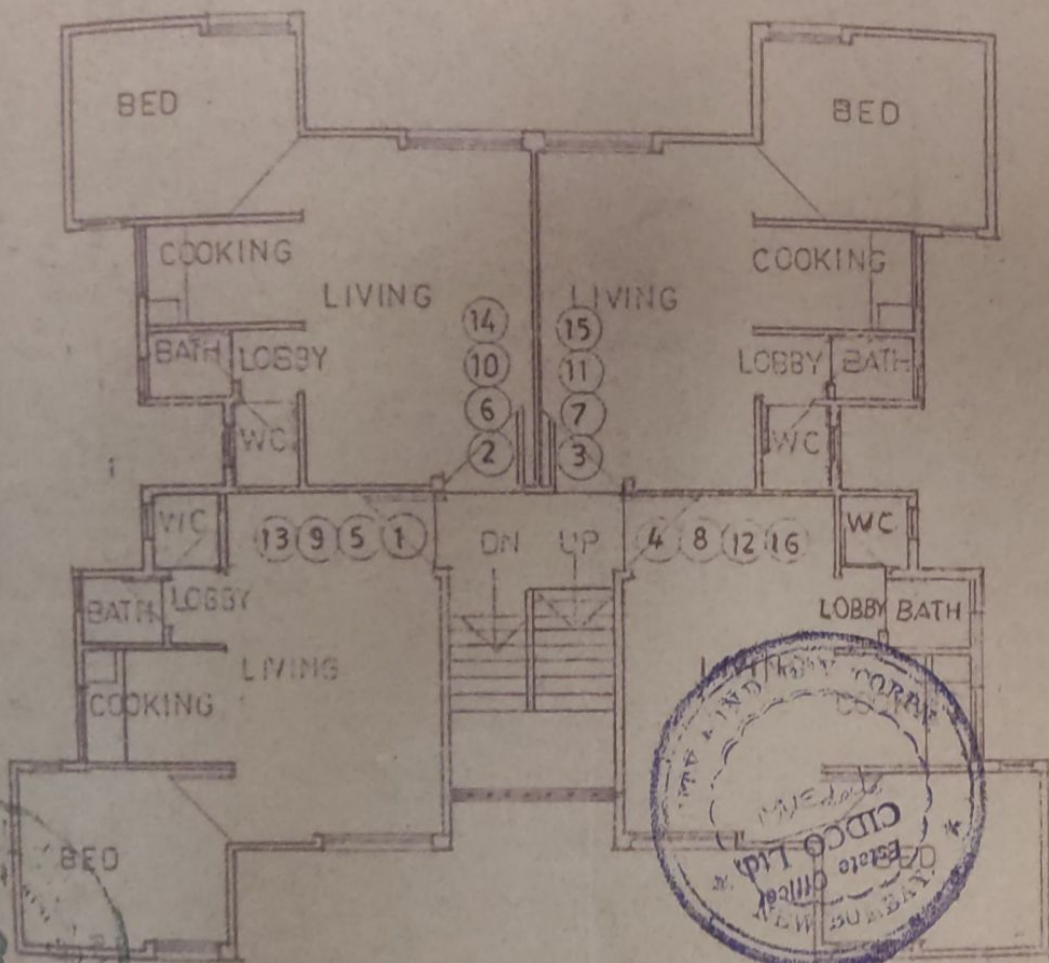


CIDCO AIROLI HOUSING ESTATE

ANNEXTURE

A TO THE AGREEMENT FOR SALE OF APARTMENT

B TO THE DEED OF APARTMENT



TYPICAL FLOOR PLAN (G+3)

HOUSING TYPE AL-5, IN SECTOR 5, 16, 17. AIROLI, NEW BOMBAY.

AREA STATEMENT

ACCOMODATION	CARPET AREA	BUILT UP AREA
LIVING	12.49 SQ. MT.	
BED	7.55 "	
COOKING	3.16 "	
BATH	1.11 "	
WC	0.90 "	
LOBBY	0.74 "	
TOTAL	25.95 SQ. MT.	33.05 SQ. MT.

I, V.V.Keskar, Architect, do hereby certify that this is an accurate copy of the typical floor plan of AL-5 type building as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram, apartment numbers and dimensions of apartment as built.

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

Solemnly affirmed at CBD Belapur.

This 30th day of June, 1988.

V.V. Keskar
 (V.V.Keskar)
 Architect, CIDCO LTD.,
 CIDCO Bhavan, CBD Belapur.
 New Bombay.

Sathesh

BEFORE ME.

श्री. अनिश्वरपुत्र पी.

३५ जोकशी- रा. खोली

दस्तावेज करून देणार

तथाकथित डि.डी. अफ. डायट्री मॅट्टा दस्तावेज
करून दिल्याचे कबूल करतात

S. S. S.

श्री. अरुण सुकारान जाधव
ध्यापाट रा. वाडी

बेबील वयस निबंधकास माहृत वनलेले
इसम असे निवेदन करतात की, ते दस्तऐवज
करून देणाऱ्या उपरोक्त इसनास ध्यक्षितः
बाबतात आणि त्याचा बौद्धिक पटवित्त.

Nadkar

दिनांक १९ माहे मे सन १९९२

W. S. S.
दुय्यम निबंधक ठाणे-३



जादा पुस्तक क्रमांक एक चे
२१७२३... बालमाचे २७५ ते २८०
पृष्ठावर... १९०३... नवरी नोंदला.
दिनांक १९ माहे मे सन १९९२

W. S. S.
दुय्यम निबंधक, ठाणे-३





विक्रिचे दिनांक: १३ जून १९८९, मुंबई.
 क्रमांक: ९३८६ दिनांक: १०/६
 मांश: ०००० १५५
 दिनांक: १३ JUN १९८९

दा. हावरकर
 संचालक

**Agreement to Hire purchase
 Between
 M/s. CIDCO of
 Maharashtra Ltd.
 And**

Shri/Smt. Salhees Chandran P.

Salhees P

Mawar
 Assistant Estate Officer,
 City & Industrial Development Corporation,
 of Maharashtra Ltd.
 VASHI, New Bombay - 400 703.

Office - purchase

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows :

1. The Corporation shall, under normal conditions, construct buildings, in accordance with the said plans and specifications seen and approved by the Hire-Purchaser with such variations in the said plans and specifications as the Corporation may consider necessary but so as not to reduce the total area of the said Apartment. The Hire-Purchaser hereby consents to such variations being made by the Corporation.

2. The Corporation shall sell and the Hire-Purchaser shall purchase the said Apartment No. D 5/2/3 30th Fl

TOGETHER with certain percentage (to be hereafter specified in the Declaration to be made by the Corporation under the said Act) of the undivided interest, appurtenant to such apartment, as tenant-in-common with the Owners of other Apartments, in and to the common areas and facilities of the said land and building (all the said Apartment and percentage hereinafter collectively referred to as "The Apartment") as heritable and transferable immovable property at or for a price of Rs. 62,000/- (Rupees sixty two thousand)

only) to be paid by the Hire-Purchaser to the Corporation in instalments at times and in the manner hereinafter mentioned, subject to the grant of permission of the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976

3. The Hire-Purchaser agrees to pay to the Corporation the said sale price of Rs. 66,000/- (Rupees sixty six thousand)

instalment as follows :

Instalment	Amount (Rs.)	To be paid on or before
I (as earnest money)		

II B.C. Rs. 28,900/- per

III

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Assistant Estate Officer,
City & Industrial Development Corporation,
of Maharashtra Ltd.
VASHI, New Bombay - 400 703.

The balance of the sale price of the apartment together with its percentage of undivided interest in the common areas and facilities appurtenant to the apartment is Rs. 37,100/- (Rupees thirty seven thousand)

The hire purchaser will pay the same to the Corporation with interest @ 15% p/a by 102 months equated monthly instalment of Rs. 391/- (Rupees thirty nine)

The first of such instalments shall be paid by the hire purchaser to the Corporation in the month in which possession is handed over and the subsequent instalments shall be paid by the hire purchaser without any deduction on whatsoever to the Corporation on or before the first day of such and every succeeding month until the payment of the balance of the sale of Rs. 37,100/- (Rupees thirty seven thousand). The hire

shall have been made —,

The Hire-Purchaser agrees and declares that the Corporation shall have liberty to increase the said sale price and the instalments determined for payment of the said sale price as aforesaid, if the Corporation shall be required to pay interest at a rate higher than the existing rate in respect of the loan borrowed by the Corporation from the Housing and Urban Development Corporation Limited or any other financial institution for the purpose of constructing the said building and selling apartments in such buildings on hire-purchase basis.

4. Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Hire-purchaser shall be liable to pay to the Corporation interest at the rate of 15% per annum on all amounts due and payable by the Hire-Purchaser under this Agreement if such amount remains unpaid for seven days more after becoming due.

5. Possession of the Apartment shall be delivered to the Hire-Purchaser as provided hereinafter after the building is ready for use and occupation PROVIDED THAT ALL the amounts due by the Hire-Purchaser under clause 3 of this Agreement shall have been then paid to the Corporation. The Hire-Purchaser shall take possession

Sath...

of the said Apartment within seven days of the Corporation giving written notice to the Hire-Purchaser intimating that the said Apartment is ready for use and occupation or within such extended time as may be allowed by the Corporation in writing.

6. Possession of the Apartment shall be delivered by the Corporation to the Hire-Purchaser on or before the 28th day of June 1989. The Corporation shall not incur any liability to the Hire-Purchaser if it is unable to deliver possession of the said Apartment by the date aforesaid if the completion of the building is delayed for any reason beyond the control of the Corporation, including, without limiting the generality of the foregoing, reason of nonavailability of steel and/or cement or other building materials or by reason of war, riot, civil commotion, strike, go-slow, lock-out or an act of God or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government, a Public Authority or a Court of Law.

7. If, for any reason, the Corporation is unable or fails to give possession of the Apartment to the Hire-Purchaser within the date specified above, or within any further date or dates, as may be agreed to by and between the parties hereto then and in such case, the Hire-Purchaser shall be entitled to give notice to the Corporation terminating this Agreement, in which event, the Corporation, shall within two weeks from the receipt of such notice, refund to the Hire-Purchaser the amount or amounts if any which may have been received by the Corporation from the Hire-Purchaser in part payment, in respect of the said Apartment without any interest on such amounts. Neither party shall have any other or further claim against the other in respect of the Apartment or arising out of this Agreement.

8. The Hire Purchaser will use the apartment for his/her residence and for no other purpose.

9. After the Hire-Purchaser is permitted to occupy Apartment as aforesaid, he, the Hire-Purchaser, shall be subject to all the duties, obligation and liabilities in respect of the Apartment under the said Act and shall comply with the bye-laws of Condominium and all the rules and regulations made in respect thereof.

10. The Hire-Purchaser shall not be entitled to any of the right and/or privileges of Apartment Owners under the said Act unless and until he shall have paid to the Corporation the full sale price of the Apartment and obtained proper Deed of Apartment in his favour the Corporation as hereinafter provided.

11. The Hire-Purchaser shall pay the electricity charges for the electricity consumed in respect of his Apartment as recorded in the meter separately attached to his Apartment and shall also pay his proportionate share of water charges as may be apportioned in respect of the Apartment.

12. The Hire-Purchaser shall bear and pay proportionate property taxes and service charges and all other outgoing according to the percentage in the common expenses payable in respect of the apartment referred to in clause 13 hereinafter.

13. The Hire-Purchaser shall pay regularly every month on the first day of each month to the Corporation until the Deed of Apartment has been executed in his favour by the Corporation and thereafter to the Association of the Apartment Owner his proportionate share that may be specified by the Corporation and/or the said Association of (a) insurance premium, (b) all service charges and property taxes and other taxes and outgoings that may from time to time be levied against the land or building, including water taxes, (c) outgoings for the maintenance and management of the building, common lights and other outgoings and collection charges incurred in connection with the Apartment and also his proportionate share of the ground rent payable to the Corporation.

14. The Hire-Purchaser will deposit and keep deposited with the Corporation before occupying the Apartment a sum of Rs 6350 (Rupees Sixty three hundred), as deposit

towards the aforesaid expenses, charges, outgoings and costs referred to in clause 13 herein above. The said deposit will not carry any interest and will remain with the Corporation until the Deed of Apartment has been executed by the Corporation in

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Assistant Estate Officer,
City & Industrial Development Corporation,
of Maharashtra Ltd.
VASHI, New Bombay - 400 708.

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favour of the Hire-Purchaser and thereafter the said deposit shall be transferred and paid over to the Association of the Apartment Owners for being held in deposit in the name of the Hire-Purchaser by the Association.

15. The Hire-Purchaser shall not acquire legal interest or property in the Apartment until he shall have paid all instalments of the sale price as aforesaid and obtained Deed of Apartment from the Corporation in respect of the Apartment as hereinabove stated.

16. The Hire-Purchaser shall maintain his Apartment at his own cost in good and tenable repair and condition and shall not commit or suffer to be done anything in or to the said Apartment or to the building or common areas and facilities which may be against the bye-laws of *ADP* type Condominium or rules and regulations in respect of the said building, nor shall the Hire-Purchaser make any alteration or addition in or to the Apartment or any part thereof.

17. On Hire-Purchaser paying to the Corporation all the aforesaid monthly Hire-Purchaser instalments aggregating to Rs. *3715/-* *Three thousand seven hundred and fifteen Rupees* in the payment of sale price hereinbefore mentioned, and provided the Hire-Purchaser shall have duly observed and performed all the terms and conditions of the Hire-Purchase Agreement, the Corporation will execute in favour of the Hire-Purchaser Deed of Apartment thereby transferring and conveying to the Hire-Purchaser the Apartment together with his percentage of undivided interest in the common areas and facilities appurtenant to the Apartment as heritable and transferable immovable property. Such Deed of Apartment shall be subject to the provisions of the said Act, the Declaration, if any, made and the bye-laws of Condominium of *ADP* type building and the rules and regulations, pertaining to the Apartment No. *2/3* and shall also be subject to the terms, conditions and Lessees' covenants contained in the lease of the land to be executed subsequently by the Corporation in the form Annexed hereto.

18. On the execution of the Deed of Apartment by the Corporation in favour of the Hire-Purchaser as aforesaid, the Hire-Purchaser shall become a member of the Association of

the Apartment Owners of the said building on payment of the Entrance Fee of Re. 1 and shall hold at least one share of the said Association of the face value of Rs. 100.

19. If the Hire-Purchaser shall commit default in payment of any two monthly instalments of sale price or if the Hire-purchaser shall commit breach of any of the terms and conditions of the Hire Purchase Agreement or of the bye-laws of *ADP* type condominium or of the rules and regulations in respect of the said building, the Corporation will be entitled to determine this Agreement by giving 30 day's notice in writing to the Hire-Purchaser, and on the expiry of such notice, to re-enter upon the Apartment or any part thereof in the name of the whole, and occupy the Apartment free from any right, claim or interest of the Hire-Purchaser, if in the meantime the Hire-Purchaser shall not have paid arrears of the instalments or rectified the breach or breaches but without prejudice to Corporation's right of any other action under the provisions of an other law in respect of such arrears or breach or breaches,

20. On the expiry of the notice referred to in clause 19 above, this Agreement shall stand determined. Upon such determination of this Agreement, all the instalments of the Hire Purchase paid till then by the Hire-Purchaser to the Corporation, shall be retained by the Corporation and appropriated as compensation charges for use and occupation of the Apartment by the Hire-Purchaser till the date of such determination and the Hire-Purchaser will not be entitled to claim refund of any portion of such payment.

21. Until the Deed of Apartment is executed under the said Act in favour of the Hire-Purchaser, the Hire-Purchaser shall not sell, transfer, assign or part with his interest under or benefit of this Agreement in any manner in favour of any person or persons.

21-A. The Hire Purchaser shall not appoint any person as his their/its agent, by a Power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father mother or a major child.

22. All notices to be served on the Hire-Purchaser as contemplated in this Agreement or otherwise shall have been duly served on the Hire-Purchaser if sent to the Hire-Purchaser by prepaid post under certificate of posting at his following address, namely,

2/3 Sats Dal

Assistant Estate Officer,
City & Industrial Development Corporation
of Maharashtra Ltd.
VASHI, New Bombay - 400 703.

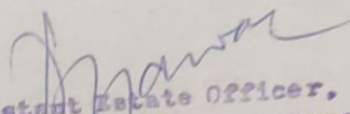
Satish Dal

23. All costs, charges and expenses of and incidental to the preparation and execution including stamp duty of this Hire-Purchaser Agreement and its duplicate and of the Deed of Apartment and registration charges thereof shall be borne and paid by the Hire-Purchaser.

24. After execution, the original of this Hire-Purchaser Agreement will be kept with the Corporation and the duplicate thereof will be with the Hire-Purchaser.

IN WITNESS WHEREOF the parties have hereinto and to a duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED and DELIVERED by the withinnamed CORPORATION BY THE HAND OF Shri D.T. Gargi


Assistant Estate Officer,
City & Industrial Development Corporation,
of Maharashtra Ltd.
VASHI, New Bombay - 400 703.

(Designation)

in the presence of —

1. Shri S.V. Kokkar
2. Shri A.R. Naik

SIGNED and DELIVERED by withinnamed Shri/Smt. Satish Chandran P.

(Hire Purchaser)

in the Presence of —

1. Shri S.V. Kokkar
2. Shri A.R. Naik

Satish Chandran P.

Dated this _____ day of _____ 198

CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA
LIMITED

TO

SHRI

(Hire-Purchase)

HIRE-PURCHASE AGREEMENT

7694170
B N Bhosle.

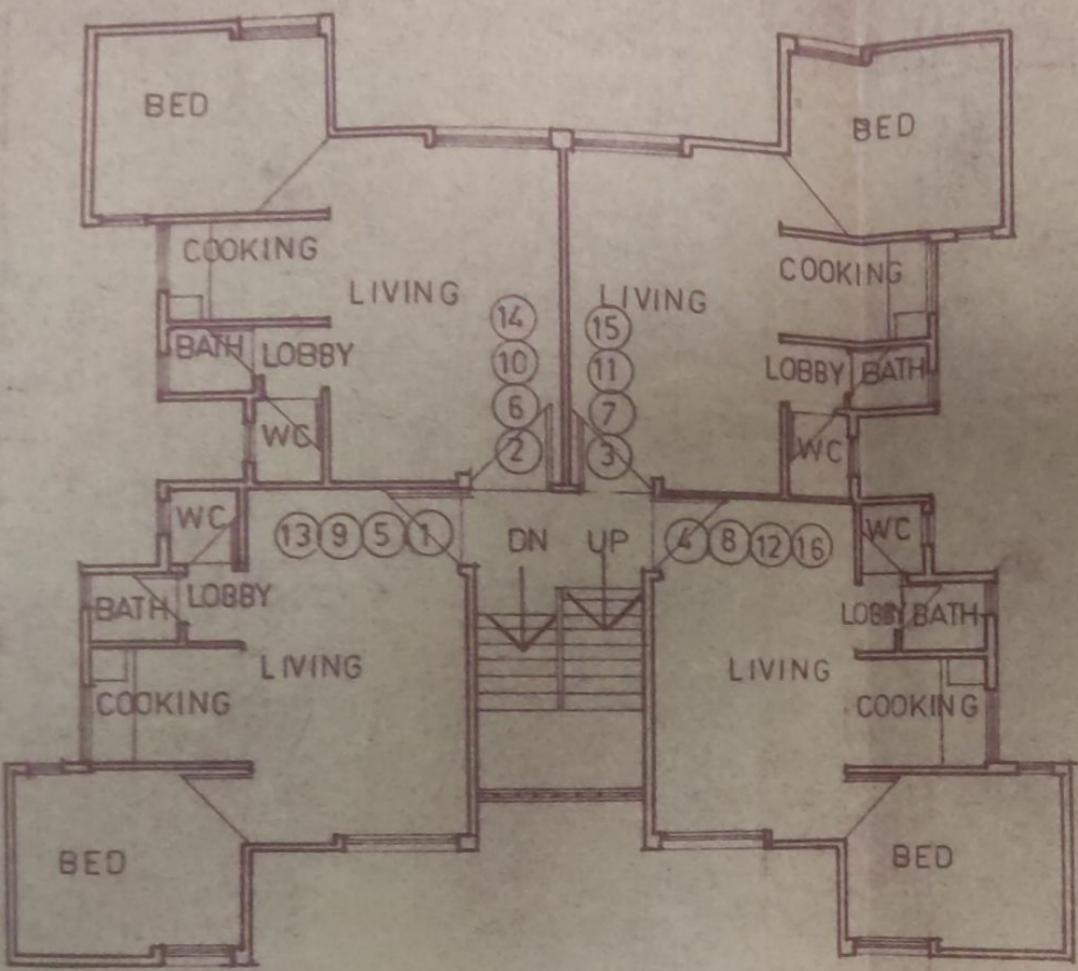
CIDCO AIROLI HOUSING ESTATE

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

HOUSING TYPE AL-5, IN SECTOR 5, 16, 17.
 AIROLI, NEW BOMBAY.

AREA STATEMENT

ACCOMODATION	CARPET AREA	BUILT UP AREA
LIVING	12.49 SQ. MT.	
BED	7.55 "	
COOKING	3.16 "	
BATH	1.11 "	
WC	0.90 "	
LOBBY	0.74 "	
TOTAL	25.95 SQ. MT.	33.05 SQ. MT.



TYPICAL FLOOR PLAN (G+3)

I, V.V.Keskar, Architect, do hereby certify that this is an accurate copy of the typical floor plan of AL-5 type building as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram, apartment numbers and dimensions of apartment as built.

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

Solemnly affirmed at CBD Belapur.

This 30th day of June, 1988.

V.V. Keskar
 (V.V. Keskar)
 Architect, CIDCO LTD.,
 CIDCO Bhavan, CBD/Belapur,
 New Bombay.

Dyananda
 Assistant Estate Officer,
 City & Industrial Development Corporation,
 of Maharashtra Ltd.,
 WSHI, New Bombay - 400-705.

BEFORE ME.

11/19

21521

FLAT/SHOP/COMMERCIAL/INDUSTRIAL/LAND

NODE - *Amul*
 SECTOR - 5
 MARKET VALUE - 3,16,300/-
 ACTUAL VALUE - 3,50,00
 AREA - 33.05
 BUILT UP AREA - 38.05
 STAMP DUTY - 4250/-

II

215
21653
1216

$\frac{10^2}{340}$

नवी मुंबई महानगरपालिका
करनिर्धारण व कर संकलन खाते

टी.ए.टी.क्र. 392
२००५-२००६

दिनांक :- ५/१२/२००५

विभाग क्र. - जी, ऐरोली.

प्रति,

श्री/श्रीमती राजकुमार. एस्. शेडी व सरस्ती. धार. शेडी
ए-एल-५/२/३ सेक्टर-५
ऐरोली - नवी मुंबई

विषय :- मिळकतीचे हस्तांतर व नावातील बदलाबाबत.

आपली दि. २५/११/२००५ ची नोटीस व त्यासोबत हजर केलेले पुरावे विचारात घेऊन
खालील प्रमाणे आपल्या नांवाची नोंद नवी मुंबई महानगरपालिकेच्या दफ्तरी धेण्यांत आली आहे.

(लेखा क्रमांक :- जी-०२-३४११)

सदनिका क्र. AL-5/2/3 गांव
नोंद ऐरोली सेक्टर ०५ प्लॉट क्र.

पुर्वीच्या मालमत्ता धारकाचे नाव: श्री/श्रीमती एस्. चंद्रन. पी

या द्वारे असे प्रमाणित करण्यांत येते की, वरील मालमत्ता नवी मुंबई महानगरपालिकेच्या
दफ्तरात खालील प्रमाणे नवीन मालमत्ता धारक :-

श्री/श्रीमती राजकुमार. एस्. शेडी व सरस्ती. धार. शेडी
ए-एल-५/२/३ सेक्टर-५
ऐरोली - नवी मुंबई

ह्यांचे नांवे हस्तांतरीत करण्यांत आली आहे.



विभाग अधिकारी,
जी विभाग, ऐरोली,
नवी मुंबई महानगरपालिका.

प्रत :- मा. उप कर निर्धारक व संकलक यांस माहिती व पुढील कार्यवाहीस्तव सविनय सादर.

नाव : (२) (१) , १६/११/०५

तारीख :

लेखनिक
जी' विभाग ऐरोली, अर्जदाराची सही व नांव
नवी मुंबई महानगर पालिका



नवी मुंबई महानगरपालिका

मालमत्ता हस्तांतरणाचा नमुना १

18506

ज्या व्यक्तीच्या मालकी हक्कांचे हस्तांतरण करावयाचे आहे त्या व्यक्तीने आणि ज्या व्यक्तिकडे हस्तांतरण करण्यात येणार आहे त्या व्यक्तीने हस्तांतरण लेख करून अथवा नोंदणी करून केले असेल त्यावेळी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ मधील प्रकरण आठ मधील नियम १(१) अन्वये घावयाच्या हस्तांतरणाची नोटीस. (हस्तांतरण केल्यानंतर तीन महिन्यांच्या आत देणे)

प्रति,

उपकरनिर्धारक व संकलक

नवी मुंबई महानगरपालिका यांस,

महाशय,

श्री राजकुमार एस्. शेटी. भा.पि. सौ. सरस्वती आर. शेटी.

मी श्री. _____

राहणार अ.भे.१० 5/2/03
सेक्टर 22, S. शेटी

खालील वर्णनाच्या मालमत्तेच्या हस्तांतरणाची नोटीस देत आहे.

- १) हस्तांतरीत करण्याच्या मालमत्तेचे वर्णन :
 - अ) मालमत्तेचा प्रकार व मोजमाप : जिवासी घर, 41.00 चौरस भिंटा
 - ब) गावाचे नांव : शेटी - दिवागाव
 - क) मालमत्तेचा क्रमांक : अ.भे.१०, 5-2/03 सेक्टर 22, शेटी
 - ड) चतुःसिमा :
 - १) पूर्वेस → चिंचवाडी उद्यान
 - २) पश्चिमेस : अ.भे.१०-5-5 श्री इमारत
 - ३) उत्तरेस : अ.भे.१०, 5-2/4, जिवासी घर
 - ४) दक्षिणेस : अ.भे.१० 5-2/01 →
- २) मालमत्ता विकणारांच किंवा ती हस्तांतरीत करून देणाऱ्याचे नांव : श्री. स. दिवा सि. पि.
- ३) मालमत्ता खरेदी करणाऱ्याचे किंवा ती ज्याच्या नावे हस्तांतरीत करावयाची आहे त्याचे नांव : श्री राजकुमार एस्. शेटी
- ४) हस्तांतरणाचा लेख करून दिल्याची तारीख : सौ. सरस्वती आर. शेटी
- ५) खरेदीखत करून त्याची दुय्यम निबंधक यांच्याकडे नोंदणी केली असल्यास खरेदी खताची रक्कम : 23/6/99
- ६) खरेदीखत नोंदण्याची तारीख : 3,50,000/-
- ७) हस्तांतरणाची नोटीस दिल्याची तारीख : 14/6/1999
- ८) हस्तांतरणाची नोटीस दिल्याची तारीख : 23/6/99

नाव : शेटी, दिवागाव

तारीख : 23/11/05

लेखनिक

जी' विभाग शेटी, अर्जदाराची सही व नांव
नवी मुंबई महानगर पालिका

1) R. Shetty

2) B. S. Bhat

नवी मुंबई महानगरपालिका

विभाग कार्यालय केलेडी



तारीख 29/09/20

बिल नं. 653002

त्याबद्दल सन

सालाकरिता पुढे नमुद केलेल्या रकमा करादाखल मिळाल्या

कराचे नांव	मागील बाकी		चालु		एकूण		शेरा
	रुपये	पैसे	रुपये	पैसे	रुपये	पैसे	
मालमत्ता कर							
दुकाने परवाने शुल्क							
जन्म मृत्यू दाखला शुल्क							
पाणी पट्टी							
नळ जोडणी शुल्क							
मालमत्ता हस्तांतरण शुल्क							
ना हरकत दाखल शुल्क							
फेरीवाला परवाने शुल्क							
नळ कनेक्शन अनामत							
फॉर्म फी							
इतर							
अनामत रकम							
एकूण							

रुपये पाच लाख

क्र.:

दिनांक:

वसुल करणाऱ्याची सही

धनादेश/धनाकर्ष वटण्यासापेक्ष आदान स्विकारले आहे.

CONVEYANCE DEED

(Under the Provisions of Maharashtra Apartment
Ownership Act 1970)

APARTMENT NO.: AL-5/2/3, Sector-5, Airoli,

Node : AIROLI, Navi Mumbai-400 708, Dist-Thane

Year of Construction: 1989

Declared Rate per Sq.Ft. : Rs. 935/=

Depreciation : 5%

Rate after Depreciation : Per Sq.Ft. 888.25

BUILT-UP AREA : 356 Sq.Ft. (33.05 Mtr.sq.)

Market Value for Registration: Rs. 3,16,300/-

Proof Attached : CIDCO document

Stamp duty (paper) attached : Rs. 4,250/-

SALE PRICE : RS. 3,50,000/-

x
RS. Mehta x
C.A. to Sotheby's C.P.

पावली क्र.

नोंदणी ३९ म.
Regn. ३९ म.

दस्तावेजाचा/अर्जाचा अनुक्रमांक - ६६८३

दिनांक १२/११/२०१९ सन १९

दस्तावेजाचा प्रकार -

करकेवना

६. ३५००००/-

सादर करणाराचे नाव -

श्री. अ. व. शेट्टी

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- श्रमाणित नकला (कलम ५७) (फोलिओ
- इतर फी (मागील पानावरील) बाब क्र.
- " "
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- " "

३५००
१११२६
४२५०/-
३६५०/-

रु.	₹.
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१११२६	-
३६५०	-
एकूण ..	

दस्तावेज
नक्कल

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक ठाणे नं. ३ दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या नाव नोंदणीकृत डाकेने पाठवावा.
हवाली करावा.

सादरकर्ता

1000Rs.



विक्रीचे ठिकाण : पी-५४, से-४

ऐरोली, नवी मुंबई

अनुक्रमांक 1837 किंमत रु. 1000/-

नांव. Mr. Rajkumar S. Shetty

हस्ते Mrs. Saraswati R. Shetty

१४ JUN 1999

हारीब

स्टॅम्प वेंडर
(ई. के. जाधव)

तल्ल - 3

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DEED OF APARTMENT CUM CONVEYANCE DEED

THIS DEED OF APARTMENT made at Airoli,

Navi Mumbai, this 14th day of JUNE, One Thousand

Nine Hundred and Ninety Nine BETWEEN

Shri. SATHEES CHANDRAN P.

an adult, Indian inhabitant, residing at

C/o. AL-5/2/3, Sector-5, Airoli, Navi Mumbai-400 708

hereinafter for brevity's sake called and referred

to as "the VENDOR" (which expression shall unless

repugnant to the context or meaning thereof be deemed

to include his/her heirs, executors, administrators

and assigns) of the ONE PART A N D

R. Shetty

C.A. to Sathees C.P.

1000Rs.



विशेष टिकान : पी-५४. से-४

ऐरोली, नवी मुंबई

अनुक्रमांक 1838 किंमत रु. 1000/-

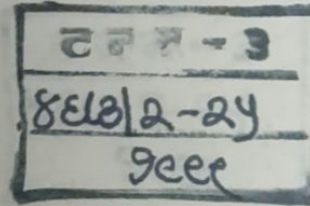
नांव. Mr. R. S. Shetty

हस्त. Mrs. S. R. Shetty

14 JUN 1999

वारीस

स्टॅम्प वेंडर
(इ. व. जाधव)



-2-

Shri. RAJKUMAR S. SHETTY & Smt. SARASWATI R. SHETTY
श्री. राजकुमार स. शेट्टी & स. सरास्वती र. शेट्टी

an adult, Indian inhabitant, at present residing at
AL-5/2/3, Sector-5, Airoli, Navi Mumbai-400 708
hereinafter for brevity's sake is called and
referred to as "the VENDEE" (which expression shall,
unless repugnant to the context or meaning thereof,
be deemed to include his heirs, executors,
administrators and assigns) of the OTHER PART.

* R. Shetty *
C.A. do Sathes P.P.

1000Rs.



• विक्रीचे ठिकाण : पी-५४, से-४

ऐरोली, नवी मुंबई

बनूभाई (839 किंमत रु. 1000/-)

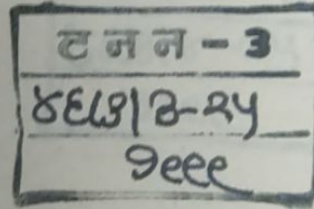
नाव Mr. R. S. Shetty

हस्त Mrs. S. R. Shetty

१४ JUN 1999

शारीख

रुप्या बँडर
(ई. के. जाधव)



-3-

WHEREAS

(1) By his Order Nos. Rev/Desk-I/T-1/LBP/

WS/891 dated: 7.6.1983

The Collector of Thane vested in the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered Office at 'Nirmal', 2nd Floor, Nariman Point, Mumbai-400021, hereinafter called "the Corporation",

x
R. Shetty
C.A. so. Gokul C.P.

1000Rs.



विशेष टिकान : पी-५४, से-४

द्वितीय, नवी बंदई

खतबेदार 1840 किमत रु. 1000/-

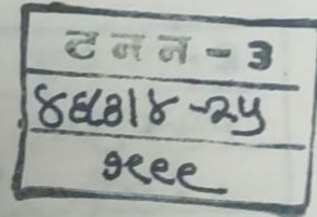
नांव Mr. R.S. Shetty.

हस्त Mrs. S.R. Shetty.

14 JUN 1999

वारीस

स्टम्प वेंडर
(ई.के. जाधव)



-4-

for development and disposal, inter alia, a piece or parcel of land situated at Village: Dive, Tehsil: Thane, District: Thane, bearing Survey No. 274pt., 275pt., 272pt., 270pt., 271pt.

Admeasuring 3219.20 Square Metres or thereabout being Plot No. 8, in Sector -5, at Airoli, and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Land")

x x
R Shetty
C.A. de Sotelles C.P.



विशेष ठिकाना : पी-५४, से-४

देरोली, नवी पंचई

शतक्रमांक 184 किंमत रु. 100/-

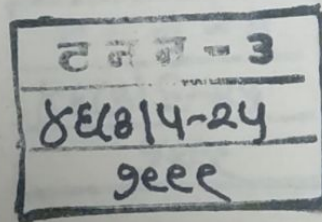
नांव Mr. R. S. Shetty..

हस्ता Ms. S. R. Shetty..

7 JUN 1999

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संयंत्र
(ई. के. जाधव)



-5-

(2) The Corporation obtained possession of the said land and constructed thereon AL-5 type buildings No. AL5/ 1 to 6 each of ground plus 3 floors such building being designated as Condominium AL-5 type building (hereinafter referred to as "the said Building") of which the Corporation is the Owner.

(3) By an Agreement for Sale of Apartment dated: 26-1-1989, (hereinafter called "the said Agreement") made Between the Corporation of the One

x
R. Shetty
C.A. to Sathes C.P.

100Rs.



विक्रीचे ठिकाण : पी-५४, से-४

ऐरोली, मुंबई

वस्तु क्रमांक 1842 किंमत रु. 100/-

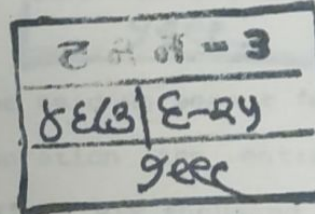
नाम Mr. R.S. Shetty

हस्ताक्षर Mrs. S.R. Shetty

94 JUN 1999

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स्टॅम्प वेंडर
(ई.के. जाधव)



-6-

Part and the Vendor of the OTHER PART, the Corporation agreed to sell to the Vendor Apartment No. AL5/2/3 on ground floor of the Building No. AL5/2 TOGETHER WITH certain percentage hereinafter specified of the undivided interest appurtenant to such apartment in and to the common areas and facilities of the said land and building at or for the price of Rs. 66,000/= (Rupees Sixty six thousand only)

to be paid by the apartment owner to the Corporation by installment at the time and in the manner therein

x RShetty x
Baker

C.A to Sathes C.P.



बिबीके ठिकाण : पी-५४, से-४

बैरोली, नवी बंधा

जन्मक्रमांक : 1843 दिनांक व. 50f

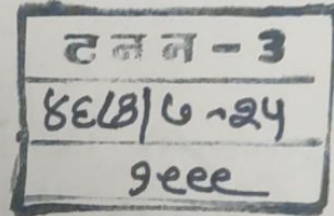
नां. Mr. R. S. Shetty

ह. Mrs. S. R. Shetty

14 JUN 1999

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स्टॅम्प वेंडर
(ई. के. जाधव)



-7-

provided. And in pursuance of the said Agreement for Sale the Vendor paid to the Corporation the entire amount of Rs. 66,000/= (Rupees Sixty six thousand only) being the entire sale price.

(4) The Corporation executed on the dt. 14/2/89, a Declaration (hereinafter referred to as "the said Declaration"), under the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the said Act") which Declaration together with its Annexure 'A' (Plans), A-1 (Form of Lease),

'B' (Statement of Proportionate Shares) and

x
R. Shetty x
B. Shetty

C.A. to Sathes C.P.

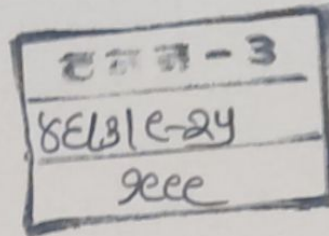
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'C' (Bye-laws attached thereto, has been registered in the office of the Sub Registrar of Assurances at Thane, on the 21/2/1989 under Serial Number P 883 in the register of Declaration and Deed of Apartments under the said Act, a true copy whereof has been filed with the CE MHADA, on the 24 day of Feb. 1989,

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

(6) By an Indenture of Lease dated: 27-2-1989, and made Between the Corporation of the One Part and Smt. Smt. Swar P. R. the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., therein referred to as "THE LESSEES" of the other Part, the Corporation demised to the said Lessees the said land as tenants in common in shares equal to their respective percentage of the undivided interest in the common areas and facilities as expressed in the aforesaid Declaration filed by the Corporation under the said

x x
R. Shetty R. Shetty
C.A. to Smt. Swar P. R.



Act, and more particularly described in the schedule to the said Indenture of Lease for a term of 60 Years on the terms and conditions therein mentioned.

(7) By Deed of Apartment made at Airoli, on the 18/5/1992 Between the Corporation therein called as THE CORPORATION of the One Part and Vendor therein referred to as THE APARTMENT OWNER of the Other Part, and registered in the Office of the Sub.Registrar of Assurances at Thane-3, on the 19/5/1992 under Serial Number 1603 in the register of Declaration and Deed of Apartment under the said Act, the Corporation did thereby grant, convey, assign, and assured unto the Vendor for residential purpose the Apartment No. AL5/2/3 on the ground floor of the said Building No. AL5/2

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

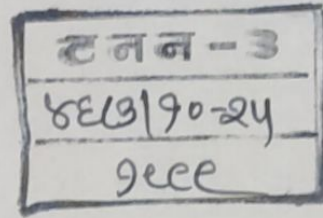
(9) The VENDEE has requested the Vendor to sell to the VENDEE the said Apartment in consideration of the Rs. 3,50,000/=

(RUPEES THREE LAKHS AND FIFTY THOUSAND ONLY)

and the Vendor has agreed to sell to the VENDEE the

x
R. B. Kelly
x
R. B. Kelly

C. A. do settles C. P.



said Apartment for the said sale price of Rs. 3,50,000/= (Rupees Three lakhs and fifty thousand only) and the Vendor has agreed to do so.

(10) The Vendor has given to the VENDEE inspection of the Deed of Apartment and other relevant documents recited herein before and the VENDEE admits of having inspected the same.

(11) The VENDEE has paid to the Vendor the entire amount viz. Rs. 3,50,000/=

(Rupees Three lakhs and fifty thousand only) of the sale price at or before the execution of these presents.

(12) The Vendor has delivered to the VENDEE vacant, peaceful and physical possession of the said apartment and the VENDEE admits of having received the same.

(13) The Corporation has granted to the Vendor requisite permission to sell to the VENDEE the said Apartment under its letter No. CIDCO/EMS/AEO/AL/1176 dated : 10th June, 1999,

(14) The VENDEE has now requested to the Vendor to sell the VENDEE the said Apartment and execute in

R. Shetty

R. Shetty

C.A. to Sathya C.P.

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his/her favour a Deed of Apartment or Deed of Conveyance in respect of the said Apartment which the Vendor has agreed to do in the manner herein after appearing.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

(1) In pursuance of the said Agreements and in consideration of the sum of Rs. 3,50,000/= (RUPEES THREE LAKHS FIFTY THOUSAND ONLY) paid by the VENDEE to the Vendor at or before the execution of these presents being the full amount of the sale price payable by the VENDEE to the Vendor (the payment and receipts whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth forever acquit, release and discharge the VENDEE, the Vendor DOTH HEREBY grant, convey, assign and assure unto the VENDEE for residential purposes Apartment No. AL5/2/3, Sector-5, Airoli, Navi Mumbai - 400 708, hereinafter referred to as "THE SAID FAMILY UNIT", as the same is specified in the said Declaration and more particularly described in the Second Schedule

hereunder written and delineated on the plan (with Architect's Certificate) thereto annexed and marked

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C.A. to Sathul C.P.
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annexure 'A' of the Plan, TO HOLD the said Premises hereby granted, conveyed, assigned and assured unto the Vendee as heritable and transferable immovable property within the meaning of any law for the time-being in force, subject to the provisions of the Maharashtra Apartment Ownership Act, 1970, the said Declaration and Annexure 'C' attached thereto being the Bye-Laws of the Condominium and all rules, regulations and agreements lawfully made and/or entered into pursuant to the provisions of the aforesaid Act, Declaration and Bye-Laws AND ALSO subject to the terms and conditions and Bye-Laws AND the LESSEE'S covenant contained in the said Lease of the said land and the Vendor doth hereby for himself, his heirs, executors, administrators and assigns, that not withstanding anything by him, the Vendor, done, omitted or knowingly suffered himself, good right, full power and absolute authority to grant, convey, assign and assure all the said Premises herein before expressed to be hereby granted, conveyed, assigned and assured unto and to the use of the Vendee, his heirs, executors, administrators and assigns, subject as aforesaid AND

A N D

THAT it shall be lawful for the Vendee all times hereinafter peaceable and quietly to enter into and

x
B. Shetty

x
B. Shetty

C. A. to Sathes C. P.

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upon whole possess and enjoy the said premises and received the rents and profits, thereof and every part thereof, subject as aforesaid without any interruption or disturbances by the Vendee or his executors, administrators and assigns or any person claiming under in trust for the Vendor AND THAT freed and cleared and freely and clearly and absolutely released and forever discharged or otherwise by the Vendor or his heirs, executors, administrators and assigns well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned or made by him, the Vendor or any person or persons lawfully or quietly claiming by, from, through, under or in trust for him AND THAT the Vendor and every person or body having or claiming any estate, right or interest in or to the said Premises or any part thereof under or in trust for him, the Vendor will at all times hereafter at the cost of the Vendor or any other person requiring the same, execute and do, or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and

things, conveyances and assurances in the law whatsoever for the better and further granting,

R. Ghetti

W. Ghetti

C. A. de Souza C.P.

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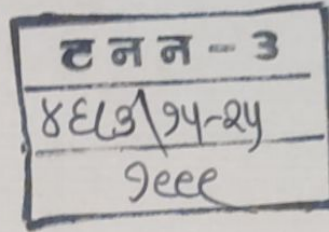
conveying, assigning and assuring the said Premises and every part thereof unto and to the use of the Vendee in a manner and subject to as aforesaid, as shall or may be reasonably required by the Vendee, his heirs, executors, administrators and assigns or his Counsel in Law.

2. The Vendee doth hereby covenant with and undertakes to with the Vendor, that he the Vendee, shall observe and perform the terms and conditions and covenants contained in the herein before recited Indenture of Lease in so far as the same related to the said premises and shall also observe and comply with the Bye-Laws (Annexure 'C') to the aforesaid Declaration and shall indemnify and keep indemnified the Vendor against non-observance or non-performance thereof by him/her.

3. The Vendee covenants and undertakes to with the Vendor that he shall not sell, assign, mortgage, under let or otherwise transfer wholly or partly the said premises, save and except with the previous written permission of the Corporation, which

permission shall not be refused if the Vendee performs or is willing to perform the following

^x R. Shetty ^x B. Shetty
C.A. to Sotker C.P.



conditions,

THAT IS TO SAY :-

- (a) The Apartment Owner pays to the Corporation the additional price in consideration of such permission.
- (ii) In the Instrument by which the Vendee shall transfer the said Premises, the Vendor binds the transferee not to sell, assign, mortgage, under let or otherwise transfer wholly or partly the said Premises save and except upon the observance and performance of the conditions herein written.
- (iii) A true certified copy of the instrument of transfer executed between the Vendor and the Transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

EXPLANATION :-

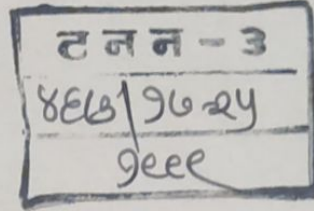
- (i) "The Additional Price" means the price calculated at such rate or rates as may be determined by the Corporation in the month of

JANUARY and JULY each year in respect of the

x
Bshetty
C.A. & Solicy CP.

x
Bhalla

-17-



That is to say :-

On the North by : 7.5 mtrs. wide road
On the East by : open space
On the South by : open space
On the West by : 10. mtrs. wide road

THE SECOND SCHEDULE ABOVE REFERRED TO :-

Apartment No. AL-5/2/3, Sector-5, Airoli, Navi Mumbai,
Admeasuring about 33.05 Square metres on the ground
-floor, of Building No. AL-5/2 on Plot No. 8 in
Sector -5 at Airoli, Navi Mumbai, of Serial
No. 274 pt.

and other lands (more particularly described in the
First Schedule hereinabove written) and which the
said apartment is bounded as follows.

That is to say :

On the North by : AL5/2/2
On the East by : Open space
On the South by : Bldg.No.3 (common wall)
On the West by : AL5/2/4

R. Shetty

B. Shetty

C.A. to Sathes C.P.

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

SIGNED AND DELIVERED by the within named "VENDOR"

MR. SATHEES CHANDRAN P.

in the presence of ...

1) *[Signature]*

x *R Shetty*
x *Buller*
C.A. to Sathees (P.P.)

2)

SIGNED AND DELIVERED by the within named "VENDEE"

MR. RAJKUMAR S. SHETTY &
MRS. SARASWATI R. SHETTY
in the presence of ...

1) *[Signature]*

x *R Shetty*
x *Buller*

2)



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8813/98-24
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RECEIPT

RECEIVED of and from the within named VENDEE(s)
Mr. Rajkumar S. Shetty & Mrs. Saraswati R. Shetty,
the sum of Rs. 3,50,000/=

(RUPEES THREE LAKHS AND FIFTY THOUSAND ONLY)

being the full consideration within mentioned to be
paid by him/her to me in respect of the Apartment
No. AL-5/2/3, 'SUYOG' Apartments, Sector-5,
AIROLI, Navi Mumbai-400 708, District-Thane.

I SAY RECEIVED

Rs. 3,50,000/=

x R Shetty

7 ~~Shetty~~

VENDOR

C.A. to Sathees C.P.

(Mr. Sathees Chandran P.)

WITNESSES:

1) 

2)



अनुक्रम नंबर १६८३
 दिनांक १९६६ के जून
 दि १४ कारखाने २ व ३
 दि दरम्यान ठाणे-३
 मुख्य निबंधक वरिष्ठ कर्मचारी
 वास्तव विभाग.

४६८३/२५-२५
 ११६६

ल. वताची नौ-कामें
 रोयची मूल्य ३५००/-
 बोडो पावे () १३००/-
 बरे २१/-
 वेरुदेव ३१/-
 १५१/-
 एकूण रू- ३६५०/-

Rshetty

मुख्यम निबंधक ठाणे नं. ३

मुख्यम निबंधक ठाणे नं. ३

टन नं-३
 ४६८३/१९-२५
 १६६६

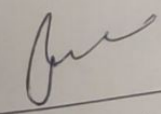
रा. देगार

श्री. मतीम चंद्रन जी.
 घांचे कुळमुरवत्यार स्कूल
 श्री. राजाकुमार एम. बोही
 लज्जान. सुदा. लोकरा
 रा. शेफर ५ पुणेवाडी

श्री. आर. बी. कोरी
 रा. पुणेवाडी
 जसे निवेदन करोत जाहित की, १
 रस्तवज करून देणाऱ्या उपर निर्दिष्ट
 इसमास व्यक्तीया: ओळखतात व त्याची
 ओळख पदविवाह.

रा. घेगार

श्री. राजाकुमार एम. बोही
 लज्जान. सुदा. लोकरा
 श्रीमती. अनरस्वती आर. बोही
 लज्जान. सुदीनी
 रा. शेफर ५ पुणेवाडी


 R. B. Koni
 Section 12
 District
 दि. १४.६.६६
 मुख्यम निबंधक ठाणे नं. ३

अर्जाकर्ता ... अर्जाद्वारा / खरेदी
 वास्तव विभाग

Rshetty



पुस्तक क्रमांक ... पाहिले
 ४६८३ ... कार्यावाही नोंदण

Rshetty

मुख्य निबंधक
 कार्यालय १४ वी ए वन १९९६

Rshetty



Suyog Apartment Owners' Association

AL 5 Type, Bldg. No. 1 to 6, Condominium No. 8

(REGD. NO. 883 / 89 THANE DT. 21-2-89)

Office : AL 5 / 1 / 9, Sector - 5, Airoli, Navi Mumbai - 400 708.

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४६/३/२०-२५
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Date : 8-6-99

NO OBJECTION CERTIFICATE

This is to certify that MR. Sadhees Chander P. the apartment owner of AL5/2/3, Suyog Apt, Sector-5, Airoli, Navi Mumbai-400708 is the member of the association.

This is to say that he has paid all the dues of the association towards the said apartment. He has not to pay other charges to the association till today.

He informed to the association that he is selling and has to transfer the said apartment to MR. Rajkumar S. Shetty and Mrs Saraswati R. Shetty.

This certificate is issued to him for the purpose of setting and transferring the said apartment as per his request letter on 7-6-99.

This certificate is issued on Tuesday the 8th June nineteen hundred ninety nine.

Behadik
(A.S. Mahadik)
Secretary

G.V. Kondre
(G.V. Kondre)
President

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.,**

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Estate Officer's Office,
CIDCO Bhavan, 1st floor,
CBD-Belapur,
New Bombay-400 614.

Date : 26-6-89

TAKING OVER POSSESSION BY THE ALLOTTEE

Type A45 Aptt. No. 2/3 Sector 5 at Vashi/CBD-Belapur/Panvel/
Nerul/Kalamboli/Airoli.

1. Date of allotment : 27-6-88
2. Name of Hire/Outright Purchase : Shri. Sathya C.P.
3. Date of execution of Agreement : 26-6-89

Executive Engineer (Dirol)

Mawar
Asstt. Estate Officer
Vashi/Airoli/Belapur/Panvel/
Nerul/Kalamboli

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 2/3
Type A45 Sector 5 at Vashi/CBD-Belapur/Panvel/
Nerul/Kalamboli/Airoli on this day of 26-6-89 after proper inspection of the fittings and
fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
attended to by CIDCO for which I am remaining present myself or through my representative in the apartment
during office hours from 9-30 a. m. to 5-30 p. m. I have no claim whatsoever in case of my failing to remain present
during the above period.

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

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

Received Lock No. _____ with duplicate key.

Sathya C.P.
(Signature of allottee)
Name : Shri. Sathya C.P.
Aptt. No. : 5/A45/2/3, Dirol

Copy to : I) : Maharashtra State Electricity Board
II) : Maharashtra Water Supply & Sewerage Board

Ref. No. C.I.D./SIS/AEO/AL/1176

Officer,
Sector-5,
Airoli, Navi Mumbai.
No. 708.

Date: 10/06/99

To,

Shri. Satkesh Chandra P.
Al-5/2/3, Sector-5
Airoli, Navi Mumbai.

7-3
869/22-24
9ccc

Sub : Sale of Apartment No. Al-5/2/3
Sector- 5 at Airoli, Navi Mumbai.

Sir/Madam,

Please refer to your letter dated 09/06/99.
The Corporation is pleased to permit you to Sell the aforesaid
apartment to Shri/Smt. Rajkumar S. Shetty and Mrs. Saraswati R. Shetty
subject to the following terms and condition.

- (i) The transfer shall be effected after obtaining permission of the competent Authority under Urban Land (Ceiling and Regulation) Act, 1976, by a regular conveyance according to law at the cost of the parties.
- (ii) The conveyance shall be registered with the sub-registrar of Assurances on or before 09/09/99.
- (iii) The conveyance shall contain the following content. The purchaser shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the purchase performs or is willing to perform the following conditions that is to say:-
 - (a) The Apartment Owner pays to the Corporation the additional price is consideration of such permission.

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(b) In the instrument by which the purchaser shall transfer the said premises, the purchaser binds himself not to sell, assign, mortgage, underlet, or otherwise transfer wholly or partly the said premises save in respect upon the observance and performance of the conditions herein written.

(c) A true certified copy of the instrument of transfer executed between the purchaser and the transferor is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation(I) : 'The Additional Price' means the price calculated at such rate or rates as may be determined by the Corporation in the months of January and July each year in respect of apartments with reference to their Location, plinth areas and permitted users and displayed in the office of the Corporation.

Explanation(II) : Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Government, A State Government, A Nationalise Bank, L.I.C., The HDFC Limited, or an employer of the Purchaser or any other financial Institute as may approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

(d) You shall obtain any other permission, as any be required by any other statute or law being in force.

(e) You shall furnish certified copy of the said conveyance within seven days from the date of registration.

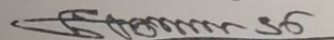
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The permission hereby granted shall be of no effect if the Deed of Apartment for the transfer of ownership of conveyance of the apartment is not executed and lodge for registration with the Registrar of Assurance on or before 09/09/99 and submit a Certified copy with its registration Nos and date is deposited with the corporation in the Estate Section within seven days from the time of such registration for effecting consequential changes in our record.

We will appreciate if you kindly note that the share money and entrance fee and the deposits paid by you and Service Connection charges if any paid to the MSEB which are attached to the apartment stand transferred with the apartment consequent of the above sale and no claim for refund of these amounts will be entertained.

Thanking you,

Yours faithfully,


Asstt. Estate Officer (Airoli)

C.C. to :

Shri. Rajkumar S. Shetty and

Mrs. Saraswati R. Shetty

AL-5/2/3, Sector-5

Airoli, Navi Mumbai.