

529/44

पावती

Original/Duplicate

Friday, January 03, 2020

नोंदणी क्र. :39म

11:08 AM

Regn.:39M

पावती क्र.: 46 दिनांक: 03/01/2020

गावाचे नाव: कोन

दस्तऐवजाचा अनुक्रमांक: पवल5-44-2020

दस्तऐवजाचा प्रकार : यमिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रूप नारायण सैनी - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:26 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 5

वाजार मुल्य: रु.7397114 /-

मोवदला रु.7500000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010298685201920E दिनांक: 03/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0301202000777 दिनांक: 03/01/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No17626-2019 Amt. 30000

पंजाब पोस्टल स्वामिनी
मुख्य कार्यालय पंजाब मिळाली.

सिंगापूर
सिंहदर्याम निवास, पंजाब-५ (वर्ग-२)

CHALLAN
MTR Form Number-6



GRN	MH010298685201920E	BARCODE	[Barcode]	Date	03/01/2020-10:17:33	Form ID	25.2
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Department	Inspector General Of Registration	TAX ID (If Any)	
Type of Payment	Stamp Duty Registration Fee	PAN No.(If Applicable)	ADSPS8317B
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	Full Name	ROOP NARAYAN SAINI AND OTHER
Location	RAIGAD	Flat/Block No.	FLAT NO. 2101, 21ST FLOOR, BUILDING NO.
Year	2019-2020 One Time	Premises/Building	18E, INDIABULLS GREENS

Account Head Details	Amount In Rs.	Premises/Building	Area/Locality	Town/City/District
0030046401 Stamp Duty	100.00	Road/Street	18E, INDIABULLS GREENS	TAL. PANVEL, DIST. RAIGAD
0030063301 Registration Fee	100.00			

PIN	4	1	0	2	0	6
Remarks (If Any)	PAN2=ABUPG6688D-SecondPartyName=P. K. GOKUL KRISHNAN AND OTHER-					
Total	200.00	Amount In Words	Two Hundred Rupees Only			

पवल - ५
२०२०
११००

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020010310629	
Cheque/DD No.		Bank Date	RBI Date	03/01/2020-10:18:27	
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Mobile No. 9000000000

[Signature]
Roop Narayan Saini

[Signature]
P. K. Gokul
Roop

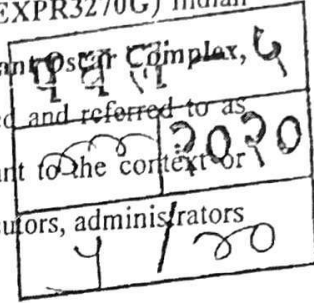
SALE DEED

(FULL AND FINAL PAYMENT)

This AGREEMENT FOR SALE made and executed at PANVEL on this 03rd day of January in the Christian Year Two Thousand and Twenty.

BETWEEN

1) MR. P. K. GOKUL KRISHNAN, Age 50 Years, (PAN : ABUPG6688D) and 2) MRS. VIDYA GOKUL KRISHNAN, Age 43 Years, (PAN : AEXPR3270G) Indian Inhabitant, Both Residing at 402, C Wing, Pinnacle Building, Vasant Posh Complex, L.B.S. Marg, Mulund (W), Mumbai - 400080, hereinafter called and referred to as "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her/his heirs, executors, administrators and assigns) of the **FIRST PART**



AND

1) MR. ROOP NARAYAN SAINI, S/o. Mr. Prabhu Dayal Saini, Age 53 Years, (PAN: ADSPS8317B), Aadhaar No. : 9551 2794 6172 and 2) BARKHA SAINI W/O Mr. Roop Narayan Saini, Age 44 Years, (PAN: AHQPS8682R), Aadhaar No. 3247 7945 7072 Indian Inhabitant, Both Residing At:- Flat No. 203, , Mahalaxmi Avenue, Plot No. 27, Sector No. 36, Kamothe, Tal. Panvel, Dist. Raigad – 410206, hereinafter called and referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.



WHERE AS:- The SELLERS had purchased Flat/Apartment Bearing Flat/Apartment Bearing No. 2101, on 21st Floor in Building bearing No. 18E, of Type 3BHK B, Admeasuring about 93.57 Sq. Mtrs. Carpet Area equivalent to 1007.18 Sq. ft. of Carpet Area or thereabouts (inclusive of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) along with the right to use One Car Parking Space, in the Complex known as "INDIABULLS GREENS", Constructed on Survey No. 80/A, 83/2A, 83/3, 83/7+4B + 5B, 85/0 (PART), 86/1, 90/1A (PART), in Sector No. 4, being situate and lying at Village KON, Tal. Panvel, Dist. Raigad, within the limits of Group Grampanchayat KON, in the Jurisdiction of Registration Sub-District of Panvel, District Raigad, (hereinafter referred to as "the said Flat"), vide Agreement For Sale registered in the Office of Sub-Registrar, Panvel-3 under Serial No. 17626-2019 on dated:- 06/12/2019 (hereinafter referred to as the said Agreement) from M/s. LUCINA LAND DEVELOPMENT LIMITED, having its Office At:- F-60, Malhotra Building, 2nd Floor, Connaught Place, New Delhi – 110001.

[Signature] Barkha Saini

[Signature]

[Signature]

AND WHERE AS required under section 4 of the Ownership of flats Act the said Agreement Dated 06/12/2019 is lodged for registration with the Sub Registrar of Assurance Panvel - 3 on 06/12/2019 vide Serial No. PVL 3 - 17626 - 2019.

AND WHERE AS that the Sellers has purchased said Flat as an investor and has paid Stamp Act, 1958 as can be seen from clause(s) on page 7 of the said agreement.

AND WHERE AS Sellers has paid full and final amount of consideration to the developer the developer and the Developer has handed over vacant peaceful possession of the said Flat to the Sellers.

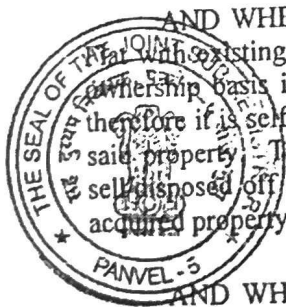
AND WHERE AS that in view of purchasers of said Flat by the Sellers, the Sellers being in use and occupation of the said Flat.

AND WHERE AS the SELLERS is now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof.

AND WHERE AS the PURCHASER/S is interested in purchasing the said Flat, he/she approached the SELLERS and a talk regarding Sale and purchase of the Flat took place between the parties.

AND WHERE AS the SELLERS have offered to the PURCHASER/S the sale/transfers/ assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of Rs. ~~75,00,000/-~~ **Rupees Seventy Five Lakh Only** being the Sale Price and PURCHASER/S have agreed to purchase the said premises the rights, title and interest of the SELLERS therein and benefits accruing to the SELLERS under the said Agreement, in consideration of Rs. 75,00,000/- **(Rupees Seventy Five Lakh Only)** which amount of consideration shall be paid by the PURCHASER/S to the SELLERS at the time and in the manner subject to the terms and conditions stated herein below.

AND WHERE AS the party of the First Part, is in actual possession of the said Flat with all amenities and the transaction of the purchase of the said Flat on ownership basis is completely by the party of the First Part from his own funds and therefore if self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all his right, title and interest in the said Flat as his self-acquired property.



AND WHERE AS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The SELLERS hereby agrees to sell and the PURCHASER/S hereby agree to purchase said Flat/Apartment Bearing No. 2101, on 21st Floor in Building bearing No. 18E, of Type 3BHK B, Admeasuring about 93.57 Sq. Mtrs. Carpet Area equivalent to 1007.18 Sq. ft. of Carpet Area or thereabouts (inclusive of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) along with the right to use One Car Parking Space, in the Complex known

[Signature]
Barkha Saini

[Signature]
Raj

as "INDIABULLS GREENS", Constructed on Survey No. 80/A, 83/2A, 83/3, 83/7+4B + 5B, 85/0 (PART), 86/1, 90/1A (PART), in Sector No. 4, being situate and lying at Village KON, Tal. Panvel, Dist. Raigad, within the limits of Group Grampanchayat KON, in the Jurisdiction of Registration Sub-District of Panvel, District Raigad, and more particularly described in the First Schedule written hereunder.

पु.प. - ५
93.57 Sq. Mtr. or thereabouts
श.प. २०२०
श.प. २०

- The area of the Flat hereby agreed to be sold is admeasuring 93.57 Sq.Mtr. or thereabouts (inclusive of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) along with the right to use One Car Parking Space, and its boundary line on the plan attached herewith.
- The consideration for the transfer of the said Flat in the name of the PURCHASER/S is settled and agreed between the parties is Rs. 75,00,000/- (Rupees Seventy Five Lakh Only) is paid as under being the full and final consideration



Cheque/IMPS	Date	Bank Name	Amount
IMPS 932223586582	18.11.2019	ICICI BANK	Rs. 95,000/-
Cheque No. 000016	05.12.2019	HDFC BANK, SOUTH TUKOGANJ INDORE BRANCH	Rs. 30,00,000/-
Cheque No. 000017	05.12.2019	HDFC BANK, SOUTH TUKOGANJ INDORE BRANCH	Rs. 8,30,000/-
Cheque No. 227479	31.12.2019	PUNJAB NATIONAL BANK, KAMOTHE BRANCH	Rs. 35,00,000/-
TDS			Rs. 75,000/-
TOTAL CONSIDERATION			Rs. 75,00,000/-

- The SELLERS and the PURCHASER/S declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.
- The SELLERS shall make the Builders to handover peaceful and vacant possession of the said Flat after Full & Final Payment. The SELLERS hereby declare that till today he has not sold, mortgaged, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The SELLERS hereby agrees to co-operate for transferring the above said property in the name of PURCHASER/S in the office of Grampanchayat, M.S.E.D.C.L., and any other concerned Department.
- It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the PURCHASER/S this is an essence of the contract.

[Handwritten signatures]
Berkhansini
3

7. The SELLERS hereby declares that completion certificate of the building erected on the property more particularly described in the First Schedule written hereunder has been obtained from Grampanchayat Office.
8. The SELLERS hereby declares that all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by his alone up to the date of Full & Final Payment to Grampanchayat. He PURCHASER/S shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of Full & Final Payment.
9. The Party of the First Part states that there has not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.
10. The SELLERS hereby declares that the Flat hereby agreed to be sold and transferred is not requisitioned nor they have received any such notice.
11. The SELLERS declares that he has got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the SELLERS alone at his cost shall remove the same.
12. The SELLERS also declared that he has not dealt with the said Flat in any manner nor he has done any agreement with any another party or person.
13. It is understood by and between the parties that the PURCHASER/S shall not be entitled to get a conveyance of Plot in their name. The conveyance of the entire property shall be executed in favor of "INDIABULLS GREENS" and which is formed of the various Flat PURCHASER/S in the Society.

पक्ष - 6	15.	The PURCHASER/S doth hereby covenant with the SELLERS as under:-
२०२०	२०२०	That the PURCHASER/S under take to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;
C/२०	b)	The PURCHASER/S are aware that all those who have purchased Flat in the building situated on Plot may form and register a Co-operative Housing Society Ltd., under the provisions of the Maharashtra Co-operative Societies Act, 1960 (hereinafter for the brevity's sake referred to as "the said Act");



- That the PURCHASER/S shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said "INDIABULLS GREENS" formed under the said Act;
- d) That the PURCHASER/S shall abide by the Rules and Regulations and bye-laws of the said Society and that they agree and undertake to pay and discharge all calls and dues which they said Society may make in respect of the said premises, execution of the said Agreement.
 - e) That the PURCHASER/S shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said

[Signature]

Basika Saini

[Signature]

[Signature]

Premises directly to the concerned authorities from the date of execution of this Agreement.

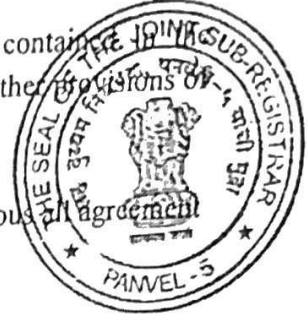
16. The PURCHASER/S hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

17. The expenses for conveying the said Flat such as Stamp Duty, Registration/fees shall be borne and paid by the PURCHASER/S alone.

18. This agreement shall always be subject to the provisions contained in Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

19. All the terms and conditions of the Builder's agreement & previous agreement will be applicable to this agreement.

पत्र - ५	
००	२०२०
Registration/fees २ / ००	



THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Land bearing and Survey No. 80/A, 83/2A, 83/3, 83/7+4B + 5B, 85/0 (PART), 86/1, 90/1A (PART) in Sector No. 4, at VILLAGE - KON, TAL. PANVEL, DIST. RAIGAD, admeasuring about 68,691.33 Sq.Mtrs. or thereabout within the limits of Zilla Parishad Raigad, Panchayat Samiti Panvel and Grampanchayat Kon bounded that is to say:

On or towards the East by :-	Proposed Indiabulls Mall / Commercial complex and 24 m wide Kon-Savala-Rasayani Road
On or towards the West by :-	Existing Railway Line (Somathane Railway Station)
On or towards the South by :-	Others property.
On or towards the North by :-	Proposed Indiabulls Residential development and other property.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Flat/Apartment Bearing No. 2101, on 21st Floor in Building bearing No. 18E, of Type 3BHK B, Admeasuring about 93.57 Sq. Mtrs. Carpet Area equivalent to 1007.18 Sq. ft. of Carpet Area or thereabouts (inclusive of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) along with the right to use One Car Parking Space, in the Complex known as "INDIABULLS GREENS", Constructed on Survey No. 80/A, 83/2A, 83/3, 83/7+4B + 5B, 85/0 (PART), 86/1, 90/1A (PART), in Sector No. 4, being situate and lying at Village KON, Tal. Panvel, Dist. Raigad, within the limits of Group Grampanchayat Kon.

[Handwritten signatures] Barkha Saini AKGowd Rana

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED AND DELIVERED by the Within named "SELLERS"

1) MR. P. K. GOKUL KRISHNAN, (PAN : ABUPG6688D)

P. K. Gokul




2) MRS. VIDYA GOKUL KRISHNAN, (PAN : AEXPR3270G)

Vidya




In the presence of....

1. SUYASH SAINI *S. Saini*

2. CHANDU MAIPALLI *m. Chandu*

SIGNED AND DELIVERED BY


Within named "PURCHASER/S"	
१०/१०	२०२०
1) MR. ROOP NARAYAN SAINI, (PAN: ADSPS8317B)	
१० / २०	

1) MR. ROOP NARAYAN SAINI, (PAN: ADSPS8317B)

Roop Narayan Saini

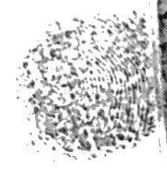



2) MRS. BARKHA SAINI, (PAN: AHQPS8682R)
In the presence of....
1. SUYASH SAINI
PANEL-5



Barkha Saini

S. Saini



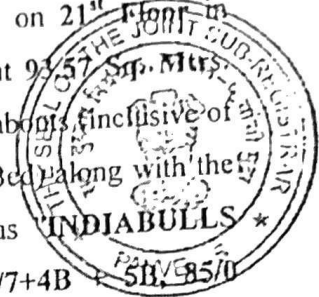


2. CHANDU MAIPALLI *m. Chandu*

7
RECEIPT

पवेल - ५	
४४	२०२०
Lakhs Only / paid २९ / २० a Full and Final	

RECEIVED a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) paid by Cheque/NEFT as described in the above SALE DEED, being a Full and Final Payment against the Sale of Flat/Apartment Bearing No. 2101, on 21st Floor in Building bearing No. 18E, of Type 3BHK B, Admeasuring about 93.57 Sq. Mtrs. inclusive of Carpet Area equivalent to 1007.18 Sq. ft. of Carpet Area or thereabouts, finclusive of balconies but not inclusive of Service Area, Dry Yard and Flower Bed along with the right to use One Car Parking Space, in the Complex known as "INDIABULLS GREENS", Constructed on Survey No. 80/A, 83/2A, 83/3, 83/7+4B + 5B, 85/0 (PART), 86/1, 90/1A (PART), in Sector No. 4, being situate and lying at Village KON, Tal. Panvel, Dist. Raigad, within the limits of Group Grampanchayat Kon.



Cheque/IMPS	Date	Bank Name	Amount
IMPS 932223586582	18.11.2019	ICICI BANK	Rs. 95,000/-
Cheque No. 000016	05.12.2019	HDFC BANK, SOUTH TUKOGANJ INDORE BRANCH	Rs. 30,00,000/-
Cheque No. 000017	05.12.2019	HDFC BANK, SOUTH TUKOGANJ INDORE BRANCH	Rs. 8,30,000/-
Cheque No. 227479	31.12.2019	PUNJAB NATIONAL BANK, KAMOTHE BRANCH	Rs. 35,00,000/-
TDS			Rs. 75,000/-
TOTAL CONSIDERATION			Rs. 75,00,000/-

I SAY RECEIVED

Rs. 75,00,000/-

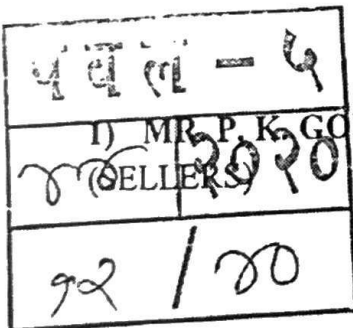
P.K. Gokul

MR. P. K. GOKUL KRISHNAN

POSSESSION LETTER

I, the undersigned- MR. P. K. GOKUL KRISHNAN and MRS. VIDYA GOKUL KRISHNAN have sold Flat/Apartment Bearing No. 2101, on 21st Floor in Building bearing No. 18E, of Type 3BHK B, Admeasuring about 93.57 Sq. Mtrs. Carpet Area equivalent to 1007.18 Sq. ft. of Carpet Area or thereabouts (inclusive of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) along with the right to use One Car Parking Space, in the Complex known as "INDIABULLS GREENS", Constructed on Survey No. 80/A, 83/2A, 83/3, 83/7+4B + 5B, 85/0 (PART), 86/1, 90/1A (PART), in Sector No. 4, being situate and lying at Village KON, Tal. Panvel, Dist. Raigad, within the limits of Group Grampanchayat Kon. to 1) MR. ROOP NARAYAN SAINI and 2) MRS. BARKHA SAINI, wide SALE DEED and handover physical vacant, peaceful possession of the above said Flat on today itself to 1) MR. ROOP NARAYAN SAINI, and 2) MRS. BARKHA SAINI.

SIGNATURE/S



2) MRS. VIDYA GOKUL KRISHNAN



1) MR. ROOP NARAYAN SAINI
(PURCHASERS)

P.K. Gokul

Vidya Gokul

Roop Narayan Saini

2) MRS. BARKHA SAINI
(PURCHASERS)

Barkha Saini

Indiabulls REAL ESTATE



To,
Punjab National Bank
G-17, L. T. Market, Sector-1,
Vashi, Navi Mumbai,
Maharashtra - 400703.

Re: Permission To Mortgage Apartment no. 18E-2101 (Hereinafter referred to as the said "Flat") on the 21st floor in Building "18E" of Indiabulls Greens Panvel situated at Opposite Honda Warehouse, Village Kon, Panvel - 410206, Raigad (Hereinafter referred to as the "said property").

Dear Sirs,

This is to confirm that we have sold flat No. 18E-2101 admeasuring 1007.18 square feet of carpet area on the 21st floor in Building "18E" of Indiabulls Greens Panvel situated at Opposite Honda Warehouse, Village Kon, Panvel - 410206 constructed by us to Mr. P. K. Gokul Krishnan & Mrs. Vidhya Gokul Krishnan ("Purchaser/s") for a total consideration of Rs. 44,26,400/- (Rupees Forty Four Lakh(s) Twenty Six Thousand Four Hundred Only) under a registered Agreement for Sale dated 30th November, 2011.

We confirm that we have obtained the necessary permissions/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat are in accordance with the approved plans. We assure that the said flat is not subject to any encumbrance, charge or liability of any kind whatsoever and that the same is free and marketable.

Possession of the said Flat has already been given to Mr. P. K. Gokul Krishnan & Mrs. Vidhya Gokul Krishnan on payment of the full consideration in respect of the said Flat.

We are aware that the said Mr. P. K. Gokul Krishnan & Mrs. Vidhya Gokul Krishnan ("the seller/s") has agreed to sell the said flat and all their right, interest and title therein to Mr. Roop Narayan Saini & Mrs. Barkha Saini ("purchaser/s") under an agreement for Sale dated 6th December, 2019 and that the said Mr. Roop Narayan Saini & Mrs. Barkha Saini ("purchaser/s") has approached Punjab National Bank for a loan for purchasing/acquiring the said flat and that Punjab National Bank has agreed to sanction/grant the housing loan to Mr. Roop Narayan Saini & Mrs. Barkha Saini to purchase/acquire the above flat and Mr. Roop Narayan Saini & Mrs. Barkha Saini has agreed to mortgage their right, title and interest in the said flat in your favour as security for the said housing loan. We hereby confirm that we have no objection to the same and we shall transfer the said flat to the name of the Purchaser, in our books, on completion of the sale formalities between the said Seller and the said Purchaser.

And notwithstanding anything to the contrary contained in the said Agreement for Sale, we confirm to register the aforesaid charge in our books in respect of the said flat on completion of the sale formalities as aforesaid and the said purchaser will not be permitted to transfer, assign, sell off/cancel or in any other way/manner deal with the said flat prejudicial to the interest of your Company/your security trustee without prior written consent of the your Company/your security trustee.

Lucina Land Development Limited

Six Address: Indiabulls Greens, Opposite Honda Warehouse, Near Kon Toll, Village Kon, Taluka Panvel, District Raigad, Maharashtra-410200
Corp. Off: Indiabulls Finance Centre, 1, Phandane Mith Compound, 01234, Srusapati Road Marg, Phandane Road W, Mumbai-400111
Reg. Off: M 42A63, 1st Flr, Connaught Place, New Delhi-110001
CIN L70109DL2012PL1151260, Website: www.indiabulls.com

In.lev-2(सूची - २)



05/12/2019

सूची क्र.2

दुय्याग निबंधक : मह. दु. नि. पनवेल 3

दस्त क्रमांक : 17626/2019

नोंदणी :

Regn 63

गावाचे नाव : कोन

(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7397114
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (अतल्यास)	

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग 27.4, दर 55,900/IT SUB-RENTAL IN-RENTAL
सदनिका नंबर 2101, एकविसावा मजला, ईमारत क्रमांक 18ई, इंडिया बिल्डिंग प्रॉजॅक्ट नंबर 80/ए, 83/2ए, 83/3, 83/7 4+बी, 5+बी, 85/0 भाग, 86/1, 90/1ए भाग, सेक्टर नंबर 4 मोठे
कोन, तालुका पनवेल, जिल्हा रायगड. क्षेत्र 93.57 चौ.मी. कारपेट. प्लॉट कार पाकिंग क्षेत्र
11.15 चौ.मी. सह... ((SECTOR NUMBER : 4 ;))

1) 93.57 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल किंवा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- पी के गोकुळ क्रिष्णन -- वय:-50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 402, सी - विंग, पिनाकल बिल्डींग, वसंत ऑस्कर कॉम्प्लेक्स, एल वी एस मार्ग, मुंलुड पश्चिम, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ABUPG6688D
2): नाव:- विद्या गोकुळ क्रिष्णन -- वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 402, सी - विंग, पिनाकल बिल्डींग, वसंत ऑस्कर कॉम्प्लेक्स, एल वी एस मार्ग, मुंलुड पश्चिम, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AEXPR3270G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- रूप नारायण सैनी -- वय:-53; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नंबर 203, महालक्ष्मी अक्वोन्सू, प्लॉट नंबर 27, सेक्टर नंबर 36, कामोठे, तालुका पनवेल, जिल्हा रायगड., महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADSPS8317B

2): नाव:- बरखा सैनी -- वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नंबर 203, महालक्ष्मी अक्वोन्सू, प्लॉट नंबर 27, सेक्टर नंबर 36, कामोठे, तालुका पनवेल, जिल्हा रायगड., महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AHQPS8682R

(9) दस्तऐवज करून दिल्याचा दिनांक 06/12/2019

(10) दस्त नोंदणी केल्याचा दिनांक 06/12/2019

(11) अनुक्रमांक, खंड व पृष्ठ 17626/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 450000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

Impce
दुय्याग निबंधक
पनवेल क्र.3



मुल्यांकनासाठी विचारात घेतलेला उपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i); or the Influence Areas as per the Annual Statement of Rates published under the

CE

No 878/23-24

City Note

Reference No &

Order's Order

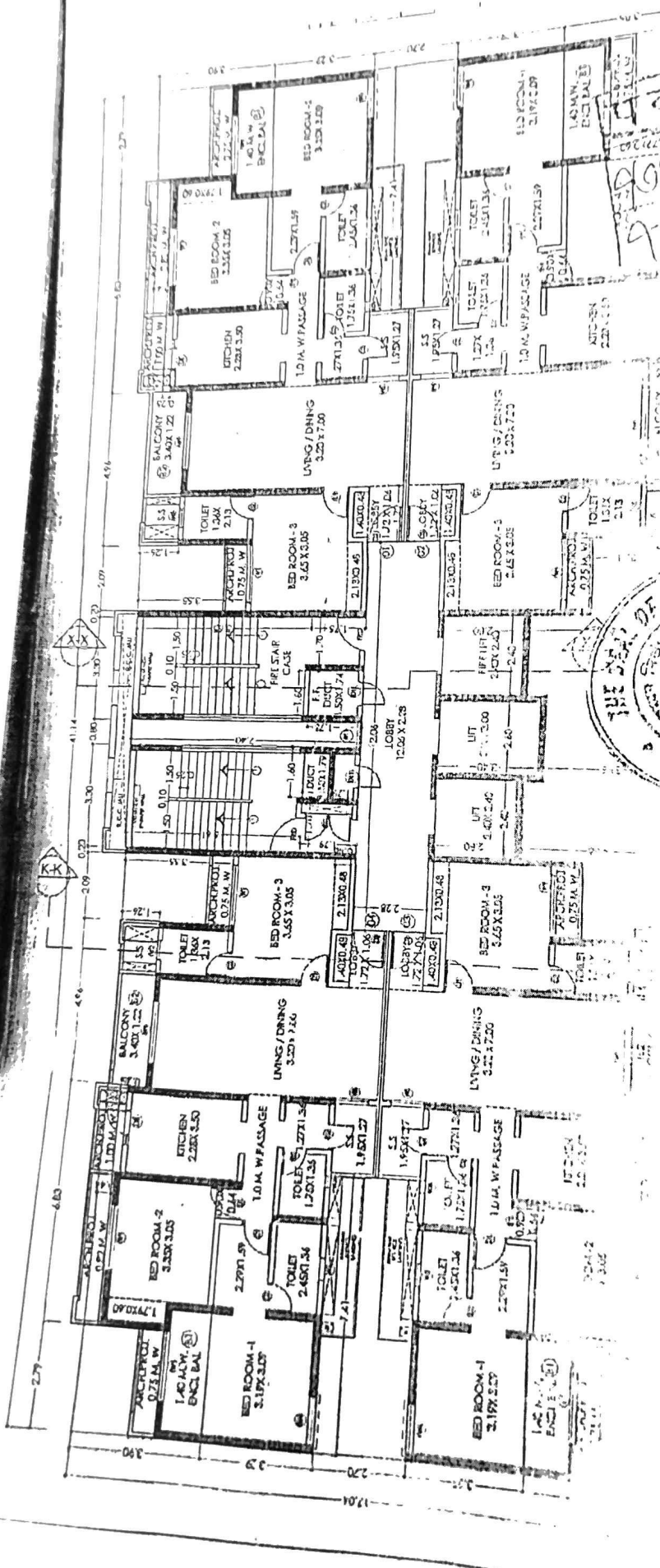
Dispatch Dr

005513/2

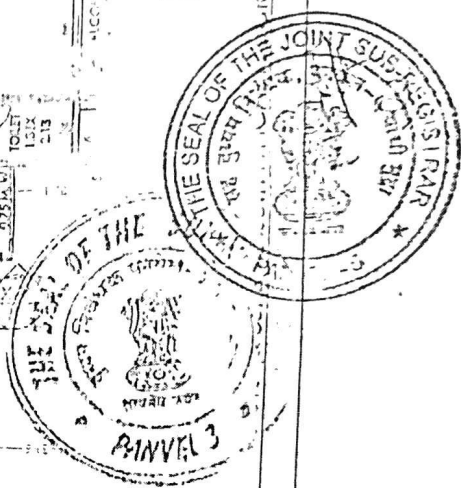
Dispatch

Terms

W E L B E L



पत्र - 6	
2020	
29/1/20	



Handwritten signature
Badrina Sinha

SCALE: 1:100

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

Handwritten registration details in a box, including project name and number.

This registration is granted under section 5 of the Act to the following project under project registration number :
F52000001160

Project: Indiabulls Greens - 2, Plot Bearing / CTS / Survey / Final Plot No.: 85 at Kon, Panvel, Raigad, 410207

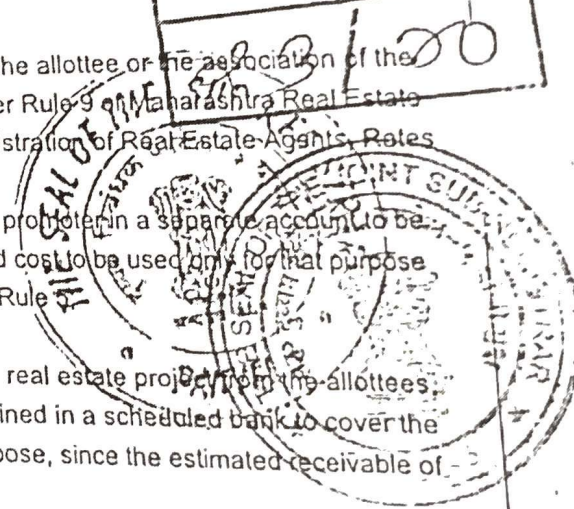
1. Lucina Land Development Limited having its registered office / principal place of business at Tebsil, Ward
GSouth, District: Mumbai City, Pin: 400013.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 26/07/2017 and ending with 29/02/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SOC - 014574)

REGD. OFFICE:
'NIRMAL', 2nd Floor, Norman Point,
Mumbai - 400 021
PHONE : +91-22-6550 0900
FAX : +91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
New Mumbai - 400 021.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Date : 01/10/2018

Ref. No. CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2018/2179

To:
Ms Lucina Land Development Limited,
CS No 612, 613, 1st floor, India Bull Finance Centre,
Elphinston Mills Compound, Senapati Bapat Marg,
Elphinston Road, Mumbai 400013.

Sub: Part Occupancy Certificate for sale building no. 11F, 17G1, 18E & 19C1 (sector 4) of proposed Rental Housing Scheme on land bearing S.No 801A, 8312A, 8313, 8317+4B+5B, 8510, 8611, 9011A, 9011B, 9013B, 9014, 9017, 9018, 9019, 90110, 90111, 9115 of Village-Kon, Taluka-Panvel, Dist-Raigad.

- Ref:
1. CC granted by District Collector office, Raigad vide letter no. मरा/एल.एन.ए. २(व)/प्र.क्र. ५९/२०१२ दि. २६/०२/२०१३.
 2. This office letter dated CIDCO/NAINA/Panvel/Kon/BP-94/OC/2018/123 dated 30/07/2018.
 3. MMRDA's letter no. MMRDA/RHD/RHS-49 (II)/2016/07 dated 09.01.2017.
 4. MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017.
 5. MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018.
 6. Environment clearance dated 22/11/2010 and 09/08/2012.
 7. Chief Fire officer. CIDCO has granted Final Fire NOC for sale building No 11F, 17G1, 18E & 19C1 (sector 4) vide no जा.क्र./सिडको/अग्नि/मुख्यालय/२५४/२०१८ दि. ०४.०९.२०१८.
 8. Consent to Operate from MPCB vide no. Format.1.0/BO/CAC-cell/UAN No. 0000049605/CO(part-V)/CAC-1809000118 dated 04.09.2018.
 9. Part Occupancy Certificate for sale building No 1E, 2G, 3C (sector 2) and building No 4D, 5C, 6G (sector 3) granted on 30.06.2017 and for sale building no. 20C1 (sector 3) and building no. 8G1, 9C1 & 10G1 (sector 4) granted on 11.05.2018.



पत्र - ५
२०२०
S/Madam.

Please find enclosed herewith necessary Occupancy Certificate along with as-bulle-
t for sale building No 11F, 17G1, 18E & 19C1 (sector 4). (Details mentioned therein
relating you.



Yours faithfully,
Bhushan R. Chaudhari
01/10/18
(Bhushan R. Chaudhari)
Associate Planner (NAINA), CIDCO



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 WIC - 014574)

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nanman Point,
Mumbai - 400 021
PHONE +91-22-6550 0900
FAX +91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 021.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

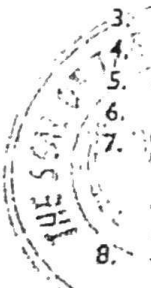
Ref. No. CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2018/2179

Date: 01/10/2018

To
✓ M/s Lucina Land Development Limited,
CS No 612613, 14th floor, India Bull Finance Centre,
Elphinston Mills Compound, Senapati Bapat Marg,
Elphinston Road, Mumbai 400013.

Sub: - Part Occupancy Certificate for sale building no. 11F, 17G1, 18E & 19C1 (sector 4) of proposed Rental Housing Scheme on land bearing S.No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist- Raigad.

- Ref:
1. CC granted by District Collector office, Raigad vide letter no. मसा/एल.एन.ए. १(च)/प्र.क्र. ५९/२०१२ दि. १६/०२/२०१३.
 2. This office letter dated CIDCO/NAINA/Panvel/Kon/BP-94/OC/2018/123 dated 30/07/2018.
 3. MMRDA's letter no. MMRDA/RHD/RHS-49 (II)/2016/07 dated 09.01.2017.
 4. MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017.
 5. MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018.
 6. Environment clearance dated 22/11/2010 and 09/08/2012.
 7. Chief Fire officer, CIDCO has granted Final Fire NOC for sale building No 11F, 17G1, 18E & 19C1 (sector 4) vide no जा.क्र./सिडको/अग्नि/मुख्यालय/३५४/२०१८ दि. ०४.०९.२०१८.
 8. Consent to Operate from MPCB vide no. Formax1.0/BO/CAC-cel/UAN No. 0000049605/CO(part-V)/CAC-1809000118 dated 04.09.2018.
 9. Part Occupancy Certificate for sale building No 1E, 2G, 3C (sector 2) and building No 4D, 5C, 6G (sector 3) granted on 30.06.2017 and for sale building no. 20C1 (sector 3) and building no. 8G1, 9C1 & 10G1 (sector 4) granted on 11.05.2018.



पुवतल - ५
२०२०
२०/१०/२०
S/ Madam.

Please find enclosed herewith necessary Occupancy Certificate along with as-built drawings for sale building No 11F, 17G1, 18E & 19C1 (sector 4). (Details mentioned therein)

Thanking you.



Your faithfully,
Bhushan R. Chaudhari
(Bhushan R. Chaudhari)
Associate Planner (NAINA), CIDCO

PART OCCUPANCY CERTIFICATE

I hereby certify after site inspection on 20/08/2018 and 23/08/2018 that, the construction of sale building no. 11F, 17G1, 18E & 19C1 (sector 4) of Rental Housing Scheme on land bearing S. No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 90/15 of Village-Kon, Taluka-Panvel, Dist-Raigad has been completed under the supervision of M/s Octave Consultant, Architect Shri Valbhav Borkar (License/Registration No. CA/2003/10717) and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. मशा/एल.एन.ए. १(ब)/प्र.क्र. ५९/२०१२ दि २६/०२/२०१३, issued by the District Collector, Raigad and permitted to be occupied subject to the following conditions :-

1. This certificate of occupancy is issued only in respect of following buildings:

Bldg. No. & Height	Units	Built up area (Sq.Mt.)
Building No. 11 (Type F) 2 Basement + Gr. + Stilt/podium + 37 upper resi. floor, (115.30 M)	Residential Units-142 No	17620.48
Building No. 17 (Type G1) 2 Basement + Gr. + Stilt/podium/part resi. + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units-214 No.	16161.22
47 Sector 4 Building No. 18 (Type E) 20/20 2 Basement + Gr. + Stilt/podium + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units-138 No	14732.46
28/23 Building No. 19 (Type C1) 2 Basement + Gr. + Stilt/podium/part resi. + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units-140 No	11057.72
Total	Residential Units- 634 No.	59579.88

There is centrally located Recreational space provided at 2.75 M height above podium level, which is not directly accessible through residential units and there is driveway of 3 m between podium recreational space and habitable rooms.
Servant's collect units- 3 nos. (9.64 Sq.Mt.) in sector 4 (11F, 18E & 19C1) provided by Seller.

This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3. This part Occupancy Certificate is to be read along with the accompanying as-built drawings bearing No CIDCO/NAINA/PANVEUKon/BP-94/OC/2018/2180, dated 01.10.2018.

4. All the conditions mentioned in the location clearance and layout approvals granted by MMRDA from time to time and agreement executed with MMRDA shall be binding on applicant.

5. All the conditions mentioned in the permission granted by District Collector Office, Raigad vide letter No प्र. मशा/एल.एन.ए. १ (च)/प्र.क्र. ५९/२०१२ दि २६/०२/२०१३ shall be binding on applicant.

6. All the conditions mentioned in Environment clearance dated 22/11/2010 and 09/08/2012 shall be binding on applicant.

7. All the conditions mentioned in "Consent to Operate" dated 04.09.2018 shall be binding on applicant.

8. All the conditions mentioned in MMRDA vide letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 17.10.2017 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 1.09.2018 has granted NOC for Occupation certificate (for 1.53 FSI of the Free Sale Component) shall be binding on applicant.

9. The provision of lifts, parking spaces, refuge areas, extent of basement, architectural features etc, are considered in the proposal as per approval given of District Collector, Raigad in accordance with savings clause of draft DCPRs of IDP of NAINA.

10. Provision of Infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all Infrastructure including disposal of sewage, solid waste etc. at his own cost.

11. As per approved DCPRs of IDP of NAINA, if the MMRDA provides Infrastructure to RHS then the charges shall be as per the regulations of MMRDA and FLP/OCSDC will not be charged, if not then FLP at the rate of two times the determined charges by SPA-NAINA will be payable by the developer.

12. All the conditions mentioned in final Fire NOC for sale building No 11E & 19C1 (sector 4) vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/२०१८/२०१६ shall be binding on you. The activities related to construction of fire station till its handing over to CIDCO shall be completed as per time limit mentioned in the final Fire NOC. The applicant shall seek consent from MMRDA in this regard before giving physical possession.

13. The condition regarding procurement of (ALP) Aerial Ladder Platform mentioned in final fire NOC dated 04.09.2018 shall be binding on applicant.

14. Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for action mentioned under section 53 of the MR&TP act, 1966.

15. The refuge areas provided shall not be permitted to be occupied and kept free all the time for rescue operation.

Handwritten notes and stamps: 3, 90808, 2020, 12/20



Handwritten notes and stamps: उपलब्ध - ५, २०२०, २०/२०



16. Architectural projections, sills, lobbies etc. shall not be misused at later time.
17. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
18. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

Yours faithfully,

(Signature)
 (Bhushan R. Chaudhari)
 Associate Planner (NAINA), CIDCO

पत्रिका - 3
 1/16/2020
 28/80



पत्रिका - 4
 2020
 28/80



POSSESSION LETTER

Mr. P.K. Gokul Krishnan
Mrs. Vidya Gokul Krishnan
402, C Wing, Pinnacle Building,
Vasant Oscar Complex, LBS Marg,
Mulund(W), Mumbai 400080.

पत - ६
१०८२११०१
२९/१२/२०

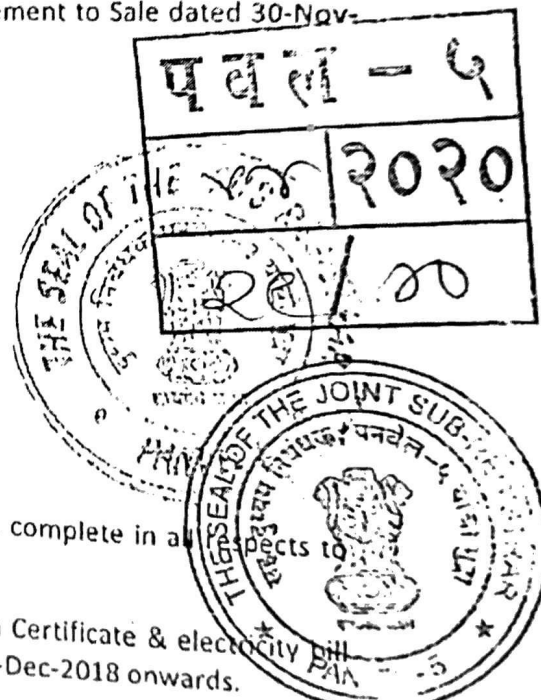
Dear Sir/Madam,

We, Lucina Land Development Ltd., do hereby confirm to have delivered the vacant and on the spot possession of Flat No. 18E-2101 admeasuring 93.57 square metres of carpet area (which is inclusive of the area of Balconies) on 21st floor in our residential complex known as Indiabulls Greens located on Survey No. 85/0 (80A/1/3), Village: Kon & Arivali, Taluka: Panvel, District: Raigad, located within the limits of Zilla Parishad, Raigad, Panchayat Samiti Panvel and Grampanchayat – Kon to you in pursuance of Agreement to Sale dated 30-Nov-2011 on this 8-Dec-2018.

Yours faithfully,



Lucina Land Development Ltd.
(Authorised Signatory)



AFFIRMATION:

Received the vacant physical possession of the above said flat, complete in all respects to our satisfaction.

I/We agree to pay property tax from the receipt of Occupation Certificate & electricity bill and all other charges and taxes in respect of the said Flat from 8-Dec-2018 onwards.

NAME AND SIGNATURE OF ALL THE CUSTOMERS

P.K. Gokul

Mr. P.K. Gokul Krishnan

Vidya

Mrs. Vidya Gokul Krishnan

Lucina Land Development Limited

Sis Address: Indiabulls Greens, Opposite Honda Warehouse, Near Kon Toll, Village Kon, Taluka Panvel, District Raigad, Maharashtra- 410207
Corp. Off: Indiabulls Finance Centre, Elphinstone Mills Compound, 612013, Sector 44, Dapoli Marg, Elphinstone Road(W), Mumbai- 400013
Reg. Off: M-62&63, 1st Floor, Connaught Place, New Delhi- 110001
Website: CIN U70109DL2006PLC151260, Website: www.indiabulls.com

Indiabulls REAL ESTATE

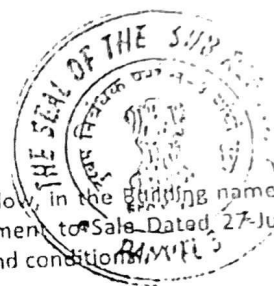
Date: 14-Feb-19

LETTER OF ALLOTMENT FOR CAR PARKING BAY

Mr. P.K. Gokul Krishnan
Mrs. Vidhya Gokul Krishnan
402, C Wing, Vasant Oscar Complex
Pinnacle Building, LBS Marg,
Mulund(W), Mumbai 80

पत्र क्र. 27
402/2020
20/80

Project : Indiabulls Greens
Promoter : Lucina Land Development Limited
Sector : Sector - 4
Apartment No. : 18E-2101
Car Park : 1
Car Park No. : 452, Basement-2



We are pleased to allot you the Car Parking Bay as detailed below, in the Building named "Indiabulls Greens" under the terms of the Registered Agreement to Sale Dated 27-Jul-2011. This Letter of Allotment is subject to the following terms and conditions:

1. Car Parking Bay No. 452 on Basement-2 Floor is allotted to you in accordance with the above said Registered Agreement. The Car Parking Bay can be used only for parking motor cars and two wheelers such as bicycle, moped, motor cycle or scooter and no other vehicles.

2. The allotted Car Parking Bay is meant for parking vehicles only and hence no construction/ structure/ superstructure/ enclosure/obstruction in any manner whatsoever, whether permanent, semi-permanent or temporary in nature, other than that provided by the Promoter, can be carried out by you at any point in time or used for any purpose other than for parking vehicles.

पत्र क्र. 27
म 2020
30/80

3. The vehicle shall be parked in the allotted Car Parking Bay well within the boundaries marked therein without protruding into the area earmarked for other Owner/s and shall not hinder or interfere with the rights of other Owner/s to park their vehicles in the area respectively and exclusively allotted and earmarked for them.




Your vehicle anywhere else in and around the Building Complex/ Adjoining area including the drive-way as well as other reserved Car Parking Bays, is strictly prohibited.

Lucina Land Development Limited

Site Address: Indiabulls Greens, Opposite Honda Warehouse, Khas Khas Toll, Village Khas, Taluka Panvel, District Raigad, Maharashtra- 410207
Reg. Office: M-62&63, 1st Floor, Connaught Place, New Delhi- 110001
Website: CIN U70109DL2006PLC151260, Website www.indiabulls.com

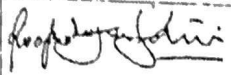
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADSPS8317B




नाम /NAME
ROOP NARAYAN SAINI

पिता का नाम /FATHER'S NAME
PRABHU DAYAL SAINI

जन्म तिथि /DATE OF BIRTH
25-07-1966

हस्ताक्षर /SIGNATURE



 मुख्य आयकर अधिकारी, भोपाल
 CHIEF COMMISSIONER OF INCOME-TAX, BHOPAL

Roop Narayan Saini
Prabhu Dayal Saini

प व ल - ३
 १०६२६२०१९
 ३१/१०

प व ल - ५
 २०२०
 १४/१०





03/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

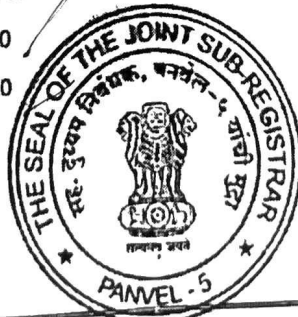
दस्त क्रमांक : 44/2020

नोंदणी :

Regn 63m

गावाचे नाव : कोन

(1)बिलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7397114	
(4) भू-भापन,पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: सदनिका नंबर 2101,एकविमावा मजला,ईमारत क्रमांक 18ई,इंडियाबुल्स ग्रीन्स,सर्व्हे नंबर 80/ए,83/2ए,83/3,83/7 4+बी,5+बी,85/0 भाग,86/1,90/1ए भाग,सेक्टर नंबर 4,मीजे कोन,तालुका पनवेल,जिल्हा रायगड. क्षेत्र 93.57 चौ.मी. कारपेट. व एक कार पार्किंग क्षेत्र 11.15 चौ.मी. सह...(दस्त क्रमांक 17626/2019,नुसार नोंदविलेल्या दस्तात मु.शु. 4,50,000/- व नोंदणी फी 30,000/- भरले आहे.)((Survey Number : 80/ए,83/2ए,83/3,83/7 4+बी,5+बी,85/0 भाग,86/1,90/1ए भाग ; SECTOR NUMBER : 4 ;))
(5) क्षेत्रफळ		1) 93.57 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-पी के गोकुळ क्रिष्णन - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 402, सी - विंग, पिनाकल विल्डींग, वसंत ऑस्कर कॉम्प्लेक्स, एल वी एस मार्ग, मुंलुड पश्चिम, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ABUPG6688D 2): नाव:-विद्या गोकुळ क्रिष्णन - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 402, सी - विंग, पिनाकल विल्डींग, वसंत ऑस्कर कॉम्प्लेक्स, एल वी एस मार्ग, मुंलुड पश्चिम, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AEXPR3270G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-रूप नारायण सैनी - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नंबर 203, महालक्ष्मी अक्युन्यू, प्लॉट नंबर 27, सेक्टर नंबर 36, कामोटे, तालुका पनवेल, जिल्हा रायगड., महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADSPS8317B 2): नाव:-बरखा सैनी - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नंबर 203, महालक्ष्मी अक्युन्यू, प्लॉट नंबर 27, सेक्टर नंबर 36, कामोटे, तालुका पनवेल, जिल्हा रायगड., महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AHQPS8682R
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2020	
(11)अनुक्रमांक,खंड व पृष्ठ	44/2020	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		



सह दुय्यम निबंधक घर्ग-२
(पनवेल-५)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणचा तपशील करारनामा अलाहिदा नोंदविला आहे

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



RE: VRUNDAVAN

MUMBAI

Regd AD

Date .

To
Mr. Roop Narayan Saini , S/o. Prabhu Dayal Saini and 2) Mrs. Barkha Saini , W/o. Roop Narayan Saini.

Addr - Apartment No. 2101 , 21st Floor, Indiabulls Greens,
Village Kon , Tal. Panvel, Sector- 4,
Dist- Raigad, Navi Mumbai

Dear Sir,

With reference to your letter dated 07/2/2020 we hereby acknowledge the receipt of the under noted title deeds deposited by you with the bank on 31/12/19 with intent to create security by way of equitable mortgage for the money advanced as per loan documents executed at our Branch Office ,KAMOTHE, by you on 30-12-2019. in respect of the following:

1 Housing Loan for Rs. 37,00,000/- (Rs. Thirty Seven Lakh Only)

SECOND SCHEDULE

(List of Title Deeds)

- 1) Agreement For Sale dated 6/12/2019 executed by & between Mr. P. K. Gokul Krishnan and 2) Mrs. Vidya Gokul Krishnan as the Sellers of One part AND Mr. Roop Narayan Saini , S/o. Prabhu Dayal Saini and 2) Mrs. Barkha Saini , W/o. Roop Narayan Saini , as the Purchasers of the Second Part. regd. with Registrar of Assurance PVL-3, bearing Doc. No. 17626 2019 , Registration Receipt No 22102 dated 6/12/2019
- 2) Index II of the Doc No. 17626/2019
- 3) Regd. Receipt No. 22102 dated 6/12/2019
- 4) Agreement For Sale dated 30/11/2011 executed by & between M/S Lucina Land Development Ltd, as the Promoter of One Part AND Mr. P. K. Gokul Krishnan and 2) Mrs. Vidya Gokul Krishnan as the Purchaser, of the Other Part , Regd. with Registrar of Assurance – Panvel-2 , bearing Doc. No.10571. 2011 , regd. receipt No. 10715 dated 30/11/2011
- 5) Index II of Doc. No.10571/ 2011

- 6) Regd. receipt No. 10718 dated 30/11/2011
- 7) Part Payment Receipt issued by Mr. P. K. Gokul Krishnan and 2) Mrs. Vidya Gokul Krishnan to Mr. Roop Narayan Sami & Mrs. Barkha Sami
- 8) NOC of Builder to Mortgage the Flat
- 9) Copy of Part Occupancy Certificate issued by CIDCO (NAINA)
- 10) Original Possession Letter dated 8/12/2018 executed by Builder AND Mr. P. K. Gokul Krishnan and 2) Mrs. Vidya Gokul Krishnan
- 11) Original Letter of Allotment for Car Parking Bay dated 14/2/2019


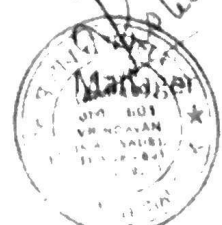
SCHEDULE OF THE PROPERTY MORTGAGED :-

FIRST SCHEDULE

Apartment No. 2101 , 21st Floor , admeasuring about 93.57 Sq. Mtrs Carpet Area Equivalent to 1007.18 Sq. Ft. Carpet area (Inclusive of balconies) , along with One Car parking Space, Bldg. No. 18-E , of Type 3BHK B, Complex known as " Indiabulls Greens" , lying, being & situated within the limits of Village Kon , Tal. Panvel , Dist. Raigad , within the limits of Panvel Panchayat Samiti and Raigad Zilla Parishad , bearing Survey Nos. 80/A , 83/2A ,83/3 ,83/7+4B+5B ,85/0 (Part) ,86/1 ,90/1A(Part) . total area admeasuring 68,691.33 Sq. Mtrs situated at Sector- 4, within the limits of Zilla Parishad , Raigad. Panchayat Samiti Panvel and Grampanchayat Kon , Registration Dist. Raigad & Sub- Regd. Dist. Panvel.



Yours faithfully,

Please Tick

Saving A/C No	Branch FILE No.:		
CIF NO	Tie up no. (if applicable)		
LOS Reference No.:	PAL/Take Over/NEW/Resale/Top up		
Applicant Name : <u>Koof Narayam Saini (73006185404)</u>			
Co-Applicant Name : <u>Brookha Saini</u>			
Contract (Resi.):	Mobile : <u>9320211584</u>		
Loan Amount : <u>30 Lakhs 31 Lakhs</u>	Tenure : <u>12 years</u>		
Interest Rate :	EMI :		
Loan Type : <u>HL (Takeover)</u>	SBI LIFE :		
Hsg. Loan _____	Maxgain _____		
Realty _____	Home Top up _____		
Property Location : <u>Panvel</u>			
Property Cost :			
Name of Developer / Vendor : <u>Indiabulls</u>			
RBO -	ZONE -	Branch : <u>Palaspe</u>	(Code No)
Contact Person : <u>Vishant</u>	Mobile No. <u>9507000088</u>		
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1	<u>L. G. Naik</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>Vastukala</u>	SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT Palaspe BRANCH