



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.

Date :

ANNEXURE - A

AMENITIES

A. FOR BUILDING WORKS

1. Flooring : Ceramic tiles in all rooms
2. Dado : Ceramic tiles dado in bath, toilet & above kitchen platform.
3. Door frames : Sal wood frames for all doors except bath & toilet which will be RCC / Sal wood frames.
4. Windows : Powder coated aluminium sliding windows with 4mm thick plain Glass except toilet & bath which will be aluminium louvered window.
5. Kitchen platform : Granite platform
6. Concealed plumbing
7. Concealed copper wiring

B. FOR INFRASTRUCTURAL WORKS

1. Concrete roads, pavements and storm water drain.
2. Supply & installation of elevators.
3. Telephone cable distribution network to & for the building.
4. Peripheral compound wall along with gates, pathways and security cabins.
5. Gardens with children's play ground with equipments, landscape works and tree plantation.
6. Swimming pool with filtration plant.
7. Club house facility.
8. Ampitheatre with light and sound.
9. Water body.
10. Number plates to flats and building, directional and informatinal signages.
11. Internal and external fire fighting network.
12. Infrastructure for cable T. V. net work.
13. Pre-construction anti termite treatment.
14. Jogging track in garden.
15. Community Hall.

For FAM Co-Operative Housing Society Ltd.

[Handwritten Signature]

(Secretary)



**TRUE COPY
ATTESTED**

75/2221

पावती

Original/Duplicate

Friday, March 27, 2015

नोंदणी क्र. :39म

9:14 AM

Regn.:39M

पावती क्र.: 2346

दिनांक: 27/03/2015

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन3-2221-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रामकृष्ण अरुण पवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

एकूण:

रु. 30460.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 9:27 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु.4550000 /-

मोबदला: रु.4900000/-

भरलेले मुद्रांक शुल्क :

रु. 294000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006717740201415S दिनांक: 26/03/2015

बँकेचे नाव व पत्ता: IDBI

मुळ दस्तऐवज परत दिला

2) देयकाचा प्रकार: By Cash रक्कम: रु 460/-

लिपिक

सह दुय्यम नितांक, ता. ३
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

①

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/AET/06/02/488

Date: 19/06/2002

Registered A/D / Hand Delivery

To :

Shri/Smt. Ved Gopal Laxman Das
B-25, 4th Fl, Shankar Vijay,
Laxman Rd, Ghatkopar (E),
Mumbai 400 077

Ref : Your Application No. 191 for B type Flat.

Sub : Allotment of Flat No. 604 on the 6th Floor of the Building No. 9
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.

2) We are pleased to inform you that you have been allotted Flat No. 604 on 6th floor admeasuring 505 sq.ft. of Built up area in the Building No. 9 by the draw of lots held on 2-1-1998 to be constructed on aforesaid plots (hereinafter referred to as the said Flat) for a total consideration of Rs. 5,10,000/- (Rupees Five Lacs Ten Thousand only), i.e. Rs. 2,10,000/- being the cost of land plus Rs. 3,00,000/- being the cost of constructions. Out of above total consideration, you have paid to the Society, a sum of Rs. 1,00,000/- (Rupees One Lakh only). The Balance amount of Rs. 4,10,000/- (Rupees Four Lacs Ten Thousand only) is agreed to be paid by you at the time and in the manner as mentioned in the payment Schedule written below.



**TRUE COPY
ATTESTED**

Index-2(सूची - २)

(11)अनुक्रमांक,खंड व पृष्ठ	2221/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद :- :

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



होह दुष्यम निबंधक वर्ग २
ठाणे क्र. ३

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14028154484242

Bank/Branch: IBKL - 6910705/Vashi
Pmt Txn id : 60096831
Pmt DtTime : 26-MAR-2015@14:45:55
ChallanIdNo: 69103332015032651613
District : 1201-THANE

Stationery No: 14028154484242
Print DtTime : 26-Mar-2015@14:54:02
GRAS GRN : MH006717740201415S
Office Name : IGR115-THN3_THANE NO 3

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 2,94,000/- (Rs Two, Nine Four, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 49,00,000/-
Prop Descr : FLAT NO 604 6TH,FLR BLDG NO 9,FAM CHS LTD PLOT,NO 19 AND 19 A,SECTO
R 11,KOPARKHAIRANE,NAVI MUMBAI,Maharashtra,400709

Duty Payer: PAN-BCEPP8809H,RAMKRISHNA ARUN PAWAR
Other Party: PAN-APKPP5009F,MRS KAVITA UPADHYAY

Bank official Name & Signature

[Handwritten Signature]



[Handwritten Signature]



Bank official Name & Signature

सहायक प्रबंधक/Assistant Manager
ई आय एन / EIN-122450
आय डी बी आय बँक लि./IDBI BANK LTD.

Name Ashish Ashok Sawant
Desig., Assistant Manager
EIN : 119957

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दस्त क्र. १२२१ १२०१५
१ १२३



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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



27/03/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
3

दस्त क्रमांक : 2221/2015

नोंदणी :

Regn:63m

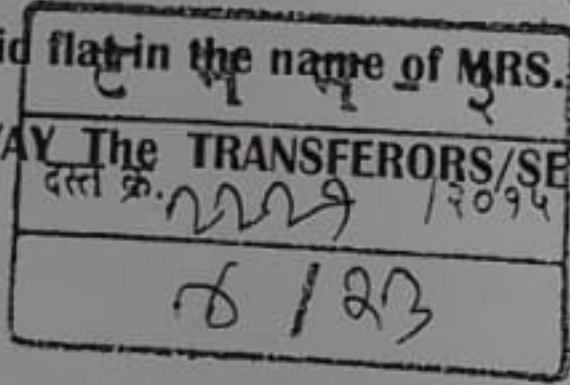
गावाचे नाव : 1) कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4550000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 604,6 वा मजला, बिल्डिंग नं. 09, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं. 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई, 528 चौरस फुट बिल्टअप क्षेत्रफळ. ((Plot Number : 19 & 19 A ; 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:-कविता उपाध्याय - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 604, 6 वा मजला, बिल्डिंग नं. 09, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं. 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- APKPP5009F 2): नाव:-प्रतिक उपाध्याय - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 604, 6 वा मजला, बिल्डिंग नं. 09, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं. 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- AATPU8821E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रामकृष्ण अरुण पवार वय:-25; पत्ता:-, -, -, -, सदनिका क्र. 103, 1 ला मजला, बिल्डिंग नं. 04, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं. 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई, Kopar Khairne, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400709 पॅन नं:-BCEPP8809H
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2015
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2015

1. WHEREAS, the FAM Co-Op. Hsg. Soc. Ltd., is a society duly registered under the provisions of Maharashtra Co-op. Societies Act, 1960 bearing Regn.No.NBOM/CIDCO/HSG(OH)/532/JTR/1997-98 Dt.14.8.1997 and the said Society is carrying out the construct of a residential building on Plot No.19/19A, Sector-11, Koparkhairane, Navi Mumbai .

2. WHEREAS, FAM Co-Op. Hsg. Soc. Ltd., have allotted Flat No. 604, on Sixth Floor, Building No. 09, FAM Co-Op. Hsg. Soc. Ltd., Plot Nos.19 & 19A, Sector-11, Koparkhairane, Navi Mumbai, to MR. VED GOPAL LAXMIDAS Vide Allotment Letter Ref. No.FAM/ALT/06/02/488, Dated - 19.06.2002 and the Society has handed over peaceful possession of the said flat to the MR. VED GOPAL LAXMIDAS.

3. WHEREAS MR. VED GOPAL LAXMIDAS has sold and transferred the said Flat No.604, on Sixth Floor, Building No.09, in FAM Co-Op. Hsg. Soc. Ltd., on Plot No.19/19A, Sector-11, Koparkhairane, Navi Mumbai to MRS. KAVITA UPADHYAY AND MR. PRATEEK UPADHYAY Vide Agreement Dated 20th August, 2009, duly registered with the Sub -Registrar of Thane-3, on 20th August, 2009, under Sr. No.TTN3-04342/2009 and Sale Deed Dated 8th October, 2009, duly registered with the Sub -Registrar of Thane-3, on 8th October, 2009, under Sr. No.TTN3-05450/2009 and CIDCO LTD., has transferred the said flat in the name of MRS. KAVITA UPADHYAY AND MR. PRATEEK UPADHYAY The TRANSFERORS/SELLERS Vide its Letter Dated 04.02.2010.



4. WHEREAS, the TRANSFERORS/SELLERS are seized and possessed of or otherwise well and sufficiently entitled to a Flat No.604, on Sixth Floor, Building No.09, FAM Co-Op. Hsg. Soc. Ltd., Plot Nos.19 & 19A, Sector-11, Koparkhairane, Navi Mumbai, (hereinafter for brevity's sake the said Flat shall be referred to as the "Said Premises"). AND WHEREAS, the TRANSFERORS/SELLERS are the members of the FAM Co-Op. Hsg. Soc. Ltd., & they are holding 5 Shares of Rs.50/- each numbered from 1146 to 1150 under Share Certificate No.0230.

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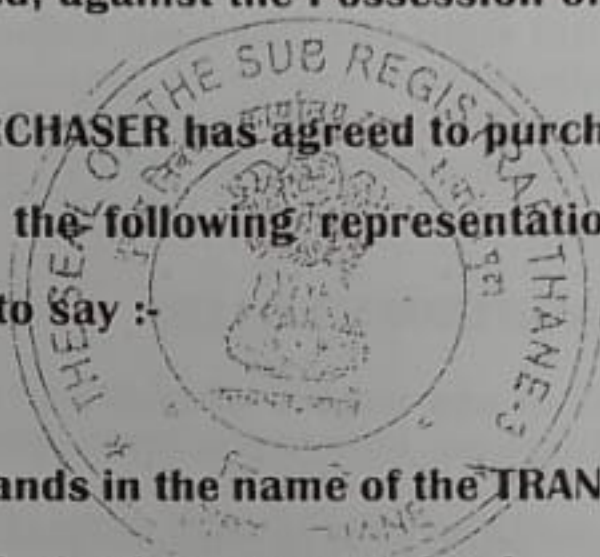
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5. AND WHEREAS, the TRANSFERORS/SELLERS have agreed to sell and transfer the said premises to the TRANSFEREE/PURCHASER herein and the TRANSFEREE/PURCHASER has agreed to purchase the said premises at or for the lumpsum price of Rs.49,00,000/- (RUPEES FORTY NINE LAKHS ONLY) to be paid as follows :-

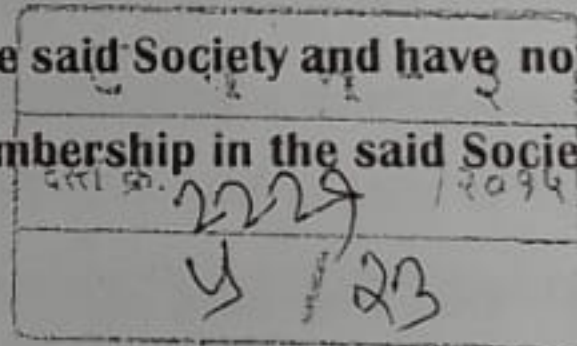
- a) Rs.9,00,000/- (RUPEES NINE LAKHS ONLY) shall be paid on or before execution of this Agreement for Sale.
- b) Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY) shall be paid with in 45 working days from the date of registration of this Agreement, by raising housing loan from any financial institution or Bank or own financial Institutions i.e at the time of execution and Registration of Full and Final Sale Deed, against the Possession of the said Flat .

6. And the TRANSFEREE/PURCHASER has agreed to purchase the same for the said price relying upon the following representations made by the TRANSFERORS/SELLERS i.e. to say :-



(a) That the said Premises stands in the name of the TRANSFERORS and the same is his/their sole and absolute property and no other person or persons has/ have any right, title, interest, property, claim or demand of any nature whatsoever into or upon or in the same either by way of sale, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever;

(b) The TRANSFERORS are a members of the said Society and have not done any act, deed or thing whereby their membership in the said Society can be terminated;



(c) The TRANSFERORS have duly paid to the said Society upto date contributions charges and outgoings payable by the TRANSFERORS in respect of the said Flat and has duly observed and performed all the bye-laws, rules and regulations of the said Society .

(d) That the said Flat is in exclusive use, enjoyment occupation and possession of the TRANSFERORS and they have not sale, not created any third party rights or entered into agreement for sale, transfer, lease, or created any third party right or interest therein save as aforesaid;

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दस्तावेज नं. २२१ / २०१५
३ / २३

AGREEMENT OF SALE

THIS AGREEMENT made at Navi Mumbai, this 27th day of March, 2015
BETWEEN MRS. KAVITA UPADHYAY (having I. T. Pan No.APKPP5009F)
AND MR. PRATEEK UPADHYAY (having I. T. Pan No.AATPU8821E) both
Adults, Indian Inhabitants, having address at Flat No.604, on Sixth Floor,
Building No.09, FAM Co-op. Hsg. Soc. Ltd., Plot Nos.19 & 19A, Sector-11,
Koparkhairane, Navi Mumbai, Tal. and Dist. Thane, hereinafter referred to
as "THE TRANSFERORS/SELLERS" (which expression shall where the
context so admits, be deemed to include their legal heirs, executors,
administrators, successors and assigns) of the ONE PART AND
MR. RAMKRISHNA ARUN PAWAR (having I. T. Pan No.BCEPP8809H) Adult,
Indian Inhabitant, having address at Flat No.103, on First Floor, Building
No. 04, FAM Co-Op. Hsg. Soc. Ltd., Plot No.19 & 19A, Sector-11,
Koparkhairane, Navi Mumbai hereinafter referred to as "THE
TRANSFEREE/PURCHASER" (which expression shall where the context so
admits, be deemed to include his heirs, executors, administrators, and
representatives) of the OTHER PART.

Kavita
Prateek

R.K. Pawar

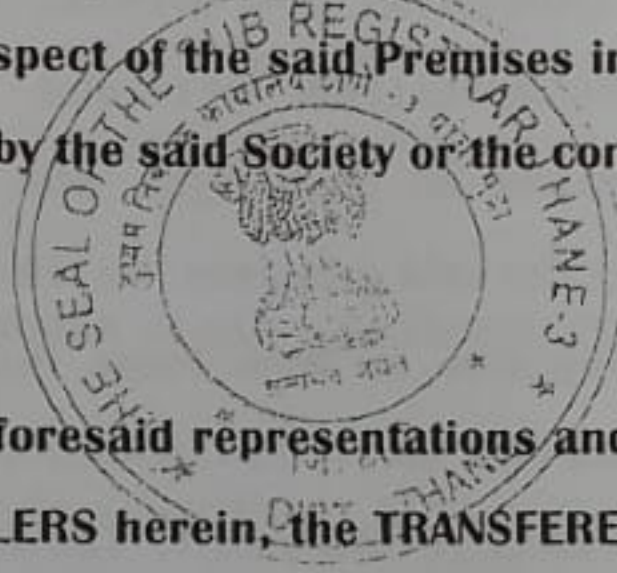
1) The TRANSFERORS/ SELLERS were not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the Said Premises .

7. The TRANSFEREE covenant with the TRANSFERORS and declares, as follows :-

(a) That the TRANSFEREE shall abide by and observe and perform all the rules, regulations and bye-laws from time to time and at all times of the said Society;

(b) Be liable to bear and pay their proportionate share of outgoings, taxes, water charges, electricity charges, maintenance charges, property and other taxes payable in respect of the said Premises in accordance with the bills that may be raised by the said Society or the concerned local authorities in that behalf;

Relying upon the aforesaid representations and declarations made by the TRANSFERORS/SELLERS herein, the TRANSFEREE /PURCHASER has agreed to purchase the said premises at or for the lumpsum price consideration of Rs.49,00,000/- (RUPEES FORTY NINE LAKHS ONLY)- to be paid as aforesaid.



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8. AND WHEREAS the TRANSFERORS/SELLERS on full & final payment has agreed to transfer all their right, title, interest and benefit of the said premises to the TRANSFEREE/PURCHASER and the TRANSFEREE /PURCHASER herein doth hereby agree to purchase the said premises on making the payment of Rs.49,00,000/- (RUPEES FORTY NINE LAKHS ONLY) to the TRANSFERORS/SELLERS inclusive of deposits/ credits lying to his/their credit with the Society/NMMC/CIDCO/MSED etc and all his right of ownership, administration charges, membership right, share amounts, M.S.E.D. deposit or any other deposit etc. payable paid by them to the Society, Municipality, Govt. etc. till the date of full & final payment together with shares. The TRANSFERORS/SELLERS doth hereby sells and conveys the

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(e) That the TRANSFERORS have good right, full power and absolute authority to sell the said Premises and there is no impediment, restraint or injunction against the TRANSFERORS from being able to do so;

(f) That there is no litigation, legal or other proceedings pending before any court or authority touching or concerning the said Premises and there is no notice of Lis Pendancy, order, decree, attachment or action of any court or authority including the income-tax authority touching or concerning the said Premise .

(g) That there is no circumstance, fact, act or any impediment prejudicially affecting the full right and absolute authority of the TRANSFERORS to sell, transfer and assign the said Premises of the said Flat to the TRANSFEREE;

(h) The TRANSFERORS/SELLERS have good and clear title from encumbrances of any nature whatsoever of the said premises.

(i) The TRANSFERORS/SELLERS in the past has not entered into any Agreement either in the form of Sale, Lease, Exchange, Assignment or in any other manner whatsoever and have not created any ownership, tenancy, Leave and License or any other rights of the like nature in the said premises and has not dealt with or disposed of the said premises or any part thereof in any manner whatsoever

(j) That they have paid all rates, taxes, assessments, outgoings and all other charges and amounts due and payable by the TRANSFERORS to the Government, Municipality, or the said Society in respect of the said Premises and shall continue to bear and pay all such outgoings and otherwise discharge all liabilities in respect of the said Premises until the completion of the sale.

(k) The TRANSFERORS shall until the completion of the sale as envisaged here in keep the said Flat in good tenant able condition;



दस्त क्र. 2229 12074
E 123

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29/05/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
3

दस्त क्रमांक : 3806/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोपरखैरणे

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	4900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4550000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका क्र. 604,6 वा मजला, बिल्डिंग नं - 09, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं - 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई - 528 चौरस फुट बिल्टअप क्षेत्रफळ, दस्त क्र. 2221/2015, दिनांक - 27/03/2015, सह. दु. नि. ठाणे - 3, अवेनेय मु शु व नो फी वसुल. ((Plot Number : 19 & 19 A ; SECTOR NUMBER : 11 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 528 चौ.फूट पोटखराब क्षेत्र : 0 NA
(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:-कविता उपाध्याय - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 604, 6 वा मजला, बिल्डिंग नं - 09, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं - 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-APKPP5009F 2): नाव:-प्रतिक उपाध्याय - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 604, 6 वा मजला, बिल्डिंग नं - 09, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं - 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AATPU8821E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रामकृष्ण अरुण पवार वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 103, 1 ला मजला, बिल्डिंग नं - 04, फाम को - ऑप हौसिंग सोसायटी लि., प्लॉट नं - 19 अॅण्ड 19 ए, सेक्टर - 11, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BCEPP8809H
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2015

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

राष्ट्र MAHARASHTRA

T 24970



जिल्हा कोषागार कार्यालय,

ठाणे

26 MAY 2015

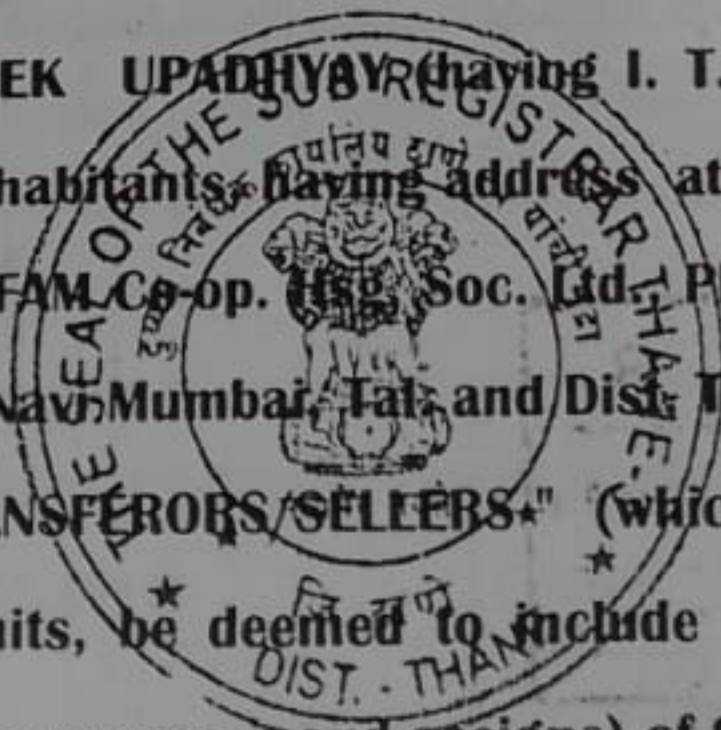
मुद्रांक प्रमुख लिपीक / लिपीक

मुद्रांक वेपर अन्दा कायलेट तॅम्प खाली तपाराले
व एस. एम. एस. / संबधित मुद्रांक विक्रेत्यांच्या
दुरध्वनी / शमणकर्त्रीवरून / संपर्क साधून तपाराले
असता मेळ वरांवर आढळून आला

[Signature]
दुय्यम निबंधक / दुय्यम निबंधक

SALE DEED

THIS Deed made at Navi Mumbai, this 29th day of May, 2015,
BETWEEN MRS. KAVITA UPADHYAY (having I. T. Pan No. APKPP5009F)
AND MR. PRATEEK UPADHYAY (having I. T. Pan No. AATPU8821E) both
Adults, Indian Inhabitants, having address at Flat No.604, on Sixth Floor,
Building No.09, FAM Co-op. Hsg. Soc. Ltd. Plot Nos.19 & 19A, Sector-11,
Koparkhairane, Navi Mumbai Tal. and Dist. Thane, herein after referred
to as "THE TRANSFERORS/SELLERS*" (which expression shall where the
context so admits, be deemed to include their legal heirs, executors,
administrators, successors and assigns) of the ONE PART.



न न
12094
12/5

[Signature]

[Signature]

[Signature]

75/3806

पावती

Original/Duplicate

Friday, May 29, 2015

नोंदणी क्रं. :39म

8:47 AM

Regn.:39M

पावती क्रं.: 4026

दिनांक: 29/05/2015

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन3-3806-2015

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रामकृष्ण अरुण पवार

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

एकूण: रु. 600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-2 व सीडी अंदाजे

8:59 AM ह्या वेळेस मिळेल.

Joint Sub-Registrar Thane 3

बाजार मुल्य: रु.4550000 /-

मोबदला: रु.4900000/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added
for keeping tack of adjusted fees

मुळ दस्तऐवज परत दिवा

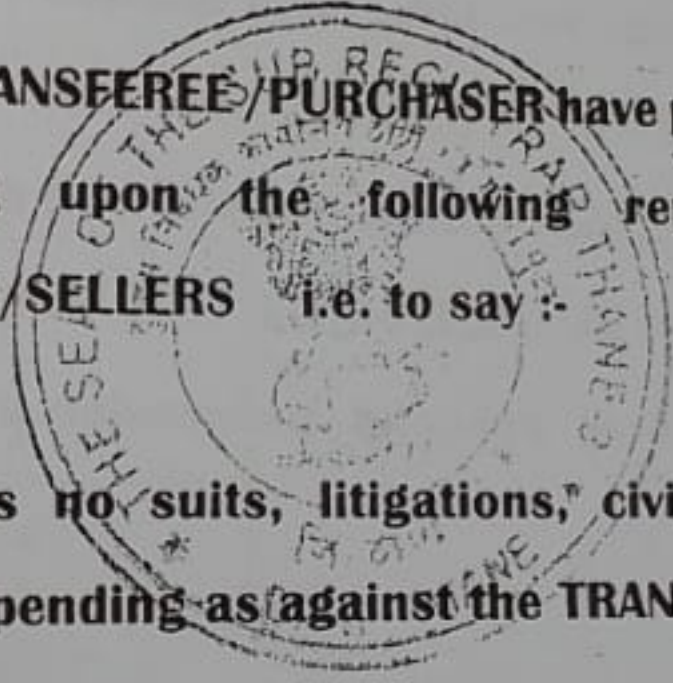
सह दुय्यम निबंधक, ठाणे क्र. 3
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

4. WHEREAS, MRS. KAVITA UPADHYAY AND MR. PRATEEK UPADHYAY THE TRANSFERORS/SELLERS are seized and possessed of or otherwise well and sufficiently entitled to a Flat No.604, on Sixth Floor, Building No.09, FAM Co-Op. Hsg. Soc. Ltd., Plot Nos.19 & 19A, Sector-11, Koparkhairane, Navi Mumbai, (hereinafter for brevity's sake the said Flat shall be referred to as the "Said Premises"). AND WHEREAS, the TRANSFERORS/SELLERS are the members of the FAM Co-Op. Hsg. Soc. Ltd., & they are holding 5 Shares of Rs.50/- each numbered from 1146 to 1150 under Share Certificate No.0230.

5. AND WHEREAS the TRANSFERORS/SELLERS has sold and transferred the Said Premises to the TRANSFEREE/PURCHASER herein and the TRANSFEREE/PURCHASER have purchased the Said Flat at or for the lumpsum price of Rs.49,00,000/- (RUPEES FORTY NINE LAKHS ONLY) paid on or before execution of this Deed.

6. AND the TRANSFEREE/PURCHASER have purchased the same for the said price relying upon the following representations made by the TRANSFERORS/SELLERS i.e. to say :-



i) There was no suits, litigations, civil or criminal or any other proceedings pending as against the TRANSFERORS/SELLERS personally affecting the Said Premises.

ii) The TRANSFERORS/SELLERS had paid all the necessary charges of any nature whatsoever in respect of the Said Premises .

ट न न - 3
दस्त क्र. 3106 / 2024
8/24

iii) There are no attachments or prohibitory orders as against or affection the said premises and the said premises is free from all encumbrances or charges and/or not the subject matter of any lispendens or easements or attachments either before or after Judgement. The TRANSFERORS/SELLERS had not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the Said Premises.

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नवी मुंबई महानगरपालिका

नवी मुंबई
महानगरपालिका

Nav Mumbai
Municipal Corporation

पत्ता : १०० ६१४,
नवी मुंबई - ४०० ६१४,
दूरध्वनी क्र. : ७५७ १७ ३३, ७५७ १७ २८
७५७ ४० २२
फॅक्स : ७५७ ३७ ८५

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

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

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

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

विषय :- भूखंड क्र.१९ व १९ए सेक्टर-११, कोपर खैरणे, नवी मुंबई येथे अंशतः भोगवटा
प्रमाणपत्र मिळणेबाबत.
संदर्भ :- आपले वारतुविशारद यांचा दि.२६-०६-२००३ रोजीचा अर्ज.

महोदय,

उपरोक्त संदर्भाधिन विषयाबाबत भूखंड क्र.१९ व १९ए सेक्टर-११, कोपर खैरणे, नवी मुंबई येथे रहिवास
आणि वाणिज्य यापरासाठी अंशतः भोगवटा प्रमाणपत्र (पार्ट ऑक्स्युपन्सी सर्टीफीकेट) या पत्रासोबत जोडले आहे.

आपला

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

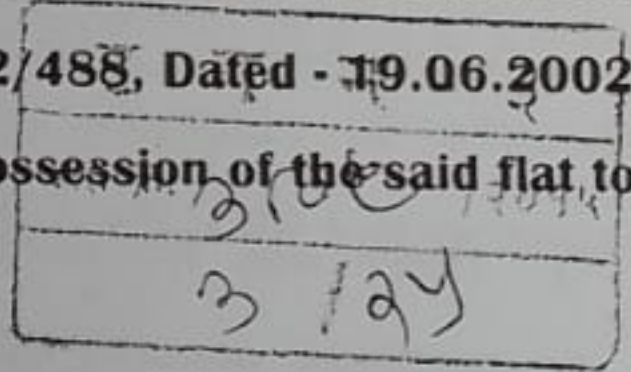
प्रत माहतीसाठी :-

- १) होमवर्क, वारतुविशारद
ए-१०३, विठ्ठल गिर्वा सो., चेंचूर, मुंबई-७६.
- २) न्यायधिका-उपकर, नमुंमपा, कोपर खैरणे.
- ३) उपकर निबंधक संयोजक, नमुंमपा, सी.बी.डी.
- ४) विभाग ऑफिस, नमुंमपा, कोपर खैरणे.

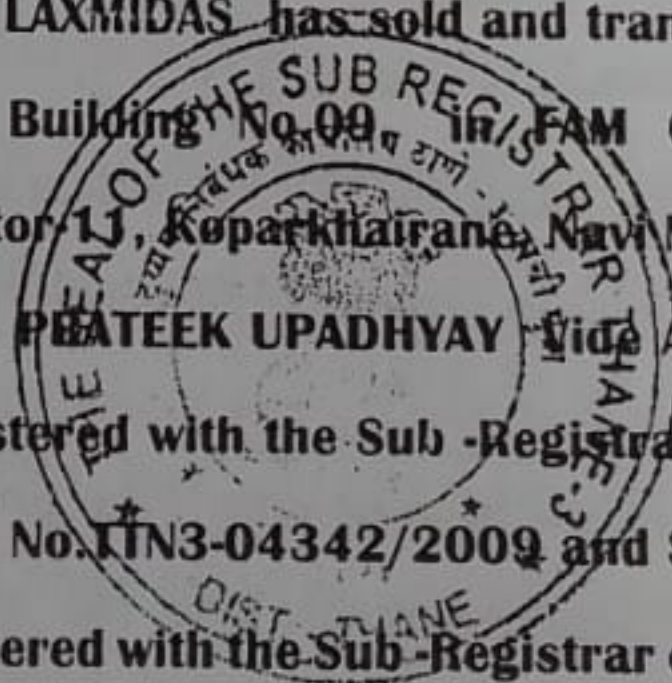
4Y 20
271
AND MR. RAMKRISHNA ARUN PAWAR (having I. T. Pan No.BCEPP8809H) Adult, Indian Inhabitant, having address at Flat No.103, on First Floor , Building No. 04 , FAM Co-Op. Hsg. Soc. Ltd., Plot No.19 & 19A, Sector-11, Koparkhairane, Navi Mumbai, hereinafter referred to as "THE TRANSFEREE / PURCHASER " (which expression shall where the context so admits, be deemed to include his heirs, executors, administrators, and representatives) of the OTHER PART.

1. WHEREAS, the FAM Co-Op. Hsg. Soc. Ltd., is a society duly registered under the provisions of Maharashtra Co-op. Societies Act, 1960 bearing Regn.No.NBOM/CIDCO/HSG(OH)/532/JTR/1997-98 Dt.14.8.1997 and the said Society is carrying out the construct of a residential building on Plot No.19/19A, Sector-11, Koparkhairane, Navi Mumbai .

2. WHEREAS, FAM Co-Op. Hsg. Soc. Ltd., have allotted Flat No. 604, on Sixth Floor, Building No. 09, FAM Co-Op. Hsg. Soc. Ltd., Plot Nos.19 & 19A, Sector-11, Koparkhairane, Navi Mumbai, to MR. VED GOPAL LAXMIDAS Vide Allotment Letter Ref. No . FAM/ALT/06/02/488, Dated - 19.06.2002 and the Society has handed over peaceful possession of the said flat to the MR. VED GOPAL LAXMIDAS .



3. WHEREAS MR. VED GOPAL LAXMIDAS has sold and transferred the said Flat No.604, on Sixth Floor, Building No.09, FAM Co-Op. Hsg. Soc. Ltd., on Plot No.19/19A, Sector-11, Koparkhairane, Navi Mumbai to MRS. KAVITA UPADHYAY AND MR. PRATEEK UPADHYAY Vide Agreement Dated 20th August, 2009, duly registered with the Sub-Registrar of Thane-3, on 20th August, 2009, under Sr. No. TTN3-04342/2009 and Sale Deed Dated 8th October, 2009, duly registered with the Sub-Registrar of Thane-3, on 8th October, 2009, under Sr. No.TTN3-05450/2009 and CIDCO LTD., has transferred the said flat in the name of MRS. KAVITA UPADHYAY AND MR. PRATEEK UPADHYAY THE TRANSFERORS/SELLERS Vide its Letter Dated 04.02.2010.



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NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

MUMCOTPO/IBP/ 369

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, Koper Khairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building

Net Built Up Area = 57664.327 M² F.S.I = 1.00 (Residential)

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

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title through or under him, in such an 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.

THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.

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.

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.

The condition of this Certificate shall be binding not only on the Applicant but also to successors and every person deriving title through or under them.



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

1st Floor, Bazar Bham, C.E.O.,
Navi Mumbai - 400 614
TEL No : 022 10 33, 044 10 70
040 10 72
040 10 64

1st Floor, Bazar Bham, C.E.O.,
Navi Mumbai - 400 614
TEL No : 757 12 33, 757 17 78
757 40 77
FAX : 757 37 85

ज.क्र./नमुन्या/सततन/नसवि/प्र.क्र.-ची-६३७/६८९/०४
दिनांक: ०१/०३/२००४

अंशतः भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र.१९ व १९ए सेक्टर-११, कॉपर हॉरन, नवी मुंबई, या जागेचे मालक मेसर्स फान
आरी गृहनिर्माण संस्था मर्यादित, यांनी जागेवरील बांधकाम दि.२६-०६-२००३ रोजी पूर्ण केलेले आहे.
त्याबाबतचा दाखला संदर्भात वास्तुविस्तार होमवर्क यांनी सादर केलेला आहे. तद्वर जागेची पाहणी दि.२३-०७-
२००३ रोजी वास्तुविस्तारदाखल घेण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील
वस्तुदीनुसार करण्यात आलेले अचूक बांधकाम प्रारंभ प्रमाणपत्र दि.०७-०३-२००२ मध्ये नमुद केलेल्या शतांशनायें
पुर्तता केलेली आहे. त्यामुळे तद्वर जागेत प्रविष्टात अग्नि वाणिज्य बापर करण्यात हरकत नाही. (इनाक्त क्र.३९,२७ व
४३ ए टाईप, इनाक्त क्र. १,१०,१९,२० ची टाईप, इनाक्त क्र:१,३,४ व ६ ची-१ टाईप, इनाक्त क्र.२ व ५ ची-१ए टाईप,
इनाक्त क्र.७ ची-१ची टाईप, इनाक्त क्र.४ ची-३ टाईप व इनाक्त क्र.११ व १२ ची टाईप एकूण १७ इनाक्ता)
शेवटच्याचा तपशील खालीलप्रमाणे आहे.

सहवास्तुविस्तार बांधकाम क्षेत्र :- १०२७४.३९४ चौ.मी.

वाणिज्यक्षेत्र बांधकाम क्षेत्र :- ११७८.४२५ चौ.मी.

एकूण... १०४५२.८१९ चौ.मी.

चरित्रावलीत बांधकाम क्षेत्र :- ३१३९.४८७ चौ.मी.

(Signature)
महाश्वेत बांधकाम, नवी मुंबई
नवी मुंबई महानगरपालिका

