

4008

Branch Sourcing

1. 85300337770

2.

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO.	PAL/Take Over/NEW/Resale/Top up
RLMS / LOS Reference No.	Tie Up No. <small>(if applicable)</small>

Applicant Name : *Mr. Kiran Khadakaz*

Co-Applicant Name : *Mrs. Pradnya Shinde*

Contact (Resi.) : _____ Mobile : *9975590752*

Loan Amount : <i>Rs 36 lacs</i>	Tenure : <i>15 yrs</i>
Interest Rate :	EMI :
Loan Type : <i>Resale.</i>	SBI LIFE : <i>No</i>

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : *Gaondewi* (Code No) *40585*
Mandir

Contact Person : *Vidya 7280793* Mobile No: *8850557384*

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	<i>Risinghani</i>	<i>02-01-2024</i>	
SEARCH - 2		RESIDENCE VERIFICATION	} <i>Samarth</i> <i>21/1/24</i>
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

Seller
21/1/24

HLST / MPST / BM / FS / along with Mob. No.



. Raisinghani
M.A., LL.B.

C. Raisinghani
B.Com., LL.B.

B. T. Gwalani
B.Com., LL.B.

R. K. Raisinghani
Bsc., LL.B.

Vidya Man



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

OFFICE & CORRES. ADD.: 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 001
Tel: Off - 0251-2712082 Mob: 9890478189 E-mail: kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/KH/TCC/29/2024

DATE:-05/01/2024

BILL OF COST

State Bank of India, RACPC,
Belapur, Navi Mumbai.

KIRAN HALKAR

“Flat No. 102 On 1ST Floor, Admeasuring Area 40.28 Sq. Mtrs. (Built Up Area) + 4.18 Sq.Mtrs. (Terrace Area), in Building known as “OM DRISHTI” now society known as “OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD.” (A Co-operative Housing Society duly registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. NBOM/CIDCO/HSG(OH)/3007/JTR/2009-10), Plot No.D-116, Sector-20, Nerul, Navi Mumbai - 400 706, Taluka & Dist. Thane.”

Professional fees for Issuing
Search Report & Title Clearance Certificate Rs 3250/-

Search Expenses in respect of PropertyRs. 750/-

Total Rs. 4,000=00

(RUPEES FOUR THOUSAND ONLY)



For C.R Raisinghani & Associates

{C R RAISINGHANI}
ADVOCATE HIGH COURT

Kindly credit the amount to saving SBI A/c. No.10931289635, Ulhasnagar Branch,
IFSC Code:-sbin0001202,
PAN No. AAZPR8677H
GPAY NO 9890478189- PRIYANSH RAISINGHANI

C. R. Raisinghani
M.A., LL.B.
K. C. Raisinghani
B.Com., LL.B.
B. T. Gwalani
B.Com., LL.B.
R. K. Raisinghani
Bsc., LL.B.



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

OFFICE & CORRES. ADD. : 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.

Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/KH/TCC/29/2024

DATE:-05/01/2024

ANNEXURE – B
SEARCH REPORT CUM TITLE CLEARANCE CERTIFICATE

1.	a) Name of the Branch/Business Unit/Office seeking opinion.	State Bank of India, RACPC, Belapur, Navi Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower.	KIRAN HALKAR (INTENDING BUYER/BORROWER)
2.	Type of Loan	Housing Loan
	Type of property	Residential Flat
3	A) Name of the unit/concern/company/person offering the property/ (ies) as security.	KIRAN HALKAR (INTENDING BUYER/BORROWER)
	B) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Persons
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	KIRAN HALKAR (INTENDING BUYER/BORROWER)
4	a) Value of Loan (Rs. in crores)	Not Applicable
5.	Complete or full description of the immoveable property/ (ies) offered as security including the following details.	
	(a) Survey No.	Land bearing Plot No. D-116, in Sector 20, at Village Nerul, Navi Mumbai, Taluka & District Thane.

“Flat No. 102 On 1ST Floor,
 Admeasuring Area 40.28 Sq. Mtrs.
 (Built Up Area) + 4.18 Sq.Mtrs.
 (Terrace Area), in Building known as
 “OM DRISHTI” now society known
 as “OM DRISHTI CO-OPERATIVE
 HOUSING SOCIETY LTD.” (A Co-
 operative Housing Society duly
 registered under Maharashtra Co-
 operative Societies Act, 1960 bearing
 Registration No. NBOM/CIDCO/
 HSG(OH)/3007/JTR/2009-10), Plot
 No.D-116, Sector-20, Nerul, Navi
 Mumbai - 400 706, Taluka & Dist.
 Thane.”

Admeasuring Area 40.28 Sq. Mtrs.
 (Built Up Area) + 4.18 Sq.Mtrs.
 (Terrace Area)

At Village Nerul, Taluka & District
 Thane, within the Registration District
 and Sub-Registration District Thane,
 within the local limits of Navi Mumbai
 Municipal Corporation, State
 Maharashtra and the said property is
 bounded as follows :

On Or Towards North By : Plot No.D-
 117

On Or Towards East By : Plot No.D-
 101 & D-102

On Or Towards South By : Plot No.D-
 115

On Or Towards West By : 20 Mtrs
 wide road

PAGE#3

2	15.03.2007	Franking Receipt dated 15/03/2007 issued by ICICI BANK for Rs. 37,160/- in favour of MR. SREEJIT ROY , regarding payment of stamp duty for Registration of the agreement in respect of the above said property.	Photocopy	N.A.
3	15.03/2007	Agreement for Sale dated 15/03/2007 executed between M/S. OM DEVELOPERS Through its Partner MR. GAJANAN G. KANADE (Developers) AND MR. SREEJIT ROY (Purchaser) , in respect of the above said property. The said agreement is duly Stamped and registered with the Office of Sub-Registrar, Thane-6, bearing Registration No.1735/2007.	Photocopy	N.A.
4	15/03/2007	Receipt dated 15/03/2007, bearing Registration No. TNN6-1735-2007 issued by Office of the Sub-Registrar Thane-6 in favour of MR. SREEJIT ROY , regarding Registration of Agreement in respect of the above said property.	Photocopy	N.A.
5	05/05/2007	Building Occupancy Certificate dated 05/05/2007 issued by Navi Mumbai Municipal Corporation, regarding completion of construction work of the building and permission for occupancy of the same.	Photocopy	N.A.
6	08/01/2010	Conveyance Deed dated 08/01/2010 executed between M/S. OM DEVELOPERS (Assignor) AND OM DRISHTI CO-OP. HSG. SOCIETY LTD., (Assignee) , regarding Assignment of the above said property. The said deed is duly Stamped and registered with the Office of Sub-Registrar, Thane-6, bearing Registration No.00113/2010.	Photocopy	N.A.
7	13/04/2012	E-Stamp dated 13/04/2012 issued by Government of Maharashtra for Rs. 94,900/- in favour of MR. ARBIND R. SINGH , regarding payment of stamp duty for Registration of the agreement in respect of the above said property.	Photocopy	N.A.



संकेत 2012
 माला
 मुख्य 157-भागाचे भाग 1-दरवळ (नवी मुंबई महानगरपालिका)
 क्षेत्र 26/309 - दरवळ कोठे संवदा संख्ये 20, 22 (नेहरू रेल्वे स्टेशनलागत)
 पत्ता Navi Mumbai Thane.
 इतर -

दर मूल्य दर तक्त्यानुसार जमिनीचा दर

मुली	निवासी सदन	कार्य	दुकान	औद्योग
53200.00	53500.00	79500.00	102500.00	79500.00

मिळकतीचे क्षेत्र	40.28	बांधकामाचे व	1-आर सी सी
मिळकतीचा वा	निवासी सदनिका	उद्वाहन सुव	आहे
मिळकतीचा प्र	बांधीत	बांधकामाचा	
मिळकतीचे वय	3 to 5 वर्षे	दर	
		मजला	Ground to 4th Floor

घसा-यानुसार = (वार्षिक * घसा-यानुसार) * मजला निहाय
 मिळकतीचा प्रति चौ. मूल्यदर (53500.00 * 95 / 100) घट/वाढ
 भांटर मूल्यदर (100.00 / 100)

= 50825.00

मुख्य मिळकतीचे = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर *
 मूल्य मिळकतीचे क्षेत्र

= 50825.00 * 40.28

= 2047231.00

लगतच्या गच्चीचे = 4.18 चौ. मीटर

मूल्य = 4.18 * (40.00 / 100) * 50825.00

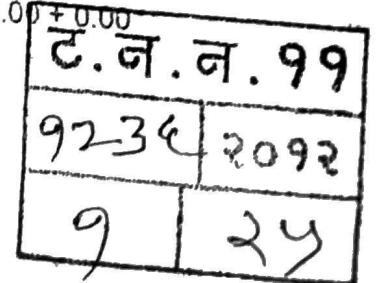
गच्चीचे मूल्य = 84979.40

= अंतिम मूल्य दर + तलघराचे मूल्य + पोटमाळ्याचे मूल्य +
 खुल्या जागेवरील वाहन तळाचे मूल्य + बांदित वाहन तळाचे मूल्य +
 लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या

= A + B + C + D + E + F + G + H

= 2,047,231.00 + 0.00 + 0.00 + 0.00 + 0.00 + 84,979.40 + 0.00 + 0.00

= 2,132,210.40/-



AGREEMENT FOR SALE

PROPERTY DESCRIPTION:	Flat bearing No.102, on 1 st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI OF OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane.
SALE VALUE	Rs.22,00,000/-
GOVERNMENT VALUE	Rs.22,44,432/-
STAMP DUTY PAID	Rs.94,900/-

THIS ARTICLES OF AGREEMENT is made and entered into Nerul, Navi Mumbai, Tal. & Dist. Thane, on this 19th day of April, 2012

BETWEEN

MR. SREEJIT ROY

"THE TRANSFEROR/VENDOR"

AND

MR. ARBIND R. SINGH

"THE TRANSFEREE/PURCHASER"

Sreejit Roy

Arbind R. Singh

ट.न.न. 99
9238 2092



AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made and entered into at Nerul, Navi Mumbai, on this 19th day of April, 2012 by and BETWEEN **MR. SREEJIT ROY**, an adult, Indian Inhabitant, residing at C-5/304, Nilgiri Gardens, Uran Road, Sector No.24, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as "THE TRANSFEROR/VENDOR" (which expression unless it be repugnant to the meaning or context thereof shall be mean and deemed to include his heirs, legal representative, nominees, attorney, executors, administrators and assigns) of the **ONE PART**.

A N D

MR. ARBIND R. SINGH, an adult, Indian Inhabitant, carrying on Business at Shop No.2, Gosavi Buwa, Smriti Building, Plot No. B-71, Sector No.23, Seawoods, Darave (E.), Navi Mumbai, Tal. & Dist. Thane, hereinafter called "THE TRANSFEREE/PURCHASER" (which expression unless it be repugnant to the meaning or context thereof shall be mean and deemed to include his heirs, executors, administrators and assigns) of the **OTHER PART**.

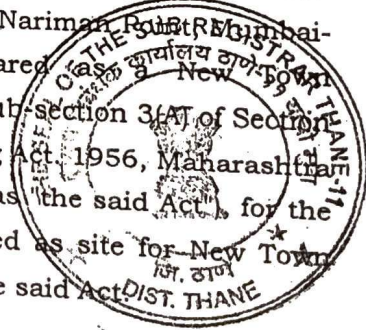
WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a Development Authority under the provision of Sub-section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act, 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act") for the New Town of Navi Mumbai. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

AND WHEREAS The State Government had acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in this behalf as per the provision of Section 113 (A) of the said Act.

Sreejit Roy

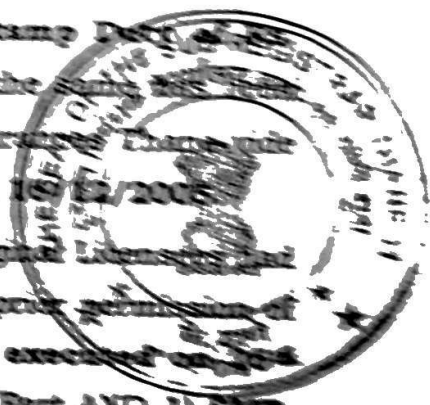
ट.न.न.९९	
९२३६	२०९२
६	२५

Arbind R. Singh



AND WHEREAS the said plot being the Development land, the Corporation has not purchased under Section 115 of the said Act in compliance of any law applicable to it or received it in accordance with the proposal approved by the State Government under the said Act

AND WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. has allotted the Plot bearing No. D-116, adm. about 400 sq. mtr. at Village Neral, Neral Mumbai, Tal. & Dist. Thane, under its 12th Scheme in the name of 1) SMT. THAKIBAI LAXMAN MHATRE, 2) SHRI. NAKHUL LAXMAN MHATRE, 3) SHRI. LAHU LAXMAN MHATRE, 4) SMT. BEBIBAI PANDURANG GHARAT, 5) SMT. DWARKABAI PANDURANG MHATRE, 6) SHRI. KISHORE PANDURANG MHATRE, 7) SMT. MANISSA NAGESH AMIN, 8) SMT. RANJANA PANDURANG MHATRE. The City and Industrial Development Corporation Maharashtra Ltd. (CIDCO Ltd.) entered into Agreement to Lease on 29th August 2005 and agreed to grant lease of the said plot for the period of Sixty (60) Years on the payment of Lease premium as demanded by the CIDCO Ltd. from Original Allottees, Licensees of the said Plot. The possession of the said plot handed over by the CIDCO Ltd. for the purpose of the construction of the residential cum commercial building thereon as per the approved plan and development permission granted by the Town Planning Dept. of the corporation. The said Agreement to Lease duly stamped as adjudication under the ADJ Case No.670/2005 by way of making the payment of Stamp Duty of Rs. 100/- under Challan No. 4 dtd. 03/09/2005 and the same is registered with the Concerned Sub registrar of Assurances at Thane under Registration Sr. No. TNN-6/07549/2005 dtd. 16/12/2005.



AND WHEREAS due to paucity of fund the Original Licensee party assigned, transferred the said allotted Plot with the prior permission of CIDCO Ltd. and entered into Tripartite Agreement executed on 16th June, 2006 between CIDCO Ltd. the party of First Part AND 1) SMT. THAKIBAI LAXMAN MHATRE, 2) SHRI. NAKHUL LAXMAN MHATRE, 3) SHRI. LAHU LAXMAN MHATRE, 4) SMT. BEBIBAI PANDURANG GHARAT, 5) SMT. DWARKABAI PANDURANG MHATRE, 6) SHRI. KISHORE PANDURANG MHATRE, 7) SMT. MANISSA NAGESH AMIN, 8) SMT. RANJANA PANDURANG MHATRE, the Original Licensee party of Second Part AND M/S. OM DEVELOPERS (Partnership Firm) of MR. GAJANAN GENUBHAI KANADE & MR. PRAMOD DAGDU MORE the New Licensee Party of Third Part. The said Tripartite Agreement registered with the concerned Sub Registrar of Assurances at Thane, vide under Registration Sr. No. TNN-11/03753/2006, dtd. 10/07, 2006.

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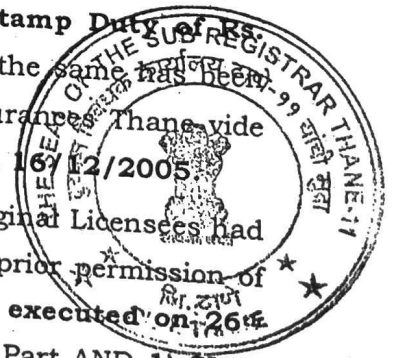
ट.ब.नं. 99
9236 2092

[Handwritten signature]

AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. had allotted the Plot bearing No. D-116, adm. about 400 sq.mtr. at Village Nerul, Navi Mumbai, Tal. & Dist. Thane, under its 12.5%, Scheme in the name of 1) SMT. THAKIBAI LAXMAN MHATRE, 2) SHRI. NAKHUL LAXMAN MHATRE, 3) SHRI. LAHU LAXMAN MHATRE, 4) SMT. BEBIBAI PANDURANG GHARAT, 5) SMT. DWARKABAI PANDURANG MHATRE, 6) SHRI. KISHORE PANDURANG MHATRE, 7) SMT. MANISHA NAGESH AMIN, 8) SMT. RANJANA PANDURANG MHATRE. The City and Industrial Development Corporation Maharashtra Ltd. (CIDCO Ltd.) entered into Agreement to Lease on 29th August 2005 and agreed to grant lease of the said plot for the period of Sixty (60) Years on the payment of Lease premium as demanded by the CIDCO Ltd. from Original Allottees/Licensees of the said Plot. The possession of the said plot handed over by the CIDCO Ltd. for the purpose of the construction of the residential cum commercial building thereon as per the approved plan and development permission granted by the Town Planning Dept. of the corporation. The said Agreement to Lease duly stamped as adjudication under the ADJ Case No.670/2005 by way of making the payment of Stamp Duty of Rs. 100/- under Challan No. 4 dtd. 03/09/2005 and the same has been registered with the Concerned Sub registrar of Assurances, Thane vide under Registration Sr. No. TNN-6/07549/2005 dtd. 16/12/2005

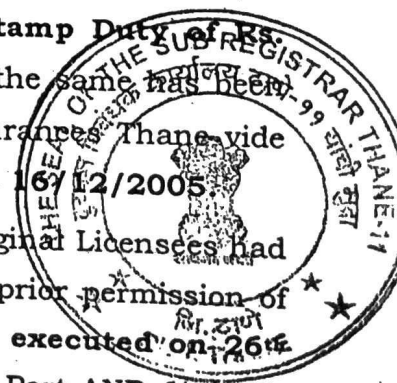
AND WHEREAS due to paucity of fund the Original Licensees had assigned, transferred the said allotted Plot with the prior permission of CIDCO Ltd. and entered into Tripartite Agreement executed on 26th June, 2006 between CIDCO Ltd. the party of First Part AND 1) SMT. THAKIBAI LAXMAN MHATRE, 2) SHRI. NAKHUL LAXMAN MHATRE, 3) SHRI. LAHU LAXMAN MHATRE, 4) SMT. BEBIBAI PANDURANG GHARAT, 5) SMT. DWARKABAI PANDURANG MHATRE, 6) SHRI. KISHORE PANDURANG MHATRE, 7) SMT. MANISHA NAGESH AMIN, 8) SMT. RANJANA PANDURANG MHATRE, the Original Licensee party of Second Part AND M/S. OM DEVELOPERS (Partnership Firm) of MR. GAJANAN GENUBHAI KANADE & MR. PRAMOD DAGDU MORE the New Licensee Party of Third Part. The said Tripartite Agreement registered with the concerned Sub Registrar of Assurances at Thane under Registration



AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. had allotted the **Plot bearing No. D-116, adm. about 400 sq.mtr. at Village Nerul, Navi Mumbai, Tal. & Dist. Thane,** under its 12.5%, Scheme in the name of 1) **SMT. THAKIBAI LAXMAN MHATRE,** 2) **SHRI. NAKHUL LAXMAN MHATRE,** 3) **SHRI. LAHU LAXMAN MHATRE,** 4) **SMT. BEBIBAI PANDURANG GHARAT,** 5) **SMT. DWARKABAI PANDURANG MHATRE,** 6) **SHRI. KISHORE PANDURANG MHATRE,** 7) **SMT. MANISHA NAGESH AMIN,** 8) **SMT. RANJANA PANDURANG MHATRE.** The City and Industrial Development Corporation Maharashtra Ltd. (CIDCO Ltd.) entered into **Agreement to Lease on 29th August 2005** and agreed to grant lease of the said plot for the period of Sixty (60) Years on the payment of Lease premium as demanded by the CIDCO Ltd. from Original Allottees/Licensees of the said Plot. The possession of the said plot handed over by the CIDCO Ltd. for the purpose of the construction of the residential cum commercial building thereon as per the approved plan and development permission granted by the Town Planning Dept. of the corporation. The said Agreement to Lease duly stamped as adjudication under the **ADJ Case No.670/2005** by way of making the payment of **Stamp Duty of Rs. 100/- under Challan No. 4 dtd. 03/09/2005** and the same has been registered with the Concerned Sub registrar of Assurances Thane vide under **Registration Sr. No. TNN-6/07549/2005 dtd. 16/12/2005**

AND WHEREAS due to paucity of fund the Original Licensees had assigned, transferred the said allotted Plot with the prior permission of CIDCO Ltd. and entered into **Tripartite Agreement executed on 26th June, 2006** between CIDCO Ltd. the party of First Part AND 1) **SMT. THAKIBAI LAXMAN MHATRE,** 2) **SHRI. NAKHUL LAXMAN MHATRE,** 3) **SHRI. LAHU LAXMAN MHATRE,** 4) **SMT. BEBIBAI PANDURANG GHARAT,** 5) **SMT. DWARKABAI PANDURANG MHATRE,** 6) **SHRI. KISHORE PANDURANG MHATRE,** 7) **SMT. MANISHA NAGESH AMIN,** 8) **SMT. RANJANA PANDURANG MHATRE,** the Original Licensee party of Second Part AND **M/S. OM DEVELOPERS (Partnership Firm) of MR. GAJANAN GENUBHAI KANADE & MR. PRAMOD DAGDU MORE** the New Licensee Party of Third Part. The said Tripartite Agreement registered with the concerned Sub Registrar of Assurances



(10)

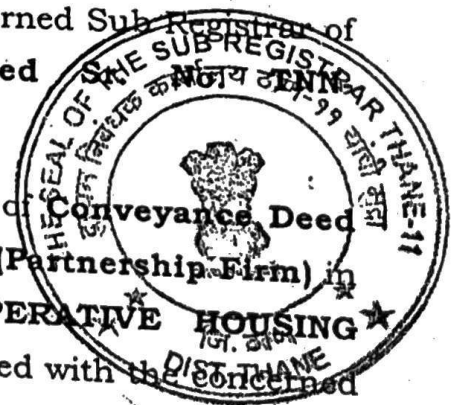
AND WHEREAS Allottee/Licensee of Plot submitted Building Plan for approval and issuance of the Commencement Certificate by the Town Planning Department of NMMC and the same approved and **Commencement Certificate issued vide bearing No. NMMC/TPD/BP/Case A-4655/4054/05, dtd. 29/12/2005.**

AND WHEREAS by execution of Agreement for Sale dtd. 15th March 2007 the Developers M/S. OM DEVELOPERS (Partnership Firm) through Partners MR. GAJANAN GENUBHAU KANADE & MR. PRAMOD DAGDU MORE have allotted, sold out the Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane, (herein after referred to as the said Flat) to the Purchaser MR. SREEJIT ROY and the said Agreement for Sale duly stamped & registered with the concerned Sub Registrar of Assurances Thane vide under Registration Sr. No. TNN-6/01735/2007, dtd. 15/03/2007 and against payment of total agreed sale consideration amount of **Rs. 10,00,000/- (Rupees Ten Lacs Only)**. The Developers have handed over the possession of said Flat to the Purchasers.

AND WHEREAS on obtaining of Occupancy Certificate and application made for execution of Lease Deed, CIDCO LTD by executing Lease Deed dtd. 07th April 2008 has granted lease of Plot in favour of Developers M/S. OM DEVELOPERS (Partnership Firm). The said Lease Deed duly Stamped and Registered with the Concerned Sub Registrar of Assurances of Thane Vide Under Registered 6/02175/2008 dtd. 09/05/2008.

AND WHEREAS subsequently by execution of Conveyance Deed dtd. 08th January 2010 M/S. OM DEVELOPERS (Partnership Firm) in favour of Society M/S. OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD. The said Conveyance Deed registered with the concerned registered Sub Registrar Assurance Thane vide Registration Sr. No. TNN-6/00113/ 2010 dtd. 08/01/2010.

AND WHEREAS the Developer had Commenced the Construction Work of Building on the said Plot as per Commencement Certificate bearing No. NMMC/TPD/BP/Case A-4655/4054/05, dtd. 29/12/2005. Construction of building/buildings on the said piece & parcel of land subject to the conditions stated in the said certificate.



AND WHEREAS the Developer M/S. OM DEVELOPERS (Partnership Firm) herein had constructed the Residential Building on the said plot known as "OM DRISHTI" as per the approved plan and commencement certificate of NMMC and applied for the Occupancy Certificate to the concerned Dept. of NMMC and the Occupancy Certificate issued by the Town Planning Authority vide bearing No. जा.क्र./नरवि/भोप्र/प्र.क्र.बी-४२२५/१९७७/०७ दिनांक: ०५/०५/२००७.

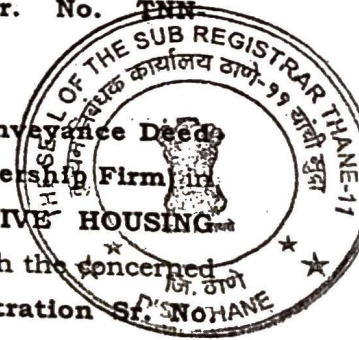
AND WHEREAS Purchaser of Units/Flats/Shops in the building have formed a society named as OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD. and the same is registered under The Maharashtra Co-Operative Societies Act 1960, vide under Registration No. NBOM/CIDCO/HSG(OH)/3007/JTR/2009-10 dtd.06/07/2009 hereinafter referred to as the said Society.

AND WHEREAS the said society allotted Five (5) Share of Rs.50/- each in favour of each members and the Share Certificate No. _____, Member Registration No. _____, bearing distinctive No. _____ to _____ issued in the name of MR. SREEJIT ROY (hereinafter referred as the said shares & share certificate).

AND WHEREAS on obtaining of Occupancy Certificate and application made for execution of Lease Deed, CIDCO LTD by executing Lease Deed dtd. 07th April 2008 has granted lease of Plot in favour of Developers M/S. OM DEVELOPERS (Partnership Firm). The said Lease Deed duly Stamped and Registered with the Concerned Sub Registrar of Assurances of Thane Vide Under Registered Sr. No. TNN 6/02175/2008 dtd. 09/05/2008.

AND WHEREAS subsequently by execution of Conveyance Deed dtd. 08th January 2010 M/S. OM DEVELOPERS (Partnership Firm) in favour of Society M/S. OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD. The said Conveyance Deed registered with the concerned registered Sub Registrar Assurance Thane vide Registration Sr. No. TNN-6/00113/ 2010 dtd. 08/01/2010.

AND WHEREAS the Transferor/Vendor herein is registered bonafide members under Share Certificate No. _____, Member Registration No. _____, bearing distinctive No. _____ to _____ (both inclusive) of OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD and legally, lawfully, absolutely seized, possessed of and otherwise well



Sreejit Roy

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[Signature]

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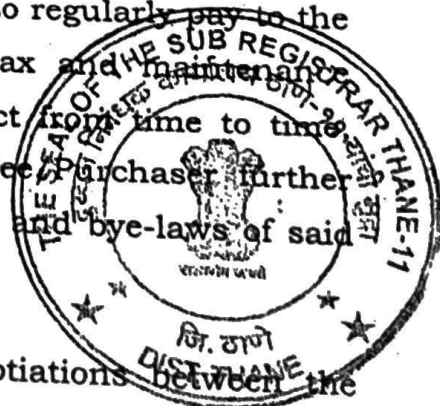
and sufficiently entitled to the Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane, "more particularly described in floor plan hereof, annexed hereto". For brevity sake the Flat No.102 is hereinafter referred to as the said Flat. The same is free from all encumbrances and entitled to sale, transfer the same in favour of any of person or persons of his choice with the prior permission of Society & CIDCO Ltd. and other concern authorities.

AND WHEREAS the Transferor/Vendor herein desire to transfer his membership of said society and sale of all his right, title, interest, claim and ownership in the said Flat in favour of any prospective Transferee/Purchaser against the payment of lump sum consideration amount of **Rs.22,00,000/- (Rupees Twenty Two Lacs Only)**.

AND WHEREAS the Transferee/Purchaser after taking the inspection of relevant papers and documents has approached to the Transferor/Vendor and shown his keen interest, desired in purchasing, acquiring the said Flat for which Transferor/Vendor has agreed to sale, transfer all his right, title, interest & ownership in the said Flat and Membership of said Society against the payment of total agreed constitution of **Rs.22,00,000/- (Rupees Twenty Two Lacs Only)**.

AND WHEREAS The Transferee/Purchaser hereby confirm that he will use the said flat for residential purpose and also regularly pay to the said society his contribution towards property tax and maintenance charges etc. as per the society resolution in effect from time to time payable in respect of the said flat, the Transferee/Purchaser further undertake that he will follow the rule, regulations and bye-laws of said society.

AND WHEREAS pursuant to mutual negotiations between the parties and relying upon the aforesaid representation and declaration made by the Transferor/Vendor herein, the Transferee/Purchaser has agree to purchase, acquire the said Flat and Membership of Society from the Transferor/Vendor herein along with all his right, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.



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AND WHEREAS the parties hereto are desirous of recording and reducing into writing the terms & conditions of the agreement for transfer all rights, title and interest in the said flat and five (5) shares of the said society.

NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The Party of the One Part have represented to the Party of the Other Part that the above recitals form an integral part of this Agreement for Sale and the same have been incorporated herein specifically.

2) The Transferor/Vendor shall sell, transfer and assign to the Transferee/Purchaser and Transferee/Purchaser will purchase and acquire the said Flat from the Transferor/Vendor as under:

i) The Five (5) shares of face value of Rs.50/- each of the said society issued under Share Certificate No. _____, Member Registration No. _____, bearing distinctive No. _____ to _____ (both inclusive) aggregate value of Rs.250/- (Rupees Two hundred fifty only) in the capital of the said society.

ii) All the beneficial rights, title, interest and ownership of the Transferor/Vendor upon the said Flat & Five (5) shares together with the fitting, fixture & electrical installations therein.

iii) The rights, title and interest of the said Transferor/Vendor in the said Flat & Five (5) shares, sinking fund and fixed deposits of the society (all of which are hereinafter collectively referred to as the "said premises").

3) In pursuance of this Agreement the Transferee/Purchaser has agreed to pay the Transferor/Vendor the total lump sum sale consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lacs Only)** and the payment of the same shall made as follows:

a) **Rs.4,40,000/- (Rupees Four Lacs Forty Thousand Only)** Transferee/Purchaser has paid to the Transferor/Vendor on or before execution of this Agreement for Sale being the part payment in respect of sell, transfer of the said **Flat No.102 and Five (5) Shares**, receipt for the same doth hereby admit, acknowledged and enclosed herein after separately.



Signature of Transferor/Vendor

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Signature of Transferee/Purchaser

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AND WHEREAS the parties hereto are desirous of recording and reducing into writing the terms & conditions of the agreement for transfer all rights, title and interest in the said flat and five (5) shares of the said society.

**NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:**

1] The Party of the One Part have represented to the Party of the Other Part that the above recitals form an integral part of this Agreement for Sale and the same have been incorporated herein specifically.

2) The Transferor/Vendor shall sell, transfer and assign to the Transferee/Purchaser and Transferee/Purchaser will purchase and acquire the said Flat from the Transferor/Vendor as under:

i) The Five (5) shares of face value of Rs.50/- each of the said society issued under **Share Certificate No. _____, Member Registration No. _____, bearing distinctive No. _____ to _____ (both inclusive)** aggregate value of Rs.250/- (Rupees Two hundred fifty only) in the capital of the said society.

ii) All the beneficial rights, title, interest and ownership of the Transferor/Vendor upon the said Flat & Five (5) shares together with the fitting, fixture & electrical installations therein.

iii) The rights, title and interest of the said Transferor/Vendor over the said Flat & Five (5) shares, sinking fund and fixed deposits of the society (all of which are hereinafter collectively referred to as the "said premises").

3) In pursuance of this Agreement the Transferee/Purchaser has agreed to pay the Transferor/Vendor the total lump sum sale consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lacs Only)** and the payment of the same shall made as follows:

a) **Rs.4,40,000/- (Rupees Four Lacs Forty Thousand Only)** Transferee/Purchaser has paid to the Transferor/Vendor on or before execution of this Agreement for Sale being the part payment in respect of sell, transfer of the said **Flat No.102 and Five (5) Shares**, receipt for the same doth hereby admit, acknowledged and enclosed herein after separately.

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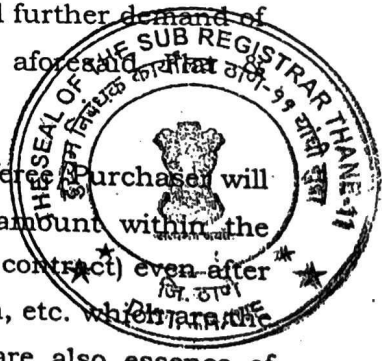
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b) Balance sum of **Rs.17,60,000/- (Rupees Seventeen Lacs Sixty Thousand Only)** shall be paid by the Transferee/Purchaser to the Transferor/Vendor within **Sixty (60) days** from the date of execution & registration of these present either directly through his Financial Institution, Bank and/or from his own source within prescribed time limit. The Transferor/Vendor agree, undertake that he will obtain & furnish N.O.C., permission to transfer the aforesaid Shares & Flat from Society & CIDCO LTD and other requisite documents, papers & forms as may be required by the Financial Institution/ Bank to grant the Loan in favour of Transferee/Purchaser.

4) The Transferor/Vendor agree, undertake that he will obtain & furnish N.O.C., permission to transfer the aforesaid Flat & Five (05) Shares from Society & CIDCO LTD and other requisite documents, papers & forms as may be required by the Financial Institution/Bank to grant the Loan in favour of Transferee/Purchaser.

5) Forthwith upon the receiving of the balance full & final payment as per clause No.3 sub clause (b) within stipulated time (time is the essence of contract) the Transferor/Vendor shall hand over the original copy Agreement for Sale and physical possession of the said Flat to the Transferee/Purchaser and also the Transferor/Vendor shall execute other deeds, document and requisite letters, give undertaking etc. as may be reasonably required for the sell, transfer herein contemplated in favour of Transferee/Purchaser without any claim and further demand of whatsoever nature against sell, transfer of the aforesaid Flat & Membership of Society.

6) It is agreed between the parties that if the Transferee/Purchaser will default in payment of balance sale consideration amount within the aforesaid prescribed time limit (time is the essence of contract) even after furnishing of requisite documents, N.O.C., Permission, etc. which is the express duty of Transferor/Vendor and the same are also essence of contract the Transferee/Purchaser shall be required to pay delay payment charges @18% p.a. for the period delayed. In any circumstances delay should not be more than **Fifteen (15) days** if so then the Transferor/Vendor will be at liberty to terminate this Agreement and shall refund the amount of consideration received by him as on the date of cancellation, termination of this Agreement without any interest or any kind of damages, compensation whatsoever and on refund of the same Transferee/Purchaser shall not have any claim, right, title, interest in the aforesaid Flat & Membership of Society in any manner whatsoever and



Suresh Roy

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[Signature]

FIRST SCHEDULE OF LAND

ALL THAT PIECE AND PARCEL of Land bearing Plot No.D-116, Sector-20, C.B.D. Belapur, Navi Mumbai, containing by admeasuring 400 sq.mtr, under 12.5% Scheme or thereabout and bounded as follows:

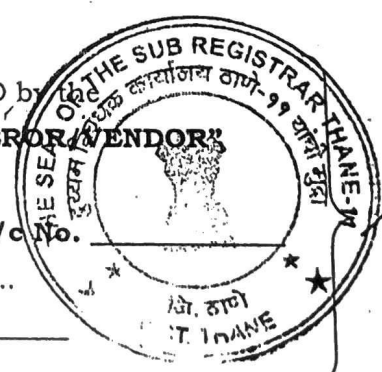
- On or towards the North by : Plot No. D-117
- On or towards the South by : Plot No.D-115
- On or towards the East by : Plot No. D-101 & D-102
- On or towards the West by : 20.00 mtrs. wide Road

SECOND SCHEDULE OF PROPERTY

All rights, title, interest, membership under the five (5) shares each of Rs.50/- bearing Share Certificate No. ____, Members Registration No. ____, bearing distinctive Nos. from ____ to ____ (both inclusive) of M/S. OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD. and ownership of Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane.

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

SIGNED AND DELIVERED by
Within named "TRANSFEROR/VENDOR"
MR. SREEJIT ROY
Income Tax Permanent A/c No. _____
in the presence of



Sreejit Roy

SIGNED AND DELIVERED by the
Within named "TRANSFEEEE/PURCHASER"
MR. ARBIND R. SINGH
Income Tax Permanent A/c No. _____
in the presence of



Arbind R. Singh

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R E C E I P T

Date 20/3/12

RECEIVED OF AND FROM TRANSFEREE PURCHASER MR. ARBIND R. SINGH, the sum of Rs. 4,40,000 - (Rupees Four Lacs Forty Thousand Only) being the part payment towards sale transfer of Flat bearing No. 102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DEWATI CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Flat No. D-115, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane. The said payment made as under:

Sr. No.	Date	Cheque P.O. No.	Drawn on	Amount
01	20/3/12	000109	Yaroor Vysya Bank	1,00,000/-
02	08/3/12	000118	—————	3,40,000/-
03	/	/	/	/
04	/	/	/	/
Total Rs.				4,40,000/-

**I SAY RECEIVED
Rs. 4,40,000/-**

MR. SREEJIT ROY
(Transferor/Vendor)

Sreejit Roy
T.C.





दस्तावेजांक व वर्ष: 1889/2012

Tuesday, June 12, 2012

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सूची क्र. दोन INDEX NO. II

पान ११

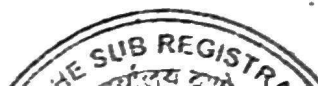
पान ११

गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप क्रिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा भा. रु. 1.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन सदनिका नंबर - 102, पहिला मजल्या, "ब्लॉक ट्यूब वी एच एम सि" मुंबई डी-118 से 20 नेरुळ नवी मुंबई विभाग क्र29/336 टाऊन प्लान क्र 29/2012 नं दि 19/4/2012 अन्वये मु मु रु 94800/- व नो फी रु 22555/- वगून
- (3) क्षेत्रफळ (1) 40.28 चौ मी बांधीव + 4.18 चौ मी टरस
- (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) श्रीजित रॉय -; घर/फ्लॉट नं. -; मालकी/रकम -; ईमारतीचे नाव - से 24 सी बी डी, ईमारत नं. -; पेट/प्रसाहन -; राहण/गाव -; तालुका -; जिल्हा -; पिन नंबर - AEZPP8080G
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अरविंद आर. सिंग -; घर/फ्लॉट नं. -; मालकी/रकम -; ईमारतीचे नाव -; ईमारत नं. - से 23 दारुव नवी मुंबई, पेट/प्रसाहन -; राहण/गाव -; तालुका -; जिल्हा -; पिन नंबर - AVNPS5985Q
- (7) दिनांक करून दिल्याचा 12/06/2012
- (8) नोंदणीचा 12/06/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1889 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा

(Signature)

सह दुय्यम निबंधक ठाण क्र. 11





महाराष्ट्र MAHARASHTRA

जिल्हा कोषागार कार्यालय,
ठाणे.
25 MAY 2012
मुद्रांक प्रमुख लिपीक/लिपीक



राणे स्टॅम्प वेन्डर Sale Deed
FH 512940

श्रीप नं. ३१, सखमजला, प्रभात सेंटर, सी.बी.डी., नवी मुंबई.
अ.नं. 15372 दिनांक 7 JUN 2012
नाव Sreejit Roy
सा. वस्ती Vicky
यादारा. 100 ज्ञान्यापीदेकर मुद्रांक विक्रता.
सायसंका नं. १४/१९९७

श्री. सी. सी. रामो
मुद्रांक विक्रती

25/5/12 SALE DEED

STAMP DUTY OF RS. 94,900/- PAID ON AGREEMENT
FOR SALE EXECUTED ON 19TH DAY OF APRIL 2012 AND
REGISTERED UNDER THE REGISTRATION SERIAL NO.
TNN-11/01236/2012, Dtd. 19/04/2012.



THIS DEED is made and entered into at Nerul, Navi Mumbai, Tal & Dist. Thane on this 12th day of June, 2012 by and BETWEEN MR. SREEJIT ROY, an adult, Indian Inhabitant, residing at C-5/304, Nilgiri Gardens, Uran Road, Sector No.24, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as "THE TRANSFEROR/VENDOR" (which expression unless it be repugnant to the meaning or context thereof shall be read and deemed to include his heirs, legal representative, nominees, attorney, executors, administrators and assigns) of the ONE PART.

Sreejit Roy

A. S. Kulkarni

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[Signature]

Verified by

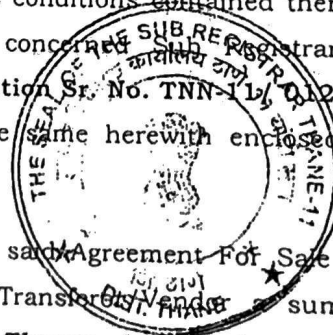
AND

MR. ARBIND R. SINGH, an adult, Indian Inhabitant, carrying on Business at Shop No.2, Gosavi Buwa, Smriti Building, Plot No. B-71, Sector No.23, Seawoods, Darave (E.), Navi Mumbai, Tal. & Dist. Thane, hereinafter called "THE TRANSFEREE/PURCHASER" (which expression unless it be repugnant to the meaning or context thereof shall be mean and deemed to include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Transferor/Vendor herein is registered bonafide member of OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD and legally, lawfully, absolutely seized, possessed of and otherwise well and sufficiently entitled to the Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane, "more particularly described in floor plan hereof, annexed hereto". For brevity sake the Flat No.102 is hereinafter referred to as the said Flat. The same is free from all encumbrances and entitled to sale, transfer the same in favour of any of person or persons of his choice with the prior permission of Society & CIDCO Ltd. and other concern authorities.

AND WHEREAS by Agreement For Sale 19th April 2012 executed between the Transferor/Vendor and Transferee/Purchaser herein, the Transferor/Vendor has agreed to sell, transfer to the Transferee/Purchaser the said Flat & Shares at the price of Rs.22,00,000/- (Rupees Twenty Two Lacs Only) on the terms & conditions contained therein, which is already registered with the concerned Sub Registrar of Assurances at Thane vide under Registration Sr. No. TNN-11/01236/2012, dtd.19/04/2012 and copy of the same herewith enclosed as Annexure-I.

AND WHEREAS pursuance of the said Agreement For Sale the Transferee/Purchaser has paid to the Transferor/Vendor a sum of Rs.4,40,000/- (Rupees Four Lacs Forty Thousand Only) on or before execution of Agreement for Sale being towards the part payment and for the balance amount of Rs.17,60,000/- (Rupees Seventeen Lacs Sixty Thousand Only) it was agreed by the Transferee/Purchaser that payment of the same shall be made within Sixty (60) days from the date of execution and registration of Agreement for Sale and/or against the



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Arbind Singh

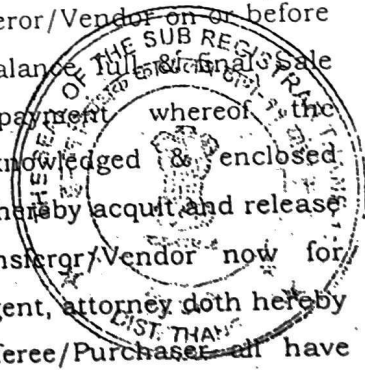
handing over of physical possession of said Flat either directly through his Financial Institution/Bank or from his own source within prescribed time limit.

AND WHEREAS the parties herewith confirm that all the requirements and paper works are completed up to the satisfaction of Transferee/Purchaser and the Transferee/Purchaser herewith agreed to release the balance full & final amount of Rs.17,60,000/- (Rupees Seventeen Lacs Sixty Thousand Only) in favour of the Transferor/Vendor.

NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Sale Deed and the same have been incorporated herein specifically.

2. In pursuance of the said Agreement For Sale and in consideration of sum of Rs.22,00,000/- (Rupees Twenty Two Lacs Only). The Transferee/Purchaser has already made the payment of Rs.4,40,000/- (Rupees Four Lacs Forty Thousand Only) under the Agreement For Sale dtd. 19th April 2012 to the Transferor/Vendor and the Balance of Rs.17,60,000/- (Rupees Seventeen Lacs Sixty Thousand Only) hereby paid by the Transferee/Purchaser to the Transferor/Vendor on or before the execution of these presents being the balance full & final sale consideration amount (the receipt of payment whereof the Transferor/Vendor doth hereby admit, acknowledged & enclosed hereinafter separately). The Transferor/Vendor hereby acquit and release the Transferee/Purchaser forever. The Transferor/Vendor now for himself, his heirs, executors, administrators, agent, attorney doth hereby grant, convey and transfer unto the Transferee/Purchaser all have beneficial rights, title and interest into and upon the said Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane and to the permitted use & occupation thereof.



Handwritten signature/initials

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Receipt by

Handwritten signature

3. The Transferor/Vendor as on date of this Sale Deed have paid all taxes, outgoing and Municipal Property taxes to the concern Society/ Authority and hereinafter the Transferee/Purchaser shall liable and agreed to pay all the maintenance, outgoing and taxes regularly to the concerned person/authority.

4. The Transferor/Vendor has handed over the possession of said Flat & Five (5) Shares with original key & lock and removed all his belongings from said Flat and confirm that on execution of this Sale Deed now nothing is due & payable by the Transferor/Vendor in pursuance of the sale of said Flat & Five (5) Shares.

FIRST SCHEDULE OF LAND

ALL THAT PIECE AND PARCEL of Land bearing Plot No.D-116, Sector-20, C.B.D. Belapur, Navi Mumbai, containing by admeasuring 400 sq.mtr, under 12.5% Scheme or thereabout and bounded as follows:

On or towards the North by : Plot No. D-117
On or towards the South by : Plot No.D-115
On or towards the East by : Plot No. D-101 & D-102
On or towards the West by : 20.00 mtrs. wide Road



SECOND SCHEDULE OF PROPERTY

All rights, title, interest, membership of M/S. OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD. and ownership of Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane.

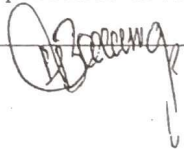
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Handwritten signature

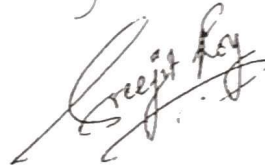
Handwritten signature

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

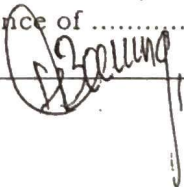
SIGNED AND DELIVERED by the
Within named "TRANSFEROR/VENDOR"
MR. SREEJIT ROY
Income Tax Permanent A/c No. AEZPR8080G
in the presence of





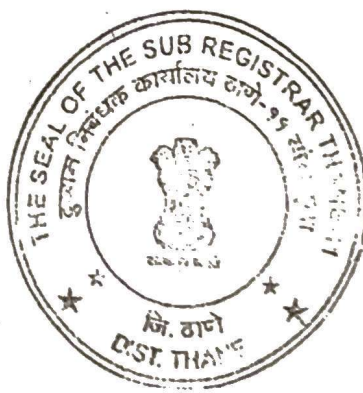


SIGNED AND DELIVERED by the
Within named "TRANSFeree/PURCHASER"
MR. ARBIND R. SINGH
Income Tax Permanent A/c No. AVNPS5985Q
in the presence of









ट.न.न.९९



R E C E I P T

Date: 12/06/2012

RECEIVED OF AND FROM "TRANSFEREE/PURCHASER" MR. ARBIND R. SINGH, the sum of Rs.17,60,000/- (Rupees Seventeen Lacs Sixty Thousand Only) being the full & final payment towards sale/transfer of Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane. The said payment made as under:

Sr. No	Date	Cheque P.O. No.	Drawn on	Amount
01	12/6/2012	577739	The Karur Vysya Bank Nerul Branch	15,40,000/-
02	12/06/2012	730622	ICICI Bank Nerul Branch	2,20,000/-
			Total Rs.	17,60,000/-



I SAY RECEIVED

Rs.17,60,000/-

MR. SREEJIT ROY

(Transferor/Vendor)

ट.न.न.९९

१८८२२०१२

LETTER OF POSSESSION

Date: 12/06/2012

From:

MR. SREEJIT ROY
C-5/304, Nilgiri Gardens, Uran Road,
Sector No.24, CBD Belapur, Navi Mumbai,
Tal. & Dist. Thane

To,

MR. ARBIND R. SINGH
Shop No.2, Gosavi Buwa, Smriti Building,
Plot No. B-71, Sector No.23, Seawoods,
Darave (E.), Navi Mumbai, Tal. & Dist. Thane

SUB.: HANDING OVER OF PHYSICAL POSSESSION

Dear Sir/Madam,

I am very much glad to hand over you a quiet, vacant and peaceful possession of the Flat bearing No.102, on 1st Floor, adm. 40.28 sq. mtrs. built up and 4.18 sq. mtrs. Terrace, in the building known as "OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane. I say that I have received entire consideration in respect of the said Flat under the Agreement For Sale dtd. 19/04/2012 and Sale Deed dtd. 12/06/2012 now nothing is due and payable by you to me in respect of the said Flat. I have already relinquished all my rights, title and interest of whatsoever nature in respect of the said Flat. I say that along with physical possession of the said Flat. I am also handing over the original papers such as copy of Agreement for Sale, Letter of Possession, NOC & No dues certificate from Society and the original key of said Flat.

Thanking you,

Yours faithfully,

MR. SREEJIT ROY

Sreejit Roy

ट.न.न. ११	
१८८६	२०१२
L	90

I, MR. ARBIND R. SINGH do hereby confirm that the possession of Flat bearing No.102, on 1st Floor of OM DRISHTI taken over by me.

MR. R SINGH

90

OM DRISHTI CO-OPERATIVE HOUSING SOCIETY LTD.
 Registration No. NBOM/CIDCO/HSG(OH)/3007/JTR/2009-10
 Plot No. D-116, Sector-20, Nerul, Navi Mumbai, Tal. & Dist. Thane.

SOCIETY NOC

Date: 16 / 04 / 2012

To,
 Estate Officer,
 MTS-II, CIDCO Bhavan
 C.B.D Belapur, Navi Mumbai.

Sub.: No Objection for transfer of Flat bearing No. 102 in our record in present standing in the name of MR. SREEJIT ROY

Sir,

I/We have No Objection to transfer the Flat No. 01 in my/our record from **MR. SREEJIT ROY**, subject your prior permission obtain by the Transferor/Vendor.

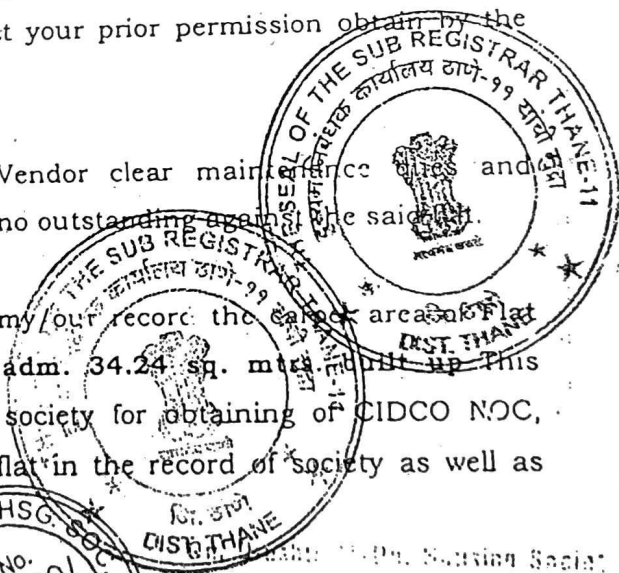
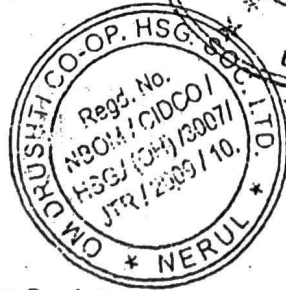
I/We say that the Transferor/Vendor clear maintenance and property tax till date and there is no outstanding dues of the said flat.

I/We hereby certify that as per my/our record the carpet area of Flat bearing No.102, on 1st Floor, adm. 34.24 sq. mtr. This provisional NOC issued by the society for obtaining of CIDCO NOC, permission to transfer the said flat in the record of society as well as CIDCO.

Hon'ble Secretary

For Om Drishti Co-Op. Housing Society

Chairman/Secretary/Treasurer



ट.न.न. ११	
१२३६	२०१२
१५	२५

ट.न.न. ११	
१५५५	२०१२
११	११

90/2/12/28

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

इसलिए नाला, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७०७०
२७५७ ५७००
फैक्स : २७५७ ३७८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र.बी ४२२५/ ३५७७ / ०३५
दिनांक :- ०५ / ०५ / २००७

प्रति,
नेस्सर्स ओम डेव्हलपर्स
भूखंड क्र. डी-११६, सेक्टर २०, गा.वि.यो., नेरुळ,
नवी मुंबई.

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. १३५४/२००५, प्रकरण क्रमांक - ची ४२२५

विषय :- भूखंड क्र. डी-११६, सेक्टर २०, गा.वि.यो., नेरुळ, नवी मुंबई बाबत
भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. २३/०३/२००७ रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भूखंड क्र. डी-११६, सेक्टर २०, गा.वि.यो., नेरुळ येथील
निवासी व वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्वपन्सी सर्टीफिकेट) या प्रमाणपत्राबाबत जाडले अर्ज
सादर बांधकाम प्रारंभ प्रमाणपत्रातील अर्जासुर जोता प्रमाणपत्र न घेता जोत्यावरील बांधकाम कार्य केलेले
असल्याने तसेच विनापरवानगी मंजूर नकाशात फेरबदल केलेले असल्यामुळे त्वलम क्र. २१३५० दि. २३/१२/२००५
रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.१०००/- जवळ कराव्यात आलेली आहे. याची कृपया नोंद घ्यावी.

अट - प्रत्यक्ष जागवर वर्षा संचयन व विनियोग (Rain Water Harvesting) बाबतची व्यवस्था घ्यावी. तसेच विनापरवानगी
या तारखेपासून तीन महिन्यांच्या आत करुन तसा कार्यपूर्ती अहवाल या कार्यालयास तसेच विभागीय अधिकारी कार्यालय
यांस सादर करावा.

ट.न.न.९९
९८८ २०९२
९२ ९९

ट न न - ९
२३/०३/२००७
२०१५

ट.न.न.९९
९२३६ २०९२
९९ २५

प्रत माहितीसाठी:-

- डिझाईनो, वास्तुविशारद,
७०८, जे.के.चेबर्स, से.१७, वाशी
- उप आयुक्त (उपकर), कोपरखैरणे
- उप - आयुक्त, परिमडळ -१, नुमंमपा.
- उपकर निर्धारक व संकलक, नमुंमपा, तुभे
- मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- विभाग अधिकारी नमुंमपा, नेरुळ



"जन्म असो वा गरण आवश्यक नोंदणीकरण"

वगैरे



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरधनी क्र. : २७५७ ७०७०
२७५७ ५७००
फॅक्स : २७५७ ३७८५

1ST. FLOOR, BFI APUR BHAVAN, C.B.D.,
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TEL. No. : 2757 70 70
2757 57 00
FAX.: 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. ची ४२२५/१५७७ /०७
दिनांक :- ०५ / ०५ / २००७

भोगवटा प्रमाणपत्र

- याचले -
- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप/ ४०५४/२००५, दि. २९/१२/२००५.
 - २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
 - ३) वास्तुविशारद डिझाईनो यांनी दि. २३/३/२००७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. डी-११६, सेक्टर २०, गा.वि.यो., नेरुळ, नवी मुंबई या जागेची मालकी मेसर्स ओम डेव्हलपर्स यांनी जागेवरील बांधकाम दि. ०१/०३/२००७ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, डिझाईनो यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २९/१२/२००५ मध्ये नमूद केलेल्या अटी व शर्ती तर्फी महानगरपालिकेचे दि. २९/११/२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कायबाही केलेली आहे. त्याबाबत सादर जागृत.

- १) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - २०)
- २) वाणिज्य वापराखालील बांधकाम क्षेत्र (वाणिज्य वापराखालील एकूण दुकाने - ०५)

एकूण बांधकाम क्षेत्र

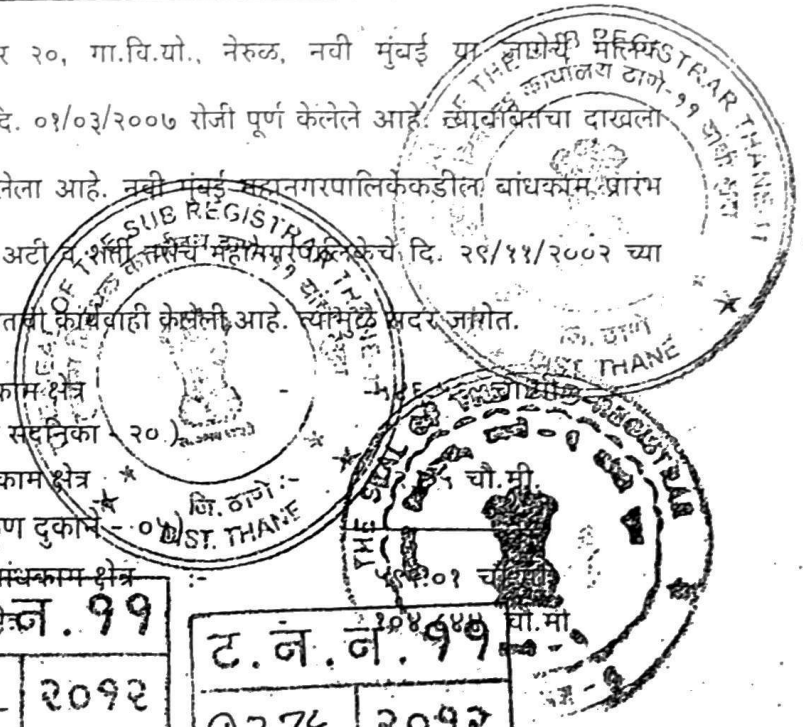
बांधकाम क्षेत्र . ११	
१८८८	२०१२
१३	१८

ट. नं. नं. ११	
१२३६	२०१२
२०	२५

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

ट न न - १
१३/२०१०
१५५८

नगर रचनाकार
नवी मुंबई महानगरपालिका



The Assignee do covenant with the Assignors and undertake that the Assignee shall not without the express previous permission in written of the CIDCO, sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said Premises or their interest therein or part wholly or partly with the possession of the said Premises or any part thereof.

13. Before transferring the said Premises or any part thereof the Assignee shall comply with the terms and conditions which may be prescribed by the Corporation from time to time.
14. The instrument by which the Assignee or any of its member/s of the Assignee, their successors-in-title, shall transfer their Units or said or the Premises the Assignee shall impose upon the person to whom the said law premises or units are so transferred perform and observe to the Corporation all the conditions and covenants of the Lessee granted to him including this covenant.
15. The Assignee shall deposit with the Corporation a true certified copy of the instrument of transfer executed between the Assignee and within seven days from the date of its execution.

SCHEDULE OF PLOT

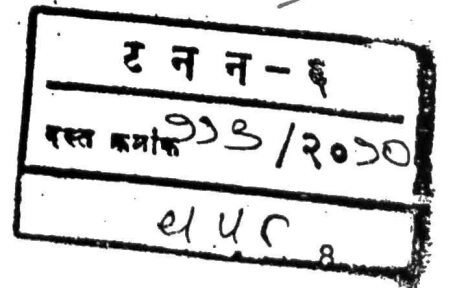
ALL THAT piece or parcel of land known as Plot No.D 116, Sector No.20, Nerul, Navi Mumbai, admeasuring 400 sq.mtrs area, or thereabout in the 12.5% Scheme (Erstwhile Gaothan Expansion Scheme) of village Nerul, Taluka Thane and District Thane, and bounded as follows that is to say:

- On the North by : Plot No.D-117
On the East by : Plot NoD-101 & D-102
On the South by : Plot No.D-115
On the West by : 20 mtrs wide road

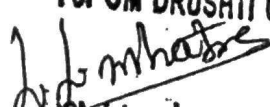
For OM DEVELOPERS



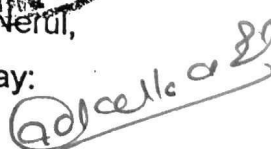
Partner



For OM DRUSHTI CO-OP. HSG. SOC. LTD.







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

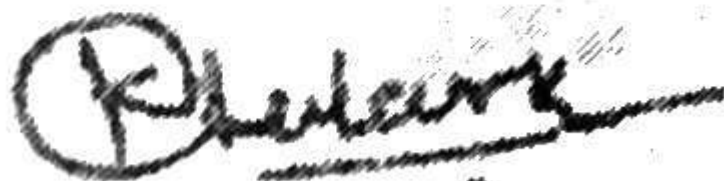
KHALAKAR KIRAN SOPANRAO

SOPANRAO RAGHUNATH KHALAKAR

11/09/1986

Permanent Account Number

BCYPK6793H



51702110



22082008



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1180/89464/03361

To,

किरण सोपानराव खालकर

Kiran Sopanrao Khalkar

gram sanskar kendra mage saptshrungi nagar

Niphad

Niphad Niphad Nashik

Maharashtra 422303

9975590752

28/05/2013

Ref: 1755 / 30H / 290422 / 290608 / P



SH202679759FT



आपला आधार क्रमांक / Your Aadhaar No. :

3733 4522 7725

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India

किरण सोपानराव खालकर
Kiran Sopanrao Khalkar

जन्म वर्ष / Year of Birth : 1986

पुरुष / Male



3733 4522 7725

अधिकार



सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

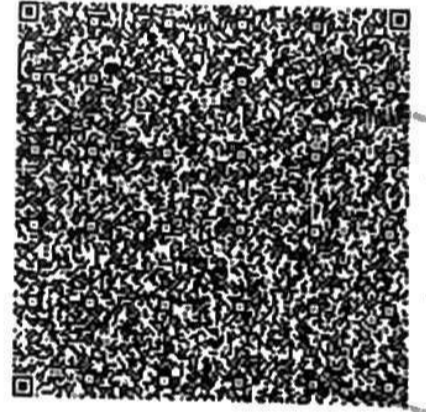
नामांकन क्रम / Enrollment No. : 0691/90061/00508

To
Pradnya Shivaji Shinde
प्रजा शिवाजी शिंदे
D/O Shivaji Chhabu Shinde,
D-4/10 Kamgar Colony,
At post Bhausahab Nagar Taluka Niphad,
VTC: Niphad, PO: Pimplus,
District: Nashik,
State: Maharashtra, PIN Code: 422301,
Mobile: 8007930837

09946913



KG099469137FI



आपका आधार क्रमांक / Your Aadhaar No. :

3045 3893 5495

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



आधार

Issue Date: 19/11/2011



प्रजा शिवाजी शिंदे
Pradnya Shivaji Shinde
जन्म तिथि / DOB: 28/07/1990
महिला / Female

3045 3893 5495

मेरा आधार, मेरी पहचान

विवाह नोंदणी प्रमाणपत्र

(सहा कलम ६ (१) अन्वयेने)

पंजीयन करण्यात येते की,

पत्नीचे नांव चि.किशन सोपानराव शवालकर

व.प. ह.मु. निफाड ता. निफाड जि. नाशिक

पतिचे नांव सौ. का. प्रज्ञा शिवाजी शिंदे

व.प. जळगाव तालुका ता. येवला जि. नाशिक

यांचा विवाह दिनांक ११/०८/२०१५ रोजी वा.प. मंगल कार्यालय

नाशिक औशाबाद रोड निफाड

येथे विधी संपन्न झाला. त्याची महाराष्ट्र विवाह पंढजाने विनियम अन्वयेने नोंदणी

करण्यात आली आहे. (अनुक्रम संख्या) २०००(२०)

या अनुक्रमांक ९ वर दिनांक १५/०८/२०१६

पंजीयन नोंदणी करण्यात आली आहे.

पंजीयक (सामाचे)

१५/०८/१६



सहायक

सामाधिकारी
ग्रामपालिका, नाशिक (सामाचे)
ता. निफाड, जि. नाशिक

(सहायक पंजीयक)

TRUE COPY

Handwritten signature/initials

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 387.50/-	MH011162231202223E	24/11/2022
Registration Fee	Rs. 1000/-	MH011162231202223E	24/11/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 24/11/2022 at Thane
Between,

Name: Mrs Jadhav Alka, Age : About 61 Years, PAN : ALOPJ9243K Residing at: Flat No: B401,
Building Name: OMKAR PH1 CHS, Block Sector: NERUL WEST, Road: PLOT NO D113 SECTOR
27 NAVI MUMBAI, Thane, Maharashtra, 400706

HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

Name: Mr. Khalkar Kiran, Age : About 34 Years, PAN : BCYPK6793H Residing at: Flat
No: ROWHOUSE NO 4, Building Name: SAPTHSHRUNGI NAGAR, Block Sector: NIPHAD,
Road: BEHIND GRAM SANSKAR KENDRA, NASHIK, Nashik, Maharashtra, 422303

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 12 Months commencing from 01/12/2022 and ending on 30/11/2023, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his aforesaid Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) Period: That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy and interest in favour of the Licensee for a period of 12

Licensee too with the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.

12) **Possession:** That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his things from the said premises on expiry or sooner determination of this Agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

13) **Furniture and Appliances:** The said premises is having the Furniture and Appliances mentioned in the Schedule II. The licensee shall maintain the said Furniture and Appliances in the premises in its existing condition and damage, if any, caused to the said Furniture and Appliances, the same shall be repaired by the Licensee/s at its own cost subject to normal wear and tear.

14) **Miscellaneous:** This flat comes with Modular Kitchen and Pipe Line Gas. Licensee should pay the expenses for pipeline gas.

15) **Registration:** This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally.

SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

A part constructed portion being Residential unit bearing Apartment/Flat No. B401, Built-up :540 Square Feet, situated on the 4 Floor of a Building known as 'Omkar Ph1 CHS' standing on the plot of land bearing GRAMIN HOUSE NUMBER :B401, Road: Plot No D113 Sector 20, Location: Nerul West of Village: Nerul, situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Thane Municipal Corporation.

A WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premises)



commit/s... as herein before mentioned or
legislation prohibiting the Licensee is imposed, the Licensor shall be entitled to revoke
and / or cancel the License hereby granted, by giving notice in writing of one month and the
Licensee too will have the right to vacate the said premises by giving a notice in writing of one
month to the Licensor as mentioned earlier.

12) **Possession:** That the immediately at on the expiration or termination or cancellation of this
Agreement the Licensee shall vacate the said premises without delay with all his goods and
belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his
articles from the said premises on expiry or sooner determination of this Agreement, the Licensor
shall be entitled to recover damages at the rate of double the daily amount of compensation per
day and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings
from the Licensed premises, without recourse to the Court of Law.

13) **Furniture and Appliances:** The said premises is having the Furniture and Appliances
mentioned in the Schedule II. The licensee shall maintain the said Furniture and Appliances in the
said premises in its existing condition and damage, if any, caused to the said Furniture and
Appliances, the same shall be repaired by the Licensee/s at its own cost subject to normal wear
and tear

14) **Miscellaneous:** This flat comes with Modular Kitchen and Pipe Line Gas. Licensee should pay
the expenses for pipeline gas.

15) **Registration:** This Agreement is to be registered and the expenditure of Stamp duty and
registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor
equally .

SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these
presents)

All that constructed portion being Residential unit bearing Apartment/Flat No. B401, Built-up :540
Square Feet, situated on the 4 Floor of a Building known as 'Omkar Ph1 CHS' standing on the plot
of land bearing GRAMIN HOUSE NUMBER :B401, Road: Plot No D113 Sector 20, Location: Nerul
West, of Village: Nerul, situated within the revenue limits of Tehsil Thane and Dist Thane and
situated within the limits of Thane Municipal Corporation.

"I, WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by
way of putting thumb impression electronic signature hereto in the presence of witness, who are
identifying the executants, on the day, month and year first above written.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premises)

