



FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98 DT 14-8-1997

120, CENTRAL FACILITY BUILDING, APMC, PHASE-II, MARKET-I, TURBHE,
NAVI MUMBAI - 400 703. PHONE : 765 33 05 / 766 65 01 (EXTN. 5120)

Ref. No. FAM/ALT/06/02/SI

Date: 18/6/2002

Registered A/D / Hand Delivery

To : Mrs. B. G. Goswami / 103 - 4

Shri/Smt SHAH ANIL HARILAL

Room No 16, 3rd FLOOR,

SHREEJI KRUPA, SECTOR-11,

TUNDLWAR, WASHI, NAVI MUMBAI 400 703.

Ref : Your Application No. 2329 for 'B' type Flat.

Sub : Allotment of Flat No. 103 on the 1st Floor of the Building No. 4

to be constructed on Property bearing Plot No. 19 & 19 A at Sector - 11,
Koperkhairne, Navi Mumbai.

The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the Corporation") vide Agreements to lease dated 29.1.1998 and 6.3.2000 has consented to grant lease of the Plot Nos. 19 & 19 A, admeasuring 61500 sq. meters in Sector No. 11 at Koperkhairne, Navi Mumbai, Taluka & District Thane, (hereinafter referred to as "the said plots") in favour of our Society on the terms and conditions and at or for a consideration as contained in the said Agreements to lease.

We are pleased to inform you that you have been allotted Flat No. 103 on 1st floor admeasuring 528 sq.ft. of Built up area in the Building No. 4 by the draw of lots held on 23/05/02 to be constructed on aforesaid plots (hereinafter referred to as the said Flat) for a total consideration of Rs. 506,352 /- (Rupees Five Lacs Sixty thousand three hundred fifty two only), i.e. Rs. 87,130 /- being the cost of land plus Rs. 419,222 /- being the cost of constructions. Out of above total consideration, you have paid to the Society, a sum of Rs. 88,000 /- (Rupees Eighty Eight thousand only). The Balance amount of Rs. 418,352 /- (Rupees Four Lacs Eighteen thousand three hundred fifty two only) is agreed to be paid by you at the time and in the manner as mentioned in the payment Schedule written below.

Signature

Mou. Ag. Sent proof

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WB/308

DETAILS OF
Mr/Ms.
having the
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Index-2(सूची - २)



16/05/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8
दस्त क्रमांक : 3652/2014
नोंदणी :
Regn:63m

गावाचे नाव : 1) कोपरखैरणे

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3152500
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : सदनिका नं: सदनिका क्र.-103, वि. नं. 4, माळा नं: पहिला, इमारतीचे नाव: फ्राम को.ऑप.हो.सोसा.लि. , ब्लॉक नं: प्लॉट नं.-19,19ए, सेक्टर-11, कोपरखैरणे, नवी मुंबई, रोड नं: 528 चौ.फुट बिल्ट अप एरिया((Plot Number : 19,19ए ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 528 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- - श्री. भगवतोलाल वी. पगारीया वय:-37; पत्ता:-प्लॉट नं: सदनिक क्र. 103, वि. नं. 4, माळा नं:-, इमारतीचे नाव: फ्राम को.ऑप.हो.सोसा.लि. , ब्लॉक नं: प्लॉट नं.-19,19ए, सेक्टर-11, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- ALZPP3198A 2): नाव:- - श्रीम. कल्पना वी. पगारीया वय:-39; पत्ता:-प्लॉट नं: सदनिक क्र. 103, वि. नं. 4, माळा नं:-, इमारतीचे नाव: फ्राम को.ऑप.हो.सोसा.लि. , ब्लॉक नं: प्लॉट नं.-19,19ए, सेक्टर-11, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- ALHPP5438R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- - श्री. विश्वास साहेबराव सैद वय:-32; पत्ता:-प्लॉट नं: सदनिक क्र. एस एस-2, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रुम नं.-162, सेक्टर-08, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-BZSPS3306K 2): नाव:- - श्रीम. उज्वला विश्वास सैद वय:-28; पत्ता:-प्लॉट नं: सदनिक क्र. एस एस-2, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रुम नं.-162, सेक्टर-08, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CFOPS6370A
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2014
(10) दस्त नोंदणी केल्याचा दिनांक	16/05/2014
(11) अनुक्रमांक, खंड व पृष्ठ	3652/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

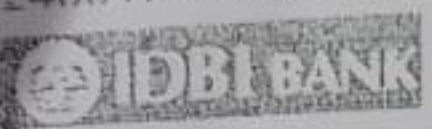
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक ठाणे क्र-८

M.Ms. Pre
 having the following
 09/12/20
 The Manager,
Koparkhane

13089

240011 FOR PAYMENT SUCCESSFUL YOUR PAYMENT COMMITMENT NUMBER IS 349302013



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH000693426201415R	BARCODE	Form ID :	Date:
Department	IGR	Payee Details		
Receipt Type	RE	Dept. ID (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> टनन - 6 344219-25 2014 </div>	
Office Name	IGR120-THN8_THANE NO 8 JOINT SUB REGISTRA	Location	PAN No. (If Applicable)	PAN-BZSPS3806K
Year	Period: From : 15/05/2014 To : 31/03/2099	Full Name	v s said	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	flat no 103 1 st floor building no 4 plot no 19 19a	
0030046401-75	240000.00	Road/Street, Area /Locality	19a	
0030063301-70	30000.00	Town/ City/ District	fam chs sector koparkhane Maharashtra	
	0.00	PIN	4 0 0 7 0 9	
	0.00	Remarks (If Any)	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> THE JOINT SUB-REGISTRAR THANE सत्यमेव जयते जिल्हा-ठाणे DIST-THANE </div>	
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	270000.00	Amount in words	Rupees Two Lakhs Seventy Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 41921128		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332014051650041		
Cheque- DD No.		Date	15-05-2014	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98 DT 14-8-1997

120, CENTRAL FACILITY BUILDING, APMC, PHASE-II, MARKET-I, TURBHE,
NAVI MUMBAI - 400 703. PHONE : 765 33 05 / 766 65 01 (EXTN. 5120)

Date :

Ref. No.

This allotment is made in your favour pursuant to the undertaking given by you

- i) That additional papers/documents, if any required by the Financial Institution for sanction of loan, will be produced/furnished by you immediately on demand by the FAM Co-op. Housing Society Ltd. Or by M/s. R. L. Jain / M/s. J. K. Maheshwari.
 - ii) That if you fail to produce/furnish the required papers/documents to the Financial Institution or if in any event, the loan is not sanctioned, you will make the payments to the society as per schedule of payment indicated in the Society's circular dated 22.4.2002.
 - iii) That you are fully aware that if you fail to make payments of 2 (two) consecutive installments on due dates, the society shall have every right to cancel the allotment of flat that made in your favour.
- 3) The allotment is subject to the terms and conditions of the CIDCO and subject further to the terms and conditions as laid down by the CIDCO in the said Agreements to lease dated 29.1.1998 and 6.3.2000 and the Lease Deed to be executed between the said Corporation and the Society.
 - 4) You hereby confirm that you have gone through the Agreements to lease executed and the terms and conditions contained therein
 - 5) You have seen the proposed layout plan and building plan in respect of the proposed construction to be put up on the said property, and the list of amenities to be provided in the flats and as set out in the ANNEXURE "A" annexed hereto.
 - 6) The Society shall under normal conditions construct a building as per the plan, designs and specifications seen and approved by you with such variation and modification as may be required by CIDCO/INMCO/SOCIETY, any Public or Local Authority and you hereby consent to such variations.
 - 7) You are aware that you shall be required to contribute a balance sum of Rs. 4183521/- (Rupees 41,83,521/- only).
Which sum shall be paid by you as under. -

41,83,521/-
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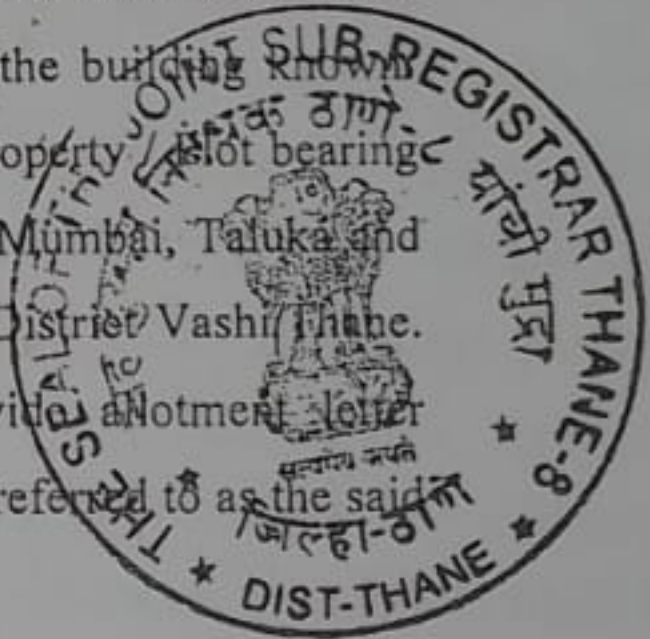
S.D = 2,40,000/-
R.F = 30,000/-
2,70,000/-

AGREEMENT

THIS AGREEMENT made and entered into at Navi Mumbai this 16 day of May 2014 BETWEEN 1.SHRI. BHAGWATILAL B. PAGARIA Age 37 [PAN NO.ALZPP3198A] AND 2.SMT. KALPANA B. PAGARIA Age 39 [PAN NO.ALHPP5438R] both Hindu Adults, Indian Inhabitants having address at Flat No. 103, Building No. 4, FAM Co-operative Housing Society, Plot No. 19 & 19A, Sector - 11, Koparkhairane, Navi Mumbai - 400 709 hereinafter collectively referred to as the "TRANSFERORS" (which expression shall where the context so admits be deemed to include their respective legal heirs, executors and administrators) of the FIRST PART AND 1.SHRI. VISHWAS SAHEBRAO SAID Age 32 [PAN NO.BZSPS3306K] AND 2. SMT.UJWALA V. SAID Age 28 years [PAN NO. CFOPS6370A] both Hindu Adults, Indian Inhabitants having address at SS-2, Plot No. 162, Sector -8, Koparkhairane, Navi Mumbai - 400 709 hereinafter collectively referred to as the "TRANSFEREES" (which expression shall where the context so admits be deemed to include their respective legal heirs, executors, administrators, successors and assigns) of the SECOND PART.

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WHEREAS, Shri. Shah Anil Harilal was the member of the FAM Co-operative Housing Society Ltd., a Society Registered under the provisions of Maharashtra Co. Operative Societies Act 1960, having Registration No. NBOM/CIDCO/HSG(OH)/532/JTR/1997-98 dated 14.08.1997 and as such member of the society was seized and possessed of or otherwise well and sufficiently entitled to all that Flat No. 103 on the First Floor admeasuring 528 sq. ft. of Built up area in the building known as numbered as "4" of the said society constructed on property plot bearing No. 19 & 19 A, at Sector No. 11 Koperkhairne, Navi Mumbai, Taluka and District Thane within the Registration District, Sub -District Vashi Thane. The said Flat has been allotted by the Society vide allotment letter No.FAM/ALT/06/02/51 dated 18/06/2002 (hereinafter referred to as the said Flat premises).



AND WHEREAS, the said Shri. Shah Anil Harilal vide Agreement dated 10th February 2006 agreed to sell, transfer and assign the said Flat unto Mr. Bhagwatilal B. Pagaria and Mrs. Kalpana B. Pagaria, the Transferors

Bhagwan
KALPANA

Said V's
Shah

the following am
11/2/2018
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Data of Bank Receipt for GRN MH000693426201415R
Bank - IDBI BANK

दमन - ८
3EY2/2-25
16/05/2014

Bank/Branch :
Pmt Txn Id : 41921128
Pmt DtTime : 15/05/2014 21:42:44
ChallanIdNo : 69103332014051650042
District : 1201 / THANE

Simple Receipt
Print DtTime :
GRN : MH000693426201415R
Office Name : IGR120(THN8)_THANE
DATE : 16/05/2014 (IS)-392-3652
DATE : 16/05/2014 (IS)-392-3652

DEFACED FOR RS:270000.00

StDuty Summ : 003064570
StDuty Amt : 0000422002201415
RgnFee Schm : 008009307-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article : B25
Prop Mvblty : Immovable
Prop Descr : flat no 1031 st floorbuilding no 4plot no 19 19a , fam chssector 11koparkhirane
Maharashtra
400709
Duty Payer : PAN-BZSPS3306K v s said
Other Party : PAN-ALZPP3198A b b pagaria

Bank Scroll No : --
Bank Scroll Date : --
RBI Credit Date : --
Mobile Number : 918080888480



beneficial rights, title, interest and property of the Transferors as the registered member of the Society including the allotment and ownership of the said flat premises as also all the direct and indirect benefits attached to the said flat premises and the said shares (the said Flat premises and the said Shares are hereinafter collectively referred to as "the said flat premises") unto the Transferees at and for the lump sum of price of Rs. 40,00,000/- (Rupees Forty Lacs Only), which entire amount has been paid by the Transferees/Purchasers to the Transferors/Sellers on or before the execution of these presents, the receipt whereof the Transferors/Sellers do hereby admit and acknowledge.

₹ 40,00,000/-
 RECEIVED
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2. The Transferors hereby represent and warrant with the Transferees that:

- a. That the Transferors are competent to execute enter into and deliver this agreement.
- b. The Transferors are solely, exclusively and absolutely seized and possessed of the said flat premises and there are no outstanding encumbrances, litigations or third party rights in respect thereof.
- c. The said flat premises has been acquired by the Transferors by and under above referred documents.
- d. The Transferors have not created any charge or mortgage or other encumbrance of any nature whatsoever and howsoever arising in or upon the said Shares and the said Share Certificate and or his/her rights or entitlement in respect of the said or entitlement in respect of the said flat premises.
- e. There is no injunction or any prohibitory order of any court or arbitration tribunal or any Governmental Authority, restraining and/or restricting rights of the Transferors to enter into this Agreement and grant the said flat premises to the Transferees as provided in this Agreement.
- f. The said flat premises is not the subject matter of any litigation or proceedings in any Court or Tribunal, nor is there any attachment on the said flat premises either before or after judgment.
- g. The said flat premises are not the subject matter of any decree or order or attachment before or after Judgment of any Court of law and/or any



Governmental Authority or any applicable law.
 Kalpana
 Bhogwani

KALPANA

said v.s
 Awale
 said v.s
 Awale

h. The Transferors are the bonafide members and shareholders of the said society in respect of the said flat premises.

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i. No person or authority has any right, title, interest, share, claim, demand, lien or charge of any nature whatsoever over or in respect of the Said Shares and/or the said Share Certificate and/or said flat premises or any part thereof.

j. The Transferors have not done any act or omission or allow any person or party to do any act or omission or thing, whereby the rights of the Transferees granted hereby may in any manner be prejudicially affected.

k. The Transferors or his/her/their predecessors in title have not entered into any Agreement for Sale and/or any other agreement/arrangement with any person or party with respect to the said flat premises or any part thereof, which will in any manner, affect the rights of the Transferees under this Agreement in respect of the said flat premises.

l. The Transferors have not in any way encumbered or agreed to encumber by way of mortgage, charge, lien, trust, sale, pledge, lease, leave and license, easements or in any other manner, his/her/their right, title and interest in the said flat premises or any part thereof and that the said flat premises is free from all encumbrances and that the Transferors have a clear and marketable entitlement to the said flat premises.



m. The Transferors have paid all the taxes, rates, cesses, electricity charges, water charges, maintenance charges and all other outgoings to the Society and to the concerned authorities till the date of this Agreement.

n. The Transferors have specifically agreed and covenant with the Transferees that he/she/their shall do all act, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the schedule said flat premises in favour of the Transferees.

o. The title to the said flat premises is free from all encumbrance, claims, liabilities and reasonable doubts of whatsoever nature.

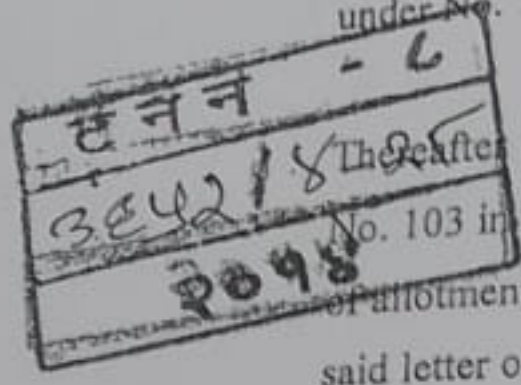
3. The Transferors shall hand over Agreement for purchase of flat by the Transferors, Share Certificate issued by the Society and all other original documents, papers in respect of the said Premises to the Transferees.

4. The Stamp Duty, Registration fees and legal charges if any payable shall be

Pragwan
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said. V.S
Pragwan

herein. The said Agreement has registered with the Sub-Registrar, Thane-8 under No. TNN8- 00666-2006 dated 10/02/2006.



Thereafter the allotment in favour of the Transferors herein of the said Flat No. 103 in Building No. 4 is made by the said FAM CHS Ltd. vide its letter of allotment dated 25/02/2006 on the terms and conditions contained in the said letter of Allotment. CIDCO has transferred the said flat in favour of the Transferors herein vide it's letter No. CIDCO/EMS/EO(II)/2006/6003 dated 27/02/2006.

AND WHEREAS, the Transferors have represented that they alone are the allottees and members of the said Flat and holding five shares bearing Nos. 371 to 375 vide Share Certificate No. 0075 of the said Society and that his membership has not been terminated.

AND WHEREAS, the Transferors have agreed to sell, transfer and assign with marketable title free from all encumbrances, liabilities and reasonable doubts the said Flat premises and the shares pertaining thereto unto the Transferees at or for the lumpsum consideration price of Rs.40,00,000/- (Rupees Forty Lacs Only).

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS UNDER:-

The Transferors do hereby transfer, convey and assign all and singular right, title and interest in the said ownership Flat No.103 measuring 528 sq. ft. built up area on the First floor of the building known as "4" of the FAM Co-operative Housing Society Ltd., situated at property bearing Plot No. 19 & 19A at Sector No. 11 Koperkhairne, Navi Mumbai, Taluka & District Thane within the limits of the Municipal Corporation of Navi Mumbai within the Registration District Sub -District of Vashi/Thane free from all encumbrances, liabilities and reasonable doubts together with all their right, title and interest in the said five/ten fully paid up shares of the face value of Rs. 50 each (of the aggregate value of Rs. 250/500) bearing Nos.371 to 375 and bearing Certificate No. 075 in the Capital of the said Society and issued by the Society (including Share money, deposits, sinking fund etc.) and as incidental thereto all and singular the

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नवी मुंबई महानगरपालिका

नवी मुंबई
महानगरपालिका

New Mumbai
Municipal Corporation

विकास विभाग, धोळपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ ३८
७५७ ४० ३३
फॅक्स : ७५७ ३७ ८५

1st FLOOR, DHOLPUR BHAVAN, C.B.D.,
NEW MUMBAI - 400 614.
TEL No. : 757 17 33, 757 17 28
757 40 22
FAX : 757 37 85

जा.क्र./नमुंमपा/संशत/नरवि/प्र.क्र.-वी-६३७/६६१/०४
दिनांक :- ०१/०३/२००४

प्रति,
मेसर्स फाम् सहकारी गृहनिर्माण संस्था मर्यादित
मूखंड क्र.१९ व १९ए सेक्टर-११, कोपर खैरणे,
नवी मुंबई.

ट न न - ८
३६५२/१९६-२५
२००४

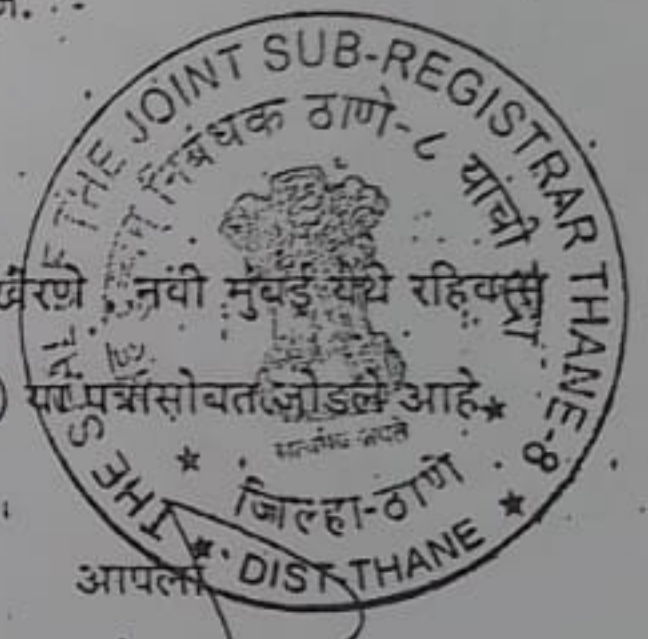
नस्ती क्र.नमुंमपा/वि.प्र.क्र.१८/२००२.
प्रकरण क्रमांक :- वी-६३७.

विषय :- मूखंड क्र.१९ व १९ए सेक्टर-११, कोपर खैरणे, नवी मुंबई येथे अंशतः भोगवटा
प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले चारतुविशारद यांचा दि.२६-०६-२००३ रोजीचा अर्ज.

महोदय,

उपरोक्त संदर्भाधिन विषयाबाबत मूखंड क्र.१९ व १९ए सेक्टर-११, कोपर खैरणे, नवी मुंबई येथे रहिक्से
आणि वाणिज्य यापरासाठी अंशतः भोगवटा प्रमाणपत्र (पार्ट ऑक्युपन्सी सर्टीफीकेट) या प्रती सोबत जोडले आहे.



सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी :-

- १) होमवर्क, चारतुविशारद
ए-१०३, विजय सिटी सो., चेंबूर, मुंबई-७६.
- २) न्यायप्रमुख-उपसर, नमुंमपा, कोपर खैरणे.
- ३) उपसर निदेशक-न संशत-क, नमुंमपा, सी.बी.डी.
- ४) विभाग ऑफ़ डायरे, नमुंमपा, कोपर खैरणे.

Handwritten signature/initials



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

संस्थापक, वेल्फेयर कमिटी, नवी मुंबई

1ST FLOOR, BELAPUR BHAYAN, C.E.O.

फोन नं. - २०० ११४

NAVI MUMBAI - 400 614

इमेल : ०५० १० ३३, ०५० १० २०

TEL. No : 757 42 33, 757 17 78

०५० २० २२

757 40 72

वेब : ११५० ३० ८५

FAX : 757 37 85

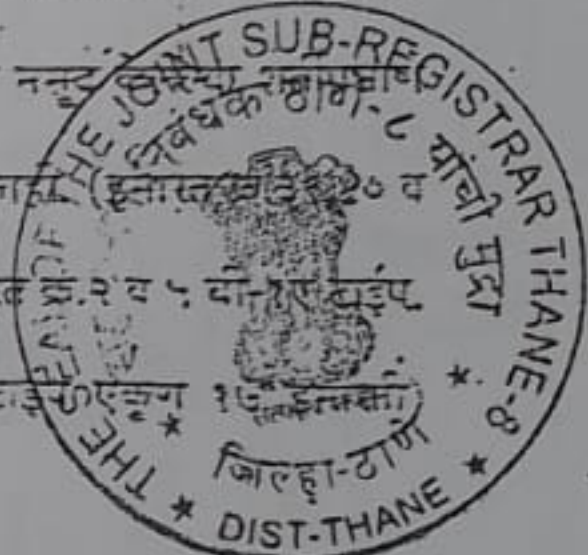
ज.अ.क्र./नमुन्या/संसर्ग/नसवि/प्र.क्र.-बी-६३७/६८९/०४

दिनांक: ०१/०३/२००४

ट न न - ८
३६५२/१७-२८
२०१४

अंशतः भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र.१९ व १९ए सेक्टर-११, डॉपर रोड, नवी मुंबई, या जमिनेचे मालक मेसर्स फान
जरी गृहनिर्माण संस्था मर्यादित, यांनी जागेवरील बांधकाम दि.२६-०६-२००३ रोजी पूर्ण केलेले आहे.
साधारणतया वास्तूवास्तुविज्ञान ह्येनवर्क यांनी सादर केलेला आहे. सादर जागेची पाहणी दि.२३-०७-
२००३ रोजी वास्तुविज्ञानविद्वान् वरून्यात झालेली आहे. जागेवरील बांधकाम विकास नियंत्रण निदेशावलीतून
वस्तुवर्तुनुसार करण्यात आलेले, अस्तून बांधकाम प्रारंभ प्रमाणपत्र दि.०७-०३-२००२ नये नमुन्या
पुर्तता केलेली आहे. त्यामुळे सादर जागेत ग्रहवास आणि वाणिज्य सापर करण्यात हरकत नाही. (इनाख क्र.२० व
१३ ए टाईप, इनाख क्र. १,१०,१९,२० ची टाईप, इनाख क्र.१,३,४ व ६ ची-१ टाईप, इनाख क्र.२ व ५ ची-१ए टाईप,
इनाख क्र.७ ची-१ची टाईप, इनाख क्र.४ ची-३ टाईप व इनाख क्र.११ व १२ ची टाईप) इनाख क्र.१५ इनाखी
क्षेत्राच्या तपसिल खालीलप्रमाणे आहे.



रहवासाखालील बांधकाम क्षेत्र :- १७२७४.३९४ चौ.मी.

वाणिज्यखालील बांधकाम क्षेत्र :- ११७८.४२५ चौ.मी.

एकूण... १८४५२.८१९ चौ.मी.

सर्व्जनस्वातंत्र्य बांधकाम क्षेत्र :- ३११९.४८७ चौ.मी.

(Signature)
महासंचक, नवी मुंबई
नवी मुंबई महानगरपालिका



जन्म अशी वा मरण

17. The Transferors shall give all necessary co-operation and assistance that may be required by the Transferees for complete and effectual transfer of the said Flat premises in favour of the Transferees and shall always assist by way of signing the requisite paper/applications for the purpose of carrying out the intention of this Agreement and for transfer of the said flat premises and shares thereto in favour of the Transferees.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

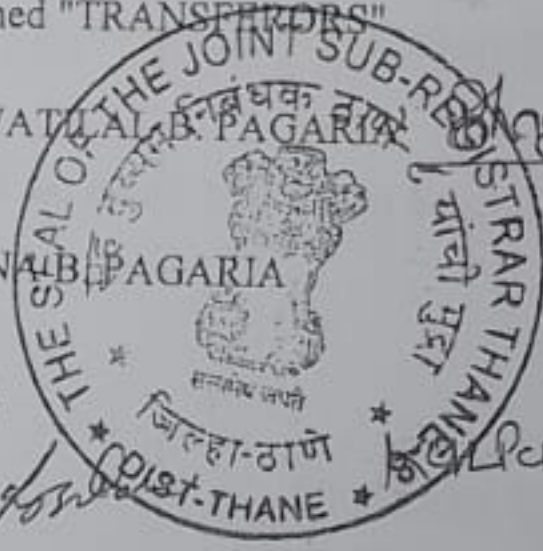
SCHEDULE OF PROPERTY

ALL THAT Flat No. 103 in Building No. 4 on the First Floor admeasuring 528 sq. ft. of Built up area in the building of the 'FAM' CO.OPERATIVE HOUSING SOCIETY LTD., constructed on Plot bearing No. 19 & 19A, Sector -11, Koperkhairne, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation within the Registration District, Sub -District Vashi.

दमन - ८
३६५२१८-२५

SIGNED, SEALED AND DELIVERED by the within named "TRANSFERORS"

- 1. SHRI. BHAGWATI LAL B. PAGARIA *Bhagwati*
- 2. SMT. KALPANA B. PAGARIA *Kalpna*



In the presence of:

- 1. *m m - [signature]*
- 2.



SIGNED, SEALED AND DELIVERED by the within named "TRANSFEREES"

- 1. SHRI. VISHWAS SAHEBRAO SAID *Said V.S*
- 2. SMT. UJWALA V. SAID *Ujala*

In the presence of:

- 1. *m m - [signature]*
- 2.



टनन - ८
3EY2 19E.25
२०१४

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO: NMMC/TPO/BPI 869

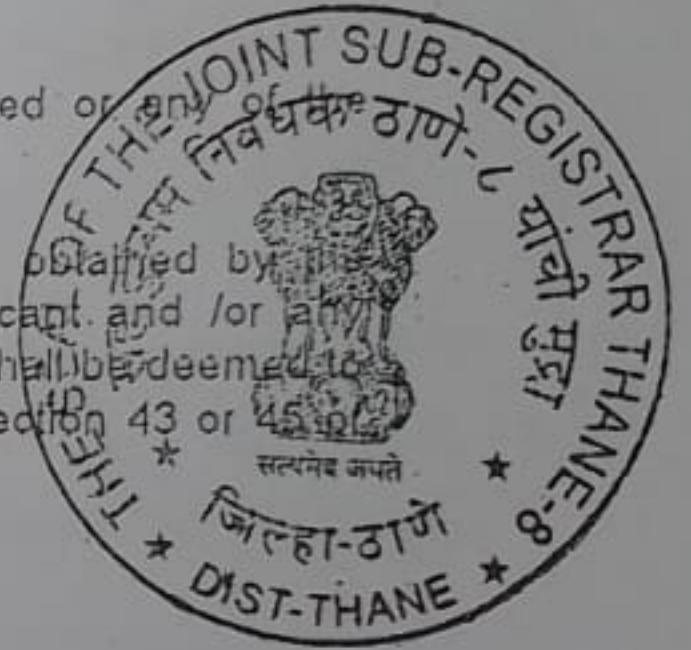
DATE:- 7/3/2002

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. FAM Co-op Hsg. Soc. Ltd., Plot No.19 & 19A, Sector-11, Kopar Khairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = 57654.327 M² F.S.I. = 1.00 (Residential)

1) The Certificate is liable to be revoked by the Corporation if:

- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Municipal-Commissioner is satisfied that the same is obtained by Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.



2) THE APPLICANT SHALL :

- Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

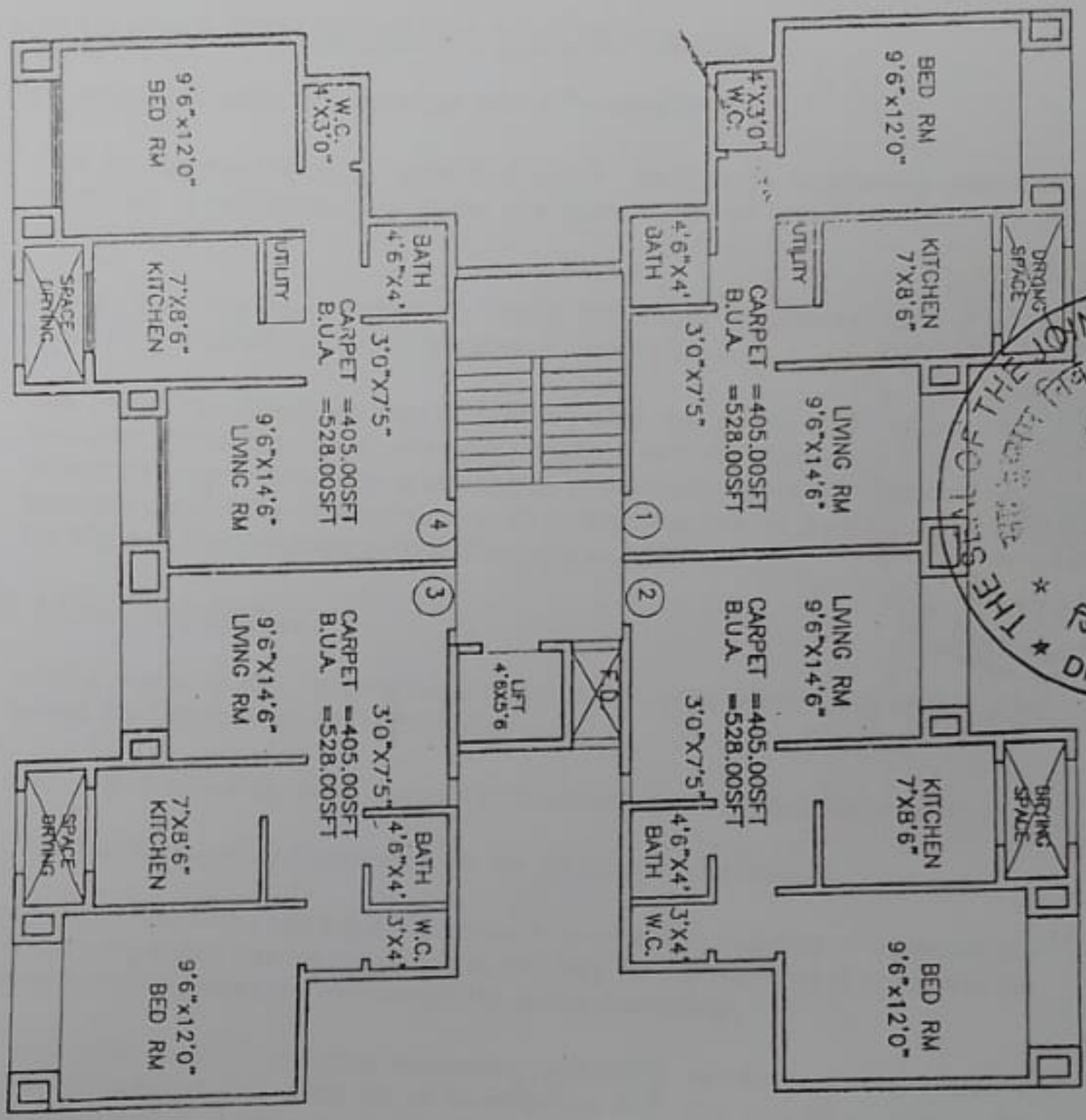
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

टनन - ८
3EY2/20-25
२०१४

- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of Rs.7,79,298/- deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power location of transformer, if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building more than 16M. height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
 - One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided.
Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



टनन - ८
 3EY219C-2r
 2098



TYPICAL FLOOR PLAN (1ST TO 7TH)

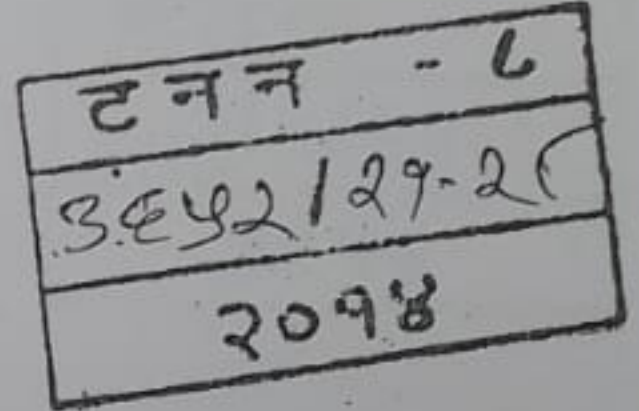
1BHK-B TYPE

PROPOSED
 COMM. CUM RESID. COMPLEX
 FOR
 M/S F.A.M. CO.OP.HSG.SOC.LTD.
 AT
 PLOT NO 10 CENTRAL

CONTRACTOR



- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.



Kishor M. Agraharkar

(Kishor M. Agraharkar)
TOWN PLANNING OFFICER
Navi Mumbai Municipal Corporation,
Navi Mumbai.

Syner