

बैंक ऑफ महाराष्ट्र Bank of Maharashtra
00976-NERUL TOWNSHIP

Date: 25/05/2012

शाखा
Branch

HOME CREATORS *****

863796

मौज किये जाने पर कप्त राशि के निमित्त ON DEMAND PAY

One Crore only.

रुपये RUPEES

का या उसके आदेश पर OR ORDER

₹ 1,00,00,000.00

अदा करे FOR VALUE RECEIVED.

इस बैंक और शाखा FOR BANK OF MAHARASHTRA

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

01001-MUMBAI SERVICE BRANCH

Chitwan Xerox
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आधिकारिक अधिकृत AUTHORIZED OFFICIAL/S

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COPY XEROX

निर्देश को पालने से छह महीने तक वैध
Valid for 6 months from date of issue.



HOME CREATORS

C - 205/207, 2nd Floor, I.T.C. Park, Railway Station Complex,
C.B.D.- Belapur, Navi Mumbai - 400 614.

No: 1747

DATE: 25.05.2012

Received with thanks from Shri/Smt. Rajendra Vitthal Shinde

a Sum of Rs. 100,00,000 (Rupees One Crore Only)

by cash / Ch. / D.D. / P.O. no. 863796 Dated 25.05.12 bank Bank of Maharashtra

Branch Nerul Township being Full & Final amount of

Flat no: 1 To 8 On: 1st To 4th floor, in Park View

plot no. 205 sector - 19 node - Kharghar Navi Mumbai.

HUNDREDS	THOUSANDS	HUNDREDS	TEN	UNIT
Hundred	—	—	—	—

Receipt valid subject to Realisation of cheque.

For Home Creators
[Signature]
Proprietor
Receiver Signature



Tuesday, May 08, 2012
1:59:49 PM

Original
नोंदणी 39 म.
Page. 39 M

पावती

पावती क्र. : 4124

मावाचे नाव खारघर

दिनांक 08/05/2012

दस्ताऐवजाचा अनुक्रमांक उरण - 04072 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

शादर करणाऱ्याचे नाव: राजेंद्र विठ्ठल शिंदे - -

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रजनात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)	-	600.00
एकूण	रु.	30600.00

आपणास हा दस्त अंदाजे 2:14PM ह्या वेळेस मिळेल

Katir
दुय्यम निबंधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 20646500 रु. मोबदला: 13000000रु.

भरलेले मुद्रांक शुल्क: 1150000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 02/05/2012

स्वातंत्र्य परम केली
P. Shinde
मुख्य अधिकारी
पदाधिकारी (डीडी)

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

मंगळवार, मे 8, 2012
11:24:28

फाईल नंबर 2012
प्लॉट नं. रायगड
मुख्य मूल्य विभाग 2-मौजे : पनवेल पनवेलनगरपालिका
उप मूल्य विभाग 19/19-खारघर सिडको से.क्र.19
क्षेत्राचे नांव A Class Palika
सर्व्हे नंबर इतर -

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
30000.00	57500.00	72000.00	86500.00	72000.00

मिळकतीचे क्षेत्र 359.06
मिळकतीचा वापर निवासी सदनिका
मिळकतीचा प्रकार बांधीव
मिळकतीचे वय 0 TO 2 वर्षे
बांधकामाचे वर्गीकरण 1-आर सी सी
उद्दवाहन सुविधा आहे
बांधकामाचा दर मजला
Ground to 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नव्विन दर) * मजला निहाय घट/वाढ
= (57500.00 * 100 / 100) * (100.00 / 100)
= 57500.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 57500.00 * 359.06
= 20645950.00

त्रित अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे घु + सगतच्या गल्लीचे मूल्य + बरील गल्लीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A+B+C+D+E+F+G+H
= 20645950.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
= 20645950.00 /-



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बैंक ऑफ महाराष्ट्र Bank of Maharashtra
00976-NERUL TOWNSHIP

Date: 02/05/2012

शाखा Branch

863660

JOINT SUB REGISTRAR

मौम किये जाने पर प्राप्त राशि को निमित्त ON DEMAND PAY

PANVEL*****

Thirty Thousand only.

को या उनके आदेश पर OR ORDER

रुपये RUPEES

₹ 30,000.00

₹ Pa.

अदा करें FOR VALUE RECEIVED.

कृते बैंक ऑफ महाराष्ट्र FOR BANK OF MAHARASHTRA

एह OT एह TT एला TL

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बैंक ऑफ महाराष्ट्र Bank of Maharashtra

01001-MUMBAI SERVICE BRANCH को

प्राधिकृत अधिकारी AUTHORISED OFFICIAL/S

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निर्मित की तारीख से छह महीनों तक वैध
Valid for 6 months from date of issue.

SECURITY FEATURES OF DEMAND PAY LHS

M.J.02/2011

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MAHARASHTRA, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id : mhshcil01

Account Name : SHCIL-MAHARASHTRA

Receipt Id : RECIN-MHMHSHCIL0108006611604596K

Receipt Date : 03-MAY-2012

Received From	RAJENDRA V SHINDE	Pay To
Instrument Type	DD	Instrument Date
Instrument Number	863659	Instrument Amount
Drawn Bank Details	BANK OF MAHARASHTRA	
Out of Pocket Expenses	00 ()	Branch Name
		NERUL



पवल-२
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For Home Creators

[Handwritten Signature]

Rshinde



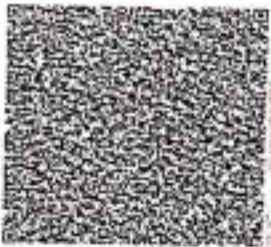
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued By
Stock Holding Corporation Of India Ltd.
Location Vashi
Signature *Shashi Sidhastee*
Detail can be verified at www.shclustamp.com

Certificate No. : IN-MH08373695227865K
 Certificate Issued Date : 03-May-2012-10:56 AM
 Account Reference : SHCIL (FI) mhshcil01/VASHI/ MH-NVM
 Unique Doc. Reference : SUBIN-MHMHSICIL0109003831790250K
 Purchased by : RAJENDRA V SHINDE
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT NO.1 TO 8, PARK VIEW, PLOT NO.205, SECTOR-19, MURBI-KHARGHAR
 Consideration Price (Rs.) : 2,30,00,000
 (Two Crore Thirty Lakh only)
 First Party : HOME CREATORS
 Second Party : RAJENDRA V SHINDE
 Stamp Duty Paid By : RAJENDRA V SHINDE
 Stamp Duty Amount(Rs.) : 11,50,000
 (Eleven Lakh Fifty Thousand only)



Please write or type below this line.....

For Home Creators
[Signature]
Proprietor

[Signature]

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ZIK 0000740755

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shclustamp.com"

e-Stamp Certificate No. IN-MH 08573695227865k

Stamp duty : Rs. 11,50,000/-

Consideration: Rs. 1,30,00,000/-

Flat No. 1 & 2 on the first floor

Flat No. 2 & 3 on the second floor

Flat No. 4 & 5 on the third floor

Flat No. 7 & 8 on the fourth floor

Totally admeasuring 3219.59 sq. ft. carpet area

Plot No. 205[GES], Village Murbi, Sector-19, Kharghar,
Navi Mumbai, Tal. Panvel & Dist. Raigad.



AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai on this 4th day of May 2012 between M/s. HOME CREATORS, (having I.T. PAN No. ADJPP3253E), a Proprietary Concern, through its Proprietor MR RAJENDRA BHURABHAI PATEL, having Office address at C-205/C-207, ITC Park, 2nd Floor, Station Sankul, CBD Belapur, Navi Mumbai, hereinafter called "THE DEVELOPER" (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 ONE PART and

For Home Creators

Rajendra Patel
Proprietor

P. Winda

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MR RAJENDRA VITTHAL SHINDE (having I.T. PAN No.AULPS1966Q), Adult, Indian Inhabitant, residing at B-15/2:4, Sector-1, Vashi, Navi Mumbai-400 703, hereinafter called "THE PURCHASER" (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:

1. WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (hereinafter referred to as The CIDCO), entered into an Agreement to Lease dated 17th November 2006, registered with the Sub-Registrar Panvel-3 on 17th November 2006, under Sr. No.PVL3-8466-2006, vide receipt no.8518, with 1) SHRI ATMARAM MAHADEO NAVDEKAR, 2) SHRI BALKRUSHNA MAHADEO NAVDEKAR 3) SMT. BEBIBAI GANPAT NAVDEKAR and 4) SMT. KALUBAI SADASHIV THAKUR, (therein and hereinafter jointly called the Licensees) and the CIDCO agreed to lease under 12.5% erstwhile Gaothan Expansion Scheme, a piece or parcel of land bearing Plot bearing No.205 containing by admeasurement 200.02 sq. mtrs. at village Murbi, Sector-19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as the said Plot and more particularly described in the Schedule-I written hereunder) for proper premium.

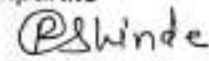
1a. WHEREAS the Licensees 1) SHRI ATMARAM MAHADEO NAVDEKAR, 2) SHRI BALKRUSHNA MAHADEO NAVDEKAR 3) SMT. BEBIBAI GANPAT NAVDEKAR and 4) SMT. KALUBAI SADASHIV THAKUR paid the said premium to the CIDCO and CIDCO delivered the possession of the said Plot to the Licensees.

2. AND WHEREAS after obtaining permission from CIDCO, the Licensees i.e. 1) SHRI ATMARAM MAHADEO NAVDEKAR, 2) SHRI BALKRUSHNA MAHADEO NAVDEKAR 3) SMT. BEBIBAI GANPAT NAVDEKAR and 4) SMT. KALUBAI SADASHIV THAKUR, assigned/transferred all their rights, title, interest and benefits in respect of the said Plot in favour of M/s. HOME CREATORS, through its Proprietor MR RAJENDRA BHURABHAI PATEL, vide a Tripartite

For Home Creators


Proprietor

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R. Shinde

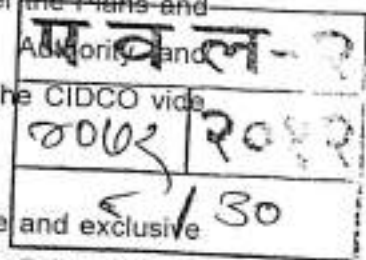
Agreement dated 10th January 2007, registered with the Sub-Registrar Panvel-3 on 10th January 2007, under Sr. No.PVL3-00357-2007, vide receipt no.361, executed by/between the CIDCO as the Party of the First Part, the Licensees i.e. 1) SHRI ATMARAM MAHADEO NAVDEKAR, 2) SHRI BALKRUSHNA MAHADEO NAVDEKAR 3) SMT. BEBIBAI GANPAT NAVDEKAR and 4) SMT. KALUBAI SADASHIV THAKUR , as the Party of the Second Part and M/s. HOME CREATORS, through its Proprietor MR RAJENDRA BHURABHAI PATEL, as the Party of the third Part, for transfer of the said Plot in the name of M/s. HOME CREATORS, through its Proprietor MR RAJENDRA BHURABHAI PATEL.

2a. AND WHEREAS the CIDCO, accordingly transferred the said Plot in the name of M/s. HOME CREATORS, through its Proprietor MR RAJENDRA BHURABHAI PATEL, who is hereinafter referred to as the Developer.



3. AND WHEREAS the Developer M/s. HOME CREATORS, through its Proprietor MR RAJENDRA BHURABHAI PATEL, is ~~seized~~ and possessed of the said Plot bearing No.205[GES] containing by admeasurement 200.02 sq. mtrs. at Village Murbi, Sector-19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad (more particularly described in SCHEDULE-I).

4. AND WHEREAS THE DEVELOPER, after obtaining the Development permission and Commencement Certificate bearing No. CIDCO/BP/ATPO/320 dated 12th February 2007 from the CIDCO, commenced and completed the construction of the building on the said Plot namely "PARK VIEW " consisting of Ground plus Four upper floors as per the Plans and Specifications duly approved by the Town Planning Authority and obtained Occupancy Certificate in respect thereof, from the CIDCO vide its Ref No.CIDCO/SP/BP/1610 dated 19th March 2010.



5. AND WHEREAS the DEVELOPER alone have the sole and exclusive right to sell the Flats in the said building constructed by the DEVELOPER on the said Plot and to enter into Agreements with the Purchaser of the said Flats/shops etc. and to receive the Sale Price in respect thereof.

For Home Creators

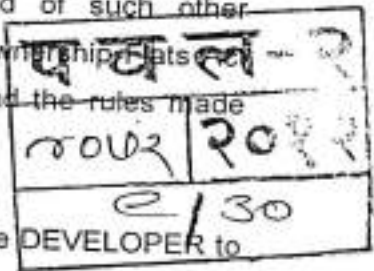
[Signature]
Proprietor

[Signature]

7. AND WHEREAS THE DEVELOPER is the lawful Owner of the Flat no.1 admeasuring 497.760 sq. ft. carpet area, Flat No.2 admeasuring 333.178 sq. ft. carpet area on the first floor, Flat no.3 admeasuring 497.760 sq. ft. carpet area, Flat No.4 admeasuring 333.178 sq. ft. carpet area on the second floor, Flat no.5 admeasuring 497.760 sq. ft. carpet area, Flat No.6 admeasuring 333.178 sq. ft. carpet area on the third floor and Flat no.7 admeasuring 393.596 sq. ft. carpet area, Flat No.8 admeasuring 333.178 sq. ft. carpet area on the fourth floor [totally admeasuring 3219.59 sq. ft. carpet area] in the building named "PARK VIEW", on the Plot No.205[GES], situated at Village Murbi, Sector-19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, the said Flats bearing no.1, 2, 3, 4, 5, 6, 7 & 8 are hereinafter jointly referred to as the said Flats) and is in lawful possession of the same.



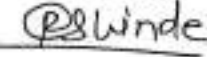
8. AND WHEREAS the Purchaser demanded from the DEVELOPER and the DEVELOPER has given inspection to the Purchaser of all the documents of title relating to the said land, and the plans, designs and specifications prepared by the "ARCHITECTS" and of such other documents as are specified under the Maharashtra Ownership Flats Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.



9. AND WHEREAS THE Purchaser had approached the DEVELOPER to acquire from the DEVELOPER the said Flat no.1 admeasuring 497.760 sq. ft. carpet area, Flat No.2 admeasuring 333.178 sq. ft. carpet area on the first floor, Flat no.3 admeasuring 497.760 sq. ft. carpet area, Flat No.4 admeasuring 333.178 sq. ft. carpet area on the second floor, Flat no.5 admeasuring 497.760 sq. ft. carpet area, Flat No.6 admeasuring 333.178 sq. ft. carpet area on the third floor and Flat no.7 admeasuring 393.596 sq. ft. carpet area, Flat No.8 admeasuring 333.178 sq. ft. carpet area on the fourth floor [totally admeasuring 3219.59 sq. ft. carpet area] in the building named "PARK VIEW", on the Plot No.205[GES], situated at Village Murbi, Sector-19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, with proportionate interest in ownership of Land/Plot and the Developer agreed to assign all the rights, title and interest in the in the said Flats for a total consideration

For Home Creators

 Proprietor



of Rs.1,30,00,000/-(RUPEES ONE CRORE THIRTY LACS ONLY) which is exclusive of VAT, Stamp Duty and Registration Charges and inclusive of all other charges i.e. Development Charges, electricity, water meter connection charges, CESS, Taxes and other charges, dues etc., as payable to the concerned authorities.

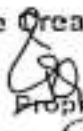
10. AND WHEREAS the Developer agreed to sell the said Flat no.1 admeasuring 497.760 sq. ft. carpet area, Flat No.2 admeasuring 333.178 sq. ft. carpet area on the first floor, Flat no.3 admeasuring 497.760 sq. ft. carpet area, Flat No.4 admeasuring 333.178 sq. ft. carpet area on the second floor, Flat no.5 admeasuring 497.760 sq. ft. carpet area, Flat No.6 admeasuring 333.178 sq. ft. carpet area on the third floor and Flat no.7 admeasuring 393.596 sq. ft. carpet area, Flat No.8 admeasuring 333.178 sq. ft. carpet area on the fourth floor [totally admeasuring 3219.59 sq. ft. carpet area] in the building named "PARK VIEW", on the Plot No.205[GES], situated at Village Murbi, Sector-19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad at a price of Rs.1,30,00,000/-(RUPEES ONE CRORE THIRTY LACS ONLY) and on the terms and conditions hereinafter appearing.

11. AND WHEREAS The Developer made the following representations and declarations to the Purchaser:-

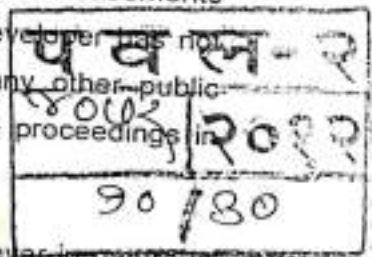
- a. There are no suits, litigations, civil or criminal or any other Proceedings pending as against the Developer personally affecting "the Said Flats".
- b. There are no attachments or prohibitory orders as against or affecting the said Flats and "the Said Flats" are free from all encumbrances or charges and/or are not the subject matter of any lispensens or easements or attachments either before or after judgement. The Developer has not received any notice either from the Government, or any other public authority, or Municipal Corporation regarding any of the proceedings in respect of "the Said Flats".

c. The Developer has paid all the dues, charges whatsoever in nature in respect of "the Said Flats" and the Developer has not received any notice from any statutory body or authorities.

For Home Creators


Proprietor

@swinde



d. The Developer has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other manner whatsoever and has not created any ownership, tenancy, leave and licence or any other rights of the like nature in "the Said Flats" and have not dealt with or disposed off "the Said Flats" or any part thereof in any manner whatsoever.

e. The Developer is in exclusive possession of the said Flats and every part thereof and except the Developer no other person or persons are in use, occupation and enjoyment of "the Said Flats" or any part thereof.

f. The Developer has good and clear title free from encumbrances of any nature whatsoever of "the Said Flats" and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise whatsoever outstanding against the Developer and/or against the said Flats or any part thereof.

g. The Developer is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from transferring disposing off "the Said Flats" under this Agreement.

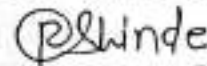
h. The Developer has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchaser and the Developer have all the right, title and interest to enter into this Agreement with the Purchaser on the various terms and conditions as stated herein.

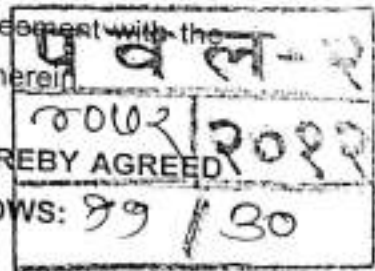
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The DEVELOPER have completed the construction of a building namely "PARK VIEW" consisting of ground plus four upper floors on the said land in accordance with the plans, designs, specifications approved by the Concerned Authority and have duly obtained the Occupancy Certificate from CIDCO bearing No. CIDCO/SP/BP/1610 dated 19th March 2010.

For Home Creators


Proprietor

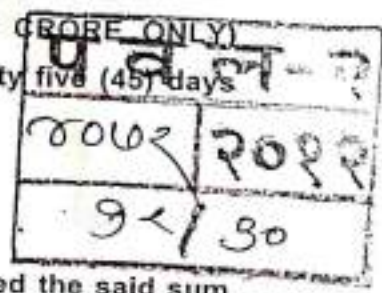

P. W. Inde



2. THE DEVELOPER has agreed to sell and the PURCHASER has agreed to purchase the said Flat no.1 admeasuring 497.760 sq. ft. carpet area, Flat No.2 admeasuring 333.178 sq. ft. carpet area on the first floor, Flat no.3 admeasuring 497.760 sq. ft. carpet area, Flat No.4 admeasuring 333.178 sq. ft. carpet area on the second floor, Flat no.5 admeasuring 497.760 sq. ft. carpet area, Flat No.6 admeasuring 333.178 sq. ft. carpet area on the third floor and Flat no.7 admeasuring 393.596 sq. ft. carpet area, Flat No.8 admeasuring 333.178 sq. ft. carpet area on the fourth floor [totally admeasuring 3219.59 sq. ft. carpet area] in the building named "PARK VIEW", situated at Village Murbi, Sector-19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, along with proportionate interest in ownership of land and more particularly described in the Schedule together with undivided interest appurtenant to the said Flats and to the common areas and facilities of the said land/plot and building and percentage hereinafter collectively referred to as the said Flats, heritable and transferable, immovable property for a price of Rs.1,30,00,000/- (RUPEES ONE CRORE THIRTY LACS ONLY) which is exclusive of VAT, Stamp Duty and Registration Charges and inclusive of all other charges i.e. Development Charges, electricity, water meter connection charges, CESS, Taxes and other charges, dues etc., as payable to the concerned authorities, payable as under;

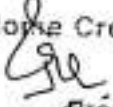


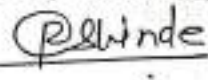
The PURCHASER agrees to pay to the Developer a sum of Rs.30,00,000/- (RUPEES THIRTY LACS ONLY) as advance and part payment on or before the execution of this Agreement and the balance amount of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY) shall be paid on getting loan within a period of forty five (45) days from the date of registration of this Agreement.



TIME IS ESSENCE OF CONTRACT

THE DEVELOPER doth hereby admit of having received the said sum of Rs.30,00,000/- (RUPEES THIRTY LACS ONLY) from the PURCHASER as advance and part payment of the sale price of the said Flats.

For Home Creators

Proprietor



3. THE POSSESSION of the said Flats shall be delivered to the PURCHASER on receiving full and final Payment.

4. UPON POSSESSION of the said Flats being delivered to the Purchaser, he shall be entitled to the use and occupation of the said Flats and shall thereafter have no claim in respect of the said Flats of any item of work therein which may be alleged not to have been carried out or completed.

5. THE PURCHASER shall be given the said Flats with entire rights and interest therein. THE Purchaser will have all rights to enjoy the said Flats and the Developer shall not claim any right or interest thereon.

6. THE PURCHASER shall from the date of possession maintain the Said Flats at his own cost in a good, tenantable and repaired condition and shall not do or suffer to be done anything in or to the said Flats or common areas and facilities of the area.

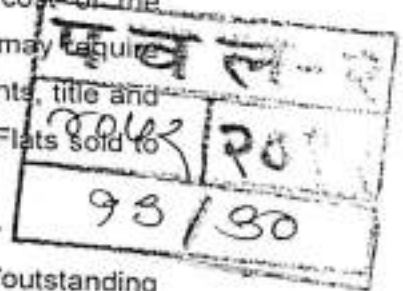
7. THE COSTS, charges and expenses in connection with the stamp duty and registration of the Agreement/Deed to be executed by/between the parties and VAT shall be borne and paid by the PURCHASER and all other charges, costs and expenses which is inclusive of the aforesaid sale price and the Developer shall not demand, claim any kind of charges, costs etc., of whatsoever in nature, in future in respect of the said Flats.

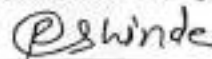
8. THE DEVELOPER shall at all times the request and cost of the PURCHASER execute any document as the PURCHASER may require for perfectly assuring unto and to the PURCHASER all the rights, title and interest in and upon the Said Flats or any portion of the said Flats sold to the PURCHASER under these presents.

9. THE DEVELOPER undertake to pay all the outgoing/outstanding amounts by way of taxes, VAT, Cess, Property tax charges and other dues till the date of handing over possession of the said Flats to the PURCHASER and the PURCHASER shall be responsible for such payments effective from the date of possession.

For Home Creators


Proprietor





10. THE Purchaser along with the other Purchaser of Flats in the building shall join in forming and registering a Society to be known by such name as the Purchaser may decide for this purpose and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the DEVELOPER within fifteen days of the same being forwarded by the DEVELOPER to the Purchaser, so as to enable the DEVELOPER to register the Organisation of the Purchaser under Section-10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats Act 1963. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft/ bye-laws or the Memorandum and/or Articles of the Association as may be required by the Registrar of Co-Operative Societies or the Registrar of Companies, as the case may be, or by any other Competent Authority.



11. UNLESS it is otherwise agreed to by and between the parties hereto, the DEVELOPER shall within Four Months of the Registration of the Society or Limited Company as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and interest of the DEVELOPER by an assignment of the lease of the said land and the said building in favour of such Society or Limited Company as the case may be and such conveyance or assignment of lease shall be in keeping with the terms and provisions of this Agreement.

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12. COMMENCING a week after notice in writing DEVELOPER to the Purchaser that the Flats is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share of the outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies by the Concerned Local Authorities /or Government, Water Charges, insurance premia, expenses for common lights, repairs and salaries of Clerks, Bill Collectors, Chowkidars, Sweepers, and all other expenses necessary and incidental to the management and maintenance of the said land and building. Until the Society is formed and the land and building transferred to it, the Purchaser shall pay the same to the

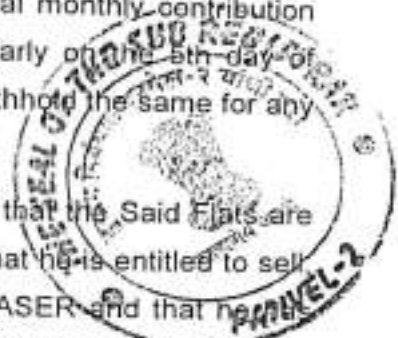
For Home Creators

[Signature]
 Proprietor

@swinde

DEVELOPER at such rate as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the DEVELOPER provisional monthly contribution of Rs. _____/- per month towards the outgoings. The amounts so paid by the Purchaser to the Developer shall not carry any interest and remain with the Developer until an assignment of lease is executed in favour of the Society as aforesaid.

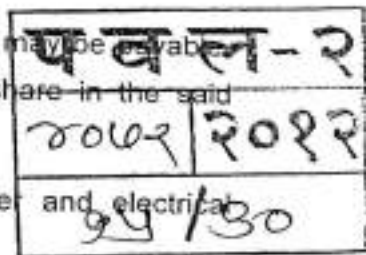
The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.



13. THE DEVELOPER hereby agree and declare that the Said Flats are free from all encumbrances and/or liabilities and that he is entitled to sell assign and transfer the said Flats to the PURCHASER and that he has not done any act whereby he is prevented from transferring or selling the said Flats. THE DEVELOPER agrees that he has not created any liability against the said Flats which is being sold to the PURCHASER under these presents.

14. IT IS AGREED that all the Flat/shop Owners will be jointly responsible for maintenance and management of the building in general and every Flat/shop Owner shall contribute regularly every month, proportionate to his/ their share in the Flats/shops towards the general repair and maintenance of the building which also includes painting.

15. CIDCO transfer charges and any other deposits as may be payable shall be paid by the Purchaser in proportion to his share in the said building alongwith the other shop owners.



16. THE DEVELOPER shall provide permanent water and electrical connections in the said building.

17. THE DEVELOPER hereby INDEMNIFY and agree to KEEP INDEMNIFIED the PURCHASER that in case the DEVELOPER could not assign or transfer the said Flats for any default on their part or lack of title in the said Flats on his part he shall make good all the losses or damages that might be caused to the PURCHASER or to his heirs, successors or assigns in defending any such claim or proceedings in respect of the said Flats.

For Home Creators

[Signature]
Proprietor

[Signature]

18. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and Rules framed thereunder.

FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF LAND

All that piece of land known as Plot No.205[GES] containing by admeasurement 200.02 Sq. Mtrs. or thereabouts in Village Murbi, Sector-19, Kharghar Navi Mumbai, Tal. Panvel & Dist. Raigad and bounded as follows:

THAT IS TO SAY :

On the North by : Structure No.18

On the South by : Proposed 6.00 Mtrs. Wide Road

On the East by : Proposed 9.00 Mtrs. Wide Road

On the West by : Open Space



SECOND SCHEDULE ABOVE REFERRED TO

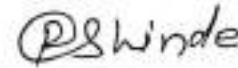
SCHEDULE OF FLATS

Flat no.1 admeasuring 497.760 sq. ft. carpet area, Flat No.2 admeasuring 333.178 sq. ft. carpet area on the first floor, Flat no.3 admeasuring 497.760 sq. ft. carpet area, Flat No.4 admeasuring 333.178 sq. ft. carpet area on the second floor, Flat no.5 admeasuring 497.760 sq. ft. carpet area, Flat No.6 admeasuring 333.178 sq. ft. carpet area on the third floor and Flat no.7 admeasuring 393.596 sq. ft. carpet area, Flat No.8 admeasuring 333.178 sq. ft. carpet area on the fourth floor [totally admeasuring 3219.59 sq. ft. carpet area] in the building named "PARK VIEW", on the Plot No.205[GES], situated at Village Murbi, Sector-19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad.

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For Home Creators

Proprietor


P. S. Wande



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

SIGNED SEALED & DELIVERED
by the withinnamed DEVELOPER
M/s. HOME CREATORS
Through its Proprietor
MR RAJENDRA BHURABHAI PATEL
in the presence of

For Home Creators
Proprietor



SIGNED SEALED & DELIVERED
by the withinnamed PURCHASER
MR RAJENDRA VITTHAL SHINDE
in the presence of

Rshinde



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RECEIPT

RECEIVED a sum of Rs.30,00,000/- (RUPEES THIRTY LACS ONLY), from MR RAJENDRA VITTHAL SHINDE towards the advance and part payment of the Sale Price in respect of the Flat no.1 admeasuring 497.760 sq. ft. carpet area, Flat No.2 admeasuring 333.178 sq. ft. carpet area on the first floor, Flat no.3 admeasuring 497.760 sq. ft. carpet area, Flat No.4 admeasuring 333.178 sq. ft. carpet area on the second floor, Flat no.5 admeasuring 497.760 sq. ft. carpet area, Flat No.6 admeasuring 333.178 sq. ft. carpet area on the third floor and Flat no.7 admeasuring 393.596 sq. ft. carpet area, Flat No.8 admeasuring 333.178 sq. ft. carpet area on the fourth floor [totally admeasuring 3219.59 sq. ft. carpet area] in the building named "PARK VIEW", on the Plot No.205[GES], situated at Village, Murthi, Sector 19, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, to be paid to the DEVELOPER as per this Agreement.



MODE OF PAYMENT:

1. Rs.10,00,000/- by Cheque No.276388 dated 5th April 2012 drawn on Karad Janta Sahakari Bank Ltd., APMC Branch.
2. Rs.10,00,000/- by Cheque No.276389 dated 21st April 2012 drawn on Karad Janta Sahakari Bank Ltd., APMC Branch.
3. Rs.10,00,000/- by Cheque No.276390 dated 28th April 2012 drawn on Karad Janta Sahakari Bank Ltd., APMC Branch.

I SAY RECEIVED
 For Home Creators

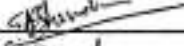
 Proprietor

M/s. HOME CREATORS
 Through its Proprietor
 MR RAJENDRA BHURABHAI PATEL

पवल-२
 ०००५/२०१२
 १८/३०

WITNESS:

1) NAME : SANTOSH N. BHUSEKAR Age: 34
 Full Address : C-2/22/0:4, SEC-16, VASHI
NAVI MUMBAI 400703.

Signature: 
 2) NAME : Balharan K. Jadhav Age: 46
 Full Address : Sagar CPE, D-13, 3:3 Sector, 29 Vashi
Navi Mumbai

Signature: 

शिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-५६५० ०९००

००-९१-२२-५६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'शिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

संदर्भ क्र.:

CIDCO/BPI/ATPO/320

To,
Shri. Rajendra B. Patel,
Prop. M/s. Home Creators,,
C-205/C-207, ITC Park, 2nd Floor,
Station Sankul, CBD Belapur,
NAVI MUMBAI.



दिनांक :

12/12/07

Sub:-Development permission for Residential Building on
Plot no. 205, Sector -19 at Kharghar .

- Ref:-1) Your architects application dated 15/12/2006
2) Transfer order issued vide No. CIDCO/Estate/12.5% Sch./
KHR/151/2007, dtd. 15/01/2007, by Estae Officer (I).
3) PSIDC NOC granted vide No. CIDCO/AEE(Elect.)/07/1339/
925, dtd 25/01/2007, by AEE(Elect.).

Sir,

Please refer to your application for development permission for Residential Building on Plot no.205, Sector -19 at Kharghar , Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

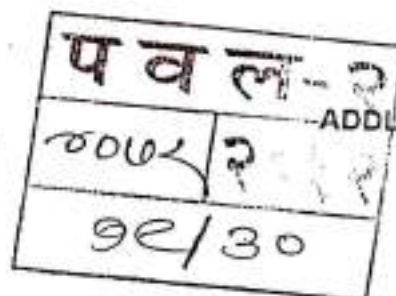
The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar , CIDCO, prior to the commencement of the construction Work

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,



(N.S. Swami) 12/02/07
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

REF. NO. CHC/ATPO

1320

12/2/2000

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to Shri Rajendra B. Patel, Prop. M/S. Home Creators

Unit/Plot No. 205 Road No. — Sector 19 Node Kharghave (P. 5) Scheme of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (G+4)

Net Built up area 380.014 M² (Res: 255.023 M² + Comm. 44.991 M²)

(Nos. of Residential Units 08 Nos. of Commercial units 03)

1. This Certificate is liable to be revoked by the Corporation
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any restrictions imposed upon by the Corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-45 of MRTP Act- 1966 and as per regulation no 16.1(2) of the GDCRs - 1975.



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5 The conditions of this certificate shall be binding not only on the applicant but also on its successors and for every person deriving title through or under him.

6 A certified copy of the approved plan shall be exhibited on site.

7 The amount of Rs. 1500 - deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8 *Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose*.

9 You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10 As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94 UJ-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot, Number/Section & Node of Land under reference alongwith description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential Flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No FAR/102004/1600P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

J. K. Kulkarni 12/02/07
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta
JK

C.C. TO: ARCHITECT
Concept Design Cell

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KH/R/P/N/L/K/L/M/D/R/O/N)
4. EE(WS)



प व ल - २	
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२२ / ३०	

CIDCO/BP/ATPO/ 319

12/2/2007

To,
Shri. Rajendra B. Patel, Prop. M/s. Home Creators,
C-205/C-207, ITC Park, 2nd Floor,
Station Sankul, CBD Belapur,
NAVI MUMBAI

ASSESSMENT ORDER NO.443/2006-2007 REGISTER NO.02 PAGE NO.443

SUB:- Payment of development charges for Residential Building on Plot no.205, Sector -19 at Kharghar

- REF:- 1) Your architect's application dated 15/12/2006.
2) Transfer order issued vide No. CIDCO/Estate/12.5% Sch./KHR/151/2007, dtd. 15/01/2007, by Estae Officer (I).
3) PSIDC NOC granted vide No. CIDCO/AEE(Elect.)/07/1339/925, dtd. 25/01/2007, by AEE(Elect.).

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES
(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

- | | | |
|-----|--|---|
| 1. | Name of Assessee | : -Shri. Rajendra B. Patel, Prop. M/s. Home Creators, |
| 2. | Location | : Plot no. 205, Sector-19, at Kharghar. |
| 3. | Land use | : -Residential |
| 4. | Plot area | : -200.00 Sq. mtrs |
| 5. | Permissible FSI | : -1.5 |
| 6. | AREA FOR ASSESSEMENT | : - |
| A) | FOR COMMERCIAL | : - |
| i) | Plot area | : -30.00 Sq.mtrs.. |
| ii) | Built up area | : -44.991 Sq.mtrs. |
| B) | FOR RESIDENTIAL | : - |
| i) | Plot area | : -170.02 Sq.mtrs. |
| ii) | Built up area | : -255.023 Sq.mtrs |
| 7. | DEVELOPMENT CHARGES | : - |
| A) | FOR COMMERCIAL | : - |
| i) | Plot area | : -30.00 Sq.mtrs. X Rs.60/- =Rs.1800.00 |
| ii) | Built up area | : -44.991 Sq.mtrs. X Rs.80/- =Rs.3600.00 |
| | | TOTAL =Rs.5400.00 |
| B) | FOR RESIDENTIAL | : - |
| i) | Plot area | : -170.02 Sq.mtrs. X Rs.30/- = Rs.5101.00 |
| ii) | Built up area | : -255.023 Sq.mtrs X Rs.40/- = Rs.10,201.00 |
| | | TOTAL =Rs.15,302.00 |
| 8) | Total Assessed development charges :- 7(A) + 7(B)=Rs.20,702 , Say Rs. 20,702/- | |
| 9) | Date of Assessment | - 02/02/2007 |
| 10) | Due date of completion | - 17/11/2006 TO 16/11/2010 |
| 11) | Development charges paid of Rs.20,800/- vide challan no.108903, dtd.01/02/2007 | |



पवल-2
2007

पवल-2
2007
23/30

Yours faithfully,
(Signature)
(N.S. Swami) 12/02/07
ADD. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C.TO:-Concept Design cell
G-19, Neighborhood Shopping Complex, Sector-4, Nerul, N.M.



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नटीमन पॉईंट, मुंबई - ४०० ०२१.
दूरध्वनी : (स्वागत कक्षा) +९१-२२-६६५० ०९००
फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापुर, नावी मुंबई-४०० ६१४.
दूरध्वनी : +९१-२२-६७९१ ८१००
फॅक्स : +९१-२२-६७९१ ८१६६

सं/स/GO/SP/BP/ 1610--

दिनांक: 19 MAR 2010

To,
Shri. Rajendra B. Patel,
Prop. M/s. Home Creators,,
C-205/C-207, ITC Park, 2nd Floor,
Station Sankul, CBD Belapur, Navi Mumbai

Sub :- Occupancy Certificate for Residential on Plot No.205, Sector -19 at
Kharghar (12.5 Scheme), Navi Mumbai.

Ref :- 1)Your architect's letter dated 25/11/2009 & 18/03/2010

2) PSIDC NOC issued by EE(Elect) vide letter dtd.25/11/2009

3) No Dues Certificate issued by M(TS) vide letter dtd. 18/11/2009

4) 100% IDC paid of Rs.2,00,000/- vide Receipt No. EMS/B No.210462
dtd.15/11/2006



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for
Residential Building on above mentioned plot as per drawings duly approved

You shall carry out Structural Audit of this development from Structural
Engineer after every 5 years from the date of occupancy certificate granted and
submit the copy of structural audit to Estate Section, CIDCO for their record.
However, if the said premises is to be transferred to the register society, the above
terms & conditions shall be incorporated in the conveyance deed and the society
members shall be made aware of the said terms & conditions at the time of execution
of conveyance deed.

Since, you have paid 100% IDC paid of Rs.2,00,000/- vide Receipt No. EMS/B
No.210462,dtd.15/11/2006, you may approach to the Office of Executive Engineer
(Env.) and Executive Engineer(Kharghar) to get the water supply connection &
sewerage connection respectively to your plot.

Thanking you,

पवल-२
०००१/२०१०
२४/३०

Yours faithfully,

Ravi Kumar
V.R.K. Ravi Kumar
Sr.Planner (BP)
Navi Mumbai & Khopta



सिडको
भारतीय विकास

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नवीमन पोईट, मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

संदर्भ क्र.:

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी वेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१ ८९००

फॅक्स : +९१-२२-६७९१ ८९६६

दिनांक: 19 MAR 2010

CIDCO/SP/BP/ 1610--

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential (G + 4) structure (Total BUA= 299.924 Sq.mtrs.) [Res. BUA=254.933 Sq.mtrs. Comm. BUA= 44.991 Sq. mtrs. (No. of units R-08 Nos. & C-03 Nos.)] on Plot No. 205, Sector-19 at Kharghar of Navi Mumbai completed under the supervision of M/s. Concept Design cell has been inspected on 02/03/2010 and I declare that, the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 12/02/2007 and that the development is fit for the use for which it has been carried out.

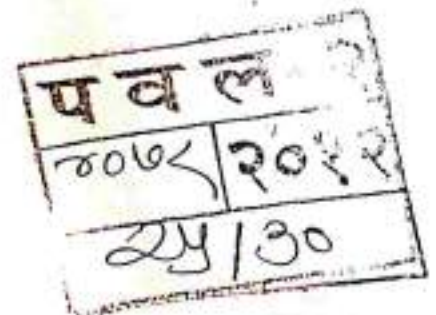
Yours faithfully,

Ravi Kumar

(K.V.R.K. Ravi Kumar)

Sr.Planner (BP)

Navi Mumbai & Khopta



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:

"NARIMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No.

CIDCO/BP/ATPO/1021

Date: 18/11/09

To,
Shri. Rajendra B. Patel
Prop. of Home Creators
C-205/C-207, ITC Park, 7th floor,
Station Road, CBD Belapur

Sub: Grant of Occupancy Certificate for Residential / Residential-Cum
Commercial / Industrial Building on Plot No. 205, Unit No.
 , Road No. , Sector- 19, at Kharghar,
Navi Mumbai.

- Ref: 1) Your Architects application dtd. 25/11/09
2) Commencement Certificate issued by this office dtd. 12/02/2007

Sir,

With reference to above, this is to inform you that, the Occupancy Certificate as sought by you is hereby refused under Section-45(1) (iii) of the Maharashtra Regional & Town Planning Act-1966 for the following reasons. These compliances are already noted by your Architect during visit to this office on

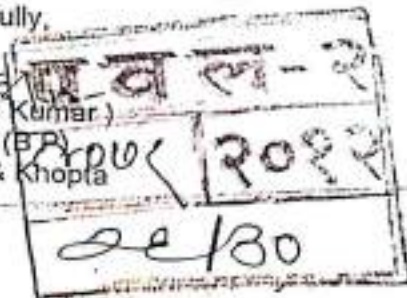


- X1) Completion Certificate from Architect is not submitted.
- X2) Structural Stability from Structural Engineer is not submitted.
- X3) Drainage Completion Certificate is not submitted.
- X4) NOC from CUC is not submitted.
- X5) NOC from SWM is not submitted.
- X6) NOC from PSIDC is not submitted.
- X7) Necessary fees are not paid.
- X8) Extension of time limit from Estate Section is not submitted.
- X9) Four sets of As built drawings are not submitted.
- X10) Up gradation charges are not paid.
- X11) Additional member NOC from Estate Section is not submitted.
- X12) Final Fire NOC is not submitted.
- X13) Aesthetic approval NOC from Sr. Planner (C) is not submitted.
- 14) Required no. of trees are not planted on site.
- X15) Architect is requested to arrange the site visit inspection.

Thanking you,

Yours faithfully,

RK
(K.V.R.K. Ravi Kumar)
Sr. Planner (BP)
Navi Mumbai & Khopla



c.c. to: Architect

concept design cell
G-19 Neighbourhood Sh. complex
Sector-4 Navi Mumbai
16/12/09

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गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, गोबदल्याचे स्वरूप करारनामा किंवा त्याचे अगिलेख किंवा गटार संशोधनेख व बाजारभाव (भाडेपट्ट्याच्या माबतीत घट्टाकार आकारणी देतो वी घट्टेदार ते नगूद करावे) गोबदला रु. 2,500.00
मा.गा. रु. 1,601,000.00
- (2) भू-मापन, घोटहिरता व घरक्रमांक (असल्यास) (1) सर्जन: भोजे मुर्षी-खारघर गा पनवेल जि. रावगड येथील प्लॉट नं 205, सेक्टर 19
- (3) क्षेत्रफळ (1) 200.02 चौमी खुली
- (4) आकारणी किंवा जुडी देण्यात असेल (1) तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
 - (1) आत्माराम महादेव नायडेकर - ; घर/प्लॉट नं: मुर्षी ता पनवेल; गल्ली/रस्ता: -; ईमा- नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (2) बाळकृष्ण महादेव नायडेकर - ; घर/प्लॉट नं: -//; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (3) देवीबाई गणपत नायडेकर - ; घर/प्लॉट नं: -//; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (4) फाळुबाई सदाशीम ठाकूर - ; घर/प्लॉट नं: -//; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (5) सिद्धको लि - ; घर/प्लॉट नं: बेलापूर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
 - (1) मे/- होम क्विप्टर्स लॉफे प्रोम राजेंद्र मरामाई पटेल - ; घर/प्लॉट नं: आय टी सी व दुसरा मजला, बेलापूर, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एडीजेपीवी3253ई
- (7) दिनांक करून दिल्याचा 10/01/2007
- (8) नोंदणीचा 10/01/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 357 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 16010.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 16010.00
- (12) शेरा



(Handwritten signature)

प व ल - 3
 20/1/07
 26/30

आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSH NIVRUTTI BHUSEKAR
NIVRUTTI BHAURAO BHUSEKAR
14/C3/1978
Permanent Account Number
ANPB6795K

भारत सरकार
GOVT. OF INDIA






Signature

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आयकर विभाग
INCOME TAX DEPARTMENT
AGLAW P
SAHADEO RAGHUJI AGLAWE
25/11/1965
Permanent Account Number
ARCPA5889Q

भारत सरकार
GOVT. OF INDIA

Signature

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT
RAJENDRA VITTHAL SHINDE
VITTHAL BABAN SHINDE
15/07/1992
Permanent Account Number
AULPS1966Q

भारत सरकार
GOVT. OF INDIA




Signature

[Handwritten signature: P. Shinde]

प व ल
००५/२०१२
२९/३०

आयकर विभाग
INCOME TAX DEPARTMENT
RAJENDRA BHOORALAL PATEL
BHOORALAL SHAMJIBHAI PATEL
07/08/1954
Permanent Account Number
ADJPP3253E

भारत सरकार
GOVT. OF INDIA




Signature

For Home Creators
[Handwritten signature]
Proprietor



दस्ताक्रमांक व वर्ष: 4072/2012

Tuesday, May 08, 2012

दुय्यम निबंधक: सह दु.नि.पनवेल 2

पानांक ११



08/05/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

उरण

दस्त क्र 4072/2012

२९-३०

2:00:10 pm

सह दु.नि.पनवेल 2

दस्त क्रमांक : 4072/2012

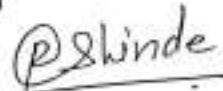





दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा उसा

1	<p>नाम: राजेंद्र विठ्ठल शिंदे - - पत्ता: घर/फ्लॅट नं. - मल्ली/रस्ता: - ईभारतीचे नाव: - ईभारत नं: - पेठ/पसाहता: बी-15/2:4,सेक्टर 1,पार्शी शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AULPS1966Q</p>	<p>लिहून घेणार वय 29 सही </p>		
2	<p>नावा मे.होम क्रिएटर्स यांचे वतीने प्रो.प्रा.राजेंद्र भुरगडई पटेल - - पत्ता: घर/फ्लॅट नं: - मल्ली/रस्ता: - ईभारतीचे नाव: - ईभारत नं: - पेठ/पसाहता: आय टी सी पार्क, स्टेशन सकुल सी बी डी वेलापूर</p>	<p>लिहून देणार वय 57 सही </p>		

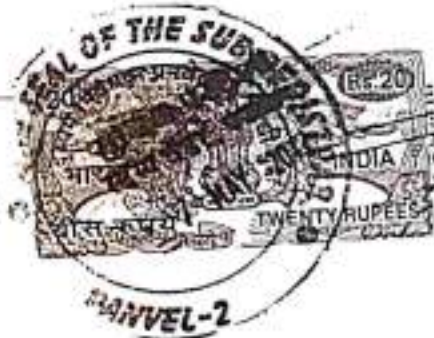
पंजिका/प्राचीन जोडलेली कागदपत्रे
 निकटवर्ती, पणजी इत्यादी पत्रावट
 पत्रावट पत्रावट पत्रावट पत्रावट
 दस्त निघाटपत्राची सही.



सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) कारारनामा
मोबदला रु. 13,000,000.00
बा.भा. रु. 20,646,500.00
- (2) भू-मापन, पोटहिरसा व घरकामांक (असल्यास) (1) वर्णन: उपविभाग 19/19**प्लॉट नं.205 जी.ई.एस.मोर्वे सेक्टर 19,खारघर **पार्क व्हिय **यावरील सदनिका क्र.1,पहिला मजला ,क्षेत्र 497.760 चौ.फुट कारपेट,सदनिका क्र.2,पहिला मजला ,क्षेत्र 333.178 चौ.फुट कारपेट,सदनिका क्र.3,दुसरा मजला ,क्षेत्र 497.760 चौ.फुट कारपेट,सदनिका क्र.4, दुसरा मजला ,क्षेत्र 333.178 चौ.फुट कारपेट,सदनिका क्र.5,तिसरा मजला ,क्षेत्र 497.760 चौ.फुट कारपेट,सदनिका क्र.6,तिसरा मजला ,क्षेत्र 333.178 चौ.फुट कारपेट,सदनिका क्र.7,चौथा मजला ,क्षेत्र 393.596 चौ.फुट कारपेट,सदनिका क्र.8,चौथा मजला ,क्षेत्र 333.178 चौ.फुट कारपेट ,एकुण क्षेत्र 3219.59 चौ.फुट कारपेट
(1)
- (3)क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.होम क्रिएटर्स यांचे वतीने प्रो.राजेंद्र भुराभाई पटेल - -; घर/प्लॉट नं: -; मल्ली/रस्ता: -; ईमारतीचे नाव:-; ईमारत नं:-; पेठ/वसाहत: आम टी सी पार्क, स्टे... .. वेलापूर; शहर/गाव:-; तालुका:-; पिन:-; पॅन नम्बर: ADJPP3253
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजेंद्र विठ्ठल शिंदे - -; घर/प्लॉट नं: -; मल्ली/रस्ता: -; ईमारती... .. पेठ/वसाहत: सी-15/2-4,सेक्टर 1,वाशी; शहर/गाव:-; तालुका:-;पिन:-; पॅन नम्बर: AULPS1966Q.
- (7) दिनांक करून दिल्याचा 04/05/2012
- (8) नोंदणीचा 08/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4072 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1032325.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) घोरा



Mate
सहदुय्यम निबंधक, वर्ग २
(पनवेल-२)

दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (4072/2012)

30.30

पावती क्र.: 4124 दिनांक: 08/05/2012

पावतीचे वर्णन

नांव: राजेंद्र विठ्ठल शिंदे - -

30000 : नोंदणी फी

600 : नकल (अ. 11(1)), घुटांकनाची नकल (अ. 11(2)),

सज्जात (अ. 12) व छापाविवरण (अ. 13) -> एकत्रित फी

30600: एकूण

Kate

दु. निबंधकाची सही, सह दु.नि.पनवेल 2

दस्त क्र. [उरण-4072-2012] चा गोषवारा
दस्तावर मूल्य : 20546500 मोबदला 13000000 भरलेले मुद्रांक शुल्क : 1150000

दस्त हजर केल्याचा दिनांक : 08/05/2012 01:48 PM

विभागाच्या दिनांक : 04/05/2012

दस्त हजर करणा-याची सही :

@shinde

दस्ताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 08/05/2012 01:48 PM

शिवका क्र. 2 ची वेळ : (फी) 08/05/2012 01:59 PM

शिवका क्र. 3 ची वेळ : (कबुली) 08/05/2012 02:00 PM

शिवका क्र. 4 ची वेळ : (ओळख) 08/05/2012 02:00 PM

दस्त नोंद केल्याचा दिनांक : 08/05/2012 02:00 PM

ओळख :

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

1) संतोष भुरोकर - - , घर/प्लॉट नं. -

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. -

पेट/वसाहत: सी-2/22/0-4, सेक्टर 16, वारी

शहर/गाव:-

तालुका: -

पिन: -

2) पी.आगलावे - - , घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: सी-13, सागर फौ ऑ ही सोसा , सेक्टर 29, वारी

शहर/गाव:-

तालुका: -

पिन: -

@shinde



P. Agalave



Kate

दु. निबंधकाची सही
सह दु.नि.पनवेल 2

... करणेत घेतले की सदर दस्तास एकूण

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पाने आहेत. पुस्तक क्र. 9

क्रमांक 30005 चार नोंदला.

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सह. दुय्यम निबंधक, वर्ग 2, पनवेल-2
दिनांक 08 माहे 05 सन 2012



25/05/2012

Receipt

Received with thanks Rs. 100,00,000/- (Rupees
One Crore) only vide D.D. No. 863796 dated
25/05/2012, Bank of Maharashtra, Navi,
Navi Mumbai branch, towards the full &
final consideration & against Flat No. 1, 2, 3, 4,
5, 6, 7 & 8 (First to fourth floor) situated
at Park View, Plot No. 205, Sector-19,
Mumbai, At Kharghar, Navi Mumbai, from
Shri Rajendra Vitthal Shinde.



For Home Creators



Home Creators

C - 205 & C - 207, 2nd Floor, I. T. C. Park,
Railway Station Complex, C. B. D. Belapur,
Navi Mumbai, 400 614.
Tel :- 022 - 3248 2333
Mob :- 93229 12012 / 93242 68625



To,
Bank of Maharashtra,
Branch: Nerul,
Navi Mumbai. 400706

Date:-24.05.2012

Dear Sir,

We confirm that we have agreed to sell Building Mr. Rajendra Vitthal Shinde Particulars of which are as under in the building called Park View situated at Plot No. 205 , Sector 19 , Node: - Kharghar, Navi Mumbai.

Art the request of Shri. Rajendra Vitthal Shinde we have to state that ourselves is a proprietary firm carrying on business in the firm name and style of M/s. Home Creators, Proprietor Shri. Rajendra Bhurabhai Patel having our office at 205/207 2nd floor, ITC Park, Railway Station Complex, CBD Belapur Navi Mumbai. 400614.

We have to further state and confirm that:-

1. We have entered into an Agreement for Sale on the 8 May 2012 Agreement No. PVL- 4124 - 2012 with the purchase for sale of building known as Plot No 205, sector 19, Kharghar, Navi Mumbai.
2. We are informed by the said purchaser that he have agreed to mortgage all his right, title and interest in the said building as well as his benefits right title and interest in and under the said Agreement for Sale Dated 08/05/2012 Agreement No. PVL-4124-2012 to your Bank as a security for repayment of the loan Rs. _____ Granted to Mr. Rajendra Vitthal Shinde together with interest, costs, changes and other expenses incidental thereto.
3. In consideration of the purchase price of 130,00,000 - having received by us, we have put the purchaser into possession of the said building. We further confirm that there are no dues payable by the said purchaser towards taxes, maintenance charges and other outgoing in respect of the said building.

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For Home Creators

Proprietor


Home Creators

C - 205 & C - 207, 2nd Floor, I. T. C. Park,
Railway Station Complex, C. B. D. Belapur,
New Mumbai. 400 614,
Tel :- 022 - 3248 2333
Mob :- 93229 12012 / 93242 68625



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4. We have already lodged for registration the said Agreement for sale dated 08/05/2012 with the Sub-Registrar of Assurances at PVL-4124-2012
5. The provisions set out in the said Agreement for Sale dated 08/05/2012 requires our prior permission to mortgage the said building and or interest therein by the said purchaser, we hereby record our consent and stat that we have no objection of whatsoever nature to the said purchaser mortgaging all this , title and interest in the said building known as PARK VIEW as well as his, right, title and interest under and in the said agreement for sale his benefits, right, title and interest under and in the said agreement for sale dated 08/05/2012 in favour of your Bank to secure the dues under the loan granted or to be granted by you Bank to M/s. Home Creators, Proprietor Shri. Rajendra Bhurabhai Patel
6. Pending execution or the conveyance by us of the said property mentioned herein above in favour of any other of the purchasers of the building, we shall not allow the said purchaser to transfer his title and interest in the said building as well as the benefits, right, title and interest in and under the said Agreement for sale in favour of any other person or persons, nor shall we register any such transfer without prior written permission form you.

Yours faithfully,
For Home Creators

Proprietor