



दुय्यम निबंधक: सह दु.नि.ठाणे 5

दस्तक्रमांक व वर्ष: 9866/2009

Tuesday, November 10, 2009

11:14:15 AM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : नौपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणा देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 4,550,000.00  
बा.भा. रु. 1,955,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नं 203, दुसरा गजला, हरिकुंज, सीटीएस नं 99/ए, टिका नं 21, नौपाडा, कोपरी रोड, नौपाडा ,ठाणे
- (3) क्षेत्रफळ (1) 48.88 चौ.गि. बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रकाश सदाशिव आपटे - ; घर/फ्लॅट नं: 203-204, हरिकुंज बि., कोपरी रोड ,ठाणे ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AAAPA5195J.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अरविंद झिपरु पाटील - ; घर/फ्लॅट नं: सी 304, जीवन प्रेम सोसा., धरमवीर पथ, पाचपाखाडी ,ठाणे ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AFMPP8752M.
- (7) दिनांक करून दिल्याचा 09/11/2009
- (8) नोंदणीचा 10/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 9866 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 210100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

सह दुय्यम निबंधक ठाणे क्र. ५



सह दुय्यम निबंधक ठाणे क्र. ५





Customer Copy

Branch: **THANE BRANCH** Date: **9/11/09**  
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	2,10,100/-
Service Charges	Rs.	10/-
Total	Rs.	2,10,110/-

Name & Address of Stamp duty paying party  
**Mr. Arvind Lipre**  
**Patil (Thane)**

Tel. No.: / Mobile No.:  
Purpose of Transaction  
in cash for Franking Documents

Rs. **2,10,100/-**



(For Bank's Use only)

Trans ID: **30034**  
Franking Sr. No.: **176382**

For The Cosmos Co-op. Bank Ltd.

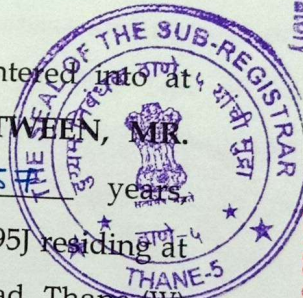
Service Tax Reg. No. AAAAT0742KST003

**Bhramushal**  
Authorized Signatory

FOR THE COSMOS CO-OP. BANK LTD.  
**Bhramushal**  
Authorized Signatory

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made and entered into at **THANE** on **9<sup>th</sup>** day of **NOV.**, 2009 BETWEEN, **MR. PRAKASH SADASHIV APTE**, Age- **5** years Occupation **Service** having PAN no. AAAPA5195J residing at Flat no. 203-204, Hari Kunj Building, Kopari Road, Thane (W) hereinafter called and referred to as "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART;**



**एकम - ९**  
**१ / २३**

**Ant**  
**Prakash**

Two lacs ten thousand one hundred only  
The Cosmos Co-operative Bank Ltd., Thane Branch, Thane D-5/STP(V)/C.R.1004/05/200 4/1765-67  
भारत 76382  
177802  
Special Adhesive NOV 09 2009  
भारत  
Rs. 0210100/-PB5157  
14:13  
INDIA STAMP DUTY MAHARASHTRA



AND

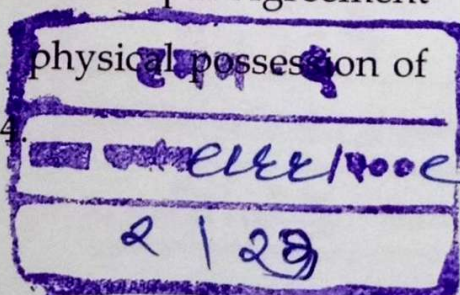
**MR. ARVIND ZIPRU PATIL** , Age- 41 Years, Occupation- Business, Residing at c/304, Jeevan Prem Co.Op.Hsg. Soc.Ltd., Dharamveeri Path, Panchpakhadi, Thane (W).

hereinafter called and referred to as "**TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) **THE PARTIES OF THE SECOND PART;**

WHEREAS by virtue of an Agreement for Sale dated 1.6.00 duly registered with the office of the Sub-registrar of Assurances as Document No. **5711/2000** on 3.6.00 executed between M/S. **BUDDHDEV ENTERPRISES** having its office at Ground floor, Ram Maruti Road, Naupada, Thane- 400 602, therein referred to as "**The BUILDER**" and **MR. PRAKASH SADASHIV APTE** therein referred to as "the Purchaser" (hereinafter referred to as the Principal Agreement) the Purchaser therein agreed to purchase and acquire on ownership basis all rights, title and interest in **Flat No. 203** , admeasuring **526 sq.ft. built- up** , on the **2<sup>nd</sup> Floor**, in the Building known as **HARI KUNJ** constructed on piece of land bearing C.T.S. No. 99/A, Tika NO. 21 situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District and Sub-District of Thane (hereinafter referred to as "said Flat")



AND WHEREAS the Purchaser therein has made full payment of the consideration or price payable under the said Principal Agreement to the Builder & has taken vacant & peaceful physical possession of the said flat in bare shell condition on 16.01.2004.



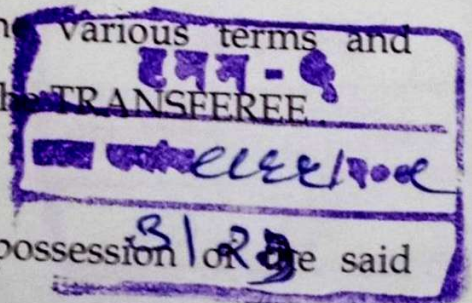
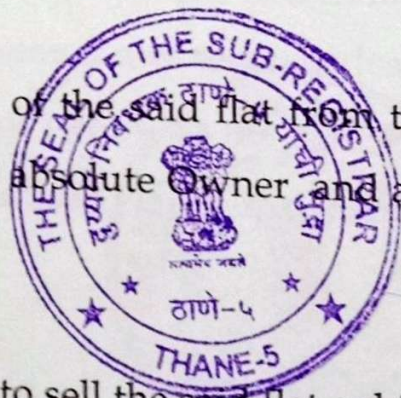
*Prakash*  
*Sadashiv Apte*



AND WHEREAS the "TRANSFEROR " out of his own will have decided to dispose off the said flat on ownership basis to prospective Purchaser/s.

AND WHEREAS the "TRANSFEEEE " being in need of a suitable and convenient accommodation, came to know about the same and approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEEEE that:

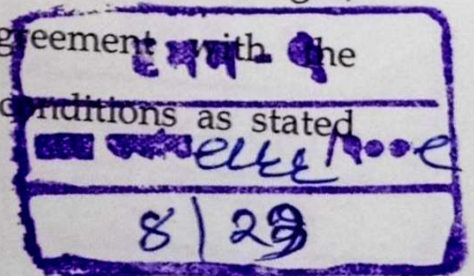
- a. he has absolute right, title and interest in the said Flat by virtue of Agreement for Sale dated 1.6.00 duly registered at No.5711/00 on 3.6.00 and no other person/s has/have any right, title and interest in the said Flat and he is well and sufficiently entitled to deal with and / or dispose the said Flat.
- b. There are no suits, litigations, civil or criminal or any other proceedings pending as against the "TRANSFEROR " affecting the said Flat.
- c. The TRANSFEROR received possession of the said flat from the Builder on 16.01.2004 and he is the sole absolute Owner and are in possession of the said Flat.
- d. That he has absolute right and authority to sell the said flat which is absolutely free from all encumbrances, charges, claims and demands of any nature and that the TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this sale agreement on the various terms and conditions stated hereinabove in favour of the TRANSFEEEE.
- e. The TRANSFEROR shall hand over possession of the said premises to the TRANSFEEEE immediately upon receipt of full and final consideration towards sale of said premises .



*Auto* *16/01/2004*



- f. There are no attachments or probationary orders as against or affecting the said Flat which is free from all encumbrances or charges and/or is not a subject matter of any lispendens or easements or attachments either before or after judgment, subject to whatever stated hereinabove. The "TRANSFEROR " has not received any notice either from the Government, Semi-Government, Society or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- g. The "TRANSFEROR " has paid all the necessary charges of whatsoever nature in respect of the said Flat and the TRANSFEROR have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.
- h. The TRANSFEROR in the past has not entered in to any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said Flat and have not dealt with or disposed of the said Flat in any manner whatsoever.
- i. The "TRANSFEROR " has not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated in favour of the "TRANSFEEE " and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEEE on the various terms and conditions as stated herein.



AND WHEREAS believing the aforesaid representations the TRANSFEEE offered to purchase the said flat and right, title and

*Handwritten signature/initials*



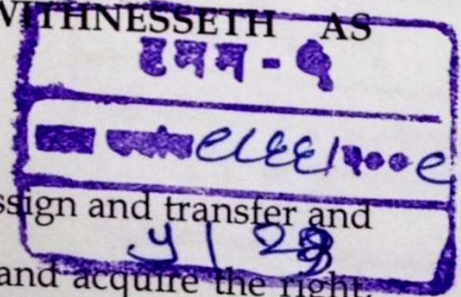
interest in and upon the said flat and also along with the benefit of the membership, at and for lump sum price / consideration of Rs. 45,50,000/- (Rupees Forty Five Lacs Fifty Thousand Only) which includes amount society deposits and other monies paid by the TRANSFEROR to Developer.

AND WHEREAS the TRANSFEREE has paid sum of Rs. 13,50,000/- (Rupees Thirteen Lacs Fifty Thousand Only) as a Part Purchase Consideration before execution hereof as and by way of part payment of consideration to the TRANSFEROR and have further agreed to pay the balance consideration of Rs. 32,00,000 /- (Rupees Thirty Two Lacs Only), within 45 days from the date of registration of this Agreement by raising Housing loan from any Bank / Financial Institution. Failing which the TRANSFEREE shall pay the interest @ 18% p.a. at simple rate of Interest till the date of actual payment alongwith amount of actual payment delayed beyond 45 days but not more than 90 days from the date of registration of this agreement and as agreed aforesaid the TRANSFEROR shall hand over possession of the said premises to the TRANSFEREE immediately upon receipt of full and final consideration towards sale of said premises. Time being the essence of this contract.

AND WHEREAS the parties hereto, having finalized their terms of transaction have decided to record their terms of transaction into writing as follows.

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-

1. The "TRANSFEROR " do hereby agree to sell, assign and transfer and the TRANSFEREE do hereby agree to purchase and acquire the right, title and interest and the benefit of the Principal Agreement in and upon the said flat being Flat No. 203, admeasuring 526 sq.ft. built up



*[Handwritten signature]*

*[Handwritten signature]*

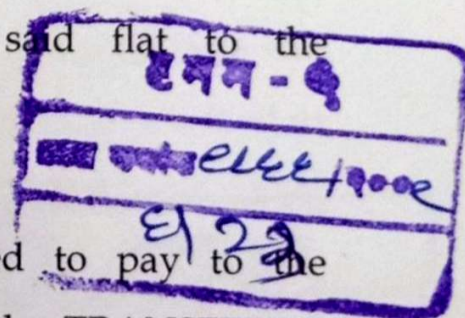


area, on the 2<sup>nd</sup> Floor, in the Building known as HARI KUNJ constructed on plot of land bearing C. T. S. No. 99/A, Tika NO. 21 situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District and Sub-District of Thane at and for a lump sum price of **Rs. 45,50,000/- (Rupees Forty Five Lacs Fifty Thousand Only)**, along with the right, title and interest in and upon the said Flat and also together with the benefits of membership, shares when issued in future and more particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the "SAID FLAT")

2. THE TRANSFEREE has paid an amount of **Rs. 13,50,000/- (Rupees Thirteen Lacs Fifty Thousand Only)**, as and by way of token / earnest money / part purchase consideration, in the manner more particularly stated in the receipt hereunder written, the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREE from the payment thereof absolutely and forever. The TRANSFEREE has further agreed to pay the balance amount of **Rs. 32,00,000/- (Rupees Forty Four Lacs Only)** within 45 days from the date of registration of this Agreement by incurring loan from any bank / financial institution.



3. Upon receipt of the full and final payment of the aforesaid consideration together with interest if any, the TRANSFEROR shall simultaneously hand over possession of the said flat to the TRANSFEREE.



4. As aforesaid the TRANSFEREE have agreed to pay to the TRANSFEROR full and final payment and thus the TRANSFEROR has agreed to sell, and TRANSFEREE have agreed to purchase the said flat along with all right, title and interest and benefits attached to

*[Handwritten signature]*

*[Handwritten signature]*

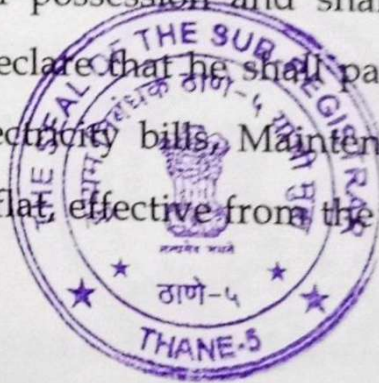


it, on Ownership basis, and the TRANSFEREE shall use and occupy the same as owner thereof, absolutely and forever, on taking possession of the said flat.

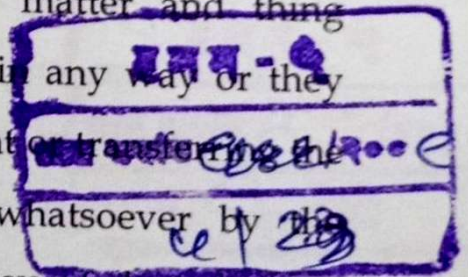
5. The TRANSFEROR after receipt of the entire amount of consideration shall has no claim, right, title and interest, ownership demand or charge of whatsoever nature in or upon the said flat. The TRANSFEREE thereafter shall do all the needful in respect of the said flat to secure their title to the said flat and the TRANSFEROR shall keep the TRANSFEREE indemnified from and compensated for any losses, damages, recoveries, claims or injury legal or otherwise caused to the said flat.

6. The TRANSFEREE hereby agree that on becoming the member of the proposed Society, the TRANSFEREE shall abide by all singular bye laws, rules and regulations adopted by the society.

7. The "TRANSFEROR " hereby further declare that the said flat shall be made free from all encumbrances and liabilities arising in future pertaining to the period up to the date of possession and shall be cleared off by them. The TRANSFEREE declare that he shall pay all the liabilities towards Municipal Taxes, Electricity bills, Maintenance and other charges, etc. due against the said flat, effective from the date of taking over the possession of the said flat.



8. The "TRANSFEROR " further declare that he has full right, title and interest in respect of the said flat and he has not done or performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby the said flat is encumbered in any way or they may be prevented from entering into this agreement or transferring the said flat as proposed to be done hereby or whatsoever by the TRANSFEREE hereto may be constructed, prevented and / or



*[Handwritten signature]*

*[Handwritten signature]*



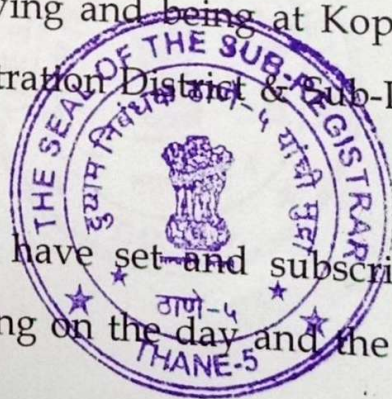
17. The TRANSFEROR hereby declare that he shall handover all the original documents of the said premises in token of his having transferred and assigned all their rights, title, interest and benefits in respect of the said premises at the time of handing over possession of the said premises to the TRANSFEREE .

18. The TRANSFEREE has agreed to pay Stamp Duty as per the provisions of The Bombay Stamp Act, 1958, Registration fee, & legal fees to their legal advisor / brokers, etc. and both the parties have agreed to pay the transfer charges to builder, if any, in equal proportion.

SCHEDULE OF THE PROPERTY

ALL THAT PREMISES bearing Flat No. 203 , admeasuring 526 sq.ft. built- up , on the 2<sup>nd</sup> Floor, in the Building known as HARI KUNJ constructed on piece of land bearing C. T. S. No. 99/A, Tika NO. 21 of Revenue village Naupada, situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District & Sub-District of Thane.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seal to this writing on the day and the year first hereinabove mentioned.



SIGNED, SEALED & DELIVERED

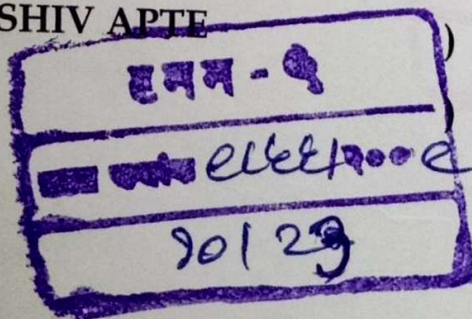
By the within named "TRANSFEROR "

MR. PRAKASH SADASHIV APTE

In the presence of.....

①

②







SIGNED, SEALED & DELIVERED

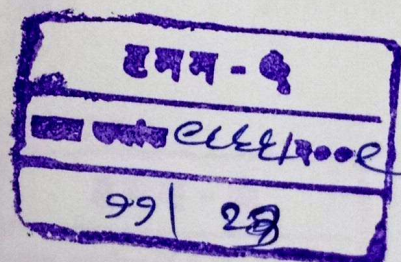
By the within named "TRANSFEEEE "

MR. ARVIND ZIPRU PATIL

In the presence of.....

1)

2)





(Regulation No. 3 B.24)  
 SANCTION OF DEVELOPMENT  
 PERMISSION/COMMENCEMENT CERTIFICATE  
 BLDG. GR. + THREE (PART)

71

P. No. 98/012 TMC/TOD 2637 Date 28/1/99

To, Shri/Smt. Shripad Thakar (Architect)  
 Shri/Smt. Nandakumar C. Khambekar (Owner)

Sir,  
 With reference to your application No. 2903 dated 22/6/98 for development permission/  
 commencement certificate under sections 45 & 39 of the Maharashtra Regional and Town  
 Planning Act, 1966 to carry out development work and or to erect building No. One  
 in Village Naupada Section No. \_\_\_\_\_ Ward No. \_\_\_\_\_ situated  
 at Road/Street \_\_\_\_\_ S.No./City S. No./FR No. 99 A  
 Mx No./T. No. 21

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
  - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
  - 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
  - 4) This permission does not entitle you to develop the land which does not vest in you.
- मांडोत्र्यांच्या सोबत केलेले करारनामे बांधकाम सुरु करण्यापूर्वी मंडोत्र्यांच्या कार्यालयात सादर करावे.  
 विहिरीवर स्लॅब टाकून बंद करावी.  
 जोत्यापूर्वी ड्रेनेज, पाणी विभागाचा दाखला सादर करावा.  
 जोत्यापूर्वी तोडावयाच्या स्ट्रक्चरचा up to date tax भरल्याची पावती सादर करावी.  
 वापर परवान्यापूर्वी वृध, पाणी, ड्रेनेज, MTNL विभागाचे दाखले सादर करावे.  
 मांडोत्र्यांची कोणतीही तक्रार आल्यास त्यात जमीन मालक/विकास कर्ते जबाबदार रहातील.  
 वापर परवान्यापूर्वी तळ मजल्यावर लेटर बॉक्स बसवावे.  
 बांधकामे घालू करण्यापूर्वी जागेवर माहिती दर्शक फलक लावावा.  
 वा.म.पा. बांधकामात पाणीपुरवठा करण्यात येणार नाही, पिण्यासाठी पाणी पुरवठा उपलब्धतेनुसार करण्यात येईल.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPLICABLE  
 PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT

सातघाज



28/1/99  
 98/012

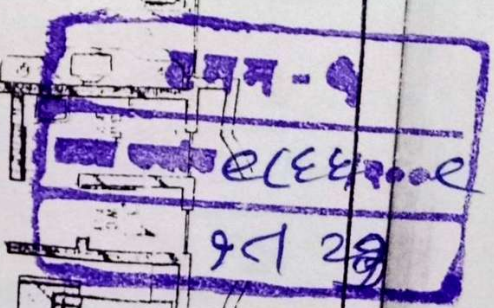
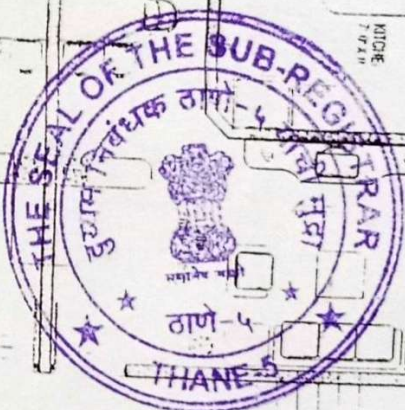
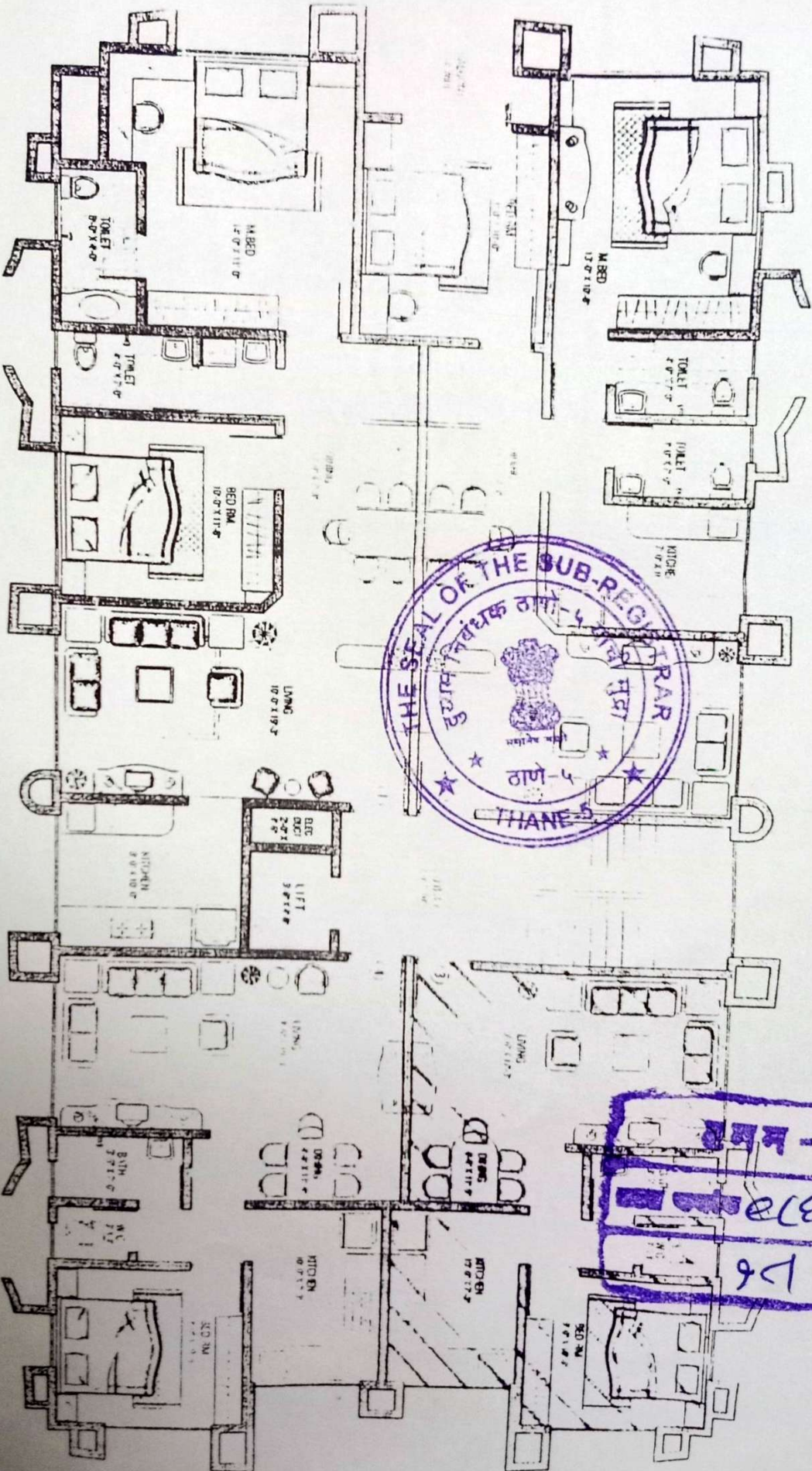
Yours faithfully,

DY. City Engineer

विकास विभाग निम्नलिखितप्रमाणे बांधकाम करणे  
 परवानग्या न घेता बांधकाम करणे मंडोत्र्यांच्या  
 प्रादेशिक व नगर म्चना अधिनियम 1966 च्या  
 अनुसार दंडनीय आहे. यातून दंडाची रक्कम  
 वास्तू ३ वर्ग चौकरी रु. ५००००-०० हाऊस प्रकती



KOPARI ROAD



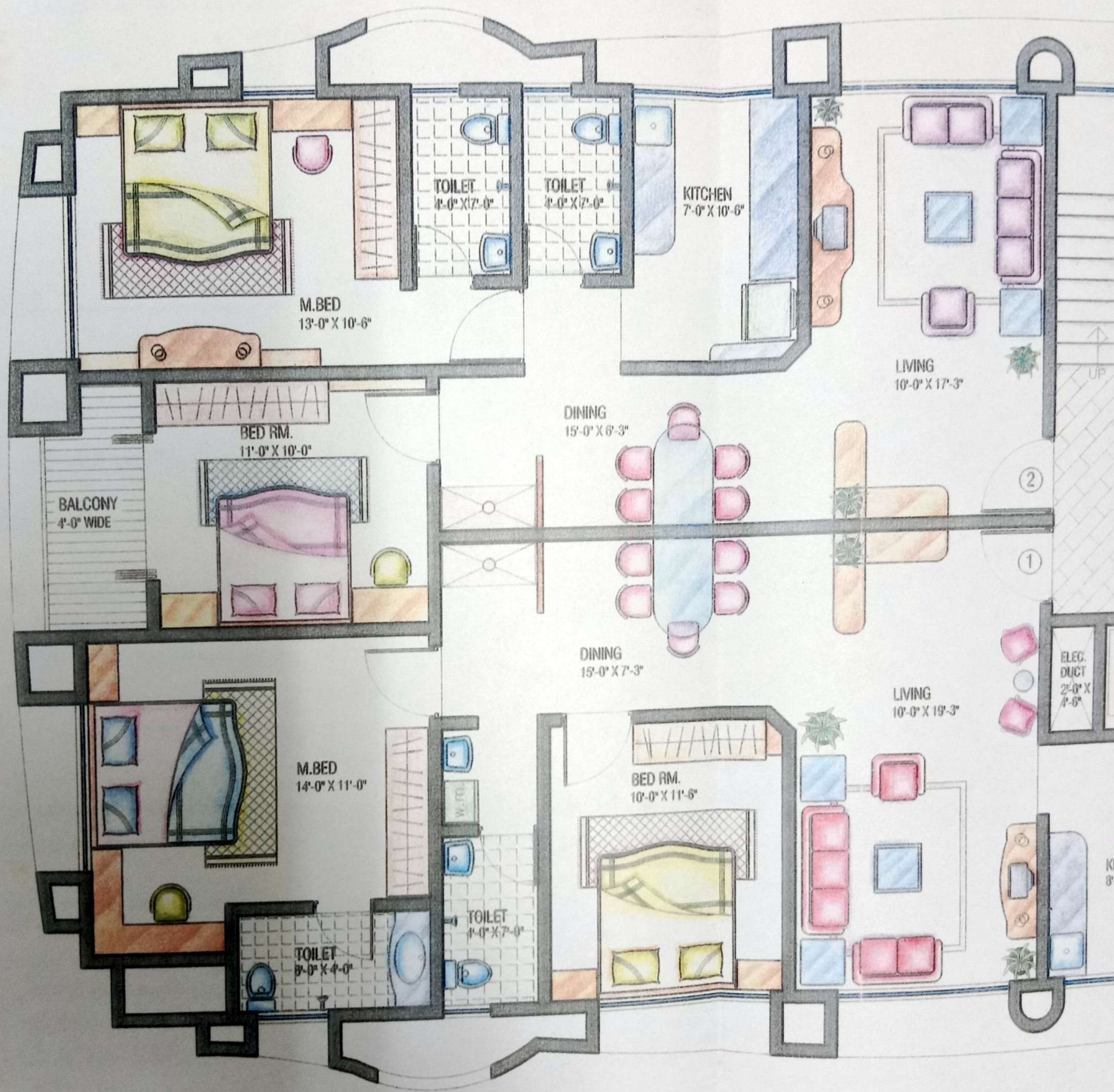
TYPICAL FLOOR PLAN

\* PROPOSED BUILDING "HARIKUNJ" ON KOPARI ROAD, THANE. \*

DR. L. V. S. BUDDHDEV ENTERPRISES



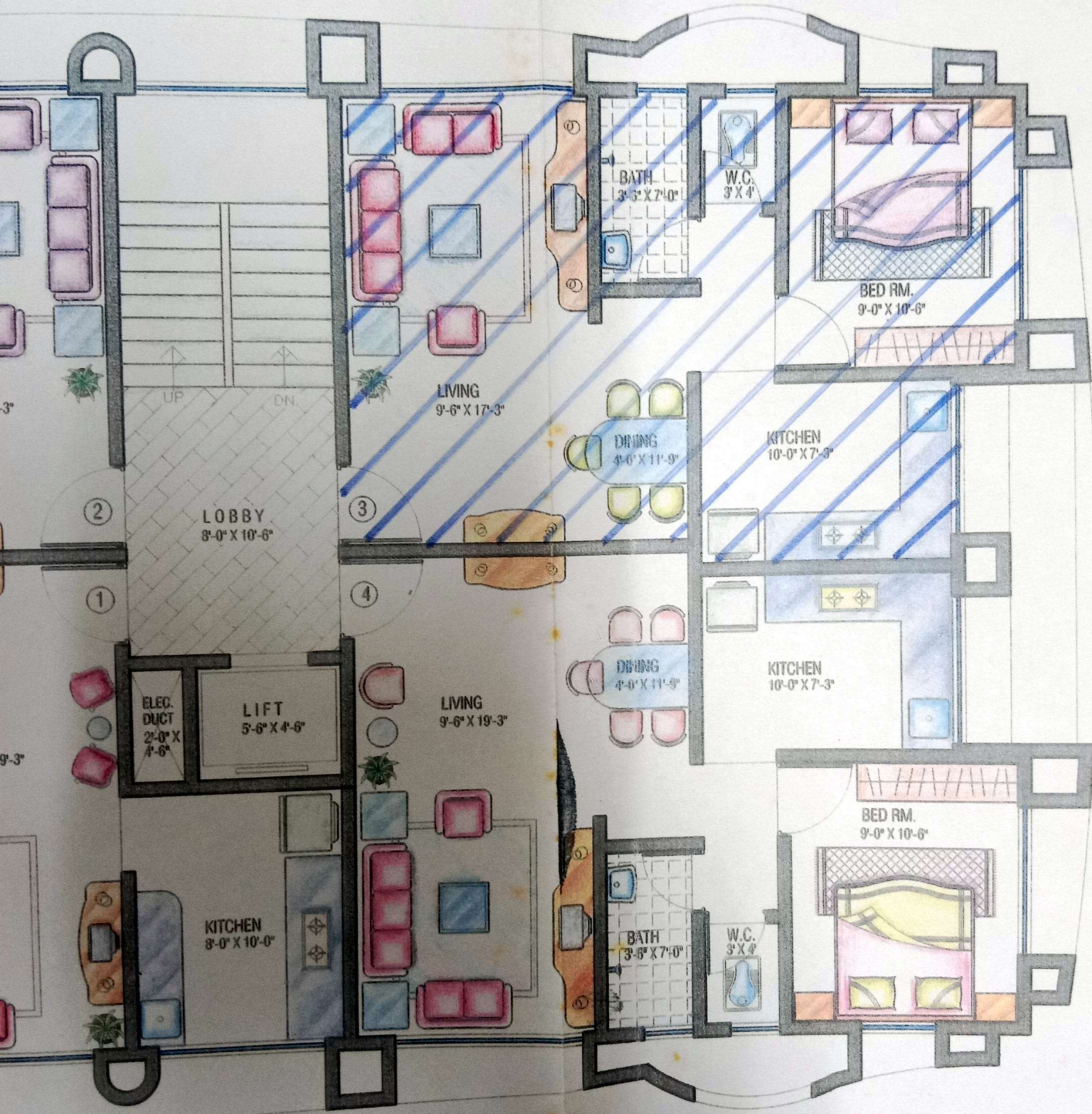
KOPARI ROAD



PIA

\* PROPOSED BUILDING " HARI KUNJ " ON KOPARI ROAD



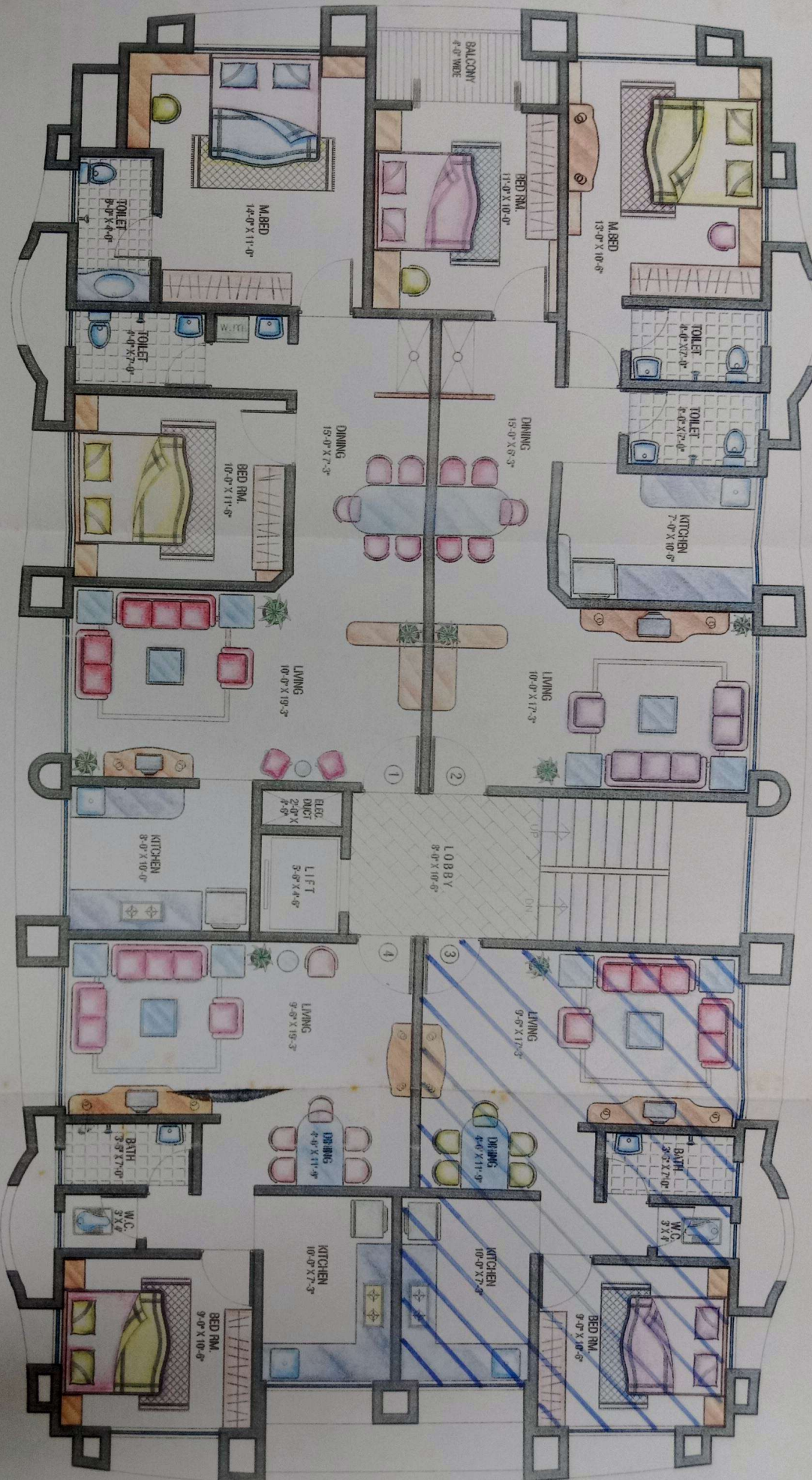


TYPICAL FLOOR PLAN

OPARI ROAD, THANE. \*

DEVELOPERS :  
**BUDDHDEV ENTERPRISES.**  
 RAM MARUTI ROAD, THANE. (W)





PH

TYPICAL FLOOR PLAN

\* PROPOSED BUILDING "HARI KUNJ" ON KOPARI ROAD, THANE. \*

DEVELOPERS  
**BUDDHDEV ENTERPRISES.**  
 PLOT NO. 10/11, THANE, MH

Zone  
 1) Dy. Municipal Commissioner—

Pr. etor

ASIS

... of the Bank.  
 We note not to chan  
 ... Bank  
 ... and  
 ... chan



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3/24)

SANCTION OF DEVELOPMENT  
PERMISSION/COMMENCEMENT CERTIFICATE

BLDG. GR. + THREE (PART)

71

V. P. No. 98/012

TMC/TDD 2637

Date 28/1/99

To,

Shri/Smt. Shripad Thakar (Architect)

Shri/Smt. Nandakumar C. Khambekar (Owner)

Sir.

With reference to your application No. 2903 dated 22/6/98 for development permission/  
grant of commencement certificate under sections 45 & 46 of the Maharashtra Regional and Town  
Planning Act, 1966 to carry out development work and/or to erect building No. One  
in Village Naupada Section No. Ward No. situated  
at Road/Street S. No. / City S. No. / T. No. 99 A  
H. No. / T. No. 21

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) भाडोत्र्यांच्या सोबत केलेले करारनामे बांधकाम सुरु करण्यापूर्वी दाखल करावे.
- 6) विहिरीवर ब्लॅक टाऊन बंद करावी.
- 7) जोत्यापूर्वी ड्रेनेज, पाणी विभागाचा दाखला सादर करावा.
- 8) जोत्यापूर्वी तोडावयाच्या स्ट्रक्चरचा up to date tax भरल्याची पावती सादर करावी.
- 9) वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज, MTNL विभागाचे दाखले सादर करावे.
- 10) भाडोत्र्यांची कोणतीही तक्रार आल्यास त्यास जमीन मालक/विकास करी प्रबाबदार रहातील.
- 11) वापर परवान्यापूर्वी तळ मजल्यावर लेटर बॉक्स बसवावे.
- 12) बांधकामे चालू करण्यापूर्वी जागेवर माहिती दर्शक फलक लावावा.
- 13) ठा. म. पा. बांधकामास पाणीपुरवठा करण्यात येणार नाही, पिण्यासाठी पाणी पुरवठा उपलब्धतेनुसार करण्यात येईल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APEROVED  
PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT

सावधान

"सुंदर नकाशानुसार बांधकाम न करणे नवे

विकास नियमावलीनुसार आयुक्त

परवानगा न घेता बांधकाम वापर करणे

देशिक व नगर रचना अधिनियमाचे

Office No. अनुसार दखल घ्यावे त्यासाठी

चास ३ वर्षे कर व रु. ५०००/- दड होऊ शकतो

Office Stamp

Date



Yours faithfully,

Dy. City Engineer  
(Planning & Development)  
Municipal Corporation  
the city of Thane,



**BUDDHDEV ENTERPRISES**  
CONSTRUCTIONS

PH.: 25418131  
GROUND FLOOR, "RAMTIRTH", RAMMARUTI RD., NAUPADA, THANE

NO OBJECTION CERTIFICATE

To,  
The Bank Manager  
The COSMOS Co-op Bank Ltd.  
Ghatkopar Branch, Mumbai.

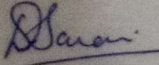
Respected Sir/Madam,

- 1) We confirm that we have sold and handed over possession of flat No.203 in the building known as " Hari Kunj" situated at CTS No.99A, Tikka No.21, Kopri Road, Naupada, Thane (W) to Mr. Prakash Sadashiv Apte.
- 2). We have been informed that Mr.Prakash S.Apte have sold the flat to Mr.Arvind Z.Patil. The said agreement has been lodged for registratration under No.TNNS-09866-2009 of on 9/11/2009 with sub Registrar of Assurance Act, Thane No.5
- 3) We further state as follows :
  - a) We have obtained necessary permission/approvals/sanctions for constructions of the said building from the concerned authority.
  - b) The construction of building and of flat is carried out in accordance with approved plans.
  - c) We have no objection to the buyers / Mr.Arvind Z.Patil mortgaging the said flat to you as security for a loan of Rs.30,00,000/- agreed to be obtained by you for the purpose of purchasing the flat.
  - d) We shall get the Co-operative Housing Society after about mortgaging the said flat in favour of The Cosmos Co.op.Bank Ltd.

We further confirm that the flat which is subject matter is free from any encumbrance and the title of land is clear and marketable.

We are agreeable to accept The Cosmos Co.Op.Bank Ltd. as a nominee of flat No.203, Hari Kunj, Naupada, Thane and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, we note not to change the same without the written consent of the Bank.

Yours faithfully,  
For BUDDHDEV ENTERPRISES

  
Proprietor





**BUDDHDEV ENTERPRISES**  
CONSTRUCTIONS

PH. : 540 5548 / 540 1496

GROUND FLOOR, "RAMTIRTH", RAMMARUTI RD., NAUPADA, THANE : 400 602.

April 14, 2001

**POSSESSION LETTER**

To,  
SHRI PRAKASH S. APTE,  
Thane.

Re. : Possession of your flat no. 203, at "HARIKUNJ", M. G. Road,  
Naupada, Thane (W) - 400 602.

This is to inform you that the construction of the above flat is completed in all respect and your flat no. 203 on the Second Floor is ready for possession.

We also confirm receipt of full & final payment.

We hereby handover the peaceful & vacant possession of your flat.

Kindly acknowledge.

Thanking you.

Yours truly,

**FOR M/S. BUDDHDEV ENTERPRISES**

  
**PROPRIETOR**