



Monday, July 21, 2008

1:31:50 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4458

गावाचे नाव सानपाडा

दिनांक 21/07/2008

दस्तऐवजाचा अनुक्रमांक

टनन3 - 04351 - 2008

दस्ता ऐवजाचा प्रकार

मान्यता पत्र

सादर करणाराचे नाव:लेखाराजु वेंकटा नागाराजा राव - -

नोंदणी फी

:-

3400.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

520.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

एकूण

रु.

3920.00

आपणास हा दस्त अंदाजे 1:46PM ह्या वेळेस मिळेल


दुखाम निबंधक
टाणे 3

बाजार मुल्य: 0 रु.

मोबदला: 338271रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: पीएमसी बँक;

डीडी/धनाकर्ष क्रमांक: 045312; रक्कम: 3400 रु.; दिनांक: 19/07/2008



1870

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RECEIPT
Vaibhav Laxmi Stamp Vendor
STAMP VENDOR - VAIBHVI SARAF
 License No. 12/2000
 B-3/6/0:2, Sector 2, Vashi, Navi Mumbai.

Sr. No. 3141 Date 14/9/07
 Name श्री. व. स. सराफ
वाशी, नवी मुंबई
 Through _____

No.	Amt.	Nos.	Total Amt.
29123	100/-	1	100/-
TOTAL		100/-	

V.S. Saraf
MRS. V. S. SARAF

द न न - ३

०३५० १०००६
 १२०६



Date 19/7/08

PAYEE ONLY

बैंकर्स चेक / Banker's Cheque
 Not Over Rs. 3400/-

Joint sub registrar Thane

₹ Rupees Three thousand four hundred only

या उनके आदेश पर OR ORDER

account of Omesh Patel

के संबन्ध में अदायगी करें

₹. Rs. 3400/-

For Punjab And Maharashtra Co-op. Bank Ltd.

Order No. 45312



PUNJAB AND MAHARASHTRA CO-OPERATIVE BANK LTD
 पंजाब एण्ड महाराष्ट्र को-ऑप. बैंक लि.

Apna Bazar Bldg., Plot No. 2, Sector - 17,
 Vashi, Navi Mumbai - 400 703.

अपना बाजार बिल्डिंग, प्लॉट नं २, सेक्टर १७,
 वाशी, नवी मुंबई - ४०० ७०३

[Signature]

Authorised Signatory
 CD. No.

Authorised Signatory
 CD. No.

SINEFT IFSC : PMCB0000017

⑈045312⑈ 400328017⑈

12

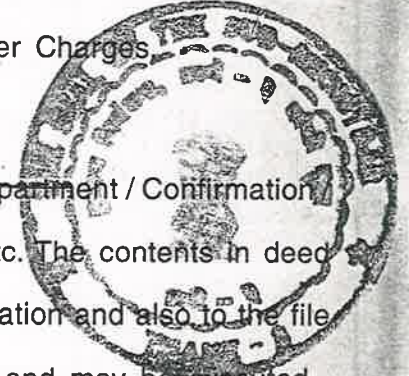
Not Transferable

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.Office of the Assistant Estate Officer
CIDCO Site Office, Sector-3,
Nerul, Navi Mumbai - 400 706.CIDCO / EMS / AEO / ~~NERUL~~ / SANPADA / 2008 /Date : 15/07/08Sub.: Grant of Deed of ~~Apartment~~ / ConfirmationShri. / Smt. Lekharaju Venkata Nagaraja. Raois an apartment owner of Apartment No. F-26/0:2~~(Nerul / Sanpada)~~ Navi Mumbai.

Sector <u>4</u> <u>ट न न - ३</u>
<u>४३५९ / १००६</u>
<u>२१२४</u>

He / ~~She~~ has complied with all terms and conditions of the Agreement made by him / her with the Corporation. There is no objection to grant ~~him~~ / her deed of apartment. He / ~~She~~ has paid to the corporation all the dues including service charges and Water Charges.

I have verified the name of the apartment owner, cost of the ~~Apartment / Confirmation~~ boundaries of the apartment information relating to date of declaration etc. The contents in deed of ~~Apartment / Confirmation~~ has been verified with reference to the declaration and also to the file of the said apartment. The deed of ~~apartment~~ / confirmation is in order and may be executed.



[Signature]
Assistant Estate Officer,
CIDCO Site Office, Nerul, Sanpada
(NERUL / SANPADA)

[Handwritten signature]

ESTATE OFFICER
ESTATE OFFICER (I) SHIVAM,
C.E.O. Navi Mumbai 400 611



महाराष्ट्र MAHARASHTRA

वेभव लक्ष्मी स्टॅम्प वेंडर लायसन्स क्र. १२/२००० BA 800635

बी-३/६/०२, प्लॉट नं. २, वाशी, नवी मुंबई.

अनुक्रमांक 29143 दिनांक रु. 100

नाम: लेखा राजू वेंकटरा जागराजराधु Ehembur
परीख.....

मुद्रांक प्रमुख निरपेक्ष
जोयानगर कार्यालय, ठाणे

7 JUL 2008

C-III

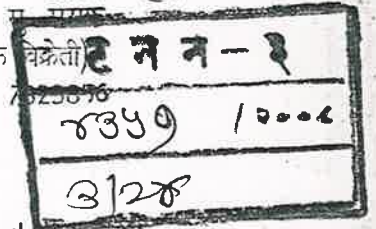
14 JUL 2008

V. S. Sarat

सौ. वै. स. सराट

(मुद्रांक विक्रेता)

फोन :- 7325876



DEED OF CONFIRMATION

This Deed of Confirmation made and entered into at Navi Mumbai, on this 15th day of July 2008,

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA, a company incorporated under the Companies Act, 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point (Bombay) Mumbai-400 021, hereinafter referred to as "The Corporation" which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of the ONE PART,



[Signature]
ESTATE OFFICER
CIDCO LTD. CIDCO BHAVAN,
C.B.D. NAVI MUMBAI-400 614.

[Signature]

AND

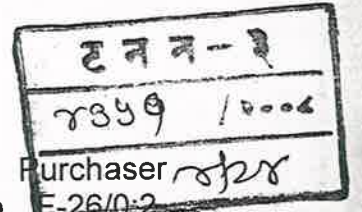
MR. LEKHARAJU VANKATA NAGARAJA RAO, an adult, Indian Inhabitant, residing at Flat No.F-26/0:2, Sector 4, Sanpada, Navi Mumbai, hereinafter referred to as 'THE PARTY OF THE SECOND PART' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

The Corporation had entered into an Agreement of Sale dated: 08.02.1995, with the Purchaser at Navi Mumbai, for sale of Flat No.F-26/0:2, Sector 4, Sanpada, Navi Mumbai, admeasuring 65.850 Sq. Mtrs., for the total price of Rs.3,38,271/- (Rupees Three Lakhs Thirty Eight Thousand Two Hundred and Seventy One Only) on Ownership Basis', upon certain terms and conditions contained in the said Agreement of Sale.

AND WHEREAS:

The Corporation agreed to sell and the Purchaser agreed to purchase the Flat bearing No. E-26/0:2, Sector 4, Sanpada, Navi Mumbai, admeasuring 65.850 Sq. Mtrs., for the total price of Rs.3,38,271/- which the Purchaser has paid the receipt of whereof the Corporation doth hereby acknowledge .

**AND WHEREAS:**

Meanwhile the Stamp Duty of Rs.6,035/- (Rupees Six Thousand and Thirty Five Only) at the prevailing rate has been paid.

AND WHEREAS:

That due to some bonafide mistake and over sight this Agreement of Sale could not be produced by the Purchaser before the Sub-Registrar of Assurances Thane for registration and execution, hence nothing further could be done.

That though the execution of the Agreement of Sale has done but could not be registered in the office of the Sub-Registrar Office. Now today hereby both the parties i.e. Corporation and Purchaser is desirous of Registering the Agreement of Sale with Sub-Registrar of

Signature

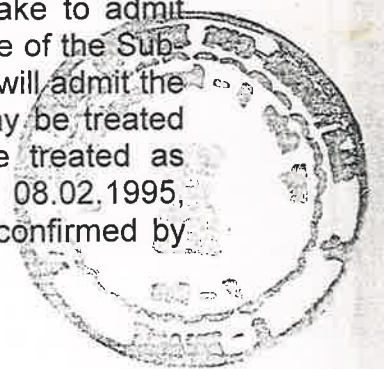
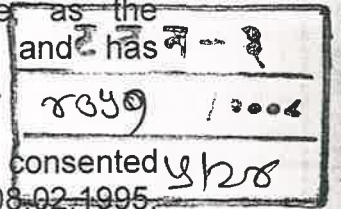
ESTATE OFFICER
CIDCO LTD. CIDCO BHAVAN,
C.B.D. NAVI MUMBAI-400 614

Signature

Assurances Thane, by this Deed of Confirmation executed today 15th July 2008, both the parties confirm and agree to Original Agreement of Sale dated : 08.02.1995, by producing it before the Sub-Registrar, and desirous to register the same and agreed to it and confirm the same by this writing,

NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS :

1. That the Corporation hereby confirm the Agreement of Sale dated : 08.02.1995.
2. That the Corporation has no objection whatsoever to complete all the formalities and executing the Agreement of Sale Dated : 08.02.1995, before the Sub-Registrar of Assurances Thane, as the Purchaser has agreed consented and confirmed even though there is a delay.
3. That the Purchaser has agreed that and confirm the agreement dated : 08.02.1995, annexed as Exhibit "A" hereto that the Confirmation sold the premises to the Purchaser as on Ownership basis described in the Schedule hereunder written to Purchaser and the Corporation confirms that the Purchaser is the full owner thereof by virtue of the said agreement. The Corporation agrees and undertake to admit the execution of this deed in the office of the Sub-Registrar of Assurances Thane, and will admit the execution thereof, and the same may be treated as admission of the same may be treated as admission of the agreement dated : 08.02.1995, deemed to the duly registered and confirmed by both the parties hereto.



SCHEDULE

ALL THAT piece or parcel of land admeasuring 12645.17 Sq. Mtrs., or thereabout being Plot No.12, of the layout of land situated laying and being at village Sanpada, Tehsil Thane, Dist. Thane, in the registration Sub-District Thane, and District Thane, and bounded as follows that is to say:

On or towards the North by : Open Space
 On or towards the South by : "
 On or towards the East by : "
 On or towards the West by : "

ny
10

[Handwritten signature]

ESTATE OFFICER
 GIOCO LTD. GIOCO BHUVAN,
 C.B.D. NAVI MUMBAI-400 614

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

SIGNED AND DELIVERED by the withinnamed CORPORATION BY THE HAND OF SHRI. S. B. DESHMUKH

[Signature]

ESTATE OFFICER
CIDCO LTD. CIDCO BHAVAN,
C.B.D. N. VI. MUMBAI-400 614

in the presence of

1. Smt S. V. Joshi

[Signature]

Assistant Estate Officer
CIDCO Ltd., Nerul San

2. Smt S. S. Patilhanan *[Signature]*

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६२४

SIGNED AND DELIVERED by THE WITHINNAMED

[Signature]

MR. LEKHARAJU VANKATA NAGARAJA RAO

in the presence of

1.

2.



58 5000Rs



क्रमांक 157
प्रधान मुद्रांक कार्यालय, मुंबई

3 FEB 1995

दिनांक Lekhoraju V.
संबंधी श्री श्रीमती Nagaraja Rao
जॉयन्ट कालिदास मुद्रांक कार्यालय, मुंबई

Handwritten notes in Marathi:
मोठ्या वापरकर्त्या
सिद्धांत कार्यालय
मुंबई कार्यालय 29/06/05

Signature
श्रीमती ज. वि. सिवलकर
मुद्रांक निदेशक

Agreement to Hire Purchase, Ltd.

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४३५९ १३००६
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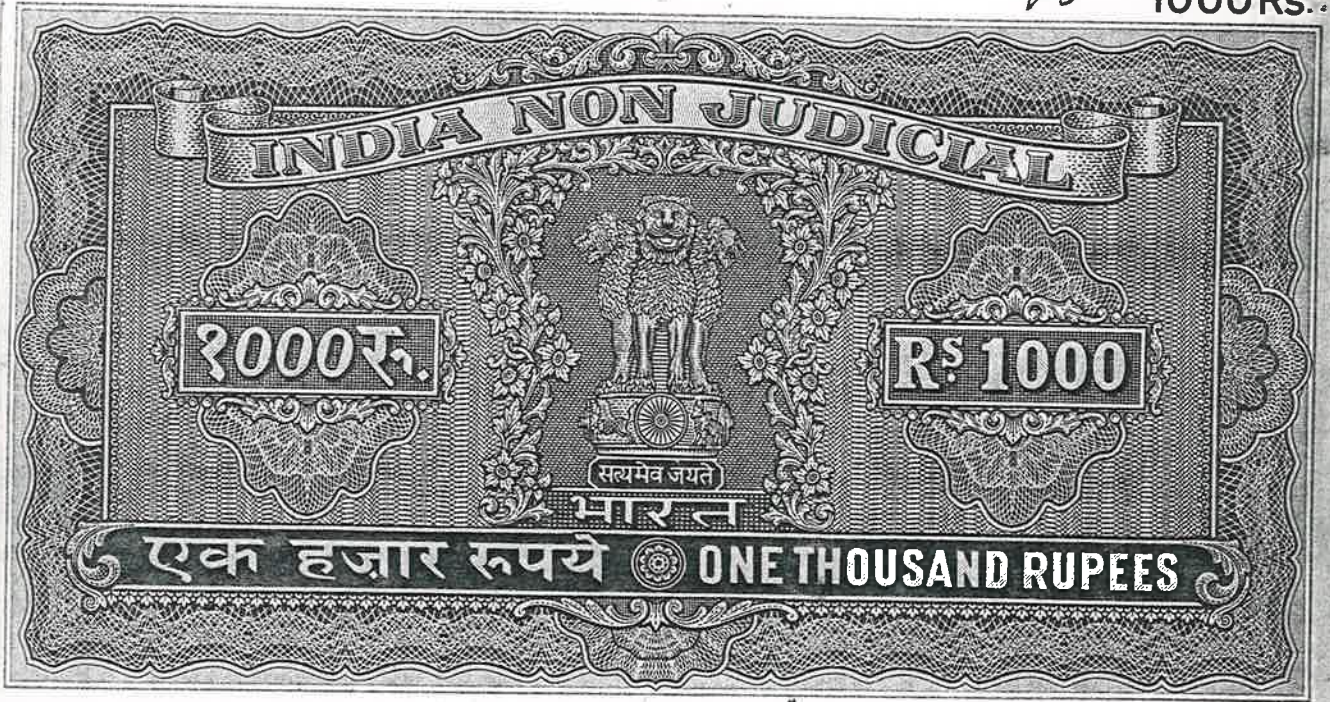
CIDCO Ltd.

Shri/Smt. *Signature* Lekharaju Venkats
Nagaraja Rao

Signature
Assistant Estate Officer
CIDCO Ltd; Nerul



22 1000Rs.



क्रमांक

152

प्रधान मुद्रांक कार्यालय, पुणे

3 FEB 1995

दिनांक

श्री श्री Lekharaju V.

Nagaraja Rao

मुख्य मुद्रांक कार्यालय

मुद्रांक

श्रीमती ज. वि. शिवलकर

मुद्रांक

Agreement to Hire Purchase/L

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४३५९ / २००६
२/२४

CIDCO

Ltd.

~~Shri/Smt~~

by LEKHARAJU VENKATA

NAGARAJA RAO



Assistant Estate Officer
CIDCO Ltd; Nerul

10Rs.



क्रमांक 153

प्रधान पुस्तक कार्यालय, मुंबई

दिनांक

3 FEB 1995

लक्ष्मी श्री श्री Lekharaju V. Nagaraja

राव

मुद्रांक स्थिति

श्रीमती ज. वि. शिवलकर

Agreement to Purchase/Sale

दस्तावेज-३
४३५९ / १२००६
९१२४

CIDCO

Ltd.

Shri/Smt.

Signature

LEKHARAJU VBNKATA

NAGARAJA RAU

Assistant Estate Officer
CIDCO Ltd; Nerul.

Signature



10 Rs.



क्रमांक 154
 प्रधान कार्यालय, इन्दौर
 दिनांक
 श्री श्री L. K. Karaju V. Venkataswamy
 3 FEB 1995
 राव
 श्री श्री ज. वि. वि. इन्दौर

दस्तावेज-३
४३५९ १००६
३०/२४

Agreement to Hire Purchase/L

CIDCO Ltd.

Shri/Smt. L. K. KARAJU VENKATA NAGARAJA RAO



[Signature]
 Assistant Estate Officer
 CIDCO Ltd; Neryal.

10 Rs.



क्रमांक 155

प्रधान भुव्वांग कार्यालय, पुणे

दिनांक

-3 FEB 1995

लक्ष्मी वी. श्रीवती - Lekharaju V. Nagaraja

रा. १००

श्री. वि. वि. वि. वि.

दस्तावेज-१
४३५९ / १०००६
३१/१९९५

Agreement to Hire Purchase

CIDCO of Maharashtra Ltd.

श्री/सौ. LEKHARAJU VENKATA NAGARAJA

रा. १००

Assistant Estate Officer
CIDCO Ltd; Nerul.



5RS



क्रमांक 156

प्रधान मन्त्री कार्यालय, दिल्ली

दिनांक

23 FEB 1995

कर्तव्यी श्री श्री

Lekharaju V. Nagaraja Rao

Nagaraja Rao

NP श्रीमती व. वि. विप्लव
आफ लिफ्ट

दस्तावेज-1
73494 / 4008
92428

Agreement to Hire Purchase

CIDCO Ltd.

~~SHRI/STAL~~ LKHARAJU VENKATA NAGARAJA RAO



duya

Assistant Estate Officer
CIDCO Ltd; Nerul.

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१३५७ / १०००६
१३/२०८

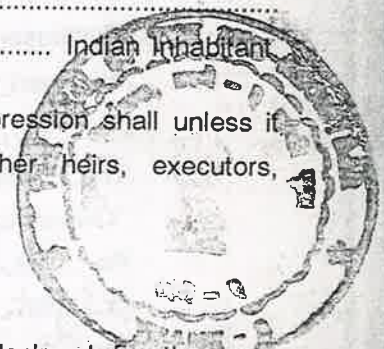
AGREEMENT OF SALE

THIS AGREEMENT made at Saunpada New Bombay, this ३th day of Feb. One Thousand Nine Hundred Ninety Five between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd floor, Nariman Point, Bombay - 400 021. hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of the One Part AND

Lekharya Vankata Nagarejara
F-26/0:2, Sector - 4,
Saunpada, New Bombay.

Indian Inhabitant

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns) of the other part :



WHEREAS

- The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MRTPA Act").

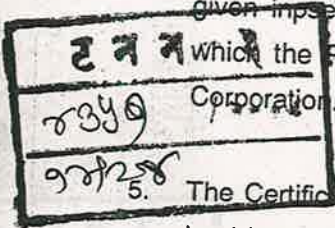
Assistant Estate Officer
 DCO Ltd; Nerul.

[Handwritten signature]

2. The State Government is, pursuant to Section 113A of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

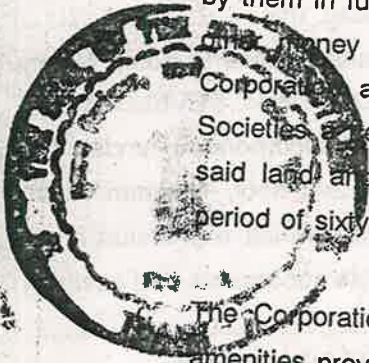
3. The Corporation has constructed on one of such lands building of ground and upper floors, such building, comprising of flats and being designated as type building.

4. The Purchaser has before applying to the Corporation for purchase of flat in the said buildings made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser doth hereby confirm and which has been duly approved by the Corporation.



5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land have been inspected by the Purchaser.

6. The Corporation has decided that the said flat should be sold on what is known as "ownership basis" with the condition that the allottees of the flats in the said buildings shall from themselves constitute into Co-operative Housing Societies, duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 after payment by them in full to the Corporation of the sale price of the flats allotted to them and all money payable by them under their respective Agreements for sale with the Corporation and that the Corporation would thereafter grant to such Co-operative Societies a lease of land on which the said building is constructed together with the said land and more particularly described in the Schedule hereunder written for a period of sixty years on the nominal rent of Rupees One Hundred per year.



The Corporation has disclosed to the Purchaser the nature of fixtures, fittings and amenities provided for the in the said building.

8. A draft of the Lease Deed annexed hereto be executed with the Co-operative housing Societies, on its formation by the allottees of the said flats has been shown to the Purchaser for inspection and the Purchaser doth hereby confirm to have inspected and approved to their satisfaction.

9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a flat No. F-26/0.2, Sec-4 at or for the total price of Rs. 3,38,271/- (Rupees Three lac thirty eight thousand two hundred seventy one) upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-operative Housing Society, as aforesaid.

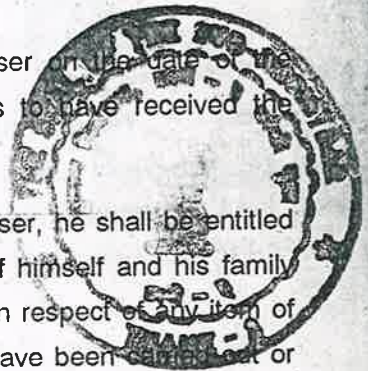
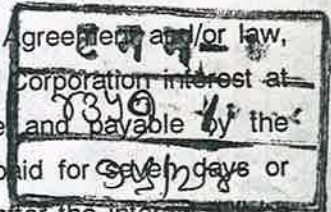
B. Maudhale
Assistant Estate Officer
CIDCO Ltd; Nerul.

[Handwritten signature]

[Handwritten signature]
Assistant
CIDCO

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

1. The Purchaser has prior to the execution of the Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.
2. The Corporation agrees to sell and the Purchaser agrees to purchase flat bearing No. F-26/0:2 on Ground floor of building No. F-26 in the said building (hereinafter referred to as "the said flat") admeasuring 65.850 sq. mtrs. or thereabouts as per the Plan and specifications seen and approved by him, copy whereof is hereto annexed marked "Annexure A" at or for the price of Rs. 3,38,271/- (Rupees Three lac thirty eight thousand two hundred seventy one only.) which shall be paid by the Purchaser before the execution of this Agreement which the Purchaser has paid, the receipt whereof the Corporation doth hereby acknowledge.
3. Without prejudice to other rights of the Corporation under this Agreement and/or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 21% per annum on all amounts becoming due and payable by the Purchaser under this 'Agreement if such amount remains unpaid for seven days or more after becoming due, upto period of 6 months and thereafter the interest shall be payable at the rate of 25% per annum on such amount.
4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.
5. Upon possession of the side flat being delivered to the Purchaser, he shall be entitled to the use and occupation of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been done or completed.
5. The Corporation shall have the right until the execution of the Lease in favour of the said Co-operative Housing Society when formed to made additions or alterations to the said building (but not so as to adversely affect the said flat or its user), The terrace of the top floor of the building including the parapet walls, the roof shall, until the transfer of the property to the Co-operative Housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the Purchaser shall not be entitled to raise any objection on the ground of nuisance, nuisance or any other ground whatsoever.



[Signature]
Assistant Estate Officer
CIDCO Ltd; Nerul.

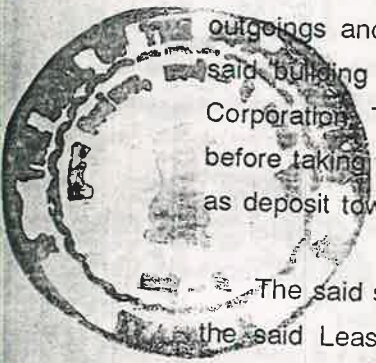
[Signature]

7. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flat nor shall he have claim or right of any nature whatsoever over any open space, lobbies, staircases, common terraces, which will remain the property of the Corporation until the said land and building are absolutely transferred to the said Co-operative Housing Society, when formed, but subject to the right of the Corporation as mentioned in 'clause 7' hereof.

8. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other out-goings and his share in common expenses payable in respect of the said flat and referred to in 'clause 10' hereof.

₹ 7349
₹ 1258

9. The Purchaser agrees and binds himself to pay regularly every month, by the fifth of each month to the Corporation, until the Lease has been executed by the Corporation in favour of the Co-operative Housing Society, and thereafter to the said Co-operative Housing Society, his proportionate share that may be specified by the Corporation and/or the said co-operative society of (a) insurance premium, (b) all service charges, Municipal taxes and other rates taxes charges and out-goings that may from time to time be levied against the land and/or building, including water taxes and water charges, (c) out-goings for the maintenance repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoings and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation, before taking possession of said flat, a sum of Rs. as deposit towards the aforesaid expenses and outgoing.



The said sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Co-operative Housing Society and thereafter the said deposit shall be transferred and paid over to the said Co-operative Housing Society for being held in deposit.

10. In the event of any amount by way of premium of the State Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and/or building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the areas of the said flat to the total area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.

11. (a) The Purchaser shall obtain electricity connection after completion necessary formalities. The Purchaser shall pay to the Maharashtra State Electricity Board connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said

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Assistant Estate Officer
CIDCO Ltd; Nerul.

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CIDCO Ltd;

(b) The Purchaser shall make if necessary an application to the concerned authority after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.

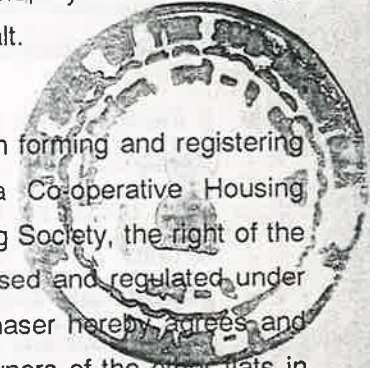
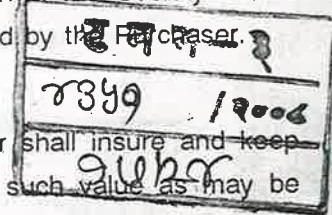
12. The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer assign or part with his interest in or beneficiary of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The Corporation may grant such permission to the Purchaser subject to such terms and conditions as may be specified by the Corporation from time to time including the condition for payment of additional price and in accordance with terms, conditions, covenants contained in respect of the Lease Deed to be granted by the Corporation to the Society of the Purchasers. The Purchaser hereby agrees to observe all the terms, conditions, covenants contained in the Lease Deed to the executed in between the Corporation & the Society of the Purchaser to the formed, the draft of which has been inspected by the Purchaser.

13. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by the fire for such value as may be required by the Corporation in joint names of the Corporation and the Purchaser with such Insurance Company as the Corporation shall determine and whenever is required to produce to the Corporation the policy or policies of such Insurance and the Receipt of the payment of the last premium for the same and in the event, of the said flat being damaged or destroyed by fire, as soon as resonability practicable, lay out the insurance money in the repair, re-building or reinstatement of the said flat.

14. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering Housing Society under the provisions of the Maharashtra Co-operative Housing Societies Act 1960. On the registration of Co-operative Housing Society, the right of the Purchaser of the flat under this Agreement shall be recognised and regulated under bye-laws of the said co-operative housing society. The Purchaser hereby agrees and further undertakes that he will join and co-operate with the owners of the other flats in the said building and the Corporation in forming a Co-operative Housing Society and getting it duly registered under the Maharashtra Co-operative Societies Act, 1960, and for the purpose, will from time to time sign and execute all application and other papers and documents as may be required for the formation and registration of the Society.

15. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require him to do or obtain to do from time to time for safeguarding the interest of the Corporation and the purchasers of other flats in the said building.

Assistant Estate Officer
CIDCO Ltd; Nerul.



A *[Handwritten signature]*

16. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Co-operative Housing Society is registered, the Corporation will execute in favour of the society a lease of the said land and building for a term of sixty years at a nominal rent of Rupees one hundred per annum, as per draft annexed hereto read and approved by the Purchaser.

17. The Purchaser shall keep the said flat and all walls and partition walls, drain pipes, and appurtenances thereto in good habitable and carry on repair and to upkeep condition and in particular so as to support, shelter and protect and parts of the building other than his flat and shall not make any additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing.

18. Nothing contained in this Agreement shall be construed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest of proerty in the said land or the said flat.

(a) The Purchaser shall not appoint any person as his/her agent by a power of attorney or otherwise for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or major child.

19. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flat which may be against the rules of bye laws of the Corporation or Municipal or local or any other public body authority is in fource or which may be destructive of or injurious to the said flat or be a nuisance or anynoance to the inhabitants/residents of the same neighbourhood nor shall Purchaser effect any additions alterations in or to the said flat or any part thereof.

20. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the Corporation shall re-enter on the said flat or any part thereof in the name of the whole and to quietly possess and enjoy the said flat free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporation's any other rights in respect of such breach or breachers.

21. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of this Agreement for any reason whatsoever, all the instalments paid by the Purchaser till then including the intial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said house by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.

D. Maund
Assistant Estate Officer
CIDCO Ltd; Nerul.

[Handwritten Signature]

D. Maund
Assistant Estate Officer
CIDCO Ltd

22. Any delay in the execution of this Agreement shall be deemed to be as a waiver of the terms of the Agreement in any manner.

23. The Purchaser shall be bound by the terms and conditions of the Agreement and incidents thereof.

24. All costs, charges and expenses of the society as well as the costs of Lease and Co-operative Society shall be borne by the Purchaser and the costs of preparing and approving the Agreement shall be borne by the Purchaser.

25. All notices required under this Agreement shall be deemed to have been served if sent to the Purchaser at his last known address.

- 22. Any delay of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not construed it as a waiver on the part of the Corporation of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Corporation.
- 23. The Purchaser shall bear and pay the stamp duty registration charges in respect of this Agreement and its duplicate, and also the costs of the attorneys of the Corporation of and incidental to the preparation of this Agreement.
- 24. All costs, charges and expenses in connection with the formation of the Co-operative society as well as costs of preparing, engrossing, stamping, and registering and Deed of Lease or any other document or documents required to be executed by the Co-operative society or by the Purchaser of the flat, the said building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the the Purchasers of the flats in the said building.
- 25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of Posting at the address of the said flat or at his last known address.

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Signature
Assistant Estate Officer
CIDCO Ltd; Nerul.

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SCHEDULE

ALL THAT piece or parcel of land admeasuring 12645.17 sq. mtrs. or thereabout being Plot No. 12 of the layout of land situated lying and being at village Sawpada Tehsil Thane District Thane in the registration Sub-District Thane and District Thane and bounded as follows that is to say :

20% M.S.E.B. Connection
Charges of 3213/-
Refund of 3113/-
A/c. Clerk A.c. Assit. A/c. Assit.
14/11/92


On or towards the North by Open space
On or towards the South by ———
On or towards the East by ———
On or towards the West by ———

Type F-
1. Date of
2. Name of
3. Date of
Civil Maistry

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

दस्तावेज-
8349 / 100
20/12/88

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED CORPORATION
BY THE HAND OF

Shri Sant. V. G. Mandvilkar,

(Designation)

Assistant Estate Officer
CIDCO Ltd; Nerul,

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IN THE PRESENCE OF
(1) Shri J. T. Mhawarkar, OA
(2) Shri S. G. Shelke, Clerk

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED

Shri Lekharaja V.N.



IN THE PRESENCE OF
(1) Shri J. T. Mhawarkar, OA
(2) Shri S. G. Shelke, Clerk

Copy : i) Mah
ii) Mah



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.**

Manager Town Servicer's office
City & Industrial Development
Corporation of Maharashtra Ltd
CIDCO Bhavan, CBD-Belapur
New Bombay-400 614.

Date: 8/2/95

TAKING OVER POSSESSION BY THE ALLOTTEE

Type F-26 Aptt. No. 0:2 Sector 4 at Vashi/CBD-Belapur/Panvel/Sampada
Nerul/Kalamboli/Airoli/Kopar Khairane

1. Date of allotment : 16/6/93
2. Name of ~~He~~/Outright Purchaser : Lekharaju Vankata Nagarajasa
3. Date of execution of Agreement : 8/2/95

Civil Maistry

Asst. Estate Officer

POSSESSION RECEIPT

Hereby certify that I have taken over possession of the apartment No. F-26/0:2/29/28

Type F-26 Sector 4 at Vashi/CBD-Belapur/Panvel

Nerul/Kalamboli/Airoli/Kopar Khairane on the day of 8/2/95 after proper inspection of the fittings and fixtures provided therein.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above site apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key.

(Signature of Allottee)

Name Lekharaju V. Nagarajasa

- Copy: i) Maharashtra State Electricity Board
ii) Maharashtra Water Supply & Sewerage Board

Appt No. 4/F-26/0:2/SNP

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आयकर विभाग
 INCOME TAX DEPARTMENT
 LEKHARAJU INDIRA
 RAMAKRISHNA DUBAGUNTA
 10/08/1959
 Permanent Account Number
 ACLPL8592P
 Signature
 भारत सरकार
 GOVT. OF INDIA
 भारत सरकार
 31012006

आयकर विभाग
 INCOME TAX DEPARTMENT
 VINAY N LEKHARAJU
 NAGARAJA RAO VENKATA LEKHARAJU
 10/12/1984
 Permanent Account Number
 ACWPL9927D
 Signature
 भारत सरकार
 GOVT. OF INDIA
 भारत सरकार
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दुय्यम निबंधक:
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दस्त गोषवारा भाग-1

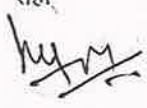


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दस्त क्र 4351/2008

20/7/08

दस्त क्रमांक : 4351/2008

दस्ताचा प्रकार : मान्यता पत्र

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: लेखारराजु वैकटा नागाराजा राव - - पत्ता: घर/फ्लॅट नं: एफ-26/0:2 गल्ली/रस्ता: - ईमारतीचे नाव: से 4 ईमारत नं: - पेट/वसाहत: सानपाडा शहर/गाव:- तालुका: नवी मुंबई पिन: - पॅन नम्बर: -	लिहून देणार वय 54 सही 		
2	नाव: सिडको तर्फे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

कलम 88 खाली कबुलीसाठी सुट



दस्तऐवज करून देणार तथाकथित [मान्यता पत्र] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

टनन3

दस्त क्रमांक (4351/2008)

२६-२६

दस्त क्र. [टनन3-4351-2008] चा गोषवारा
बाजार मुल्य :0 मोबदला 338271 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:4458 दिनांक:21/07/2008
पावतीचे वर्णन
नाव: लेखाराजु वेंकटा नागराजा राव - -

दस्त हजर केल्याचा दिनांक :21/07/2008 01:27 PM
निष्पादनाचा दिनांक : 15/07/2008
दस्त हजर करणा-याची सही :

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3400 :नोंदणी फी
520 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

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दु. निबंधकाची सही, ठाणे 3

दस्ताचा प्रकार :25) मान्यता पत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/07/2008 01:27 PM
शिकका क्र. 2 ची वेळ : (फी) 21/07/2008 01:32 PM
शिकका क्र. 3 ची वेळ : (कबुली) 21/07/2008 01:32 PM
शिकका क्र. 4 ची वेळ : (ओळख) 21/07/2008 01:32 PM

दस्त नोंद केल्याचा दिनांक : 21/07/2008 01:32 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

- 1) जी इंदिरा- - ,घर/फ्लॅट नं: - *L. Indira*
गल्ली/रस्ता: चेंबुर
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पेट/वसाहत: मुंबई
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तालुका: -
पिन: -
- 2) एल विनय- - ,घर/फ्लॅट नं: - *L. Vinay*
गल्ली/रस्ता: -
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दु. निबंधकाची सही
ठाणे 3



प्रमाणित करण्यात येते की
या दस्तानाचे एकूण *२६*
पाने आहेत. *२६*
दु. निबंधकाची सही
ठाणे-३

दुस्तार क्रमांक
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.....
श्री. जी. एस. कोळकर
सह दुय्यम निबंधक वर्ग २ ठाणे ३
तारीख २६ माहे ७ सन २००८



दस्तक्रमांक व वर्ष: 4351/2008

नोंदणी 63 म.

Monday, July 21, 2008

सूची क्र. दोन INDEX NO. II

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गावाचे नाव : सानपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 338,271.00
बा.मा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (1) वर्णन: फ्लॉट नंबर एफ-26/0:2, तळमजला, प्लॉट नंबर 12, से 4, सानपाडा नवी मुंबई
(असल्यास)
- (3) क्षेत्रफळ (1) 65.850 स्वे फुट बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात (1)
असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या (1) सिडको तर्फे - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या (1) लेखाराजु वेंकटा नागराजा राव - -; घर/फ्लॉट नं: एफ-26/0:2; गल्ली/रस्ता: -; ईमारतीचे
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा नाव: से 4; ईमारत नं: -; पेठ/वसाहत: सानपाडा; शहर/गाव: -; तालुका: नवी मुंबई; पिन: -; पॅन
दिवाणी न्यायालयाचा हुकुमनामा नम्बर: -;
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 15/07/2008
- (8) नोंदणीचा 21/07/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 4351 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 3400.00
- (12) शेरा

बहू दुय्यम निबंधक दय २ ठाणे ३



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