



Wednesday, February 08, 2006
5:21:45 PM

Original
नोंदणी 39 म,
Regn. 08 M

पावती

पावती क्र. : 1251
दिनांक 08/02/2006
गावाचे नाव नेरळ
दस्ताऐवजाचा अनुक्रमांक टनन३ - 01231 - 2006
दस्ताऐवजाचा प्रकार खारापत्राचा

सादर करण्यासाठी नाव: बलदेव शिंदे सौनी - -

नोंदणी फी	:	14000.00
नक्कल (अ. 11(1)), पुष्टीकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व प्रायाचित्रण (अ. 13) -> एकत्रित फी (31)	:	620.00
एकूण	रु.	14680.00

जापणारा हा दस्ता जेदजे 5:36PM ह्या वेळेस मिळेल

(Signature)
दुय्यम निबंधक
दली 3

बाजार मूल्य: 1371000 रु. मोंबदला: 1400000 रु.
भरलेले मुद्रांक शुल्क: 54050 रु.
दस्ताचा प्रकार खारापत्रे,
मालम क्रमांक: 124, रकम: 14680 रु. दिनांक: 08/02/2006



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ICICI BANK LTD FRANKING DEPOSIT SLIP

Customer Copy

Deposit Br: _____ Date: 2/2/06

Pay to: **Acct Stamp Duty Mumbai**

Franching Value	Rs.	54050
Service Charges	Rs.	10
Total	Rs.	54060

Name of Stamp duty paying party:
Baldev Singh Saini
S/o Nirmal Singh Saini
Sector-1, Shiravane
Village, Nerul, Mumbai

DD / Cheque No: _____
 Drawn on Bank: *Singh*

(For Bank's Use only)

Tran ID: _____
 Franking Sr. No: **64384**

Office: _____



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प.सु. - २२,००,०००-१०-२००१-पी.ए. वि. (अध) १२० (वि.सं.)
 इसी महानिरीक्षक व मुद्रांक विभाग,

परिपत्र :-

दामे / आदेशों का निष्पादन कोषालय / उपकोषालय धारण करने वाले बैंक के अधिकारियों के द्वारा भारतीय स्टेट बैंक से

धरणा करणान्ते धरणावाचे	निष्पादीय अधिकाऱ्याचे किंवा कोषालयने धरणावाचे	भारतीय स्टेट बँक बांदी धरणावाचे
विश्वावहरीने रकम भरण्यात आली आहे त्या नव्हतीचे नसि / धरणा अर्थी पत्र Baldev Singh Nirmal Singh Saini Sector-1, Shiravane village Nerul, Nerul, Mumbai	दोस्ताने बरीकरणा विभाग: नोंदणी व मुद्रांक विभाग प्रधानाधीर्ष: ००३० मुद्रांक व नोंदणी की उपप्रधानाधीर्ष: ०३ नोंदणी की	रकम मिळाली रुपये (अक्षरान्त) 14060/- रुपये (अक्षरी) <i>चौदा हजार</i>
धरणा करणान्ते धरणावाचे अधिकारवाला तयारीत अर्जात धरणा करणान्ते धरणा	नोंदणी: १०१ दुसरेकनखा नोंदणीवादी की सर्वसाधारण वसुली	
दस्तावेज नोंदणी की	संगणक संकेतांक	
धरणा केलेली रकम रुपये 14060/- (अक्षरी) रुपये <i>Fourteen thousand Sixty only</i>	0 0 3 0 0 1 5 2 0 0	
धरणा करणान्ते धरणावाचे	नोंदणी आहे, ही नोंदणीकरणे व धरणा वाढी	
दिनांक 2/2/06	दिनांक _____	

STATE BANK OF INDIA
Kanhan Bhavan Branch
2 FEB 2006
CASH RECEIVED

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येथे कोषालय / बँकेत रकम भरणी करणान्ते आलेला देणान्ता अधिकाऱ्याचा स्वरी लिखत ठरला.

AGREEMENT FOR SALE

(Under the provision of Maharashtra
Ownership Flat Act, 1963)

NODE : FLAT NO. 601, SIXTH FLOOR, BUILDING KNOWN AS SAI
GANESH, ON PLOT NO. 396 & 417, SECTOR - 6, G.E.S.,
VILLAGE SARSOLE, NERUL, NAVI MUMBAI 400 706.

BUILT UP AREA	:	720 SQ. FTS.
BUILT UP AREA	:	66.92 SQ.MTR.
MARKET VALUE	:	Rs.14,05,500/-
STAMP DUTY	:	Rs.54,050/-
REGISTRATION	:	

SALE PRICE : Rs.14,00,000/-

Sujoyit
SUJOYIT GEORGE
AUTHORISED SIGNATORY
KICICI BANK LTD.
KICICI Bank Ltd. Vignar Division
Aurangabad Branch, Aurangabad
Dist. Aurangabad (M.S.)
Phone: 2222222

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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Vashi, Navi Mumbai, on this 7th day of February, 2006, BETWEEN MR. PRAVIN NARSHI MANANI, aged ___ yrs., PAN NO. ABFPM3730K Partner of M/S. DM SAI DEVELOPERS, an adult Indian Inhabitant having their Office at "Ashirwad", Plot No. 222/A, Sector - 19A, Kopar Khairane, Navi Mumbai, hereinafter called "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors and administrators) of the party of the FIRST PART.

AND MR. BALDEV SINGH SAINI S/o. NIRMAL SINGH SAINI, PAN No. AGYDS15993/B an adult Indian Inhabitant, residing at Plot No. 305 & 307, Sector - 01, Shiravane Village, Nerul, Navi Mumbai, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the Party of the SECOND PART.

WHEREAS

1. THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as 'THE CORPORATION') is the New Town Development Authority declared for the area designed as a site for

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the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966. The State Government has acquired lands and vested such lands in the Corporation for development and disposal.

2. The Corporation is absolutely seized and possessed or otherwise well and sufficiently entitled to dispose of the said lands.

3. The Corporation for the purpose of disposing of the said lands by leases invited applications for lease of residential/commercial plot in Sector 6, Village Sarsole, at Nerul, Navi Mumbai,

4. By an Agreement to Lease dated 13.07.2004, the Form of Lease annexed thereto and made between the Corporation of the ONE PART and 1) SMT. TULSABAI S. THAKUR, 2) MR. SADANAND B. PATIL, 3) MR. PANDURANG B. PATIL, 4) MR. DASHRATH M. WAGHE, 5) MR. DASHRATH M. WAKULE, (hereinafter referred to as the "THE FIRST ORIGINAL ALLOTTEES",) of the OTHER PART, the Corporation in consideration of a premium of Rs. 1,94,100/- (Rupees One Lakh Ninety Four Thousand One Hundred Only) paid by the First Original Allottees granted licence to the First Original Allottees to enter upon the plot of land bearing No. 417, admeasuring about 446.40 Sq. Mtrs. Under 12.5% (erstwhile Gaothan Expansion Scheme) Scheme, Sector 6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as "THE SAID PLOT

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NO. 417") described in the First Schedule hereunder written for the purpose of erecting one or more buildings and executing works thereon as therein provided and on their completion and upon the performance and observance by the First Original Allottees of the obligations and conditions contained in the said Agreement the Corporation agreed to grant to the First Original Allottees or their nominees including a company or Co-operative Society or Association for a Lease of the said Plot of Land together with the buildings and erections built thereon for the term of 60(Sixty) years computed from the date of possession (that is the 13th July, 2004) subject to the provisions of the Maharashtra Regional and Town Planning Act, 1966 and the Rules and Regulation issued thereunder including the New Bombay disposal of lands regulation 1975 for the time being in force at the yearly ground rent of Rs. 1/- (Rupees One Only) thereby reserved and upon the terms, conditions, covenants and provisions therein contained and the Corporation has handed over possession of the Said Plot No. 417 to the First Original Allottees on 13th July, 2004. According to the said Agreement (and Form of Lease annexed thereto) the building to be constructed on the said Plot of Land shall be used for Residential/Commercial purpose.

5. By a Tripartite Agreement dated 15th day of August 2004 (and registered with the Sub -Registrar of Assurance, Thane-6, under Sr. No. 6183 dated 18/8/2004) executed between the Corporation, the First Original Allottees and the Promoters, the Corporation transferred leasehold rights of the First Original ...5.

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Allottees under the said Agreement to Lease of 13th July, 2004 in favour of the Promoters.

6. By another Agreement to Lease dated 01.06.2004, (with the Form of Lease annexed thereto) and made between the Corporation of ONE PART and 1) MR. RAMA MARUTI BHAGAT, 2) SMT. RADHABAI G. MEHER, 3) SMT. SEWATABAI GAJANAN MEHER, 4) SMT. MEENABAI G. MEHER, 5) SMT. MANGAL G. MEHER, 6) MR. SUNIL GAJANAN MEHER, 7) MR. TAKDEER GAJANAN MEHER, 8) MR. BALKRISHNA GAJANAN MEHER, 9) MR. HANUMAN KANHA MEHER, 10) SMT. KASHIBAI DATTU MADHAVI, 11) SMT. GUNJUBAI DATTU MEHER, 12) SMT. BEBIBAI VASUDEO KOLI, 13) SMT. CHANDRABAI LAXMAN DALVI, 14) SMT. HAWALUBAI MAHADEO MADHAVI, 15) SMT. MAHANANDA KISAN BHAGAT, 16) SMT. VITHABAI GAJANAN BHAGAT, 17) SMT. YASHODABAI WAMAN TANDEL, 18) SMT. SUMAN KANHA MEHER, (hereinafter referred to as "the Second ORIGINAL ALLOTTEE",) of the OTHER PART the Corporation in consideration of a premium of Rs. 35,000/- (Rupees Thirty Five Thousand Only) paid by the Second Original Allottees granted licence to the Second Original Allottees to enter upon the plot of land bearing No. 396 admeasuring about 499.87 Sq. Mtrs. under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector - 6, Village Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane, (hereinafter referred to as "the said Plot No. 396") described in the Second Schedule hereunder written for the purpose of erecting buildings and executing works thereon as therein provided and on their completion and upon the performance and observance by the Second Original Allottees of the obligations and conditions

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contained in the said Agreement the Corporation agreed to grant to the Second Original Allottees or their Nominees including a company or Co-operative Society or Association formed a lease of the Said Plot No. 396 and together with the buildings and erections built thereon for the term of 60 (Sixty) years computed from the date of possession (that is 1st June, 2004) subject to the provisions of the Maharashtra Regional and Town Planning Act, 1966 and the Rules and Regulations issued thereunder including the New Bombay Disposal of Lands Regulation 1975 for the time being in force at the yearly ground rent of Rs. 1/- (Rupees One Only) thereby reserved and upon the terms, conditions, covenants and provisions therein contained and the Corporation has handed over possession of the Said Plot No. 396 to the Second Original Allottees on 1st June, 2004. According to the said Agreement (and Form of Lease annexed thereto) the building to be constructed on the said Plot of Land shall be used for Residential/Commercial purpose only.

7. By a Tripartite Agreement dated 25th day of October 2005 (and registered with the Sub-Registrar of Assurance, Thane-6, under Sr. No. 06613 dated 25.10.2005) executed between the Corporation, the Second Original Allottees and the Promoters, the Corporation transferred leasehold rights of the Second Original Allottees under the said Agreement to Lease of 1st June, 2004 in favour of the Promoters.

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8. By an Agreement to Assign cum Development dated 20th April, 2004, the Promoter purchased assignment of leasehold rights of the Said Plot No. 396, described in the Second Schedule hereunder written from the Second Original Allottees for the consideration and on the terms and conditions therein contained.

9. Agreement to Lease dated 13th July, 2004 (as referred to in Para 1 above) and Agreement to Lease Dated 1st June, 2004 (as referred to in Para 6 above) hereinafter collectively referred to as "the said Agreements".

10. The CIDCO/NMDC has vide their Letter dated 21.12.2005 bearing No. CIDCO/ESTATE/SATYO/SARSOLE/1+40/2005 given their consent to the Promoters to amalgamate the said two Plots of Land Nos. 417 and 396 (hereinafter referred to as "the Said Plots of Land") as per terms and conditions mentioned therein.

11. The Corporation have issued the Commencement Certificate bearing No. NMDC/TPD/BP/CASE NO. A 2818/3982/04 DATED : 03.12.2004 for commencing the construction of Residential cum Commercial building/s on the said Plots of Land.

12. In accordance with the CIDCO General Development Control Regulations for New Bombay and the conditions stipulated in the Commencement Certificate dated the 3rd December 2004 issued by the Additional Town Planning

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Officer, Navi Mumbai, the Promoter has completed construction on the Said Plots of Land a building known as "SAI GANESH" (hereinafter referred to as "the said building") consisting of stilt (part) and seven upper floors (to be used for residential/commercial purposes as provided in the said Agreements (with Form of Lease annexed) and also in accordance with the plans elevations sections details and specifications prepared by the Promoters Architects, Messrs Dimensions Architects Interior Designers and approved and sanctioned by the Town Planning Officer of the Corporation or other officer duly empowered in this regard (hereinafter referred to as "the Engineer") and also by the Navi Mumbai Municipal Corporation and other authorities concerned (hereinafter referred to as "the Engineer/Planning Authority") and is selling different premises in the said building on what is popularly known as "Ownership basis" with a view ultimately that the purchasers of all the premises and open car parking spaces in the compound of the said building should form and register a Co-operative Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 or an Association of Apartment Owners (Condominium) under the provisions of the Maharashtra Apartment Ownership Act, 1970 and the Rules framed thereunder or any such body (hereafter referred to as "the Body") as may be decided by the Promoters upon the Purchasers of the premises and car parking spaces paying in full all their respective dues payable to the Promoters and strictly complying with all the terms, conditions,

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agreements and provisions contained in their respective Agreements with the Promoters, the Promoters shall procure in favour of the said Body a Lease in respect of the said Plots of Land together with the building and structures constructed thereon for the term of Sixty (60) years commencing on and from the date of the said Agreements in accordance with the form of lease annexed to the said Agreements with such modifications and additions thereto as the Corporation may determine.

13. The Promoters has given inspection to the Purchaser of the said Agreements with the Form of Lease annexed thereto relating to the Said Plots of Land and of the plans designs and specifications prepared by the Promoter's Architects Messrs Dimensions Architects Interior Designers, the Commencement Certificate No. NO. NMMC/TPD/BP/CASE NO. A 2818/3982/04 dated 3rd Decemebr, 2004 and Occupation Certificate No. NRV/BP/B-3044/4000/2005 dated 26th December, 2005 and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the Rules thereunder and the Purchaser admits records and confirms that it has taken full free and complete inspection of all the said documents and papers and is fully satisfied with the same.

14. The Certificate of Title is issued by MRS. S.R. NARULA, Advocate of the Promoter in respect of title of ...10.

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the Corporation to the Said Plots of Land and a copy whereof is hereto annexed and marked as Annexure "A"

15. The Purchaser has agreed to acquire and purchase Flat No. 601 on the Sixth floor having sale area of 720 Sq. Ft. (66.92 Sq. Mtrs.,) built up, in the said building named " SAI GANESH" on the Plot of Nos. 396 & 417 in Sector 6, under 12.5% GES Scheme, at Sarsole, Nerul, Navi Mumbai, on the terms and condition hereinafter contained.

16. Under Section 4 of the said Act, the Promoter is required to execute a written Agreement for sale of the said premises to the Purchaser being in fact these presents and also to register the same under the Indian Registration Act.

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

1. The Promoter has completed construction of the said building named "SAI GANESH" consisting of stilt and seven upper floors on the said Plots of Land described in the First and Second Schedules hereto and in accordance with the plans, designs, specifications approved by the Engineer/Planning Authority and also by the concerned authority and which have been seen and approved by the Purchaser. Copies of the Commencement Certificate and Occupation Certificate are hereto annexed and marked as Annexure 'B' & 'C' respectively.

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2. The Purchaser agrees to purchase from the Promoter and the Promoter agrees to sell to the Purchaser on what is popularly known as "Ownership Basis" Flat No. 601 having a sale area of 720 Sq. Ft. (66.92 Sq. Mtrs) on the Sixth Floor (as shown in the Floor Plan thereof hereto annexed being Plan No. I) (hereinafter referred to as "the said premises") in the building named "SAI BANESH" constructed on the Said Plots of Land (described in the First and Second Schedules hereto) for the price of Rs. 14,00,000/- (RUPEES FOURTEEN LAKHS ONLY). Description of the said premises is described in the Second Schedule hereto. The price of the said premises mentioned above is inclusive of the proportionate price of the common areas and facilities appurtenant to the said Promoters. The nature extent and description of the common areas and facilities is described in the Third Schedule hereto.

3. The Promoter agrees to provide the fixtures, fittings and amenities in the said building and the said premises as mutually agreed upon between the Promoter and the Purchaser.

4. The Purchaser has paid to the Promoter the full and total amount of the consideration of Rs. 14,00,000/- (RUPEES FOURTEEN LAKHS ONLY) on or before the execution hereof (the payment and receipt whereof the Promoter hereby admits and acknowledges) in the following manner:

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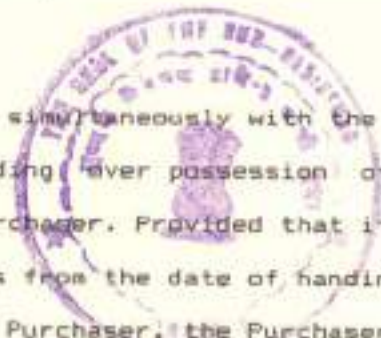
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a) A sum of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY) paid by Cheque, vide its Cheque No. 421803 dated 24/1/2006 drawn on ABHYUDAY CO-OP BANK LTD, NAVI MUMBAI.

b) a sum of Rs. 5,00,000/- (RUPEES FIVE LAKHS ONLY) paid by Cheque, vide its Cheque No. 421826 dated 01.02.2006 drawn on ABHYUDAY CO-OP BANK LTD, Navi Mumbai.

c) a sum of Rs.8,79,000/- (RUPEES EIGHT LAKHS SEVENTY NINE THOUSAND ONLY) paid by Cheque, vide its Cheque No. 573931 dated 07/2/2006 drawn on PANJIK JAMATA SAHAKARI BANK LTD.

And the Promoter is simultaneously with the signing of this Agreement handing over possession of the said premises to the Purchaser. Provided that if within a period of three years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Developer any major defect in the said premises or the building in which the said premises are situated or the material used therein or any unauthorized change in the construction of the said building then, wherever possible, whether such major defects or unauthorised change exists shall be decided by the Authority under the said Act and if so directed by such authority shall be rectified by the Developer at its own cost.



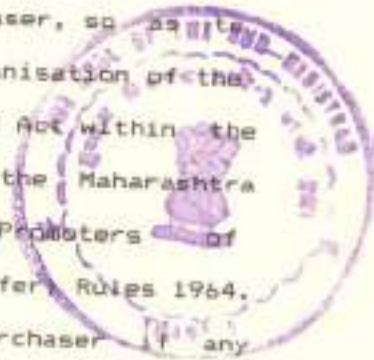
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5. The Purchaser along with other purchasers of premises in the said building and car parking spaces shall join in forming and registering a Co-operative Society under the Provisions of the Maharashtra Co-operative Societies Act, 1960 or register an Association of Apartment Owners being a Condominium as contemplated under the provisions of the Maharashtra Apartment Ownership Act, 1970 and Rules framed thereunder or any such body (referred to in this Agreement as "the Body") and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the proposed Body and for becoming a member, including the bye-laws of the proposed Body and duly fill in, sign and return to the Promoter within fifteen days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the organisation of the Purchasers under Section 10 of the said Act within the time limit prescribed by Rule B of the Maharashtra Ownership Flat (Regulation of the Promoters of Consturction, sale, management and transfer) Rules 1964. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft Bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority. On such Body being registered or formed as the case may be, the rights of the Purchaser will be recognized and regulated by the Rules, Regulations, Bye-laws of the Body subject to the terms and conditions of this Agreement.



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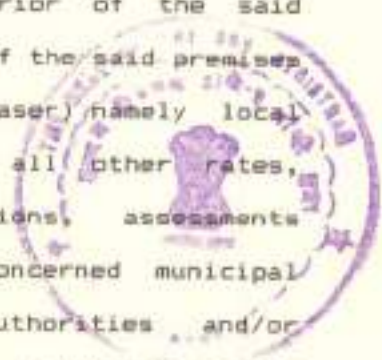
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6. Unless it is otherwise agreed to by and between the parties hereto the Promoter shall upon the formation or registration of the Body as aforesaid, cause the Lease of the said Plots of Land together with the building and structure built thereon to be executed by the Corporation (as Lessor) in favour of the Body. Such Lease shall be in keeping with the terms and provisions of this Agreement and the said Agreements (with the Form of Lease annexed).

7. From the date of possession of the Said Premises, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of all outgoings in respect of the said Plots of Land and building (including repairs to the exterior and interior of the said building but excluding the interior of the said premises hereby agreed to be sold to the Purchaser) namely local taxes cesses, betterment charges and all other rates, charges, duties, levies, impositions, assessments levied, imposed or assessed by the concerned municipal or local or public bodies or authorities and/or Government water charges, ground rent, insurance, common lights, staircases, lifts, sanitary and water connections, water pumps, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and other employees and all other expenses and outgoings necessary and incidental to the management maintenance, repairs and preservations of the said Plots of Land described in the First and Second Schedules hereto and the building



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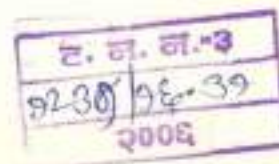
thereon. Until the Body is formed and the said Plots of Land and buildings are transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay provisional monthly contributions of Rs. 1000/- (Rupees One Thousand Only) per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a Lease is executed in favour of the Body as aforesaid. On such Lease being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Promoter to the Body. 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.

B. The Promoter will in due course make an application to the Corporation for grant of a Lease of the said Plots of Land together with the buildings and structures thereon in favour of the Body for the term of 60 years at the yearly ground rent of Rs. 1/- (Rupees One Only) and upon the terms, conditions, covenants, provisions and agreements contained in the said Agreements and the Form of Lease annexed thereto.

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9. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts :

<u>Sr.No.</u>	<u>Particulars of Deposits</u>	<u>Amounts</u>
1.	Towards transfer charges payable to CIDCO	Rs. 60,000/-
2.	Registration charges of the document including paper work charges	Rs. 14,060/-
3.	Stamp Duty charges	Rs. 54,050/-
4.	Legal costs	Rs. 3,500/-
5.	Electrical Meter Deposit with MSEB and water Charges	Rs. 80,000/-
TOTAL		<u>Rs. 2,11,610/-</u>

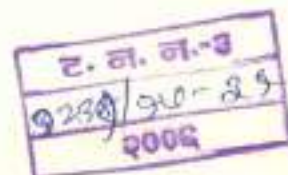
10. The Promoter shall pay and discharge all his obligations in respect of the said Premises/the said Building up to the date of handing over of the possession of the said Premises to the Purchaser and the said Building to the Body.

11. The Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof and the Stamp Duty and registration charges relating to this Agreement shall be borne wholly by the Purchaser.

...17.

Buddhi

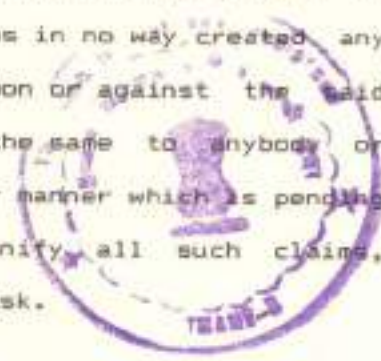
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12. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Regulation of Promotion of Construction Sale, Management and Transfer Act 1963 or Maharashtra Apartment Ownership Act, 1972 and as amended from time to time and the Rules made thereunder.

13. All letters, circulars, receipts and /or notices issued by the Promoter and/or the Body dispatched to the address of the Purchaser given hereinbelow, will be sufficient proof of the receipt of the same by the Purhcaser and shall completely and effectually discharge the Promoter and/or the Body in respect of the same. For this purpose, the Purhcaser has given the address set out in the Fourth Schedule hereto.

14. The Promoter declares that the Promoter has full right and absolute authority to transfer the ownership, title and interest in the said Premises and further it is delcared that the Promoter has in no way created any charge, claim, encumbrances upon or against the said Premises nor has he mortgaged the same to anybody or dealt with the same in any other manner which is pending and the Promoter shall indemnify all such claims, objection at his own cost and risk.



THE FIRST SCHEDULE ABOVE REFERRED TO

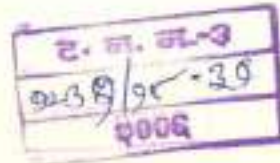
(Description of the said Plot No. 417)

ALL THAT piece or parcel of land bearing Plot No. 417, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme

...18.

Baldev

Prakash



in Sector 6, Village Sarsole, containing by admeasurement 446.40 Sq. Mtrs. or thereabouts, of the layout of land situated lying and being at Sarsole, Navi Mumbai, Tal. & Dist. Thane or thereabout which bounded as follows :

That is to say:-

ON THE NORTH BY : 35.50 Mtr. Wide Road
ON THE SOUTH BY : 10.00 Mtr. Wide Road
ON THE EAST BY : Plot No. 418
ON THE WEST BY : Plot No. 396

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Plt No. 396)

ALL THAT piece or parcel of land bearing Plot No. 396, under 12.5% (Gaothan Expansion Scheme) Scheme in Sector 6, Village Sarsole, containing by admeasurement 499.87 Sq. Mtrs. or thereabouts, of the layout of land situated lying and being at Sarsole, Navi Mumbai, Tal. & Dist. Thane or thereabout which bounded as follows :

That is to say:-

ON THE NORTH BY : 35.50 MTR. WIDE ROAD
ON THE SOUTH BY : 10.00 MTR. WIDE ROAD
ON THE EAST BY : PLOT NO. 417
ON THE WEST BY : PLOT NO. 386,385,384

...19.

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१००६

THE THIRD SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PREMISES (FLAT)

Flat bearing No. 601, on Sixth Floor, the Building known as SAI GANESH, the above said building on Plot No. 396 & 417, Area admeasuring 720 Sq. Ft. (66.92 Sq. Mtrs) Built up, situated at Sector - 6, under G. E. Scheme, Village Sarsole, Navi Mumbai, Tal. & Dist. Thane, and Sub-Dist. Thane.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(ADDRESS OF THE PURCHASER)

MR. BALDEV SINGH SAINI S/o. MR. NIRMAL SINGH SAINI
Plot No. 305 & 307,
Sector - 01, Shiravane Village,
Nerul, Navi Mumbai,

IN WITNESS WHEREOF the parties hereto have in subscribed their respective hands on their respective hands on this day and year first hereinabove written.



SIGNED SEALED AND DELIVERED BY THE X
withinnamed 'DEVELOPERS' X
M/S. DM SAI DEVELOPERS X
through its Authorised Partner X
MR. PRAVIN NARSHI MANANI X
in the presence of..... X

Y
Pravin Narshi Manani

1. *[Signature]*
2. *[Signature]*

...20.

Balkrishna

द. न. न.-३
३२९४/२०-२०
२००६



दस्त गोपवारा भाग - 2

दस्ता क्रमांक
दस्ता क्रमांक (39/2007)
29129

दस्ता क्र. [दस्ता क्र. 39-2007] चा गोपवारा
गणना नुमां 1/757000 मोबादला 2000000 - मल्लेले मुद्रांक नुमां : 82600

गणनी क्र. 40 दिनांक: 03/01/2007
गणनीचे वर्गीकरण
शब्द - - हरविंदर पाल शिवा सेनी

दस्ता उत्पन्न केलाचा दिनांक : 03/01/2007 05:23 PM
निष्पादनाचा दिनांक : 03/01/2007
दस्ता उत्पन्न करणा-याची सही :

HPSSain

20000 गणनीची की
420 नमूदना (अ. 11(1)), मुद्रांकनाची नमूदना
(अ. 11(2)),
संज्वाल (अ. 12) व संध्याचित्रण (अ. 13) ->
एकविता की

20420 एकुण

गणनीचे वर्गीकरण सही, कामे 8

दस्ताचा प्रकार (26) अभिहस्तांतरणपत्र
शिक्या क्र. 1 ची वेळ : (सादरीकरण) 03/01/2007 05:23 PM
शिक्या क्र. 2 ची वेळ : (पी) 03/01/2007 05:28 PM
शिक्या क्र. 3 ची वेळ : (कमुली) 03/01/2007 05:29 PM
शिक्या क्र. 4 ची वेळ : (सोळाव्या) 03/01/2007 05:30 PM

दस्ता तयार केलाचा दिनांक : 03/01/2007 05:30 PM

अहवाल
खालील प्रमाणे तसे निवदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीना अडवतात,
4 (यांची) अडवणे-व्यक्तिगत.

1) - पुरावित केदार, पत्र/पत्रांचे नं.
गणनी/संख्या
इमारतीचे नाव
इमारत नं., से 6 सारनाळे
पेट/पत्राहट
शहर/गाव
राज्य
दिनांक

[Signature]

2) - जगिंदर शिवा सेनी पत्र/पत्रांचे नं.
गणनी/संख्या
इमारतीचे नाव
इमारत नं.
पेट/पत्राहट
शहर/गाव सीरोडी
राज्य
दिनांक

[Signature]

प्रमाणित करण्यात येते या
दस्तामध्ये एकूण 29 पाने आहेत
गणनीचे वर्गीकरण सही
कामे 8

[Signature]
मुख्य निबंधक ठाणे-6

पुस्तक क्रमांक 9 ज्या
35 पत्रांचे जॉरला
[Signature]
शि.पी. सोनवणे
सर मुख्य निबंधक ठाणे-6
तारीख 3 माहे 9 सन 2007



SIGNED SEALED AND DELIVERED BY THE X
 with in named 'PURCHASER' X
MR. BALDEV SINGH SAINI X
S/o. NIRMAL SINGH SAINI X

Baldev

in the presence of..... X

1. 
2. 

R E C E I P T

RECEIVED with thanks a sum of Rs.14,00,000/- (RUPEES
 FORTY FOUR LAKHS ONLY) being the full consideration of
 Sale Price in respect of Flat bearing No. 601 on Sixth
 floor, building known as SAI GANESH on Plot Nos. 396 &
 417 situated at Sector - 4, under 12.5% SES Village
 Sarsole, Navi Mumbai, Tal. & Dist. Thane as aforesaid
 in the Agreement.



I SAY RECEIVED,
Rs.14,00,000/-



MR. PRAVIN NARSHI MANANI
Partner of M/S. OM SAI DEVELOPERS

- WITNESSES
1. 
 2. 

ट. न. न.-३
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 ३००६

NAV MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO. NMV/C/CP/DPX/USE NO. F. 2818/3982/04

DATE 03/12/2004

Permission is hereby granted under Section 45(1) (ii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1948 M/s. C. Sai Developers, On Plot No. 39F & 41F, Sector 6, C.E.S., Sion (W), Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

To: 1 (B) + 1 (A) + 1 (R) = 1 (1) + 1 (1) + 1 (1) = 3 (3) - F.S.L. = 1.50
(Residential + Commercial)

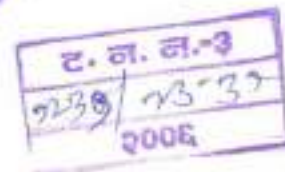
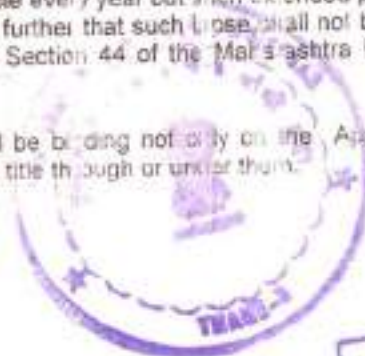
- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title through or under him, in such and every case shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL

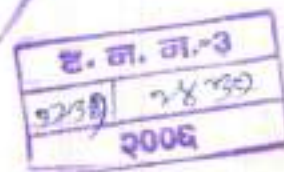
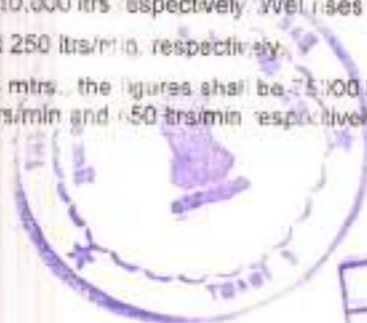
- a) Give notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.
- d) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section 44 R. & T. P. Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such those shall not be a subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.



6. A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of Flats, Built-up Area, Commencement Certificate No. & Date shall be inscribed on site.
7. The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
8. The amount of S.D. Rs. 2500/- (S.D. Rs. 18940/- for Mosquito Prevention, S.D. Rs. 18940/- for debris & S.D. Rs. 5000/- for Tree Plantation deposited with MMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
9. You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
10. You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
11. Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
12. For all building of non-residential occupancies and residential building with more than 6M height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5 % of floor area.
 - One of the lift (Fire lift) shall have a minimum loading capacity of 8 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - For building upto 24 M. height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs. respectively. Well rises shall be provided. Pump capacity 1000 ltrs/min and 250 ltrs/min, respectively.
For building with height above 24 mtrs. the figures shall be 75,000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 150 ltrs/min respectively.



- 13) Rectification ground or amenity open space to be developed before submission of Building Completion Certificate.
- 14) No work shall be started unless the existing structures are to be demolished.
- 15) Applicant/contractor should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should conform to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bins on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before 31/07/2008 as per conditions mentioned in CIDCO agreement dated 01/06/2004 & 13/07/2004 and must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) Wherever parking is provided in plots minimum distance between compound wall and the outer side of the column towards compound wall shall be 4.00 mts for easy maneuvering of vehicles.
- 26) The Owner and the Architect are fully responsible for any ownership, area and boundary disputes. In case of any disputes Navi Mumbai Municipal Corporation will not be responsible.

Assistant Director of Town Planning
Navi Mumbai Municipal Corporation



[Handwritten signature]

ट. न. न. ३
2818/3982/01
03/12/2004

Date: 01/01/2005.

TITLE CLEARANCE CERTIFICATE
TO WHOMEVER IT MAY CONCERN

I have investigated the title of Plots Nos 396 & 417, in 12.5% Scheme, situated at Sector-6, Sarsola, Nerul, Navi Mumbai, Admeasuring about 499.87 Sq. Mtrs. & 446.40 Sq. Mtrs. respectively, lying within the jurisdiction of the Sub-Registrar of Thane-6, Navi Mumbai.

It is seen from the records that M.S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 [1 of 1956] and having its Registered Office at 'MIRMAL' Nariman Point, Mumbai-21, (hereinafter called 'CIDCO') has vide its Agreement to Lease dated 01/06/2004 has allotted plot of land bearing No.396, in the name of Original Allottees SHRI PAMA MARUTI BHAGAT & Other 17 Co. Licensees & Agreement to Lease Dt.13/07/2004 has allotted plot of land bearing No.417, in the name of Original Allottees SMT.TULSABAI SIVARAM PHANUR & other 4 Co. Licensees, in 12.5% Scheme, situated at Sector-6, Sarsola, Nerul, Navi Mumbai, Taluk Dist. Thane.

AND WHEREAS CIDCO has execute Agreement to Lease dated 01/06/2004 & 13/07/2004 respectively, with the above said Original Allottees, in respect of above said Plots No.396 & 417, in 12.5% Scheme, at Sector-6, Sarsola, Nerul, Navi Mumbai, (hereinafter

...2/-

Sangeeta Narola
Adv. Mrs. S. R. Narola
B. Com. LL. B.
Advocate High Court
B-3/1/A-3, Sector 2, Vashi,
Navi Mumbai.



2. 8. 01-3
72387/28-39
2005

- 2 -

referred to as 'said Plot'). I have to mention that pursuant to the said Agreement to Lease the Original Allottees were put into physical possession of the said plots for the purpose of constructing proposed building/s.

AND WHEREAS the above said Original Licensees are unable to construct the building upon the said plots because of insufficiency of fund and lack of knowledge of the construction, therefore they have entered into an Agreement of Assignment-Cum-Development, and they have sold and assigned all their rights, title and interest in respect of above said plots in favour of M/S. OM SAI DEVELOPERS its Partners MR. DRAVIN MARSHI MAHURI & MR. HANESH SUBHASH SURVE, having its address at Plot No. 10-222, Sector-19, Koper Khairane, Navi Mumbai (hereinafter called the DEVELOPERS).

AND WHEREAS the Developers have transferred the said Plot in the name of M/S. OM SAI DEVELOPERS. Now the Developers are the owners of the above said Plot bearing Nos. 396 & 417.

AND WHEREAS the above said plots are under construction as per the plans and specifications approved by the PLANNING AUTHORITIES of Navi Mumbai Municipal Corporation.

AND WHEREAS the Navi Mumbai Municipal Corporation has issued Commencement Certificate Vice their letter bearing No. MMCC/TPD/BP/Case No A-2818/1982/01, dated 03/12/2004, to commence the



S.R. Narula
Adv. Mrs. S. R. Narula
B. Com. LL. B.
Advocate High Court
B-3/103, Sector 2, Vashi



Mrs. S.R. NARULA

B.Com.L.L.B.

ADVOCATE HIGH COURT

B-3/11/11, Sector-2,
Vashi, Navi Mumbai
Ph. 56501405

- 2 -

construction work of the Residential Building on Plot Nos. 385 & 417, in (12.58) G.E. Scheme, at Sector-6, Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane.

On the basis of the document submitted, I do hereby certify that the title of above said Plots bearing Nos. 386 & 417, in 12.58 Scheme, situated at Sector-6, Sarsole, Nerul, Navi Mumbai, are deemed to be clear and marketable and are free from all encumbrances of whatsoever nature subject to Agreement to Lease dated 01/6/2004 & 13/7/2004 respectively, with the above said Original Witnesses.

SCHEDULE OF PLOT

All that piece or parcel of land being Plot No. 386 in (12.58) G.E. Scheme, situated at Sector-6, Sarsole, Nerul, Navi Mumbai, contained by measuring 499.87 Sq. Mtrs., for thereabouts and bounded as follows, that is to say:-

On the North by : 35.50 Mtrs. Wide Road
On the South by : 10.00 Mtrs. Road
On the East by : Plot No. 417
On the West by : Plot No. 385, 385 & 384.

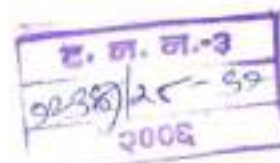
SCHEDULE OF PLOT

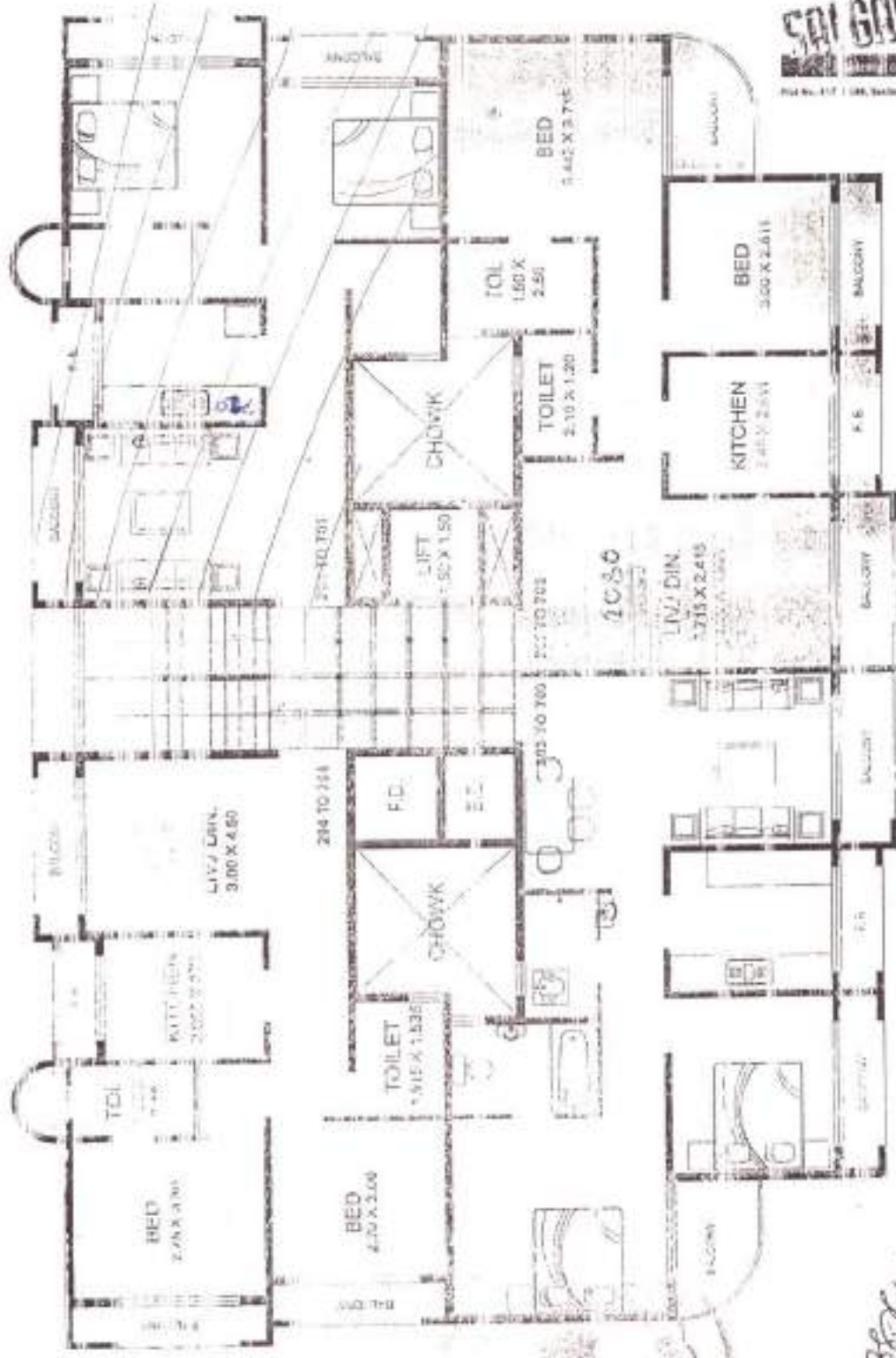
All that piece or parcel of land being Plot No. 417 in (12.58) G.E. Scheme, situated at Sector-6, Sarsole, Nerul, Navi Mumbai, contained by measuring 446.40 Sq. Mtrs., for thereabouts and bounded as follows, that is to say:-

On the North by : 35.50 Mtrs. Wide Road
On the South by : 10.00 Mtrs. Road.
On the East by : Plot No. 418
On the West by : Plot No. 386



S. R. Narula
Adv. Mrs. S. R. Narula
B.Com.L.L.B.
Advocate High Court
B-3/11/11, Sector 2, Vashi,
Tal. Navi Mumbai





TYPICAL FLOOR PLAN
 (2ND TO 7TH)

Signature

द. न. न. ३
 02/29/23-39
 2006

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FOR REGISTRATION.

1. Occupancy (OC) / Commencement (CC)/ Possession Letter issued by CIDCO
2. PAN NO. Or NOTARISED FORM 60.
3. SOCIETY NOC
4. CIDCO NOC
5. MAP

नोंदणी करिता

१. भोगवटा प्रमाणपत्र / बांधकाम परवानगी प्रमाणपत्र/ सिडकोने दिलेले ताबापत्र
२. पॅन नं. किंवा फॉर्म-६०
३. सोसायटीकडून ना हरकत प्रमाणपत्र
४. सिडकोकडून ना हरकत प्रमाणपत्र
५. नकाशा

दुय्यम निबंधक यांच्या कार्यालयात
२ ते ४ तास प्रतिक्षा करावी लागेल.

R. R. JINDAL

B. A., LL.B.

ADVOCATE HIGH COURT

Phone No. : 27825356/27825359

Muktimath : 9821325243
Babloo : 9819008934
Sachin : 9892442584

Harberr : 9821275564
Chandan : 9892369124
Rahul : 9821098651

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

वभव लक्ष्मी स्टम्प वेडर लायन्स क्र. 32/2000
बी-3/2/2010 विमान तेवाली नवी मुंबई.

N 589686



प्रकरणांक 14614 एम.ए. 586
नाम Harbinderpal Singh Saini, Andheri.
(E)

AGREEMENT TO SELL

25 AUG 2006 V-S. Saraf

25 AUG 2006

601, SIXTH FLOOR,
BLDG. KNOWN AS "SAI GANESH",
PLOT NO.396 & 417, SECTOR-6,
VILLAGE-SARSOLE, NERUL NAVI MUMBAI

फोन :- 7823856

BUILDING CONSISTS : GROUND + 7 FLOORS

BUILT UP AREA IN SQ.FT. : 720

BUILT UP AREA IN SQ. MTRS. : 66.92

SALE PRICE : RS.20,00,000/-



THIS AGREEMENT TO SELL is made at
Navi Mumbai, on this 30 day of August 2006,

Dece

Ballezai
SELLER



HPSSaini
PURCHASER

C-IV

AGREEMENT TO SELL



FLAT NO.601, SIXTH FLOOR,
BLDG. KNOWN AS "SAI GANESH",
PLOT NO.396 & 417, SECTOR-6,
VILLAGE-SARSOLE, NERUL, NAVI MUMBAI

=====

BUILDING CONSISTS : GROUND + 7 FLOORS

=====

BUILT UP AREA IN SQ.FT. : 720
BUILT UP AREA IN SQ. MTRS. : 66.92
RATE PER SQ.MTRS. : RS.12,000/-
5% FLOOR RAISE : RS.12,600/-
MARKET VALUE : RS.8,43,200/-

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SALE PRICE : RS.20,00,000/-

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STAMP DUTY : RS.82,600/-
REGISTRATION FEE : RS.20,000/-

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THIS AGREEMENT TO SELL is made at
Navi Mumbai, on this _____ day of August 2006,

Balleshmi
SELLER

Hassain Khan
PURCHASER

BETWEEN

MR. BALDEV SINGH SAINI S/O NIRMAL SINGH SAINI, aged 48 years, (PAN NO.ABYPS-5993-B), an adult, Indian Inhabitant, **Residing at 305-307, Sector-1, Shirvane, Nerul, Navi Mumbai**, hereinafter for brevity's sake called and referred to as 'THE SELLER' (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

1) MR. HARBINDER PAL SINGH SAINI, aged 38 years, **2) MRS. JAGTAR KAUR SAINI**, aged 36 years, (PAN NO.....), both adults, Indian Inhabitants, **Residing at B-10, Shilpa Apartment, Dr. Charat Singh Co-op Hsg. Society Ltd., Andhari (E), Kurla Road, Mumbai-400093**, hereinafter for brevity's sake called and referred to as '**THE PURCHASERS**' (Which expression shall be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

DESCRIPTION OF PROPERTY

<u>FLAT NO</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
601	SIXTH	396 & 417	8

NODE: VILLAGE - SARSOLE, NERUL, NAVI MUMBAI
BUILDING KNOWN AS "SAI GANESH"

BUILT UP AREA IN SQ. MTRS. : 66.92

BUILDING : GROUND + 7 FLOORS

SALE PRICE : RS. 20,00,000/- (RUPEES TWENTY LAKHS ONLY)

hereinafter referred to as 'THE SAID FLAT'

WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (1 of 1956), (hereinafter referred to as 'The Corporation') is a New Town Development Authority declared for the area designated as a site for the New Two of Navi Mumbai by the Government of Maharashtra in exercise of its powers, under the provisions of sub-sec. (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966. The State Government has acquired lands and vested such lands in the Corporation for development and disposal.

Baldev Singh

Harbinder Pal Singh Saini
Jagtar Kaur Saini
PURCHASER



AND WHEREAS:

The Corporation is absolutely seized and possessed or otherwise well and sufficiently entitled to dispose of the said lands.

AND WHEREAS:

The Corporation for the purpose of disposing of the said lands by leases invited application for lease of residential /commercial plot in Sector-6, Village-Sarsole, at Nerul, Navi Mumbai.

AND WHEREAS:

By an Agreement to Lease dated: 13-07-2004, the form of lease annexed thereto and made between the Corporation of the ONE PART and 1) SMT. TULSABAI S. THAKUR, 2) MR. SADANAND B. PATIL, 3) MR. PANDURANG B. PATIL, 4) MR. DASHRATH M. WAGHE, 5) MR. DASHRATH M. WAGHE, (hereinafter referred to as the "THE FIRST ORIGINAL ALLOTTEES") of the OTHER PART, the Corporation of a proper premium paid by the First Original Allottee granted license to the bearing No.417, admeasuring about 446.40 Sq. Mtrs. under 12.5% (Erstwhile Gauthan Expansion Scheme) Scheme, Sector-6, Village Sarsole, Nerul Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as "THE SAID PLOT NO.417") described in the First Scheme hereunder written for the purpose of erecting one or more provided and on their completion and upon the performance and observance by the First Original Allottee of the obligations and conditions contained in the First Original Allottees or their nominees including a company or Co-operative Society or Association formed a Lease of the said Plot of Land together with the building and erections built thereon for the terms of 60 (Sixty) years computed from the date of possession (that is the 13th July 2004) subject to the provisions of the Maharashtra Regulation issued there under including the New Bombay deposit of lands regulation 1975 for the time being in force at the yearly ground rent of Rs.1/- (Rupees One Only) thereby reserved and upon the terms, conditional, covenants and provisions therein contained and the Corporation has handed over possession of the said Plot No.417 to the First Original Allottees on 13th July 2004. According to the said Agreement (and form of Lease annexed thereto) the building to be constructed on the said Plot of Land shall be used for Residential/ Commercial purpose.



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AND WHEREAS:

By a Tripartite Agreement dated: 15th August 2004, (and registered with the Sub-Registrar of Assurance, Thane-6, under Sr. No.6183 dated : 18-08-2004) executed between the Corporation, the First Original Allottees and the Promoters, the Corporation transferred leasehold rights of the First Original Allottees under the said Agreement to Lease of 13th July 2004 in favour of the Promoters.

AND WHEREAS

By another Agreement to Lease dated: 01-08-2004, (with the form of Lease annexed thereto) and made between the Corporation of ONE PART and 1) MR. RAMA MARUTI BHAGAT, 2) SMT. RADHARAI G. MEHER, 3) SMT. REWATIBAI GAJANAN MEHER, 4) SMT. MEENABAI G. MEHER, 5) SMT. MANGAL G. MEHER, 6) MR. SUNIL GAJANAN MEHER, 7) MR. TAKDEER GAJANAN MEHER, 8) MR. BALKRISHNA GAJANAN MEHER, 9) MR. HANUMAN KANHA MEHER, 10) SMT. KASHIBAI DATTU MADHAVI, 11) SMT. GUNJUBAI DATTU MEHER, 12) SMT. BEBIBAI VASUDEO KOLI, 13) SMT. CHANDRABAI LAZMAN DALVI, 14) SMT. HAWALUBAI MAHADEO MADHAVI, 15) SMT. MAHANANDA KISAN BHAGAT, 16) SMT. VITHABAI GAJANAN BAGAT, 17) SMT. YASHODABAI WAMAN TANDEL, 18) SMT. SUMAN KANHA MEHER, (HEREINAFTER REFERRED TO AS "THE SECOND ORIGINAL ALLOYTTEES") of the OTHER PART the Corporation in consideration of proper premium paid by the Second Original Allottee granted license to the Second Original Allottees to enter upon the plot of land bearing No.396 admeasuring about 499.87 Sq. Mtrs. under 12.5 % (Erstwhile Gaothan Expansion Scheme Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane, (hereinafter referred to as 'THE SAID PLOT NO.396') described in the Second Schedule hereunder written for the purpose of erecting buildings and executing works thereon as therein provided and on their completion and upon the performance and observance by the Second Original Allottees of the obligations and conditions contained in the said Agreement the Corporation agreed to grant to the SECOND ORIGINAL ALLOTTEES or their Nominees including a company or Co-operative Society or Association formed a lease of the Said Plot No.396 and



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together with the buildings and erections built thereon for the term of 60 (Sixty) years computed from the date of possession (that is 1st June, 2004) subject to the provisions of the Maharashtra Regional and Town Planning Act, 1966 and the Rules and Regulations issued there under including the New Bombay Disposal of Lands Regulation 1975 for the time being in force at the yearly ground rent of Rs.1/- (Rupees One Only) thereby reserved and upon the terms, conditions, covenants and provisions therein contained and the Corporation has handed over possession of the said Plot No.396 to the Second Original Allottees on 1st June 2004 According to the said Agreement (and form of Lease annexed thereto) the building to be constructed the said Plot of Land shall be used for Residential/ Commercial purpose only.

AND WHEREAS

By a Tripartite Agreement dated: 25th October 2005 (and registered with the Sub-Registrar of Assurances, at Thane-6, under Sr. No.06613 dated: 25-10-2005) executed between the Corporation, the Second Original Allottees and M/S. OM SAI DEVELOPERS, through Partner MR. PRAVIN NARSHI MANANI (hereinafter referred to as "THE PROMOTERS"), The Corporation transferred Leasehold rights of the Second Original Allottees under the said Agreement to Lease of 1st June, 2004 in favour of the Promoters.



AND WHEREAS

By an Agreement to Assign Cum Development dated: 20th April 2004, the Promoter purchased assignment of leasehold rights of the said Plot No.396, described in the Second Schedule hereunder written from the Second Original Allottee for the consideration and on the terms and conditions therein contained.

AND WHEREAS

Agreement to Lease dated: 13th July 2004 (as referred in Para 1 above) and Agreement to Lease dated: 1st June 2004 (as referred to in Para 6 above) hereinafter collectively referred to as the SAID AGREEMENTS".

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AND WHEREAS:

The CIDCO/NMMC has vide their Letter dated: 12th December 2005 bearing No, CIDCO/ESTATE/SATYO/SARSOLE /1.40/2005 given their consent to the Promoters to amalgamate the said two Plots of Land No.s 417 and 396 (hereinafter referred to as "THE SAID PLOTS OF LAND") as per terms and conditions mentioned therein.

AND WHEREAS:

The Corporation has issued the Commencement Certificate bearing No. NMMC/TPO/BP/CASE NO. A2818/3982/04 DATED: 03-12-2004 for commencing the construction of Residential cum Commercial Buildings on the said Plots of Land.

AND WHEREAS:

As per the Plans approved by the corporation the Promoters constructed thereon Building known as "SAI GANESH" as per the plans and specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/NMMC and other concerned Authorities:

AND WHEREAS:

The PROMOTERS expressed their intention to dispose off the Flats/Shops in the proposed new building as on ownership basis to the prospective



AND WHEREAS:

The Building constructed on the said Plots of Land known as "SAI GANESH".

AND WHEREAS:

By executing an Agreement for Sale Dated 7th February 2006, The Promoters have sold one of the Flat bearing No. 601, on Sixth Floor, in the building known as "SAI GANESH" to the SELLER for proper consideration. The said Agreement has been registered with the Sub-Registrar of Assurances at Thane-3, vide Receipt No. 1231, Dt. 08-02-2006 by paying proper Stamp duty and Registration charges.

Baldev Singh
SELLER

Hassain Khan
PURCHASER

AND WHEREAS:

The SELLER is now fully seized and well possessed to hold Flat NO.601, on Sixth Floor, in the Bldg. Known as "SAI GANESH" constructed on Plot No.396 & 417, Sector-6, VILLAGE - SARSOLE, NERUL, Navi Mumbai.



AND WHEREAS:

THE Purchasers being interested in one such Flats, been constructed over thereon and requested the SELLER to sell and assign all his rights in and upon one of the said Flat and accordingly the SELLER agreed to sell and transfer the said Flat.

AND WHEREAS:

On satisfying the Plans and other terms and conditions including the Title, the Purchasers hereby agree to purchase the said Flat from the SELLER, for a total consideration of Rs.20,00,000/- (Rupees Twenty Lakhs Only).

The SELLER do hereby covenant as follows:

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- a) There are no suits, litigations civil or any other proceedings pending in any competent court, as against the SELLER personally affecting the said Flat.
 - b) There are no attachments or prohibitory orders as against or affecting the said Flat.
 - c) There are no charges and the said flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The SELLER has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
 - d) The SELLER has paid all the necessary charges of any nature whatsoever in respect of the said Flat.
 - e) The SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The SELLER has paid all the necessary charges till the date of execution of this Agreement and shall pay till the physical possession is given to the Purchaser .
 - f) The SELLER has not entered into any agreement of Leave and License with any person/persons, which is still subsisting or any other right nature, wherein he is prevented form disposing or dealing with this Flat.

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- g) The SELLER has not received any notice from CIDCO/Municipal corporation/MSEB and any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.
- h) The SELLER is in exclusive use, occupation and possession of the said Flat and every part thereof and except the SELLER no other person or persons are in use, occupation an enjoyment of the said Flat or any part thereof.
- i. The SELLER is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.
- j. The SELLER 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 Purchasers and the SELLER has all the right, title and interest to enter into this Agreement with the Purchasers on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the SELLER herein, the Purchasers have agrees to purchase the said Flat.

AND WHEREAS:

The Purchasers have taken the inspection of all the various documents, which the SELLER has provided for inspection and Purchasers, are fully satisfied about the title of the SELLER and they have inspected the Flat.

Both the parties are desirous of recording the terms and conditions of these presents so reached between them.

NOW THIS AGREEMENT WITNESSETH IT IS MUTUALLY AGREED AS FOLLOWS:

1. THE SELLER has agreed to sell assign all his interest and benefit in and upon Flat.

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<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
601	SIXTH	396 & 417	6

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NODE: VILLAGE - SARSOLE, NERUL, NAVI MUMBAI
BUILDING KNOWN AS "SAI GANESH"
BUILT UP AREA IN SQ. MTRS. : 66.92

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BUILDING : GROUND + 7 FLOORS

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with other amenities as agreed, to the Purchasers for a total sum of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** which shall be paid in the following manner,

- i) A sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** paid on or before the execution of this Agreement to Sell.
- ii) And the balance sum of **Rs.18,00,000/- (Rupees Eighteen Lakhs Only)** shall be paid within 90 days from the date of registration of this Agreement on raising loan from **ANY NATIONALISED/ CO-OP. BANK/FINANCIAL INSTITUTION.**

TIME IS THE ESSENCE OF THE CONTRACT, OBTAINING THE LOAN BY THE PURCHASER FROM ANY NATIONALISED/ CO-OP. BANK/FINANCIAL INSTITUTION IS NOT A CONDITION FOR NON-PAYMENT OF THE BALANCE AMOUNT ON DUE DATE.

2. The Purchasers agrees to purchase the said Flat has been constructed over the said Plot from the SELLER, which has been inspected and found, to be in good and tenable condition by the Purchasers at or for the price of said consideration.
3. The Purchasers have paid to the SELLER the said consideration of **Rs.2,00,000/- (Rupees Two Lakhs Only)** being the part payment of the said flat, which amount the SELLER admit of having received the same and acknowledge the receipt at the end of this Agreement.
4. The SELLER ON RECEIVING THE FULL AND FINAL CONSIDERATION shall handover the Physical possession of the said Flat to the Purchasers.
5. It is hereby further agreed that in any event after taking over the possession, the Purchasers shall not have any right to make any grievance in respect of the construction thereof.
6. The Purchasers doth hereby agrees that they shall sign, and execute all the papers, applications, documents, and do all acts, deeds and things the SELLER may require from them to do in order to become member of the Company/Society and also to do the safe - guarding the interest of the SELLER and Purchasers of all other Flats.
7. The Purchasers shall from the date of possession, pay the provisional amount payable towards the taxes, maintenance and other charges as per the proportionate share and in case of any deposit is demanded by the Water/Electricity/Municipal authorities shall be borne by the Purchasers only.



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8. The Purchasers shall maintain at their own costs the Flat acquired by them in the same good conditions, state and order in which it is delivered to them and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO and other concerned bodies and keep INDEMNIFIED the Developers in respect of any such breach, non-performance Purchasers or non-observance of any of the conditions, rules or bye-laws.
9. After possession of the said Flat is handed over to the Purchasers if any addition or alteration in or about or relating to the said building is thereafter required to be carried out by the Purchasers in the said building at their cost and the SELLER shall not in any manner liable or responsible for the same.
10. The SELLER shall keep the Purchasers fully indemnified from and against any claim under or in respect of any mortgage or charge or encumbrances created by the SELLER and all costs, charges and expenses which the Purchasers may suffers incur or be put on that behalf.
11. All costs charges and expenses in connection with the cost of the prejudices, engrossing, stamping and registering this Agreement/Conveyance Deed and any other document require to be executed by the Purchasers, shall be borne by the Purchasers only.
12. It has been agreed and between the parties that the transfer charges payable to the CIDCO in the name of the Seller shall be paid by the seller.
13. And the Transfer Charges payable to the CIDCO in the name of the Purchasers shall be paid by the Purchasers.
14. As it is mandatory for disbursement of the loan that all the original documents pertaining to the said flat should be handed over to **ANY NATIONALISED/CO-OP. BANK/FINANCIAL INSTITUTION** for sanctioning and disbursement of the loan. The seller do hereby agrees to handover all the original documents pertaining to the flat to the PURCHASERS or to **ANY NATIONALISED/CO-OP. BANK/FINANCIAL INSTITUTION** so that the loan could be disbursed in time.
15. The PURCHASERS doth hereby agrees to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement to Sell/Sale Deed as it is mandatory to pay the Stamp Duty, Registration Charges as per the Provisions of the Bombay Stamp Act 1958.
16. The SELLER do hereby declare that he has paid all the Stamp Duty and Registration charges to the Revenue Authorities and in case any notice of recovery is received by the PURCHASERS in respect of this Flat that shall be paid by the SELLER and or settle the same with the Revenue Authorities on his own cost.



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17. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Rules 1964 or any other provisions of law applicable thereto.
18. It is agreed by and between the parties that The Transfer charges payable to the Builders shall be paid and born by the Purchasers only.
19. The Seller do hereby covenant and perform the following:
 - i) To pay the maintenance charges to the Society/Builder till the date of physical possession.
 - ii) To pay the Electricity bill till the date of physical possession.
 - iii) To pay the Telephone Bill if any
 - iv) To pay the Property Tax
20. The Purchasers doth hereby agree as follows:
 - i) To pay the Stamp Duty and Registration Charges payable to the Revenue authorities.
 - ii) To pay the Transfer Charges payable to the CIDCO.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said plot NO.417)

All that piece and parcel of Land comprised and known as Plot No.417, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme in Sector-6, at Village - SARSOLE, NERUL, Navi Mumbai, containing by admeasuring 446.40 Sq. Mtrs. or thereabouts of the layouts of the Land situated lying and being at Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane or thereabout which bounded as follows:

That is to Say:

On the North by : 35.50 Mtrs. Wide Road
On the South by : 10.00 Mtra. Wide Road
On the East by : Plot No.418
On the west by : Plot No.396

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Plot No.396)

All that piece and parcel of Land comprised and known as Plot No.396, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme in Sector-6, at Village - SARSOLE, NERUL, Navi Mumbai, containing by admeasuring 499.87 Sq. Mtrs. or thereabouts of the layouts of the Land situated lying and being at Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane or thereabout which bounded as follows:

That is to Say:

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On the North by : 35.50 Mtrs. Wide Road
On the South by : 10.00 Mtrs. Wide Road
On the East by : Plot No.417
On the west by : Plot No.386,385,384

THE THIRD SCHEDULE ABOVE REFERRED TO:

DESCRIPTION OF THE SAID PREMISES (FLAT)

Flat No.601, on Sixth Floor, in the Building known as "SAI GANESH", the above said building constructed on Plot No.396 & 417, VILLAGE - SARSOLE, NERUL, Navi Mumbai, admeasuring 720 Sq. Ft. (Built up area) situated at Sector-6, under G.E.S. Scheme, Village Sarsole, Navi Mumbai, Tal & Dist. Thane, and Sub-Dist.Thane.

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

SIGNED AND DELIVERED by the
withinnamed SELLER

MR. BALDEV SINGH SAINI
S/O NIRMAL SINGH SAINI

In the presence of

- 1) MR. HARJINDER SINGH SAINI
- 2) MR. GURDARSHAN SINGH SAINI



Baldev Singh Saini
SELLER

SIGNED AND DELIVERED by the
withinnamed 'PURCHASERS'

- 1) MR. HARBINDER PAL SINGH SAINI,
- 2) MRS. JAGTAR KAUR SAINI

in the presence of :

- 1) MR. HARJINDER SINGH SAINI
- 2) MR. GURDARSHAN SINGH SAINI

Harbinder Pal Singh Saini
PURCHASER

Harjinder Singh Saini
30.12.2006
A. S. JADHAV
High Court Advocate
NOTARY
Sector - 6, Nerul, Navi Mumbai



RECEIPT

Received of and From the withinnamed 'PURCHASERS'
1) MR. HARBINDER PAL SINGH SAINI, 2) MRS. JAGTAR
KAUR SAINI, a sum of Rs.2,00,000/- (Rupees Two Lakhs
Only) being the part payment of Flat being:

Baldev

FLAT NO.	FLOOR	PLOT NO.	SECTOR
601	SIXTH	396 & 417	6

NODE: VILLAGE - SARSOLE, NERUL, NAVI MUMBAI
BUILDING KNOWN AS "SAI GANESH"
BUILT UP AREA IN SQ. MTRS. : 66.92

BUILDING : GROUND + 7 FLOORS

DETAILS OF PAYMENT

CHEQUE/D.D.NO.	DATE	AMOUNT	BANK
028667	21/8/06	51000-00	Citibank
203124	30/8/06	49000-00	BOB
169495	14/9/06	200000-00	ICICI
784381	10/12/06	100000-00	Citibank
169498	30/12/06	900000-00	ICICI
169499	30/12/06	700000-00	ICICI

I SAY RECEIVED
Rs.2,00,000/-



SELLER *Baldev*

MR. BALDEV SINGH SAINI
S/O NIRMAL SINGH SAINI

SELLER

WITNESSES:

- 1) MR. HARBINDER SINGH SAINI *Baldev*
- 2) MR. GURDARSHAN SINGH SAINI *Gurdarshan*



Wednesday, January 03, 2007

8:28:28 AM

Original

नोंदणी 39 प.

Regn. 28 M

पावती

पावती क्र. : 40

गावाचे नाव सादसोळे

दिनांक 03/01/2007

दस्तऐवजाचा अनुक्रमांक

टननस - 00039 - 2007

दस्तऐवजाचा प्रकार

अभिस्तारपरपत्र

सादर करणाराचे नाव:-

हरविंदर पाल सिंग सनी

नोंदणी फी

:-

20000.00

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

:-

420.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)

एकूण

रु.

20420.00

आपणास हा दस्त अंदाजे 5:43PM ह्या वेळेस मिळेल

मुख्य निबंधक

भाग 6

साधारण मुल्य: 1757000 रु. मोबदला: 2000000 रु.

भरलेले मुद्रांक शुल्क: 82600 रु.

दस्तावाचा प्रकार : चलनाचे

चलन क्रमांक: 3524362/50; रक्कम: 20000 रु.; दिनांक: 02/01/2007

MPSSani

श्री गणेशाय नमः

H.P. Saini

श्री गणेशाय नमः

संस्कृत



गावाचे नाव : सारसोळे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) अग्निवस्तुतरणपत्र
मोबदला रु. 2,000,000.00
बा.भा. रु. 1,757,000.00
- (2) मू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णना संदर्भिका नंबर 801, 8 वा मजला साई गणेश बिल्डिंग मुखंड नंबर 308, 417 बी 6 सारसोळे नैरुळ
- (3) क्षेत्रफळ (1) 66.82 स्क् मि विल्ट अप
- (4) आकारणी किंवा जुडी देण्यात आसेल केव्हा (1)
- (5) दस्तऐवज करून देण्या-चा पत्रकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - बलदेव सिंग सीनी घर/फ्लॅट नं. : गल्ली/रस्ता : इमारतीचे नाव : इमारत नं. : पेट/वसाहत : शहर/गाव : शे 1 शिरवणे, तालुका : पिन : पॅन नम्बर : ए बी व्हाय पि एस 5993 बी.
- (6) दस्तऐवज करून घेण्या-चा पत्रकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - हरबिंदर पाल सिंग सीनी घर/फ्लॅट नं. बी 10 शिल्पा अगार्ट : गल्ली/रस्ता : इमारतीचे नाव : इमारत नं. : पेट/वसाहत : शहर/गाव : अंधेरी, तालुका : मुंबई; पिन : पॅन नम्बर : ए बी व्हाय पि एस 5993 बी.
(2) - - जगतार केर सीनी घर/फ्लॅट नं. : गल्ली/रस्ता : इमारतीचे नाव : इमारत नं. : पेट/वसाहत : शहर/गाव : तालुका : पिन : पॅन नम्बर : एफ 08.
- (7) दिनांक करून दिल्याचा 03/01/2007
- (8) नोंदणीचा 03/01/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 39 /2007
- (10) बाजारभावाप्रमाणे मूद्रांक शुल्क रु 82600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 20000.00
- (12) शेर

सह दुय्यम निबंधक जाणे-६
(वर्ग -२)



वे.क्र.सु.-१०,००-१०-१००१-१०००-१०००-१००० (अप) ५१० (वि.क्र.)

समुदाय.क्र.वि.६

प्रधानमंत्री : १०१० मुद्रांक व नोंदणी की

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,

[नियम ११२ पहा]

महाराष्ट्र राज्य

धरम क्रमांक

या ठिकणी कोषागार / उपकोषागार भाग्यात आलेल्या ठेक रकमेचे फलन
भागात वेट बँकेतले / भागात दिवस बँकेतले

भरण करणान्यारे पदव्याचे	कि-द्वारे अधिकाऱ्याचे किंवा कोषागारचे पदव्याचे	कोषागारचे/उपकोषागारचे/भागात दिवस बँकेने / भागात वेट बँकेने/कि-द्वारे वेट बँकेने पदव्याचे
विषयानुसार रकम भरण्यात आलेली आहे त्या व्यक्तीचे नाव/व्यवसाय आणि पत्ता Kancher Singh Sang B-10 Shilpa Nagar Dy. Charat Singh Colony 4th Flr भरणा करणान्यारे कोषागार/उपकोषागार/भागात आलेली रकम भरणा करणान्यारे ठेक रकमेचे नोंदणी की	ठेकदारचे नाव व पत्ता विभाग : नोंदणी व मुद्रांक विभाग प्रधानमंत्री : १०१० मुद्रांक व नोंदणी की उपप्रधानमंत्री : ११ नोंदणी की नो-नोंदणी : १००० इतरदेवता नोंदणीसाठी की धरम क्रमांक ० 0 3 0 0 1 5 2 0 0 बरोबर आहे, पैसे कोषागारचे व नोंदणी कार्यालयी.	रकम मिळाली. रकमे (अनुमोदित) 20,000-00 रकमे (अपट्टी) Twenty thousand only कोषागार : सेवागार : कोषागार / उपकोषागार अधिकारी / बँकेचा व्यवस्थापक. 352436290 CASH RECEIVED
भरणा केलेली रकम रकमे 20,000-00 (अपट्टी) रकमे Twenty thousand.	दिनांक मुद्रांक नियंत्रक नोंदणी-६	दिनांक
भरणा करणान्यारे स्वाक्षरी दिनांक 2/1/07		

* हेथे कोषागार/सेवागार भरणा करणान्यारे असेल तेथल्या अधिकाऱ्यांचा (वती) ताकता उपयुक्त.

17. 11. 2007



टनन-६
दस्त क्रमांक 3e/2006

(वि. वि. अंक नं. १) (Fin. R. Form No. 1)

सं. ११३ अं.
Gen 113 me

मूल मूल [अवधारित-वि] 35451

ORIGINAL COPY (NON-TRANSFERABLE)

CNO. 2765491/94
52292175135

RECEIPT FOR PAYMENT TO GOVERNMENT



3112007

Received from Harbinder pal S. saiw

₹/Rs. 82600/-

(एक/रुपय) Eighty two thousand

on account of six hundred only

500 2006 / 2006

2129

शेखर अ. शर्मा
Cashier or Accountant

(Signature)
शेखर अ. शर्मा

वेंकटर
29.11.34
शेखर अ. शर्मा
शेखर अ. शर्मा
(अ.)

निलेन क्र. 308467/एक व
 226994/34
 स. खातेची दजार परतही भाग
 देणाऱ्या बाबतीचे नाव स्वामिंदार बाळ एस. खैनी
 पत्नी कुलीचेठे अंबेरी (घ.)
 हस्त
 पावली क्र. 7323483

(प्रि. भा. व. व. व.)
 PROPER OFFICER
 SUB-REGISTRAR
 THANE - VI (BELAPUR)



दतन-६
दस्त क्रमांक 3८ / २००७
3129

FLAT NO. 601, SIXTH FLOOR,
 BLDG. KNOWN AS "SAI GANESH",
 PLOT NO. 396 & 417, SECTOR - 6,
 VILLAGE - SARSOLE, NERUL,
 NAVI MUMBAI.

THE AGREEMENT TO SELL HAS BEEN REGISTERED WITH THE SUB-
 REGISTRAR OF ASSURANCE AT THANE, BY PAYING:

STAMP DUTY	: RS. 82600/-
REGISTRATION FEE	: RS. 20,000/-
RECEIPT NO.	:
DATE	:
SALE PRICE	: RS. 20,00,000/-

THIS SALE DEED is made at Navi Mumbai, on this 03 day of JANUARY
 2007.

Balleshin

HP880/Janu


 SUB-REGISTRAR
 BELAPUR
 MAH-CCRA/0078
 INDIA
 35451
 168084
 82600
 1681045
 2007 JAN 03 2007
 STAMP DUTY RECEIVED

BETWEEN

MR. BALDEV SINGH SAINI S/O NIRMAL SINGH SAINI, aged 48 years, (PAN NO. ABYPS-5993-B), an adult, Indian Inhabitant, Residing at 305-307, Sector-1, Shirvane, Nerul, Navi Mumbai, referred to as 'THE SELLER' (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

1) MR. HARBINDER PAL SINGH SAINI, aged 38 years, 2) MRS. JAGTAR KAUR SAINI, aged 36 years, (PAN No.), both adults, Indian Inhabitants, Residing at B-10, Shilpa Apartment, Dr. Charat Singh Co-op Hsg. Society Ltd., Andheri (E), Kurla Road, Mumbai-400093, hereinafter for brevity's sake called and referred to as 'THE PURCHASERS' (which expression shall be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

दस्ता क्रम: H 32 / 2006
H 29



DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
601	SIXTH	396 & 417	6

NODE VILLAGE - SAROSOLE, NERUL, NAVI MUMBAI BULDING KNOWN AS "SAI GANESH"

BUILT UP AREA IN SQ. MTRS. : 66.92

BUILDING : GROUND + 7 FLOORS

SALE PRICE: RS. 20,00,000/- (RUPEES TWENTY LAKHS ONLY)

WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956), (hereinafter referred to as 'The Corporation') is a New Town Development Authority declared for the area designated as a site for the New Two of Navi Mumbai by the Government of Maharashtra in exercise of its powers, under the provisions of sub-sec. (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966. The State Government has acquired lands and vested such lands in the Corporation for development and disposal.

AND WHEREAS:

The Corporation is absolutely seized and possessed or otherwise will and sufficiently entitled to dispose of the said lands.

AND WHEREAS:

The Corporation for the purpose of disposing of the said lands by leases invited application for lease of Residential/Commercial Plot in Sector-6, Village-Sarsole, at Nerul, Navi Mumbai.



AND WHEREAS:

By an Agreement to Lease dated: 13-07-2004, the form of lease annexed thereto and made between the Corporation of the ONE PART and 1) SMT. TULSBAI S. THAKUR, 2) MR. SADANAND B. PATIL, 3) MR. PANDURANTG B. PATIL, 4) WAGHE, (hereinafter referred to as the "THE FIRST ORIGINAL ALLOTTEES") of the OTHER PART, the Corporation of a proper premium paid by the First Original Allottee granted license to the bearing No. 417, admeasuring about 446.40 Sq. Mtrs. Under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme. Sector - 6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as 'THE SAID PLOT NO.417') described in the First Scheme hereunder written for the purpose of erecting

one or more provided and on their completion and upon the performance and observance by the First Original Allottee of the obligations and conditions contained in the First Original Allottees or their nominees including a company or Co-operative Society or Association formed a Lease of the said Plot of Land together with the

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417

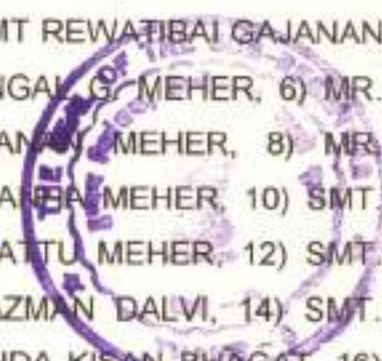
Maharashtra Regulation issued there under including the New Bombay deposal of lands regulation 1975 for the time being in force at the yearly ground rent of Rs. 1/- (Rupees one only) thereby reserved and upon the terms, conditional, covenants and provisions therein contained and the Corporation has handed over possession of the said Plot No. 417 to the First Original Allottees on 13th July 2004. According to the said Agreement (and form of Lease annexed thereto) the building to be constructed on the said Plot of Land shall be used for Residential/ Commercial purpose.

AND WHEREAS:

By a Tripartite Agreement dated: 15th August 2004, (and registered with the Sub-Register of Assurance, Thane-6, under Sr. No. 6183 dated: 18-08-2004) executed between the Corporation, the First Original Allottees and the Promoters, the Corporation transferred leasehold rights of the First Original Allottees under the said Agreement to lease of 13th July 2004 in favour of the Promoters.

AND WHEREAS;

By another Agreement to Lease dated: 01-06-2004, (with the form of Lease annexed thereto) and made between the Corporation of ONE PART and 1) MR. RAMA MARUTI BHAGAT, 2) SMT. RADHARAI G. MEHER, 3) SMT REWATIBAI GAJANAN MEHAR, 4) SMT. MEENABAI G. MEHER, 5) SMT. MANGAL G. MEHER, 6) MR. SUNIL GAJANAN MEHER, 7) MR. TAKDEER GAJANAN MEHER, 8) MR. BALKRISHNA GAJANAN MEHER, 9) MR. HANUMAN KANHA MEHER, 10) SMT. KASHIBAI DATTU MAHDHAVI, 11) SMT. GUNJUBAI DATTU MEHER, 12) SMT. BEBIBAI VASUDEO KOLI, 13) SMT. CHANDRABAI LAZMAN DALVI, 14) SMT. HAWALUBAI MAHADEO MADHAVI, 15) SMT. MAHANANDA KISAN BHAGAT, 16) SMT. VITHABAI TANDEL, 17) SMT. YASHODABAI WAMAN TANDEL, 18) SMT. SUMAN KANHA MEHER, (HEREINAFTER REFERRED TO AS "THE SECOND ORIGINAL ALLOYTTEES") of the OTHER PART the Corporation in consideration of proper premium paid by the Second Original Allottee granted license to the Second Original Allottees to enter upon the plot of land bearing No. 396 admeasuring about 499.87 Sq. Mtrs. Under 12.5% (Erstwhile Gaathan Expansion Scheme Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane, (HEREINAFTER REFERRED TO AS "THE SAID PLOT NO.396") described in the Second Schedule hereunder written for the purpose of erecting buildings and executing works thereon as therein provided and on their completion and upon the performance and observance by the



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Agreement the Corporation agreed to grant to the SECOND ORIGINAL ALLOTTEES or their Nominees including a company or Association formed a lease of the Said Plot No. 396 and together with the buildings and erections built thereon for the term of 60 (Sixty) years computed from the date of possession (that is 1st June.2004) subject to the provisions of the Maharashtra Regional and Town Planning Act. 1966 and the Rules and Regulations issued there under including the New Bombay Disposal of Lands Regulation 1975 for the time being in force at the yearly ground rent of Rs. 1/- (Rupees One Only) thereby reserved and upon the terms, conditions, covenants and provisions therein contained and the Corporation has handed over possession of the said Plot No. 396 to the Second Original Allottees on 1st June 2004 According to the said Agreement (and form of Lease annexed thereto) the building to be constructed the said Plot of Land shall be used for Residential/Commercial purpose only.

AND WHEREAS

By a Tripartite Agreement dated: 25th October 2005 (and registered with the Sub-Registrar of Assurances, at Thane-6 under Sr. No. 06613 dated: 25-10-2005) executed between the Corporation, the Second Original Allottees and M/S. OM SAI DEVELOPERS, through Partner MR. PRAVIN NARSHI MANANI (hereinafter referred to as "THE PROMOTERS"), The Corporation transferred Leasehold rights of the Second Original Allottees under the said Agreement to Lease of 1st June 2004 in favour of the Promoters.

AND WHEREAS

By an Agreement to Assign Cum Development dated: 20th April 2004, the Promoter purchased assignment of leasehold rights of the said Plot No. 396 described in the Second Schedule hereunder written from the Second Original Allottee for the consideration and on the terms and conditions therein contained.

AND WHEREAS

Agreement to Lease dated: 13th July 2004 (as referred in Para 1 above) and Agreement to Lease dated: 1st June 2004 (as referred to in Para 6 above) hereinafter collectively referred to as the SAID AGREEMENTS".



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AND WHEREAS:

The CIDCO/NMMC has vide their Letter dated: 12th December 2005 bearing No. CIDCO/ESTATE/SATYO/SARSOLE/1.40/2005 given their consent to the Promoters to amalgamate the said two Plots of Land No.s417 and 396 (hereinafter referred to as "THE SAID PLOTS OF LAND") as per terms and conditions mentioned therein.

AND WHEREAS:

The Corporation has issued the Commencement Certificate bearing NO, NMMC/TPO/BP/CASE NO. A 2818/3982/04 DATED: 03-12-2004 for commencing the construction of Residential cum Commercial Buildings on the said Plots of Land.

AND WHEREAS :

As per the Plans approved by the Corporation the Promoters constructed thereon Building Known as "SAI GANESH" as per the plans and specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/NMMC and other concerned Authorities.

AND WHEREAS :

The PROMOTERS expressed their intention to dispose off the Flats/Shops in the proposed new building as on ownership basis to the prospective



AND WHEREAS :

The Building constructed on the said plots of Land known as "SAI GANESH".

AND WHEREAS :

By executing an Agreement for Sale Dated 7th February, 2006. The Promoters have sold one of the Flat bearing No. 601, on Sixth Floor, in the building known as "SAI GANESH" to the SELLER for proper consideration. The said Agreement has been registered with the Sub-Registrar of Assurances at Thane-3, Vide Receipt No. 1231, Dt. 08-02-2006 by paying proper Stamp Duty and Registration Charges.

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AND WHEREAS :

The SELLER is now fully seized and well possessed to hold Flat No. 601, on Sixth Floor, in the Bldg. known as "SAI GANESH" constructed on Plot No. 396 & 417, Sector-6, Village – Sarsole, Nerul, Navi Mumbai.

AND WHEREAS :

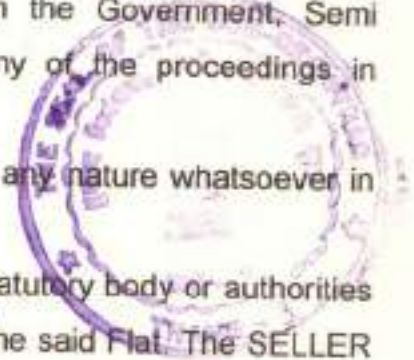
THE Purchasers being interested in one such Flats, been constructed over thereon and requested the SELLER to sell and assign all his rights in and upon one of the said Flat and accordingly the SELLER agreed to sell and transfer the said Flat.

AND WHEREAS :

On satisfying the Plans and other terms and conditions including the Title, the Purchasers hereby agree to purchase the said Flat from the SELLER, for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs only).

The SELLER do hereby covenant as follows :

- a) There are no suits, litigations civil or any other proceedings pending in any competent court, as against the SELLER personally affecting the said Flat.
- b) There are no attachments or prohibitory orders as against or affecting the said Flat.
- c) There are no charges and the said flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The SELLER has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- d) The SELLER has paid all the necessary charges of any nature whatsoever in respect of the said Flat.
- e) The SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The SELLER has paid all the necessary charges till the date of execution of this Agreement and shall pay till the physical possession is given to the Purchaser.
- f) The SELLER has not entered into any agreement of Leave and License with any person/persons, which is still subsisting or any other right nature, wherein he is prevented from disposing or dealing with this Flat.
- g) The SELLER has not received any notice from CIDCO/Municipal Corporation / MSEB and any other statutory body or authorities regarding the acquisition and



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- h) The SELLER is in exclusive use, occupation and possession of the said Flat and every part thereof and except the SELLER no other person or persons are in use, occupation an enjoyment of the said Flat or any part thereof.
- i) The SELLER is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said Flat or any other stature prevented from disposing stated in the Agreement.
- j) The SELLER 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 Purchasers and the SELLER has all the right, title and interest to enter into this Agreement with the Purchasers on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the SELLER herein, the Purchasers have agrees to purchase the said Flat.

AND WHEREAS :

The Purchasers have taken the inspection of all the various documents, which the SELLER has provided for inspection and Purchasers, are fully satisfied about the title of the SELLER and they have inspected the Flat.

Both the parties are desirous of recording the terms and conditions of these presents so reached between them.

NOW THIS AGREEMENT WITNESSETH IT IS MUTUALLY AGREED AS FOLLOWS

1. THE SELLER has agreed to sell assign all his interest and benefit in and upon Flat with other amenities as agreed, to the Purchasers for a total sum of Rs. 20,00,000/- (Rupees Twenty Lakhs only) paid on or before the execution of this SALE DEED.

FLAT NO.	FLOOR	PLOT NO.	SECTOR
601	SIXTH	396 & 417	6
NODE VILLAGE : SARSOLE, NERUL, NAVI MUMBAI			
BUILDING KNOWN AS "SAI GANESH"			
BUILD UP AREA IN SQ MTRS : 6692			

दस्ता क्रमांक 360/29

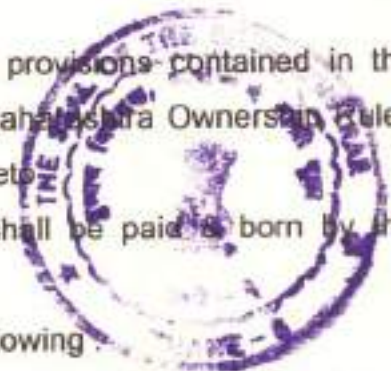
2. The Purchasers agrees to purchase the said Flat has been constructed over the said Plot from the SELLER which has been inspected and found, to be in good and tenatable condition by the Purchasers at or for the price of said consideration.
3. The Purchasers have paid to the SELLER the said consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs only) being the FULL AND FINAL payment of the said flat, which amount the SELLER admit of having received the same and acknowledge the receipt at the end of this Agreement.
4. The SELLER has received the FULL AND FINAL CONSIDERATION and handed over the Physical possession of the said Flat to the Purchasers.
5. It is hereby further agreed that in any event after taking over the possession, the Purchasers shall not have any right to make any grievance in respect of the construction thereof.
6. The Purchasers doth hereby agrees that they shall sign, and execute all the papers, applications, documents, and do all acts, deeds and things the SELLER may require from them to do in order to become member of the Company/Society and also to do the safe - guarding the interest of the SELLER and Purchasers of all other Flats.
7. The Purchasers shall from the date of possession, pay the provisional amount payable towards the taxes, maintenance and other charges as per the proportionate share and in case of any deposit is demanded by the Water/Electricity/Municipal authorities shall be borne by the Purchasers only.
8. The Purchasers shall maintain at their own costs the Flat acquired by them in the same good conditions, state and order in which it is delivered to them and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO and other concerned bodies and keep INDEMNIFIED the Developers in respect of any such breach, non-performance Purchasers or non-observance of any of the conditions, rules or bye-laws.
9. After possession of the said Flat is handed over to the Purchasers if any addition or alteration in or about or relating to the said building is thereafter required to be carried out by the Purchasers in the said building at their cost and the SELLER shall not in any manner liable or responsible for the same.
10. The SELLER shall keep the Purchasers fully indemnified from and against any claim under or in respect of any mortgage or charge or encumbrances created by the SELLER and all costs, charges and expenses which the Purchasers may

10. The SELLER shall keep the Purchasers fully indemnified from and against any claim under or in respect of any mortgage or charge or encumbrances created by the SELLER and all costs, charges and expenses which the Purchasers may

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दस्तावेज संख्या

11. All costs charges and expenses in connection with the cost of the prejudices, engrossing, stamping and registering this Agreement/Conveyance Deed and any other document require to be executed by the Purchasers, shall be borne by the Purchasers only.
12. It has been agreed and between the parties that the transfer charges payable to the CIDCO in the name of the Seller shall be paid by the Seller.
13. It is agreed by and between the parties that the transfer Charges Payable to the CIDCO in the name of the Purchasers shall be paid by the Purchasers.
14. All the Original documents pertaining to the said Flat have been handed over in original to the PURCHASERS and the PURCHASERS doth hereby acknowledge the receipts of the same and inspected the same, and the PURCHASERS shall not raise any Objection or claim any document hereinafter.
15. The PURCHASERS doth hereby agrees to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement to Sell/Sale Deed as it is mandatory to pay the Stamp Duty, Registration Charges as per the Provisions of the Bombay Stamp Act, 1958.
16. The SELLER do hereby declare that she has paid all the Stamp Duty and Registration charges to the Revenue Authorities and in case any notice of recovery is received by the PURCHASERS in respect of this Flat that shall be paid by the SELLER and or settle the same with the Revenue Authorities on her own cost.
17. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Rules 1964 or any other provisions of law applicable thereto.
18. The Transfer charges payable to the Builders shall be paid & born by the Purchaser.
19. The Seller do hereby covenant and perform the following
 - i) To pay the maintenance charges to the Society / Builder till the date of Physical possession.
 - ii) To pay the Electricity Bill till the date of physical possession.
 - iii) To pay the Telephone Bill if any
 - iv) To pay the Property Tax
20. The Purchasers doth hereby agree as follows :
 - To pay the Stamp Duty and Registration Charges payable to the Revenue Authorities.



20. The Purchasers doth hereby agree as follows :
To pay the Stamp Duty and Registration Charges payable to the Revenue Authorities.

**THE FIRST SCHEDULE ABOVE REFERRED TO :
(Description of the said Plot No. 417)**

All that piece and parcel of Land comprised and known as Plot No. 417, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme in Sector – 6, at Village – SARSOLE, NERUL, Navi Mumbai, containing by admeasuring 446.40 Sq.Mtrs. or thereabouts of the layouts of the Land situated lying and being at Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane or thereabout which bounded as follows :

That is to Say :

On the North by : 35.50 Mtrs. Wide Road
On the South by : 10.00 Mtrs. Wide Road
On the East by : Plot No. 418
On the West by : Plot No. 396

**THE SECOND SCHEDULE ABOVE REFERRED TO :
(Description of the said Plot No. 396)**

All that piece and parcel of Land comprised and known as Plot No. 396, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme in Sector – 6, at Village – SARSOLE, NERUL, Navi Mumbai, containing by admeasuring 499.87 Sq.Mtrs. or thereabouts of the layouts of the Land situated lying and being at Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane or thereabout which bounded as follows :

That is to Say :

On the North by : 35.50 Mtrs. Wide Road
On the South by : 10.00 Mtrs. Wide Road
On the East by : Plot No. 417
On the West by : Plot No. 386, 385, 384



**THE THIRD SCHEDULE ABOVE REFERRED TO :
DESCRIPTION OF THE SAID PREMISES (FLAT)**

Flat No. 601, on Sixth Floor, in the Building known as "SAI GANESH", the above said building constructed on Plot No. 396 & 417, VILLAGE – SARSOLE, NERUL, NAVI MUMBAI, admeasuring 720 Sq.Ft. (Built up area) situated at Sector-6 under

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

SIGNED AND DELIVERED by the)

withinnamed 'SELLER')

MR. BALDEV SINGH SAINI

S/O. NIRMAL SINGH SAINI

In the presence of)

1) MRS. GURMEET KAUR SAINI)

2) MR. JATINDER SINGH SAINI)

Baldev Singh

Gurmeet Kaur Saini

Jatinder Singh Saini

SIGNED AND DELIVERED by the)

withinnamed 'PURCHASERS')

1) MR. HARBINDER PAL SINGH SAINI

2) MRS. JAGTAR KAUR SAINI

In the presence of)

1) MRS. GURMEET KAUR SAINI)

2) MR. JATINDER SINGH SAINI)

Harbinder Pal Singh Saini

Jagtar Kaur Saini

Gurmeet Kaur Saini

Jatinder Singh Saini



RECEIPT

Received of and from the withnamed 'PURCHASERS'

1) MR. HARBINDER PAL SINGH SAINI, 2) MRS. JAGTAR KAUR SAINI, sum of Rs. 20,00,000/- (Rupees Twenty Lakhs only) being the full and final payment of Flat being :

FLAT NO.	FLOOR	PLOT NO.	SECTOR
601	SIXTH	396 & 417	6
NODE : VILLAGE : SARSOLE, NERUL, NAVI MUMBAI			
BUILDING KNOWN AS "SAI GANESH"			
BUILT UP AREA IN SQ.MTRS : 6692			
BUILDING : GROUND + 7 FLOORS			

DETAILS OF PAYMENT

CHEQUE/D.D. NO.	DATE	AMOUNT	BANK
028667	21/08/06	51000=00	Citibank
203124	30/08/06	49000=00	Bank of Baroda
169495	14/09/06	200000=00	ICICI
784381	10/12/06	100000=00	Citibank
169498	30/12/06	900000=00	ICICI
169499	30/12/06	700000=00	ICICI



I SAY RECEIVED

Rs. 20,00,000/-

Mr. BALDEV SINGH SAINI

S/O. NIRMAL SINGH SAINI

SELLER

WITNESSES :

1) MRS. GURMEET KAUR SAINI

नवी मुंबई महान पालिका

New Mumbai Municipal Corporation

पत्तिका क्र. : २५५ भाग जी जी २
 नवी मुंबई : ४०० ६११
 दूरध्वनी क्र. : २२२२२२२२
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1ST FLOOR, 15 AFUL BHAYAN CHS, NEW MUMBAI 400 611
 TEL NO. 22222222
 22222222
 22222222
 FAX 22222222

आवृत्त क्र. : १२३४५६७८९०
 दिनांक : १२/३४/५६७८

१. नवी मुंबई महान पालिका, नवी मुंबई

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 ३०. नवी मुंबई महान पालिका, नवी मुंबई



जयपता
 २०१६
 नवी मुंबई महान पालिका

"जयपता जयपता जयपता जयपता जयपता"

दस्तावेज क्र. ३५०५/२००६
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**NAVY MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NAVY/TC/CP/IF/CASE NO / 2818 / 8982/04

DATE: 03.12.2004

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 M/s. C. J. Sai Developers, On Plot No. 35f & 41, Sector 6, C.E.S. Garrison, Naval, Navy Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building:

Total Built Up Area = R - 1256.55M² + C - 161.30M² = 1417.85M² F.S.I. = 1.50
(Residential + Commercial)

The Certificate is liable to be revoked by the Corporation if

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plan;
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened;
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title through or under him or any such and every one of them shall be deemed to have committed the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act 1966.

2. THE APPLICANT SHALL

- a) Give a notice to the Corporation on completion upto 15th day at least 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.

allow the Officers of the Municipal Corporation to enter the building or premises in which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing, services, fire protection, electrical installation etc. shall be in accordance with the provisions (except for provision in respect of fire area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of commencement. It shall be further revalidated as required under provision of Section 44 R. & T.P. Act 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such extension shall not be a substitute application for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act 1966.

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



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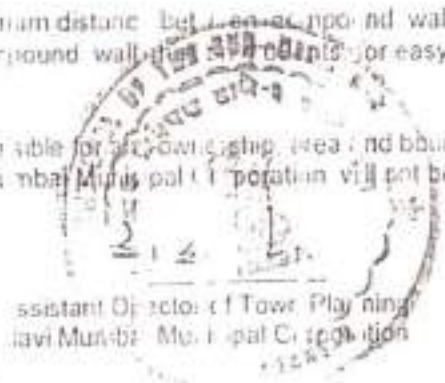
6. A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Section No., Plot No., Survey No., Area of Plot, No. of Fds, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
7. The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of pith work.
8. The amount of S.D. ~~Rs. 2500/-~~ Rs. 18940/- for Mosquito Prevention, S.D. ~~Rs. 18940/-~~ for debris & S.D. ~~Rs. 5000/-~~ for Tree Plantation deposited with JMMCA as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
9. You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
10. You shall approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer etc.
11. Every plot of land shall have at least 1 tree for every 100 sq.M. in proportion of of to plot area.
12. For all building of non-residential occupancies and residential building with more than 16M height. Following additional conditions shall apply -
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external area of windows shall be minimum 25% of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 1000 kgs. Lift shall have solid porous Light shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate duct.
 - g) Alternate sources of electric supply or a diesel generator set shall be provided.
 - h) Hazardous material shall not be stored.
 - i) Fire escape or escape place shall not be provided in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building up to 24 M height capacity of underground storage tank and overhead storage shall be 50,000 ltr. and 10,000 ltrs. respectively. Water sels shall be provided. Pump capacity 100 ltr/min and 250 ltr/min respectively.
 - l) For building height above 24 mtrs. the figures shall be 100,000 ltr. and 20,000 ltr. and the pump capacity 350 ltr/min and 50 ltr/min respectively.



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- 13) Recreation ground or a city open square is developed before submission of Building Completion Certificate
- 14) No work shall be started unless the existing structures are to be demolished
- 15) Applicant/contractor should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease agreement.
- 16) The Owner & the Architect and Structural Engineer or engineer are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should conform to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil joints, plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be compared with the plan as per construction done on the site.
- 19) The building material & earth removed from the trench should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is completed.
- 22) The applicant should fulfil all the health related provisions mentioned in the Implementation of Annual & Mosquito Prevention Activities during and after construction and Tree & Sanitary Bye-Laws 1960. The special measures for mosquito prevention activities, construction of overhead tanks, febris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before 31/03/2005 as per conditions mentioned in CIDCO agreement dated 01/06/2004 & 13/07/2004 and must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & sill level must be 0.50 M. minimum.
- 25) Wherever parking is provided in site, minimum distance between compound wall and the outer side of the column towards compound wall should be provided for easy manoeuvring of vehicles.
- 26) The Owner and the Architect are fully responsible for all ownership, area and boundary disputes. In case of any disputes, Navi Mumbai Municipal Corporation will not be responsible.



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Tuesday, November 23, 2010
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दिनांक 23/11/2010

दस्ताऐवजाचा अनुक्रमांक

टपननं - 09656 - 2010

दस्ता ऐवजाचा प्रकार

अन्वित्तकारणपत्र

सादर करणाराचे नाव: श्री हरजिंदर सिंह सैनी

नोंदणी फी

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100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजयत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

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380.00

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480.00

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सह दुय्यम निर्यात निवेदन
पाने ३

बाजार मूल्य: 1 रु.

सौबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

सह दुय्यम निर्यात निवेदन

सह दुय्यम निर्यात निवेदन



क्रि. सं. १८९९७२०४९
५८९२०९७८५५

साईनाथ शिक्खा केंद्र

स्टॅम्प पेपर विक्रीचे - पत्ताना क्र. ४५/०९
एम.एम.११, सेक्टर-१४, तुळजा नं. ५४, कोपरखैरणे, नवी मुंबई-४०० ७५९.

क्र. सं. 1318 क्रि. सं. 19219 दिनांक 22/11/18

श्री. हरजिंदर सिंग सैनी

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MAHARASHTRA

NOV 2010

साईनाथ कम्युनिकेशन अॅण्ड प्रोसेसिंग सेंटर

DM 584485

एच. एच. II, सेक्टर १६, ब्रुकलॉन नं. ५४,
कोपर चोखणे, नवी मुंबई ४०० ७०९.

अनुक्रमांक 19219 दिनांक २२ NOV 2010

नाम हरिंद्र लिंग सैनी

वस्तु

दिनांक

मुद्रांक प्रमुख लिपिका

SALE DEED

साईनाथ कम्युनिकेशन अॅण्ड प्रोसेसिंग सेंटर

Flat No. 601 on 6th Floor, Sai Ganesh Building, Plot no. 396 & 417,
Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai admeasuring
about 720 sq.ft. Built up area

PART PAYMENT AGREEMENT Previously Registered with Sub-
Registrar Thane-8, Vide Doc no. 07799/2010, Dt. 09/09/2010, and paid
Stamp Duty Rs. 137600/- & Registration Fee Rs. 30,000/-

THIS SALE DEED is made and entered into Navi Mumbai, on this 23rd
day of November 2010 BETWEEN



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२०१०

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Handwritten signatures:
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MR. HARBINDER PAL SINGH SAINI & MRS. JAGTAR KAUR SAINI both adults, Indian Inhabitant, residing at Flat no. 601, 6th Floor, Sai Ganesh, Plot no. 396 & 417, Sector-6, Sarsole, Nerul, Navi Mumbai, hereinafter for brevity's sake called the 'TRANSFEROR' (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, executors and administrators, Legal representatives and assigns) of the party of the **FIRST PART AND MR. HARJINDER SINGH SAINI & MRS. JASMER KAUR SAINI**, both adults, Indian Inhabitant residing at 48/304, NRI Complex, Seawood Estate, Phase-II, Sector-54, 56 & 58, Nerul, Navi Mumbai, hereinafter for brevity's sake called the 'TRANSFeree' (which expression shall unless repugnant to the context or meaning there of shall be deemed to mean and include his heirs executors, administrators and assigns) of the party of the **SECOND PART.**

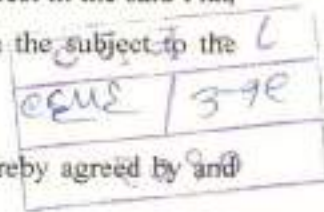
AND WHEREAS now the party of the First Part the Transferor is the lawful owner of Flat No. 601 on 6th Floor, Sai Ganesh Building, Plot no. 396 & 417, Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai admeasuring about 720 sq.ft. Built up area, and whereas the party of the First Part is ready and willing to transfer the rights, title and interest and the party of the Second part has agreed to accept the rights, title and interest in the said Flat, (which hereinafter is referred to as the said Flat) upon the subject to the terms and conditions hereinafter written.

NOW THIS INDUNTURE WITNESSETH that it is hereby agreed by and between the parties hereto as follows: -

- 1) The Transferor hereby agreed to transfer to the party of the second part on what is popularly known Ownership Basis Flat No. 601 on 6th Floor, Sai Ganesh Building, Plot no. 396 & 417, Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai admeasuring about 720 sq.ft.

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Built up area the TRANSFEREE hereby agrees to accept the said transfer on pay of the consideration full payable as hereinafter mentioned.

- 2) THE TRANSFEREE has agreed to accept all the rights, title and interest of the Transferor in the said Share Certificate as also in respect of the said Flat with all its assets and liabilities. The Transferor shall transfer and assign to the TRANSFEREE all his rights, titles, interest claims, demands and benefits in respect of the said consideration **Rs. 31,00,000/- (Rupees Thirty One Lac Only)** inclusive of all costs, share capital and the amount to the credit of the Transferor in the books of the society which is to be paid as follows:

- a. **Rs. 4,65,000/- (Rupees Four Lac Sixty Five Thousand only)**

paid on or before execution of the Agreement dated 09/09/2010 vide document no. TNN8-07799-2010.

dated 09/09/2010	6
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- b. Balance amount of **Rs. 26,35,000/- (Rupees Twenty Six Lac Thirty Five Thousand Only/-)** paid by following manner:

- i. **Rs. 1,16,000/- (Rupees One Lac Sixteen Thousand only)**

paid by cheque no. 955728, Dated 08/11/2010, drawn on STATE BANK OF INDIA Bank, VASHI Branch.

- ii. **Rs. 4,27,000/- (Rupees Four Lac Twenty Seven Thousand only)** paid by cheque no. 328108, Dated 08/11/2010, drawn on

on STATE BANK OF INDIA Bank, SME Branch.

- iii. **Rs. 11,35,000/- (Rupees Eleven Lac Thirty Five Thousand only)** paid by cheque no. 328161, Dated 21/11/2010, drawn



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on STATE BANK OF INDIA Bank,
SME Branch towards

iv. Rs. 9, 57,000/- (Rupees Nine Lac Fifty Seven Thousand only) paid by cheque no. 328149, Dated 21/11/2010, drawn on STATE BANK OF INDIA Bank,
SME Branch full & final payment.

- 3) THE TRANSFEROR has already given the actual and physical possession of the above said Flat to TRANSFEREE at time of receiving the balance payment.
- 4) THE TRANSFEROR shall execute all papers, forms declarations and documents as required by the said Developer and as per law, in favour of the TRANSFEREE for the effectual transfer of the shares and other interest in the said Society respect of the said Flat.
- 5) THE TRANSFEROR shall arrange to obtain a certificate from the Society that the monthly dues till the date of possession in respect of the said Flat for maintenance, Taxes etc. has been cleared by them.
- 6) THE TRANSFEREE doth hereby agree to become the member of the said flat and also to abide by the rules, regulation and byelaws of the said Flat and also undertake to pay and discharged all contributions, costs, demands, and dues, which the said Flat may make in respect of the said premises from time to time.
- 7) BOTH THE parties understand that the consideration amount therein above mentioned is for transfer of all the shares of the said Flat and also inclusive of all deposits and sinking fund etc. lying and being at the credit of the transfer in books of the society as on this date of execution of these presents.

COPIES - 6
 DATE 14-11-10



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8) THE PARTIES hereto further declare and agree that the Transferor shall be responsible for the payment of the society of all-outgoing including Municipal taxes water Charges, Electricity Charges and land revenues, maintenance charges etc. in respect of the said Flat and thereafter the TRANSFEREE shall be liable to pay the concerned authorities all such outgoing.

9) THE TRANSFEROR doth hereby covenant with the TRANSFEREE that notwithstanding any act deed, matter of thing whatsoever by the Transferor or by any person on person lawfully or equitably claiming by from through, Under or in trust for them made, done, committed, omitted or willingly suffered to the contrary and Transferor now and doth in himself good rights full powers and absolute authority to agree sell, transfer and assign the benefits of the said agreement and the said Flat to the TRANSFEREE in manner aforesaid.

10) THE TRANSFEROR doth hereby with covenant with the TRANSFEREE that the Transferor shall from time to time and all times hereafter at the request and cost of the TRANSFEREE do and execute or caused to be done or executed all acts, deeds, matters thing conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the TRANSFEREE.

6 of 6
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Happy
Law.

Man
Rani

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

SIGNED AND DELIVERED BY THE

Within named "THE TRANSFEROR"

MR. HARBINDER PAL SINGH SAINI

MRS. JAGTAR KAUR SAINI

In presence of

1.

2.

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SIGNED AND DELIVERED BY THE

Within named "THE TRANSFEREE"

MR. HARJINDER SINGH SAINI

MRS. JASMER KAUR SAINI

In the presence of

1.

2.



RECEIPT

RECEIVED of and from the within named 'TRANSFEREE' being a full & Final payment a sum of **Rs. 31, 00,000/- (Rupees Thirty One Lac Only)** total consideration /sale price of Flat No. 601 on 6th Floor, Sai Ganesh Building, Plot no. 396 & 417, Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai

We Say Received
Rs. 31, 00,000/-

टनन - 6
२६५६ / ६-१२
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HPSSaini

Jkaur

MR. HARBINDER PAL SINGH SAINI

MRS. JAGTAR KAUR SAINI

(Transferor)

Witnesses

1. 

2.





दस्तावेजाचा क्र. 7798/2010

Thursday, September 01, 2011

24304751

सुव्यव निबंधक: ठाणे 8

सूची क्र. दोन INDEX NO. II

पान 63 व

Page 63 of 64

गावाचे नाव : साहसोळे

- (1) गिरेखाचा प्रवार, मोघदल्याचे स्वरूप कपारनामा व बाजारभाव (पॉब्लिकेशन) कपारनामा बायबील पब्लिशर -आकारची देवी कपारनामा की पॉब्लिशर डे नमूद करावे) मोघदला रु. 3,100,000.00 वर.मा. रु. 2,590,000.00
- (2) भू-भाषण, पीटविलस व धरतणवळ (आवाजनाम) (1) कर्मना: साधनिका क्र. 801, 8 व मनाला, पॉब्लि. नं. 305 व 417 साई गणेश से. 8 साहसोळे नवसह नवी मुंबई
- (3) ज्योत्सना (1) 200 की पुत किरण
- (4) आचारणी किंवा जुडी देण्यात आलेले देवा: (1)
- (5) धरतणवळ करून देण्या-चा पध्याराचे व संपूर्ण पता नाव किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याच, प्रतिवादीचे पता व संपूर्ण पता (1) श्री हनुमंतर सिंह सिंगी - : पद/पॉब्लि. नं. साधनिका क्र. 801, 8 व मनाला, पॉब्लि. नं. 305 व 417 साई गणेश से. 8 साहसोळे नवसह नवी मुंबई ; गल्ली/पस्ता : ; ईमारतीचे नाव : ; ईमारतीचे नाव : ; पद/पस्ता: ; राहण/गाव : ; तातुका : ; पिन : ; पिन नमबर: AVI-PPS8550R.
- (2) श्रीमती जगदल खेर सेनी - : पद/पॉब्लि. नं. साधनिका क्र. 801, 8 व मनाला, पॉब्लि. नं. 305 व 417 साई गणेश से. 8 साहसोळे नवसह नवी मुंबई ; गल्ली/पस्ता : ; ईमारतीचे नाव : ; ईमारतीचे नाव : ; पद/पस्ता: ; राहण/गाव : ; तातुका : ; पिन : ; पिन नमबर: AKMPS0481D.
- (1) श्री हनुमंतर सिंह सिंगी - : पद/पॉब्लि. नं. 48/304, एनआरएच कॉम्प्लेक्स साईड ईस्ट वेल - 2 से. 54, 50 व 58 वेळ, मुन्नी/पस्ता : ; ईमारतीचे नाव : ; ईमारतीचे नाव : ; पद/पस्ता: ; राहण/गाव : ; तातुका : ; पिन : ; पिन नमबर: AGPPS8000M.
- (2) श्रीमती जगदल खेर सेनी - : पद/पॉब्लि. नं. साधनिका क्र. 801, 8 व मनाला, पॉब्लि. नं. 305 व 417 साई गणेश से. 8 साहसोळे नवसह नवी मुंबई ; गल्ली/पस्ता : ; ईमारतीचे नाव : ; ईमारतीचे नाव : ; पद/पस्ता: ; राहण/गाव : ; तातुका : ; पिन : ; पिन नमबर: AKMPS0488E.
- (7) किर्नाड करून दिल्याचा 06/09/2010
- (8) गौदनीचा 09/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7798/2010
- (10) कपारभाषणामुळे मुद्रांक शुल्क रु. 137600.00
- (11) बाजारभाषणामुळे मोठणी रु. 30000.00
- (12) होरा

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22.07.2019
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Handwritten signature

TYPICAL FLOOR PLAN
 (2400 SQ. FT. PA.)



2019 07 22
 667/90-99
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NAY MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

PERMITS/USE NO. 2876/3782/03

DATE: 03/07/2004

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act 1948 to M/s. C. J. Sai Developers On Plot No. 38E & 417, Sector 6, C.E.S. West, Nay Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building:

Plot Area: R = 15.55M² + C = 15.30M² = 30.85M² - F.S.I. = 4.50
 (Main Commercial)

कॉलन - 6
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This Certificate is liable to be revoked by the Corporation if:

The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans;
 Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.

The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and for any person deriving title through or under him in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 46 of the Maharashtra Regional & Town Planning Act 1966.

APPLICANT SHALL

- Give notice to the Corporation on completion upto 7 days before and 7 days before commencement of the further work.
- Give written notice to the Municipal Corporation regarding completion of work.
- Obtain an Occupancy Certificate from the Municipal Corporation.
- Allow the Officers of the Municipal Corporation to enter the building or premises for which permission has been granted at any time for the purpose of inspecting the Building Control Regulations and conditions of this Certificate.



Structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of or prescribed in the National Building Code extended from time to time by the Indian Standard Institutions.

कॉलन - 6
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This Certificate shall remain valid for a period of three years from the date of issue or it can be further extended as required under provision of Section 44 of the Maharashtra Regional & Town Planning Act, 1966. This permanent Certificate is renewable every year but such extended period shall be not more than three years provided further that such extension shall not be a by-subsequent application for such permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.



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

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 2876/3782/03

1. A copy of the approved plans shall be exhibited on-site and the Name Board of the Owner (Architect, Builder & Structural Engineer, Ward No., Section No., Survey No., Area of Plot, No. of Fiss, Built-up Area, Commencement Certificate No.) shall be installed on-site.

2. All boundaries shall be physically demarcated immediately and the dimensions shall be marked on this section before completion of ground work.

3. Amount of S.D. Rs. 2500 / S.D. Rs. 18940 for Mosquito Prevention, S.D. Rs. 18940 for Tree Plantation deposited with NMMC as Security Deposit shall be retained either in whole or in part at the absolute discretion of the Corporation for any other Building Control Regulation and condition attached to the permission issued by the Commencement Certificate. Such a forfeiture shall be without prejudice to other remedy or right of the Municipal Corporation.

4. Shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.

5. Shall approach to the Executive Engineer, M.S.E.B. for the power requirement for lift, Distriometer & fans, etc.

6. Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot.

7. All building in non-residential occupancies and residential buildings having more than 18M height. Following additional conditions shall apply -

- 1) The staircase shall be separated by fire resistant walls and doors from the rest of the buildings.
- 2) Exit from lift lobby shall be through a self closed smoke stop door.
- 3) There shall be no other machinery in the lift machinery room.
- 4) For centrally air conditioned building area in external or shaded windows in a floor shall be minimum 2% of floor area.
- 5) One of the lift shaft shall have a minimum loading capacity of 1000 persons. It shall have self closing doors. Light shall not be designed in the shaft.
- 6) Electrical cables etc. shall in separate ducts.
- 7) Alternate sources of electric supply or a diesel generator set shall be arranged.
- 8) Hazardous material shall not be stored.
- 9) Fire fuse storage or storage places shall not be permitted in the staircase well.
- 10) Fire escape application shall not be allowed over the building.
- 11) For building of height up to 24 Mtrs. The capacity of underground sewage tank and overhead storage shall be 50,000 litres and 10,000 litres respectively. For houses shall be provided pump capacity 100 litres/min and 250 litres/min, respectively.
- 12) For building of height above 24 mtrs., the figures shall be 75,000 litres and 20,000 litres and the pump capacity shall be 150 litres/min and 150 litres/min, respectively.

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 2005

APPLICATION NO. J/2878/1982/0.

DATE - 03/12/2004

Construction of an existing open space for developer before submission of building plan certificate.

Construction can be started unless the existing structures are to be demolished.

Contractor should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease agreement. Owner & the Architect and Structural Engineer concerned are fully responsible for construction quality of the building as per approved building plan. Structural design, building construction quality which should conform to withstand an earthquake of intensity in seismic zone IV.

Compliance Certificate for the proposed building will not be granted unless the house connections are connected to the Municipal Main Sewer line to the satisfaction of the Authority as well as proper demarcation of parking spaces, provision of trees and provision of garbage bin on the site.

Application for completion/occupation Certificate shall be accompanied with the plan showing construction done on the site.

Building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of carting & transportation to dumping ground.

Building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.

This Commencement Certificate is valid upto plan approval order will be given after the plan is approved.

The applicants should fulfil all the health related provisions mentioned in the implementation of Antiterminal & Mosquito Prevention activities during and after construction and Tree Nursery Bye-Laws 1956. The special mention is for mosquito prevention activities, construction of overhead tanks, fecal removal and the sanitary conditions of drainage etc.

The contract work shall be completed before 31/03/2005 as per conditions mentioned in C/O.C. agreement dated 01/05/2004. The applicant must be apply for O.C. with all concerned NOC.

Window sill level must be at 0.90 M. height. The difference between chajja level & sill level must be 0.50 M. minimum.

Wherever parking is provided in stalls, minimum distance between compound wall and the outside of the column towards compound wall should be provided for easy maneuvering of vehicles.

The Owner and the Architect are fully responsible for the boundary area and boundary disputes. In case of any disputes, Navi Mumbai Municipal Corporation will not be responsible.



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03/12/04
2090

आयकर विभाग

INCOME TAX DEPARTMENT

HAJINDER SINGH SAHNI

NIRMAL SINGH SAHNI

01/06/1967

AKMPS0000M

भारत सरकार

GOVT. OF INDIA

टनन - 6
0606/75-13
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आयकर विभाग

INCOME TAX DEPARTMENT

JASWANT KAUR SAHNI

HARKAMAL SINGH

21/07/1967

AKMPS0000M

AKMPS0000M

भारत सरकार

GOVT. OF INDIA

टनन - 6
0648/94-99
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आयकर विभाग
 INCOME TAX DEPARTMENT
 जगदीश कौर सैनी
 JAGDISH KAUR SAINI
 भारतीय आयकर विभाग
 INDIAN INCOME TAX DEPARTMENT
 अकस्मिक
 AKHSHIK
 भारत सरकार
 GOVT. OF INDIA



टनन - 6
 644E/2023
 2090



आयकर विभाग
 INCOME TAX DEPARTMENT
 जगदीश कौर सैनी
 JAGDISH KAUR SAINI
 भारतीय आयकर विभाग
 INDIAN INCOME TAX DEPARTMENT
 अकस्मिक
 AKHSHIK



टनन - 6
 644E/98-99
 2090



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SACHIN KISAN KHOPADE
 KISAN SUBHANRAO KHOPADE
 25/12/1986
 Permanent Account Number
 BFDPK3203H



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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

KUMAR N MATEKAR
 NANASO GYANDEV MATEKAR
 02/03/1986
 Permanent Account Number
 AWUP42083C



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६५५६/१५-१९
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THE SEAL OF THE JOINT SUB-DIVISION
 आयकर विभाग
 DIST. THANE

23/11/2010

दुय्यम निबंधक

दस्त गोषवारा भाग-1

दस्ता

दस्त क्र 9656/2010

3:38:48 pm

पाने 8

9/1/10

दस्त क्रमांक : 9656/2010

दस्ताचा प्रकार : अभिलेखांतरनपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: श्री हरविंदर सिंह सेनी - - पत्ता: घर/फ्लॉट नं. 48/304, एमआरआय कॉम्प्लेक्स सीपुड इस्टेट फ्लॉट -2 से. 54, 55 व 58 नैरळ गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेठ/वसाहत: - शहर/गाव: - तातुका: -</p>	<p>लिहून देणार वय 43 सही</p>		
2	<p>नाव: श्रीमती जयशंकर कोर सेनी - - पत्ता: घर/फ्लॉट नं. सडर गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेठ/वसाहत: - शहर/गाव: - तातुका: - पिन: - पिन नम्बर: -</p>	<p>लिहून देणार वय 41 सही</p>		
3	<p>नाव: श्री हरविंदर पल्ल सिंह सेनी - - पत्ता: घर/फ्लॉट नं. समथिका क्र. 801, 6 वा मजला, फ्लॉट नं. 306 व 417 सई गव्हेरा से. 6 शारसीचे नैरळ नवी मुंबई गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेठ</p>	<p>लिहून देणार वय 41 सही</p>		
4	<p>नाव: श्रीमती जयशंकर कोर सेनी - - पत्ता: घर/फ्लॉट नं. सडर गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेठ/वसाहत: - शहर/गाव: - तातुका: - पिन: - पिन नम्बर: -</p>	<p>लिहून देणार वय 39 सही</p>		



(Signature)
 दुय्यम निबंधक ठाणे क्र. ८



दस्त गोषवारा भाग - 2

दननं 8
दस्त क्रमांक (9656/2010)
98/98

दस्त क्र. [दननं-0656-2010] चा गोषवारा
बाजार मुल्य : 1 शेरदला : 1 अरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 23/11/2010 03:34 PM
निष्पादनाचा दिनांक : 23/11/2010
दस्त हजर करणा-घावी सही :

घावी क्र.: 10125 दिनांक-23/11/2010
घावीचे वर्ण
नाव: श्री हरधर सिंह सेनी - -

100 नोंदणी की
380 नकल (अ. 11(1)), घुटांकनाची नकल (अ. 11(2)),
रुजवात (अ. 12) व साचाविल्लण (अ. 13) -> एकत्रित की

480: एकुल

दस्ताचा प्रकार : 25) अतिहस्तांतरणपत्र
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 23/11/2010 03:34 PM
शिक्षा क्र. 2 ची वेळ : (जी) 23/11/2010 03:37 PM
शिक्षा क्र. 3 ची वेळ : (कमुली) 23/11/2010 03:38 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 23/11/2010 03:38 PM

दस्त नोंद केल्याचा दिनांक : 23/11/2010 03:38 PM

सह दुय्यम निबंधक ठाणे क्र. 6
दु. निबंधकाची सही, ठाणे 8

- ओळख :
- खालील इतम जसे निवेदीत करतात की, ते दस्ताएवज करून देणा-घावी अओळखतात,
व त्यांची ओळख पटवितात.
- 1) -- श्री सचिन खोपडे--ओपीस क्र - 103, प्लॉट नं - 100, से - 16, कोपरखेरीचे, नवी मुंबई
घर/प्लॉट नं. -
गल्ली/रस्ता -
ईमारतीचे नाव -
ईमारत नं. -
पेट/बसालत -
शहर/गाव -
तालुका -
पिंच -
 - 2) -- कुमार माटेकर --ओपीस क्र - 103, प्लॉट नं - 100, से - 16, कोपरखेरीचे, नवी मुंबई
घर/प्लॉट नं. -
गल्ली/रस्ता -
ईमारतीचे नाव -
ईमारत नं. -
पेट/बसालत -
शहर/गाव -
तालुका -
पिंच -



मुद्रांक शुल्क: संवत्स : करारनामा क्र. दननं - 8, वरस क्र - 7799
दिनांक 09/09/2010 नुसार नों की 30000/- व मु शु 137600/- वरुल

सह दुय्यम निबंधक ठाणे क्र. 6
दु. निबंधकाची सही, ठाणे 8



घसाणीत करव्यात घेणे को,
मुल्ल दरवासा एकुल ... 98, घाने जालिय
घाने दुय्यम निबंधक ठाणे क्र. 6
पुस्तक क्र. ... 98 ...
... 25 ... 77 ... सन 2010



Thursday, September 09, 2010
5:41:42 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 8198

दिनांक 09/09/2010

भावाचे नाव सारसोळे

दस्तऐवजाचा अनुक्रमांक टनन8 - 07799 - 2010

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव: श्री हरजिवर सिंह सेनी - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), मुद्रांकनाची नक्कल (अ. 11(2)), रुजनात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)	:-	460.00
एकूण	रु.	30460.00

आपणास हा दस्त अंदाजे 5:56PM ह्या वेळेस मिळेल

समाशोधनाच्या अधीन राहून

दुय्यम निबंधक
रण 8

बाजार मूल्य: 2530000 रु. गोंयदला: 3100000 रु.

भरलेले मुद्रांक शुल्क: 137600 रु.

सह दुय्यम निबंधक रणे - ८

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक ;

डीडी/धनाकर्षा क्रमांक: 333388; रक्कम: 30000 रु.; दिनांक: 09/09/2010

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सह दुय्यम निबंधक रणे
दुय्यम निबंधक रणे



दस्तावेजांक व वर्ष: 7799/2010

Thursday, September 09, 2010

S-D-14 PSE

दुय्यम निबंधक: ठाणे 8

नॉदणी 69 न.

Regn. 69 m.p.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : सारसोळे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत घट्टाकार आकारणी देतो
की घट्टेदार ते नमूद करावे) मोबदला रु. 3,100,000.00
बा.ना. रु. 2,530,000.00
- (2) भू-मापन, पोटहिरला व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 601, 6 वा मजला, प्लॉट नं. 306 व 417 साई गणेश से, 6 सारसोळे
नेरळ नवी मुंबई
- (3) क्षेत्रफळ (1) 720 चौ फुट विल्टअप
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षाकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री हरबिंदर पाल सिंह सैनी - ; घर/प्लॉट नं: सदनिका क्र. 601, 6 वा मजला, प्लॉट नं. 306 व 417 साई गणेश से, 6 सारसोळे नेरळ नवी मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तातुका: -; पिन: -; पॅन नम्बर: AVHPS9550R.
(2) श्रीमती जगतराज कौर सैनी - ; घर/प्लॉट नं: सारसोळे, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तातुका: -; पिन: -; पॅन नम्बर: AKMPS0491D.
- (6) दस्तावेज करून घेण्या-या पक्षाकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री हरजिंदर सिंह सैनी - ; घर/प्लॉट नं: 46/304, एमआरआय कॉम्प्लेक्स सीवुड ईस्टेट फेज -2 से, 54, 56 व 58 नेरळ, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तातुका: -; पिन: -; पॅन नम्बर: AGPPS8090M.
(2) श्रीमती जगमेर कौर सैनी - ; घर/प्लॉट नं: सारसोळे, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तातुका: -; पिन: -; पॅन नम्बर: AKMPS0488E.
- (7) दिनांक करून दिल्याचा 09/09/2010
- (8) नोंदणीचा 09/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7799 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 137600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष



सह दुय्यम निबंधक ठाणे क्र. ८

अंतरागत प्रत./Customer Copy

PUNJAB & MAHARASHTRA CO-OP. BANK LTD.

MULTI STATE SCHEDULED BANK

कार्य प्रारंभ तिथि/Comm. Date: 31/03/67

आधार/Br. No. 137607

संश्लेषण तिथि/Date: 21/9/10

संश्लेषण/Stamp Duty Rs./No. 137607

सेवा शुल्क/Service Charges / Rs. 10/-

संश्लेषण/Service Charges / Rs. 10/-

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VALID ONLY IF PRINTED IN THIS COLOR
VALID FOR 60 MONTHS ONLY

IF THIS DRAFT IS NOT PAID WITHIN 60 DAYS OF THE DATE OF ISSUANCE, THE BANK WILL BE RESPONSIBLE FOR THE PAYMENT OF THE DRAFT.

जरी बंद होई वरिष्ठ
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मांगड्राफ्ट
DEMAND DRAFT

दिनांक /DATE 09/09/2010
Key: RUFGAY
Sr. No: 162254

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मांगे अनेपर ON DEMAND PAY JT SUB REGISTRAR, THANE

या अनेक अदेश पर OR ORDER

THREE	ZERO	ZERO	ZERO	ZERO
THOUS	THOUS	HUND	TENS	UNITS

रु. 30000.00

AMOUNT BELOW 30001(35)

PAGE ZERO ONLY

अदा करे / VALUE RECEIVED

राज्यीय स्टेट बँक
STATE BANK OF INDIA
जरी बंद होई वरिष्ठ / DRAWEE BRANCH:THANE MAIN
जरी बंद होई वरिष्ठ / CODE No: 03730
जरी बंद होई वरिष्ठ / Tel No: 022-022-2765

अधिकृत हस्ताक्षरकर्ता / AUTHORIZED SIGNATORY
(हस्ताक्षर करणे वरिष्ठ / S.S. NO.

R. D. BORSE
जरी बंद होई वरिष्ठ / BRANCH:THANE MAIN
जरी बंद होई वरिष्ठ / S.S. NO. 5127

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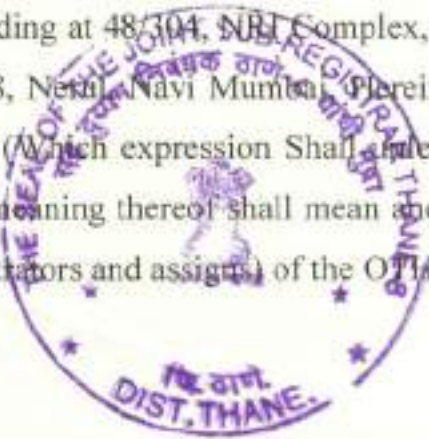
1,37,600/-

AGREEMENT FOR SALE

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THIS AGREEMENT is made and entered into at Navi Mumbai, on this 9th day of September 2010 BETWEEN **MR. HARBINDER PAL SINGH SAINI & MRS. JAGTAR KAUR SAINI** both adults, Indian Inhabitant, residing at Flat no. 601, 6th Floor, Sai Ganesh, Plot no. 396 & 417, Sector-6, Sarsole, Nerul, Navi Mumbai hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean and include her/his heirs executors administrators and assigns) of the ONE PART AND **MR. HARJINDER SINGH SAINI & MRS. JASMER KAUR SAINI**, both adults, Indian Inhabitant residing at 48/304, NRI Complex, Seawood Estate, Phase-II, Sector-54, 56 & 58, Nerul, Navi Mumbai hereinafter referred to as "**THE TRANSFEREE**" (which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean and include his/her/ their heirs executors administrators and assigns) of the OTHER PART

[Signature]
 GURRACHAN S. CHAUATE
 E-955



Purple And Maroon Co-operative
 Bank Ltd. Vashi Branch, Apsara House
 Bldg. Plot No. 2, Vashi, Navi Mumbai.
 D-845779/C-8-406208005-1429-33

[Signature]
 HPS Saini

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 Jasmer

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 STAMP DUTY

WHEREAS: - The City & Industrial Development Corporation of Maharashtra Ltd a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as the "CORPORATION") having its office at Nirmal 3rd Floor, Nariman Point Mumbai- 21 is a New Town Development Authority Under the provision of Sub-Section (3-A) of the Section 113 of Maharashtra Regulation & Town Planning Act, 1966 (Maharashtra Act. No. XXXVIII of 1966) hereinafter referred to as the said Act.

AND WHEREAS: - The State Government in pursuant to Section 113 (A) of the said Act acquired the land described therein and vesting such land in the said Corporation for development and disposal.

AND WHEREAS: - The Corporation Leased to **Smt. Tulshai S. Jadhav & Others** (therein referred to as "THE ORIGINAL ALLOTEES") Vide Agreement to Lease Dated 13/07/2004 of Land being Plot no. 417, G.E.S., admeasuring about 446.40 Sq.mtrs, Sector -6, G.E.S., Village Sarsole, Nerul, Navi Mumbai and for the purpose Residential & Commercial use and has handed over the physical possession of the said Plot to the Lessee.

AND WHEREAS: By a Tripartite Agreement dated 13th August 2004 (and registered with the Sub-Register of Assurance, Thane-6 under sr. no. 6183 dated 18/08/2004) executed between the corporation, the first Original Allottees and M/s. Om Sai Developers the Corporation transferred leasehold rights of the First Original Allottees under the said Agreement to lease of 13th July 2004 in favour of the Promoters.



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Alwar

Yash
Ravi

AND WHEREAS: - The Corporation Leased to **Mr. Rama Maruti Bhagat & Others** (therein referred to as "THE ORIGINAL ALLOTEES") Vide Agreement to Lease Dated 01/06/2004 of Land being Plot no. 396, G.E.S., admeasuring about 499.87 Sq.mtrs, Sector -6, G.E.S., Village Sarsole, Nerul, Navi Mumbai and for the purpose Residential & Commercial use and has handed over the physical possession of the said Plot to the Lessee.

AND WHEREAS: By a Tripartite Agreement dated 25th October 2005 (and registered with the Sub-Registrar of Assurances, at Thane-6 under sr. no. 06613 dated 25/10/2005) executed between the Corporation, the Second Original Allottees and M/s. Om Sai Developers (hereinafter referred to as 'The Promoters'), The Corporation transferred Leasehold rights of the Second Original Allottees under the said Agreement to ~~Lease of 1st June 2004~~ in favour of the Promoters.

AND WHEREAS: By an Agreement to Assign cum Development dated 20th April 2004 the Promoter purchased assignment of leasehold rights of the said Plot no. 396 described in the Second Schedule hereunder written from the second Original Allottee for the consideration and on the terms and conditions therein contained.

AND WHEREAS: The Corporation issued the Commencement Certificate bearing no. NMMC/TPO/BP/CASE NO. A-2818/3982/04 dated 03/12/2004 for commencing the construction of Residential Cum Commercial Building on the said Plots of Land.

AND WHEREAS: - The Promoter have constructed a building known as "SAI GANESH" thereon consisting building as per the plans and specifications duly approved by the Town Planning Authority of CIDCO.

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AND WHEREAS: - After construction of the above said Plot the Promoter allotted Flat No. 601 on 6th Floor, Sai Ganesh Building, Plot no. 396 & 417, Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai admeasuring about 720 sq.ft. Built up area to MR. Baldev Singh Saini by an agreement registered with Sub-Registrar of Assurances at Thane-3, vide receipt no. 1231, dated 08/02/2006 by paying proper Stamp Duty and Registration Charges.

AND WHEREAS: - Mr. Baldev Singh Saini has been sold, transfer and assign his rights of Flat No. 601 on 6th Floor, Sai Ganesh Building, Plot no. 396 & 417, Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai admeasuring about 720 sq.ft. Built up area to MR. HARBINDER PAL SINGH SAINI & MRS. JAGTAR KAUR SAINI by an Agreement for Sale vide document no. TNN6-00039-2007 dated 30/01/2007 hereinafter referred to as the Transferor.

AND WHEREAS The Transferor was in possession of the said flat since they had purchased the same and on this present they has sold and handed over to the Transferee.

AND WHEREAS the Transferor has sold the said flat and whereas the Transferee has purchased the said flat and with the certain terms and conditions mentioned herein.

AND WHEREAS the Transferor and the Transferee are desirous of recording it writing the said terms and conditions and whereas the said Developers have No Objection in transferring the said flat along with the said shares from the name of the Transferor to in the name of the Transferee on fulfillment of certain terms and conditions.

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Saini

Saini
Saini

AND WHEREAS: -

The TRANSFEREE approached the Transferor and discussed the prospects of selling the said Flat and negotiated sale price, at **Rs. 31, 00,000/- (Rupees Thirty One Lac Only)** to which the Transferor has agreed.

AND WHEREAS: -

The TRANSFEREE on request inspected the relevant documents of the said Flat such as, the Agreement for Sale made between **Mr. Baldev Singh Saini and the Transferor**, the Possession letter, the payment receipt and also the said Flat in question, and finding the same to be in proper order and tenantable conditions, agreed to Purchase the said Flat for the said consideration.

BOTH THE PARTIES mutually discussed the terms and conditions governing this agreement and are now desirous of recording the same as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY **AGREED** BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. THE TRANSFEROR has agreed to sell, transfer and assign all possessory rights, titles and interests and shares in and upon **Flat No. 601 on 6th Floor, Sri Ganesh Building, Plot no. 396 & 417, Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai admeasuring about 720 sq.ft. Built up area** (hereinafter to as the "Said Flat") under this Agreement for Sale, with all Benefits for the total consideration of **Rs. 31, 00,000/- (Rupees Thirty One Lac Only)**.

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The TRANSFEREE has to pay to the Transferor the part payment of Rs. 4, 65,000/- (Rupees Four Lac Sixty Five Thousand only) towards the part payment paid by following manner:

- a. Rs. 2, 32,500/- (Rupees Two Lac Thirty Two Thousand Five Hundred only) paid by Cheque no. 481337, dated 09/09/2010 drawn on State Bank of India Bank Veroli Branch.
- b. Rs. 2, 32,500/- (Rupees Two Lac Thirty Two Thousand Five Hundred only) paid by Cheque no. 617172, dated 09/09/2010 drawn on State Bank of India Bank Veroli Branch.

The TRANSFEREE shall pay to the Transferor the balance sum of Rs. 26,35,000/- (Rupees Twenty Six Lac Thirty Five Thousand Only/-) shall be paid within 45 days from the date of registration of this agreement on raising loan from any nationalized/Co-op Bank/Financial Institution.

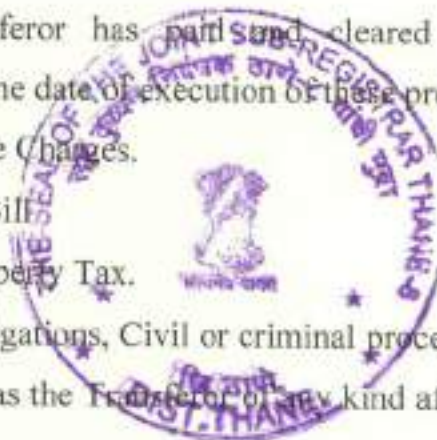
60000/-
60000/-
20000/-

2. The Transferor assures the TRANSFEREE as under after full & final payment

1. That the Transferor has paid and cleared the following outstanding dues till the date of execution of these presents

- a. Maintenance Charges.
- b. Electricity Bill
- c. NMMC Property Tax.

2. That no suits, litigations, Civil or criminal proceedings pending in any court or law as the Transferor or any kind affecting the sale of the said Flat.



HP Singh
Shaw

Shaw
Rani

3. That nothing in or around the said Flat has been done that would invite any notice from any statutory body or action from the Corporation.
4. That the Flat has paid and cleared all out goings and necessary charges of the said flat on the full & final payment.

3. This Agreement is done under the provisions of Maharashtra Apartment Act, 1970 & Maharashtra Ownership of Flat Act, 1963 and it is and hereto.

4. The Transferor on receiving full & final consideration shall deliver the actual and physical possession of the Flat to the TRANSFEREE. The TRANSFEREE shall not have any right, share, interest, claim to the said Flat unless the Transferor receives the full & final consideration.

5. The TRANSFEREE upon taking over the vacant, peaceful and physical possession of the said Flat from the Transferor, shall be liable to bear and pay all outgoings charges in a way of maintenance, taxes, अवैतनिकी, other charges etc. the same, as mentioned earlier under Para-2. over / C-23

6. The TRANSFEREE from the date of possession maintain the सदर Flat at the cost of the TRANSFEREE in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said building or Flat or the common areas and facilities which may be against the rules and regulations and/or by laws or the CIDCO/NMMC or the said developer in or to the building or any part thereof.

7. The TRANSFEREE is aware that all persons who have purchased Flat in the society shall automatically become members of the said Society constituted in pursuance of the Maharashtra Flat Owner's Association Act, and shall there by act according to the byelaws of the said Society.

HP Jain
[Signature]

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8. The Transferor has obtained transfer N.O.C. from **M/s. Om Sai Developers** required for the Transfer/sale of the said Flat for which the expenses has been borne by the Transferee and a copy of it is herein enclosed along with this Agreement.

The Transferor doth hereby covenants with the TRANSFEREE to sign and execute documents, papers, writings and assurances for perfectly vesting and assuring the said Flat, with all rights, title and interest of the Transferor to the TRANSFEREE, and for which no extra premium shall be charged.

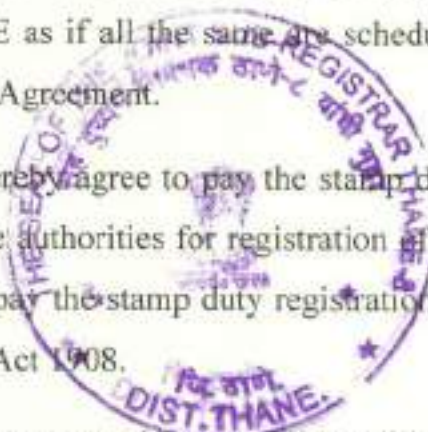
9. Subject to the provisions and terms and conditions of this agreement, the Transferor hereby agrees to transfer and sell all their rights, interests in and upon the said Flat to the TRANSFEREE in and upon the said Flat to the TRANSFEREE and the TRANSFEREE is entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the Transferor or any persons claiming through the Transferor thereof.

10. Save and except as aforesaid, all the terms and conditions of the Agreement made and entered into between the Transferor and the **MR. HARJINDER SINGH SAINI & MRS. JASMER KAUR SAINI** be binding on the TRANSFEREE as if all the same are scheduled or the said Flat, were incorporated in this Agreement.

11. The TRANSFEREE do hereby agree to pay the stamp duty registration charges payable to the revenue authorities for registration of the Agreement for Sale as it is mandatory to pay the stamp duty registration charges as per the provisions of the Bombay Act 1908.

12. All costs, charges and expenses in connection with the formation preparation, approving engrossing stamping and the registration of the Agreement for Sale of Flat and/or any other legal documents to be executed shall be borne and paid by the TRANSFEREE only.

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H. P. Saini
[Signature]

[Signature]
A. Saini

FIRST SCHEDULE OF THE PROPERTY

All that piece and parcel of land known as Plot No. 417, Sector-6, G.E.S. situated at Village Sarsole, Nerul, Navi Mumbai, contain by admeasurements 446.40 Sq.mtrs Or thereabout within the limits of Navi Mumbai Municipal Corporation, within the Registration of district-Thane, Navi Mumbai and bounded as follows: -

ON OR TOWARDS THE NORTH BY : 35.50 mtrs wide Road
 ON OR TOWARDS THE SOUTH BY : 10.00 mtrs wide Road
 ON OR TOWARDS THE EAST BY : Plot no. 418
 ON OR TOWARDS THE WEST BY : Plot no. 396

SECOND SCHEDULE OF THE PROPERTY

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All that piece and parcel of land known as Plot No. 396, Sector-6, G.E.S. situated at Village Sarsole, Nerul, Navi Mumbai, contain by admeasurements 499.87 Sq.mtrs Or thereabout within the limits of Navi Mumbai Municipal Corporation, within the Registration of district-Thane, Navi Mumbai and bounded as follows: -

ON OR TOWARDS THE NORTH BY : 20 mtrs wide Road
 ON OR TOWARDS THE SOUTH BY : 10 mtrs wide Road
 ON OR TOWARDS THE EAST BY : Plot no. 417
 ON OR TOWARDS THE WEST BY : Plot no. 386, 385, 384



HP Jaini
Shan
Shan
Jaini

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

SIGNED SEALED AND DELIVERED BY THE
Within named "THE TRANSFEROR"

MR. HARBINDER PAL SINGH SAINI
MRS. JAGTAR KAUR SAINI

In presence of

1. 
2. 

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2090



SIGNED AND DELIVERED BY THE
Within named "THE TRANSFEREE"

MR. HARJINDER SINGH SAINI
MRS. JASMER KAUR SAINI

In the presence of

1. 
2. 



RECEIPT

RECEIVED of and from the within named **MR. HARJINDER SINGH SAINI & MRS. JASMER KAUR SAINI** Sum of Rs. 4, 65,000/- (Rupees Four Lac Sixty Five Thousand only) being the Part payment paid in respect of Sale of Flat No. 601 on 6th Floor, Sai Ganesh Building, Plot no. 396 & 417, Sector-6, G.E.S., Village Sarsole, Nerul, Navi Mumbai.

We Say Received

Rs. 4, 65,000/-

HP Saini

टनन - 6
love / 12.13
2090

Kaur

MR. HARBINDER PAL SINGH SAINI
MRS. JAGTAR KAUR SAINI
 (TRANSFEROR)

Witness

1.

[Signature]

2.

[Signature]



3000
68-80/68/60
8.10.12.2

Handwritten signature



TYPICAL FLOOR PLAN
(2ND TO 7TH)

Vertical text on the left side of the page, likely a title block or project information, containing details such as project name, location, and dates.

N/V MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NMVC/CP/DP/CASE NO. 2818/3982/04

DATE - 03/12/2004

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act 1948 M/s. C. S. Sai Developers On Plot No. 396 & 417, Sector 6, G.E.S., Santole, New, Nav. Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Built Up Area R - 1263.55M² + C - 162.30M² = 1425.85M² - F.S.I. = 1.50
 Residential + Commercial)

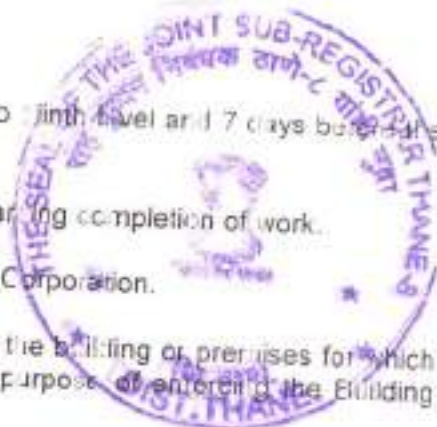
वनन - 6
 वनन / 94/23
 2090

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

- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and for any person deriving title through or under him in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

THE APPLICANT SHALL

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



Allow the Officers of the Municipal Corporation to enter the building or premises for which this permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P. Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such use shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

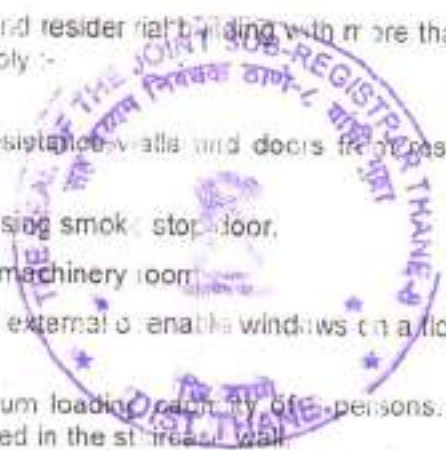
The conditions of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

6. A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of Flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
7. The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
8. The amount of S.D. Rs. 2500/-, S.D. Rs. 18940/- for Mosquito Prevention, S.D. Rs. 18940/- for debris & S.D. Rs. 500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
9. You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
10. You shall approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
11. Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.

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 cover / 18-23
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For all building of non-residential occupancies and residential building with more than 16M height, following additional conditions shall apply :-

- a) The staircase shall be separated by fire resistant walls and doors from rest of the buildings.
- b) Exit from lift lobby shall be through a self closing smoke stop door.
- c) There shall be no other machinery in the lift machinery room.
- d) For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5% of floor area.
- e) One of the lift (Fire lift) shall have a minimum loading capacity of persons. It shall have solid doors. Light shall not be designed in the staircase wall.
- f) Electrical cables etc. shall in separate ducts.
- g) Alternate sources of electric supply or a diesel generator set shall be arranged.
- h) Hazardous material shall not be stored.
- i) Refuse traps or storage places shall not be permitted in the staircase well.
- j) Fire fighting application shall be distributed over the building.
- k) For building up to 24 M. height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs. respectively. Well rises shall be provided. Pump capacity 1000 ltrs./min. and 250 ltrs./min. respectively.
- l) For building with height above 24 mtrs., the figures shall be 75,000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs./min and 450 ltrs./min. respectively.



13) Recreation ground or amenity open space to be developed before submission of building Completion Certificate.

14) No works shall be started unless the existing structures are to be demolished.

15) Application contract should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.

16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability and construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.

17) The Occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of the Municipal Authority as well as proper demarcation of parking spaces with oil plants, plantation of trees and provision of garbage bin on the site.

Section - C
Local Av-13
2090

18) Application for completion/occupation Certificate shall be accompanied with the plan as per conditions done on the site.

19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.

20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.

21) This Commencement Certificate is valid upto plinth level unless the other order will be given after the plinth is inspected.

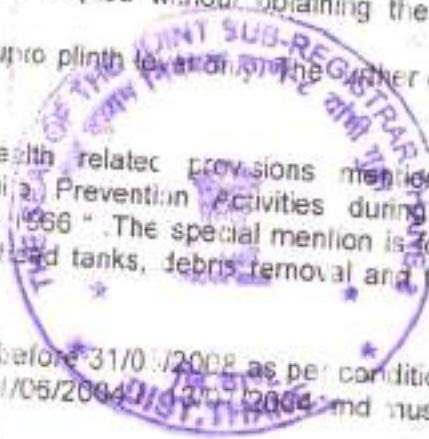
22) The applicant should fulfil all the health related provisions mentioned in the implementation of Antirival & Mosquito Prevention activities during and after construction and Tree Authority Bye-Laws 1966. The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

23) The construction work shall be completed before 31/01/2008 as per conditions mentioned in CIDCO agreement dated 01/05/2004 and must be applied for O.C. with all concerned NOC.

24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.

25) Wherever parking is provided in stilts, minimum distance between compound wall and the outer side of the column towards compound wall shall be 0.50 M. for easy maneuvering of vehicles.

26) The Owner and the Architect are fully responsible for the ownership, area and boundary disputes. In case of any disputes, Navi Mumbai Municipal Corporation will not be responsible.



Assistant Director of Town Planning
Navi Mumbai Municipal Corporation



दस्तावेज क्रमांक व वर्ष: 39/2007

Registration, January 03, 2007

3-11-07 PM

दुय्यम निबंधक ठाणे 6

पानां 03 न.

Page- 02 m.6

सूची क्र. दोन INDEX NO. II

गावाचे नाव : सारसोळे

- | | |
|--|--|
| (1) विलेखाचा प्रकार, मोकटल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार तै नमुद करावे) | अभिहस्तांतरणपत्र
गोथदला रु. 2,000,000.00
वा.भा. रु. 1,757,000.00 |
| (2) भू-गाथन, पोटहिस्सा व घरक्रमांक (असल्यास) | (1) वर्गक्रमा संदर्भिका नंबर 801, 6 वा मजला साई गणेश शिल्डिम मुखांड नंबर 398 - 417 रू 6 सारसोळे तैरुळ |
| (3) क्षेत्रफळ | (1) 66.92 रूके नि विल्ट अप |
| (4) आकारणी किंवा जुळी देण्यात असलेले तैक्ये | (1) |
| (5) वस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता | (1) - - बलदेव सिंग सेनी - घर/फ्लॅट नं. - गल्ली/रस्ता - इमारतीचे नाव - इमारत नं. - पेट/वसाहत - शहर/गाव - शिरवणे, तालुका - पिन - पिन नंबर - ए वी व्हाय पि एस 5993 बी. |
| (6) वस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता | (1) - - हरबिंदर माल सिंग सेनी - घर/फ्लॅट नं. बी 10 शिल्पा लपार्ट ; गल्ली/रस्ता - इमारतीचे नाव - इमारत नं. - पेट/वसाहत - शहर/गाव - अंधेरी, तालुका - मुंबई-पिन - पिन नंबर - ए वी व्हाय पि एस 5993 बी.
(2) - - जगतार कार सेनी - घर/फ्लॅट नं. - गल्ली/रस्ता - इमारतीचे नाव - इमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन - पिन नंबर - ए वी 60. |
| (7) दिनांक | करून दिल्याचा 03/01/2007 |
| (8) नोंदणीचा | 03/01/2007 |
| (9) अनुक्रमांक, खंड व पृष्ठ | 39 /2007 |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु 82600000 |
| (11) बाजारभावाप्रमाणे नोंदणी | रु 20000000 |
| (12) शेरा | |

टनन - 6
Label / 11/03
2090



सह दुय्यम निबंधक ठाणे-६
(वर्ग - २)



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

HARJINDER SINGH SAINI
 NIRMAL SINGH SAINI
 01/06/1967

Permanent Account Number
AGPPS3090M





टर्मिन - ८
 ७७६६ / १९.१३
 २०१०



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

JASMER KAUR SAINI
 HARKAMAL SINGH
 29/07/1969

Permanent Account Number
AKMPS0488E

Signature: *Jasmer*





आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

JAGTA Kaur SAINI
HARVINDER SINGH SAINI

12/07/1989
 Permanent Account Number
AKMPS949TD


 Signature



टनन - 6
 Lovee / 20.24
 2090



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

HARVINDERSINGH SAINI
G S S SAINI

15/06/1968
 Permanent Account Number
AVHPS9550R


 Signature





MCT'S COLLEGE OF LAW

Sector - 4, Jiroli, Navi Mumbai - 400 708
Phone : 2760 2245

Name : Manisha P. Yamhanekar
Course : LLB
Roll No : 140
Date : June 2010



Signature

ट.न.न - 6
Ubee / 27.06
2010

डा.व.व. विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KIRAN H. MATEKAR

MANASD. BHANDEY MATEKAR

02/08/1986

Passport Account Number

AWUMZU2BC



09/09/2010

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

टनन8

5:43:03 pm

टाणे 8

दस्त क्र 7799/2010

दस्त क्रमांक : 7799/2010

दस्ताचा प्रकार : करारनामा

22/09

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

1 नाव: श्री हरजिंदर सिंह सेनी - -
पत्ता: घर/प्लॉट नं. 48/304, एनआरआय कॉम्प्लेक्स
सीबुड ईस्टेट फेज -2 से. 54, 56 व 58 नेरळ
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
फेड/कसाहत: -
शहर/गाव: -
तालुका: -

लिहून घेणार

वय 42

सही




2 नाव: श्रीमती जस्मेर कौर सेनी - -
पत्ता: घर/प्लॉट नं. सवर
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
फेड/कसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पिन नंबर: AKMPSC488E

लिहून घेणार

वय 39

सही




3 नाव: श्री हरजिंदर पाल सिंह सेनी - -
पत्ता: घर/प्लॉट नं. सदनिका क्र. 601, 6 वा मजला,
प्लॉट नं. 308 व 417 साई गंगेश से. 6 सारसोळे नेरळ
नवी मुंबई
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
फेड/कसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

लिहून घेणार

वय 41

सही

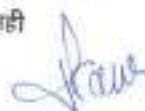



4 नाव: श्रीमती जस्मतर कौर सेनी - -
पत्ता: घर/प्लॉट नं. सवर
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
फेड/कसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पिन नंबर: AKMPSC489D

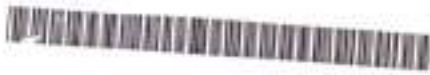
लिहून घेणार

वय 39

सही




सह दुय्यम निबंधक टाणे क. ८



दस्त गोषवारा भाग - 2

टनन8
दस्त प्रामांक (7799/2010)
25/12

दस्त क्र. [टनन8-7799-2010] चा गोषवारा
बाजार मुल्य :2530000 मोबदला 3100000 भरलेले मुद्रांक शुल्क : 137600

दस्त हजर केल्याचा दिनांक :09/09/2010 05:35 PM
निष्पादनाचा दिनांक : 09/09/2010
दस्त हजर करणा-याची सही :

पावती क्र.:8198 दिनांक:09/09/2010
पावतीचे वर्णन
नाम: श्री हरजिंदर सिंह सैनी - -

30000 : नोंदणी फी
400 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
एजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30460 एकूण

दस्ताचा प्रकार :25 करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 09/09/2010 05:35 PM
शिवका क्र. 2 ची वेळ : (फी) 09/09/2010 05:41 PM
शिवका क्र. 3 ची वेळ : (कथुली) 09/09/2010 05:42 PM
शिवका क्र. 4 ची वेळ : (ओळख) 09/09/2010 05:42 PM

दस्त नोंद केल्याचा दिनांक : 09/09/2010 05:43 PM

5. निबंधकाची सही, टाणे 8
सह दुय्यम निबंधक टाणे क. ८

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करण देणा-यांना व्यक्तीतः ओळखतात,
व त्यांची ओळख पटवितात.

1) -- कुमारी मनिषा पंढरीनाथ ताम्हाणेवार --- ऑफीस क्र - 103, प्लॉट नं - 100, से
16, कोपरखैरणे, नवी मुंबई , घर/प्लॉट नं. -

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेठ/वसाहत : -

शहर/गाव:-

तालुका : -

पिन : -

2) -- श्री तुंगार माटेकर --- ऑफीस क्र - 103, प्लॉट नं - 100, से - 16, कोपरखैरणे, नवी
मुंबई , घर/प्लॉट नं. -

गल्ली/रस्ता : -

ईमारतीचे नाव -

ईमारत नं. -

पेठ/वसाहत : -

शहर/गाव:-

तालुका : -

पिन : -



सह दुय्यम निबंधक टाणे क.
5. निबंधकाची सही
टाणे 8



प्रमाणीत करण्यात येते की,
सुद्ध दस्तास अंकित ... पावे आलेले
... दुय्यम निबंधक टाणे क. ८
... कर्मांकवर नोंदले.
सह दुय्यम निबंधक टाणे क. ८
तारीख ... महिना ... रविवार २०१०

138/1004

पावती

Original/Duplicate

Tuesday, January 16, 2024
8:32 PM

नोंदणी क्र.: 394
Regn. 394

पावती क्र.: 1052 दिनांक: 16/01/2024

साक्षीचे नाव: वेळूळ

दस्तावेजाचा अनुक्रमांक: उमर8-1004-2024

दस्तावेजाचा प्रकार: कडीसवय

सादर करावयाचे नाव: बरपडीत और सेती - -

सौधणी फी	₹. 200.00
रस्त हाताळणी फी	₹. 500.00
पुढांची संख्या: 25	

एकूण: ₹. 700.00

Joint Sub Registrar Thane 5

साक्षर मुल्य: ₹. 8160611.24 /-

सोबतला ₹. 1/-

भरलेले मुद्रांक शुल्क : ₹. 81900/-

सह दुय्यम निबंधक वरी - 2
उमर क्र - 8

1) देयकाचा प्रकार: DHC खान: ₹.500/-

टीडी/धनादेशाचे नोंदर क्रमांक: 0124160620289 दिनांक: 16/01/2024

बँकिचे नाव व पत्ता:

2) देयकाचा प्रकार: eChalan खान: ₹.200/-

टीडी/धनादेशाचे नोंदर क्रमांक: MH014085153202324P दिनांक: 16/01/2024

बँकिचे नाव व पत्ता:

सुळ दस्तावेज परत दिला

सह दुय्यम निबंधक, उमर क्र. 8
सुळ दस्तावेज परत मिळाली

पक्षकाराची सही

Haini



17/01/2024

सूची क्र.2

दुरधर्म निबंधन - सह दु. नि. ठाणे ६

दस्तावेज क्र. : 1004/2024

शेखरी -

Regn.83m

दाताचे नाव : नेरुळ

(1) किरायाचा उतराव	बर्लीसपत्र
(2) मालकाचा	1
(3) वास्तुआयु/वास्तुतज्ज्ञांचे/वास्तुविशेषज्ञांचे/अकादमी वेबो/की मॉडेलाचे स्पष्टकरण	8160611,24
(4) हस्तागत, पेटेंटिस्ता व करकमाचा/अभ्यासाचा	1) गणितज्ञांचे वाचनची मुदत देण्यात उतर घेतले, उतर ताहिरी; मरमिका नं-801, मराठा राज्या, विनियम नं-304, मॉडेल नं-48, मॉडेल नं-48, ताकतविक्रय सोसायटी विनियम नं-396 & 417 (बीटांगम), सेक्टर-6, गाव-मुरुसोळे, नेरुळ, लकी मुंबई, एरिका-720 चौ. फूट क्षेत्राप (Plot Number - 396 & 417(GES); SECTOR NUMBER - 6;)
(5) अंतराळ	1) 720 चौ.फूट
(6) अकादमी किंवा मुदी देण्यात अनेक वेळा.	
(7) दस्तावेजात उल्लेख केलेल्या/प्राविष्टात उल्लेख केलेल्या/वास्तुविशेषज्ञांचे/अकादमी वेबो/की मॉडेलाचे स्पष्टकरण	1): वाच-उत्तरिका मिर मेली - वय-56, पत्ता-एरिका नं.-, मालका नं.-, उल्लेखीचे नाव- मरमिका नं-304, विनियम नं-48, मीतुदुम एरिका, एरिका/एरिका कॉरपोरेशन, पत्ता-2, टी.पी.एम. मुरु, सेक्टर-54/56/58, नेरुळ, लकी मुंबई, एरिका नं.-, गेट नं.-, बहागट, ठाणे. पिन कोड-400706 पिन नं.-AGPPS8090M 2): वाच-उत्तरिका मिर मेली - वय-54, पत्ता-एरिका नं.-, मालका नं.-, उल्लेखीचे नाव- मरमिका नं-304, विनियम नं-48, मीतुदुम एरिका, एरिका/एरिका कॉरपोरेशन, पत्ता-2, टी.पी.एम. मुरु, सेक्टर-54/56/58, नेरुळ, लकी मुंबई, एरिका नं.-, गेट नं.-, बहागट, ठाणे. पिन कोड-400706 पिन नं.-AKMPS0488E
(8) दस्तावेजात उल्लेख केलेल्या/वास्तुविशेषज्ञांचे/अकादमी वेबो/की मॉडेलाचे स्पष्टकरण	1): वाच-उत्तरिका मिर मेली - वय-24, पत्ता-एरिका नं.-, मालका नं.-, उल्लेखीचे नाव- मरमिका नं-304, विनियम नं-48, मीतुदुम एरिका, एरिका/एरिका कॉरपोरेशन, पत्ता-2, टी.पी.एम. मुरु, सेक्टर-54/56/58, नेरुळ, लकी मुंबई, एरिका नं.-, गेट नं.-, बहागट, ठाणे. पिन कोड-400706 पिन नं.-JQTPS9755J
(9) दस्तावेजात उल्लेख केलेल्या किंवा	16/01/2024
(10) दस्तावेजात उल्लेख केलेल्या किंवा	17/01/2024
(11) दस्तावेजात उल्लेख केलेल्या किंवा	1004/2024
(12) वास्तुआयु/वास्तुतज्ज्ञांचे/वास्तुविशेषज्ञांचे/अकादमी वेबो/की मॉडेलाचे स्पष्टकरण	81500
(13) वास्तुआयु/वास्तुतज्ज्ञांचे/वास्तुविशेषज्ञांचे/अकादमी वेबो/की मॉडेलाचे स्पष्टकरण	200
(14) किंवा	

सह दुय्यम निबंधक वर्ग - 2
ठाले क्र - ६



मुंबईकरांचे/वास्तुविशेषज्ञांचे/अकादमी वेबो/की मॉडेलाचे स्पष्टकरण:-

मुद्रांक शुल्क अक्षराने मिळालेला असेल तर :- if Gift is of Agricultural or Residential property and is in favor of Daughter, Grandson, Granddaughter or Wife of deceased.



D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0124169620289 Receipt Date 16/01/2024

Received from MRS CHARANJIT KAUR SAINI, Mobile number 9892692222, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 1004 dated 16/01/2024 at the Sub Registrar office Joint S.R.Thane 6 of the District Thane.



Payment Details

Bank Name sbiepay	Payment Date 16/01/2024
Bank CIN 10004152024011618405	REF No. 202401606667005
Deface No 0124169620289D	Deface Date 16/01/2024

This is computer generated receipt, hence no signature is required.



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CHALLAN
MTR Form Number-6



GRN MH014085153022222		BARCODE		Date 16/01/2024-19:13:40		Form ID 34	
Department: Inspector General Of Registration				Payer Details			
Type of Payment: Stamp Duty / Registration Fee				TAX ID / TAN (If Any)			
				PAN No. (If Applicable)		JGTP58755J	
Office Name: THANE THANE NO 3 JOINT SUB REGISTRAR				Full Name		MRS CHARANJIT KALR SAINI	
Location: THANE				Flat/Block No.		Flat No 601, 6th Floor, SAI GANESH Building,	
Account Head Details		Amount In Ra.		Premises/Building		SAI GANESH CHSL	
0030045401 Stamp Duty		81900.00		Road/Street		Plot No 398 and 417(GES), Sector-6, Village Bahadur, Nerul	
0030063301 Registration Fee		300.00		Area/Locality		Near Mumbai	
				Town/City/District			
				PIN		4 0 0 7 0 8	
Remarks (If Any)							
PAN2-AGPP58755J-SecondPartyName-MR HARINDER SAINI							
SAINI-							
				Amount In		Eighty Two Thousand One Hundred Rupees Only	
				Words			
Total		₹ 82,100.00					



Department ID: 8892092222
 NOTE: This challan is valid for document to be registered in sub Registrar office only. Not valid for integrated document.
 धरतः चालाना हेतु घटक प्रत्येक तालिकात खोली अर्थाने तयार करून घ्यावे. एकीकृत प्रक्रियेसाठी हे चालाना वैध नाही.

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Challan Detachment Details

Sr. No.	Remarks	Detachment No.	Detachment Date	Userid	Detachment Amount
1	ISS-336-1004	0007426894202324	16/01/2024-20:31:55	IGR118	200.00
2	ISS-336-1004	0007426894202324	16/01/2024-20:31:55	IGR118	81900.00
Total Detachment Amount					82,100.00



CHALLAN
MTR Form Number-6



GRN	MHD14085153202324P	BARCODE			Date	16/01/2024-18:13:40	Form ID	34
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					THANE THANE NO 3 JOINT SUB REGISTRAR			
Location					THANE			
Year					2023-2024 One Time			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					81900.00			
0030063301 Registration Fee					200.00			
Total					82,100.00			
Payment Details					STATE BANK OF INDIA			
Cheque/DD Details					FOR USE IN RECEIVING BANK			
Cheque/DD No					Bank CIN			
Name of Bank					Ref. No.			
Type of Branch					Bank Date			
					RBI Date			
					Bank-Branch			
					Scroll No. , Date			
					Not Verified with			
					Remarks (If Any)			
					PAN2-ACPP38090M-SecondPartyName=MR HARJINDER SINGH SAINI-			
					Amount In			
					Words			
					Eighty Two Thousand One Hundred Rupees Only			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अदरक चालान कोरड दुराव नितर कार्यालय जोदणी कार्यालय दफ्तारी नसु आर. लदणी न कार्यालय दफ्तारी सदर नसु नसु नसु.

Department of Stamp & Registration, Maharashtra		2008	2028
Receipt of Document Handling Charges			
PRN	0124169620289	Date	16/01/2024
Received from MRS CHARANJIT KAUR SAINI, Mobile number 9892692222, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.			
Payment Details			
Bank Name	sbiplay	Date	16/01/2024
Bank CIN	10004152024011618405	REF No.	202401606667015
This is computer generated receipt, hence no signature is required.			

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Flat No.601,
admeasuring 720 Sq. Ft. Built up area
Sixth Floor, Building known as SAI GANESH of
SAI GANESH Co-operative Housing Society Limited,
Plot No.396 & 417(GES), Sector-6, Village Sarsole, Nerul,
Navi Mumbai-400706, Tal. & Dist. Thane

GIFT DEED

1) MR HARJINDER SINGH SAINI [PAN No.AGPPS8090M]
Aadhaar No 8279 1196 8206
2) MRS JASMER KAUR SAINI [PAN No.AKMPS0488E]
Aadhaar No 6759 4655 1256
Donors

MRS CHARANJIT KAUR SAINI [PAN No.JQTPS9755J]
Aadhaar No.7832 9398 5792
Donee

Gift Deed of the Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH of the SAI GANESH Co-operative Housing Society Limited, on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane.

THIS GIFT DEED made at Navi Mumbai, on this 16th day of January 2024, by 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI, Aged 56 and 54 years respectively, Indian Inhabitants, residing at Flat No.304, Building No.48, Seawoods Estates, NRI Complex, Phase-II, near D.P.S. School, Sector-54/56/58, Nerul, Navi Mumbai-400706, hereinafter jointly referred to as 'THE DONORS' (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrators, successors and assigns) of the ONE PART AND STYLED as Party of the FIRST PART

And

MRS CHARANJIT KAUR SAINI, Aged 24 years, Indian Inhabitant, residing at Flat No.304, Building No.48, Seawoods Estates, NRI Complex, Phase-II, near D.P.S. School, Sector-54/56/58, Nerul, Navi Mumbai-400706, hereinafter referred to as 'THE DONEE' (which expression shall unless repugnant to the context or meaning thereof include her heirs, successors, executors, administrators and assigns) of the FIRST PART and STYLED as Party of the SECOND PART.



Harjinder Singh Saini
Jasmer Kaur Saini

Charanjit Kaur Saini

1. WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (hereinafter referred to as 'THE CIDCO') vide an Agreement To Lease dated 13th July 2004 executed in favour of 1) SMT TULSABAI S. THAKUR, 2) MR SADANAND B. PATIL, 3) MR PANDURANG B. PATIL, 4) MR DASHRATH M. WAGHE and 5) MR DASHRATH M. WAGHE (therein and hereinafter referred to as the Licensees), agreed to lease under 12.5% Scheme (erstwhile Gaothan Expansion Scheme), to the Licensees for a term of 60 Years of all that piece or parcel of land bearing Plot No.417 admeasuring 446.40 Sq. Mtrs. situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Taluka and Dist. Thane (hereinafter referred to as the said Plot No.417(GES) and more particularly described in the Schedule-I Schedule of Land hereunder written) on the Lease and on the terms and conditions therein contained.



15th August 2004
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2. AND WHEREAS after obtaining permission from CIDCO, the Licensees i.e. 1) SMT TULSABAI S. THAKUR, 2) MR SADANAND B. PATIL, 3) MR PANDURANG B. PATIL, 4) MR DASHRATH M. WAGHE and 5) MR DASHRATH M. WAGHE, assigned/transferred all their rights, interest and benefits in respect of the said Plot No.417(GES), admeasuring 446.40 Sq. Mtrs. situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Taluka and Dist. Thane in favour of M/s. OM SAI DEVELOPERS, a Partnership Firm, vide a Tripartite Agreement dated 15th August 2004, registered with the Sub-Registrar Thane-6 on 16th August 2004, under Sr. No.TNN6-6183-2004, executed by/between the CIDCO as the Part of the First Part, the Licensees i.e. 1) SMT TULSABAI S. THAKUR, 2) MR SADANAND B. PATIL, 3) MR PANDURANG B. PATIL, 4) MR DASHRATH M. WAGHE and 5) MR DASHRATH M. WAGHE as the Party of the Second Part and M/s. OM SAI DEVELOPERS, as the Party of the Third Part. And the CIDCO accordingly transferred the said Plot No.417(GES) in the name of M/s. OM SAI DEVELOPERS.

3. AND WHEREAS 'THE CIDCO', vide another Agreement To Lease dated 1st June 2004, executed in favour of MR RAMA MARUTI BHAGAT and Seventeen(17) others (therein and hereinafter referred to as the

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Licensees), agreed to lease under 12.5% Scheme (erstwhile Gaothan Expansion Scheme), to the Licensees for a term of 60 Years of all that piece or parcel of land bearing Plot No.396 admeasuring 499.87 Sq. Mtrs. situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Taluka and Dist. Thane (hereinafter referred to as the said Plot No.396(GES) and more particularly described in the Schedule-I Schedule of Land hereunder written) on the Lease and on the terms and conditions therein contained.

4. AND WHEREAS after obtaining permission from CIDCO, MR RAMA MARUTI BHAGAT and Seventeen(17) others, assigned/transferred all their rights, title, interest and benefits in respect of the said Plot No.396(GES), admeasuring 499.87 Sq. Mtrs. at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal & Dist. Thane in favour of M/s. OM SAI DEVELOPERS, vide a Tripartite Agreement dated 25th October 2005, registered with the Sub-Registrar Thane-6 on 25th October 2005, under Sr. No.TNN6-06613-2005, executed by/between the CIDCO as the Part of the First Part, MR RAMA MARUTI BHAGAT and Seventeen(17) others, the Licensees as the Party of the Second Part and M/s. OM SAI DEVELOPERS, as the Party of the Third Part. And the CIDCO has accordingly transferred the said Plot No.396(GES) in the name of OM SAI DEVELOPERS, who is hereinafter referred to as the Developers.

5. AND WHEREAS M/s. OM SAI DEVELOPERS had applied to the CIDCO Ltd., for amalgamation of the said Plot No.396 & 417(GES) and the CIDCO, vide its letter Ref. No.CIDCO/ESTATE/SATYO/SARSOLE/1.40/2005 dated 12th December 2005 granted their permission to the Developers to amalgamate the said Plot No.396 & 417(GES) into a single composite Plot.

6. AND WHEREAS the Developers obtained the Development Permission and Commencement Certificate bearing Ref. No. NMMC/TPQ/BP/Case No.A-2818/3982/04 dated 3rd December 2004 from the Navi Mumbai Municipal Corporation in respect of the said Plot No.396 & 417(GES) and commenced the construction of the residential-cum-commercial building on the said Plot No.396 & 417(GES) in accordance with the approved/sanctioned plans.



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7. AND WHEREAS THE DEVELOPERS commenced and completed the construction of the Building/s on the said Plot No.396 & 417(GES), in accordance with the approved/sanctioned plans and obtained the Occupancy Certificate bearing No.TPO/O.C./Case No.B-3044/4000/2005 dated 26th December 2005 from Navi Mumbai Municipal Corporation.

8. AND WHEREAS vide an Agreement for Sale dated 7th February 2006, registered with the Sub-Registrar Thane-3 on 8th February 2006, under Sr. No.TNN3-1231-2006, MR BALDEV SINGH SAINI, S/o. MR NIRMAL SINGH SAINI purchased the Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane, from the Developers, for proper consideration and on receipt of the full and final payment of the consideration the Developers handed over the possession of the said Flat to MR BALDEV SINGH SAINI, S/o. MR NIRMAL SINGH SAINI.

9. AND WHEREAS MR BALDEV SINGH SAINI, S/o. MR NIRMAL SINGH SAINI assigned/transferred all his rights, title, interest and benefits in respect of the said Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane in favour of 1) MR HARBINDER PAL SINGH SAINI and 2) MRS JAGTAR KAUR SAINI, Agreement for Sale dated 30th January 2007, registered with the Sub-Registrar Thane-6 on 30th January 2007, under Sr. No.TNN6-00039-2007 for proper consideration and handed over the possession of the said Flat to 1) MR HARBINDER PAL SINGH SAINI and 2) MRS JAGTAR KAUR SAINI.



S. No. 396 & 417
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AND WHEREAS 1) MR HARBINDER PAL SINGH SAINI and 2) MRS JAGTAR KAUR SAINI assigned/transferred all their rights, title, interest and benefits in respect of the said Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane in favour of

H. P. Saini
B. Saini

B. Saini

1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI, vide Agreement for Sale dated 9th September 2010, registered with the Sub-Registrar Thane-8 on 9th September 2010, under Sr. No.TNN8-07799-2010, Receipt No.8198 for proper consideration and handed over the possession of the said Flat to 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI.

11. AND WHEREAS "1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI" together with the other owners of Flats/shops in the building constructed on the said Plots have formed a Society named SAI GANESH Co-operative Housing Society Limited, bearing registration No.NBOM/CIDCO/HSG(TC)/6530/JTR/YEAR 2016-2017 dated 18th May 2016 and the Share Certificate is yet to be issued by the Society. 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI, who are hereinafter jointly referred to as the Donors.

12. AND WHEREAS 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI, the Donors are the lawful owners of the Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH of the SAI GANESH Co-operative Housing Society Limited, on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane (hereinafter referred to as the said Flat).

13. WHEREAS the Donors 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI, are the father and mother respectively of the Donee i.e. MRS CHARANJIT KAUR SAINI.

14. WHEREAS the Donee i.e. MRS CHARANJIT KAUR SAINI is the Daughter of the Donors i.e. 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI.

15. AND WHEREAS out of natural love and affection, the DONORS are desirous of making a GIFT of all their rights, title, Share interest and benefits in respect of the said Flat to their Daughter MRS CHARANJIT KAUR SAINI.



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16. AND WHEREAS at the same time the DONEE **MRS CHARANJIT KAUR SAINI** have accepted the Gift of the said Flat from her parents **1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI** and have also received the possession of the said Flat from the Donee alongwith necessary Agreements and other documents concerning the said Flat.

17. WHEREAS THE DONORS have paid all the dues, water and electricity charges, in respect of the Said Flat up-to-date.

18. WHEREAS the peaceful vacant, physical possession of the Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as **SAI GANESH** of the **SAI GANESH Co-operative Housing Society Limited**, on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane, is given to the Donee on execution of this Deed of Gift and the Donee admit of having received the same from the Donors.

NOW THIS GIFT DEED WITNESSETH as follows:

THAT WITHOUT ANY MONETARY CONSIDERATION AND ON ACCOUNT OF NATURAL LOVE AND AFFECTION the DONORS i.e. **1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI** hereby voluntarily gifts, assigns, transfers, conveys and delivers, free from any encumbrances, all their rights, title, share, interest and benefits in the capital/property of the Society i.e. Share Certificate (yet to be issued) and the Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as **SAI GANESH** of the **SAI GANESH Co-operative Housing Society Limited**, on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane, which Flat is referred to as 'the said Flat' and which is more particularly described in the Schedule hereunder written.

TO HOLD the said Flat hereby granted, conveyed and assigned unto the Donee as heritable, transferable and immovable property within the meaning of any law for the time being in force.



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The Donors have in themselves good right, full power, and absolute authority to grant, convey, assure and assign all their rights, title, share, interest and benefits in the said Flat hereinabove expressed to be hereby granted, conveyed, assured and assigned unto and to the use of the Donee, her successors, executors, administrators and assigns and it shall be lawful for the Donee at all times, hereafter, peaceably and quietly to enter into and hold, possess and enjoy the said Flat and receive rents and profits there from and every part thereof subject as aforesaid without any interruption or hindrance by the DONORS, their heirs, executors, administrators and assigns or any person claiming under the DONORS or in trust for them and clearly and absolutely released and forever discharged, well and absolutely released and forever discharged, well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned, made by the DONORS or any person or persons lawfully or equitably claiming by, from, through under or in trust for them and that the DONORS will at all times hereafter at the request of the DONEE or any other persons authorised by the DONEE in the behalf to do or cause to be done, execute or cause to be executed and such further lawful and reasonable acts, deeds, things, conveyances and the assurances in the law whatsoever for the better and further granting, conveying, assigning their lease hold rights in respect of the said Flat and every part thereof unto the cause of the Donee as shall or may reasonably be required by the DONEE.



29/12/2028

The DONORS i.e. 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI, hereby state and declare that, hereinafter the Donee i.e. their Daughter MRS CHARANJIT KAUR SAINI, shall be the exclusive owner of the said Flat and shall be liable to pay all the charges, dues, outgoings etc. in respect of the said Flat as payable to the Concerned Authorities.

The Donors further state and declare that the Donee i.e. their Daughter MRS CHARANJIT KAUR SAINI shall hold 100% share in the said Flat and she shall further sale/transfer/gift of the said Flat in favour of any prospective purchaser-s / Donees-s of own her choice and mortgage the said Flat in favour of any Bank/Financial Institution, for which they have no objection.

The parties hereby agree that they have read all the contents, terms and conditions mentioned in this Deed and this Deed is made as per their instructions and after reading, confirming the same both the parties have signed this Deed in presence of the witnesses.

SCHEDULE-I
SCHEDULE OF LAND

Plot No.417

ALL THAT piece or parcel of land being Plot No.417[GES] in Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist-Thane, admeasuring 446.40 Sq. Mtrs. and bounded as follows:

THAT IS TO SAY:

ON THE NORTH BY : 35.50 Mtrs. Wide Road

ON THE EAST BY : Plot No.418

ON THE SOUTH BY : 10.00 Mtrs. Wide Road

ON THE WEST BY : Plot No.396

Plot No.396

ALL THAT piece or parcel of land being Plot No.396[GES] in Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist-Thane, admeasuring 399.87 Sq. Mtrs. and bounded as follows:

THAT IS TO SAY:

ON THE NORTH BY : 35.50 Mtrs. Wide Road

ON THE EAST BY : Plot No.417

ON THE SOUTH BY : 10.00 Mtrs. Wide Road

ON THE WEST BY : Plot No.386, 385, 384

SCHEDULE ABOVE REFERRED TO:

Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH of the SAI GANESH Co-operative Housing Society Limited, on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane.



ड. न. न. ४
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१२/२७

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

SIGNED AND DELIVERED by the
withinnamed DONORS

1) MR HARJINDER SINGH SAINI

Harjinder



2) MRS JASMER KAUR SAINI

Jasmer



in presence of

1) *[Signature]*

2) *[Signature]*

SIGNED AND DELIVERED by the
withinnamed DONEE

MRS CHARANJIT KAUR SAINI

Charanjit Saini



in presence of

1) *[Signature]*

2) *[Signature]*



POSSESSION LETTER

We, 1) MR HARJINDER SINGH SAINI and 2) MRS JASMER KAUR SAINI, Adults, Indian Inhabitants, do hereby CERTIFY AND CONFIRM that we have handed over the peaceful vacant possession of the Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH of the SAI GANESH Co-operative Housing Society Limited, on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane, to MRS CHARANJIT KAUR SAINI, the Donee, as per the Gift Deed dated 16th January 2024.

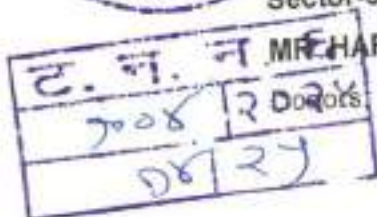
1) MR HARJINDER SINGH SAINI

2) MRS JASMER KAUR SAINI
DONORS

Place:
Date:
Witness:

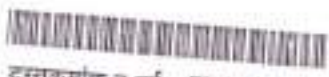


MRS CHARANJIT KAUR SAINI, Adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM THAT I have received the peaceful vacant possession of the Flat No.601, admeasuring 720 Sq. Ft. Built up area on the Sixth Floor in the Building known as SAI GANESH of the SAI GANESH Co-operative Housing Society Limited, on Plot No.396 & 417(GES), situated at Sector-6, Village Sarsole, Nerul, Navi Mumbai, Tal. & Dist. Thane, FROM 1)



MRS CHARANJIT KAUR SAINI

Place:
Date:
Witness:



दस्तावेजांक व वर्ष: 7799/2010

दुय्यम निर्देशक: टाणे 8

Thursday, September 09, 2010

8:42:14 PM

सूची क्र. दोन INDEX NO. II

सीपी 63 न

Regn. 63 m. 6

गावाचे नाव: सारसोळे

- (1) किलेखाया प्रकार, नोंदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) नोंदवला रू. 3,100,000.00 वा.भा. रू. 2,530,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुळी देण्यात आलेले तपे
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियाचीचे नाव व संपूर्ण पत्ता
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वाटीचे नाव व संपूर्ण पत्ता
- (7) दिनांक
- (8) नोंदणीचा
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे बुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) रोरा

(1) वर्णना सहनिका क्र. 601, 6 वा मजला, प्लॉट नं. 306 व 417 साई गणेश से, 6 सारसोळे नैरुळ नदी मुंबई

(1) 720 चौ फुट विल्लअप

(1)

(1) श्री हरमिंदर पाल सिंह सैनी - -; घर/प्लॉट नं: सदनिका क्र. 601, 6 वा मजला, प्लॉट नं. 306 व 417 साई गणेश से, 6 सारसोळे नैरुळ नदी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: AVI/PS9550R.

(2) श्रीमती जगतार कौर सैनी - -; घर/प्लॉट नं: सदनिका क्र. 601, 6 वा मजला, प्लॉट नं. 306 व 417 साई गणेश से, 6 सारसोळे नैरुळ नदी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: AKMPS0491D.

(1) श्री हरमिंदर सिंह सैनी - -; घर/प्लॉट नं: 48/304, एनआरआय कॉम्प्लेक्स सीवुड ईस्टेट फेज -2 से, 54, 56 व 58 नैरुळ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: AGPPS8090M.

(2) श्रीमती जगतार कौर सैनी - -; घर/प्लॉट नं: सदनिका क्र. 601, 6 वा मजला, प्लॉट नं. 306 व 417 साई गणेश से, 6 सारसोळे नैरुळ नदी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: AVI/PS9550R.

09/09/2010
09/09/2010
7799 /2010

रू 137600.00
रू 30000.00



5008 12028
94 24

सह दुय्यम निर्देशक टाणे क्र. ८



ट. न. न. ६	
१००४	२०२४
१६	२१



-:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. बी. ओ. एम./सिडको/एच एम जी (टी. सी.) / 6430 / जे टी आर/सन २०१६ - २०१७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित
 ताई गैवा सहकारी
 मूळठ जु. गणव व ४१७, तेक्टर-०५,
 तारतोडे/तेरु, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरु-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई

दिनांक: १८ / ०५ / २०१६



सही



ट. न. न.	१००४	२०२३
	२०	२९

[सुभाष पाटील]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

Scanned By Scanner Go



ट. न. न. ६	
२००४	२०२४
७८२७	



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला वळ, बेलपुर भावन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४
दुरधनी क्र. : २७५७ ७० ७०
२७५७ ५० ००
फोन : २७५७ ३७ ८५

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

जा.क्र./ नरवि./भो.प्र./वी - ३०४४/४६००/२००५
दिनांक - २६/१२-२००५

विकास ऑन साईड डेव्हलपर्स
भुखंड क्र. ३१६ व ४१७, सेक्टर ०६, ना.वि.घो., सारसोळे,
नेरळ नवी मुंबई.
व्यवसाय - इन्फोर्मेशन, वास्तुविशारद
२२२, ग्रेट इस्टर्न वॉलेरीया, से.५, नेरळ

नरती क्र.-नमूनापा/वि.उ.क्र.- ३३३२/२००४
प्रकरण क्रमांक :- बी - ३०४४

विषय:- भुखंड क्र. ३१६ व ४१७, सेक्टर ०६, ना.वि.घो., सारसोळे, नेरळ नवी मुंबई
बाबत भोगवटा प्रमाणपत्र मिळवणेबाबत.
संदर्भ:- आपले वास्तुविशारद यांचा दि.- ०८/११/२००५ रोजीचा अर्ज.

संदर्भाधीन अर्जाच्या अनुषंगाने भुखंड क्र. ३१६ व ४१७, सेक्टर ०६, ना.वि.घो., सारसोळे, नेरळ
जिल्हा न्यायालयीन प्रमाणपत्र (ऑन्ट्युपन्वी सर्व्हीफोवेट) या पत्रासोबत जोडले

असा बांधकाम बांध प्रमाणपत्रातील अटीनुसार जोला प्रमाण पत्र न घेता जोत्यावरील
बांधकाम सुरुवात करणे घटन क्र. १७८९५ दि. ०८/११/२००४ रोजी भरणा केलेली सुरक्षा अना
जप्त करण्यात आलेली आहे. घाती क्षयवा सोड घ्यावी.

पत्रा जागेवर वर्षा संचयन व विनियोग (Rain Water Harvesting) बाबतची खबरदा
परिशिष्टानुसार या बाबतपासून तीन महिन्यांच्या आत करून तसा कार्यपूर्ती अहवाल या कार्यालयत त
निर्माण अधिकारी कार्यालय यांस सादर करावा.



आपला
[Signature]
नगररचनाकार
नवी मुंबई महानगरपालिका

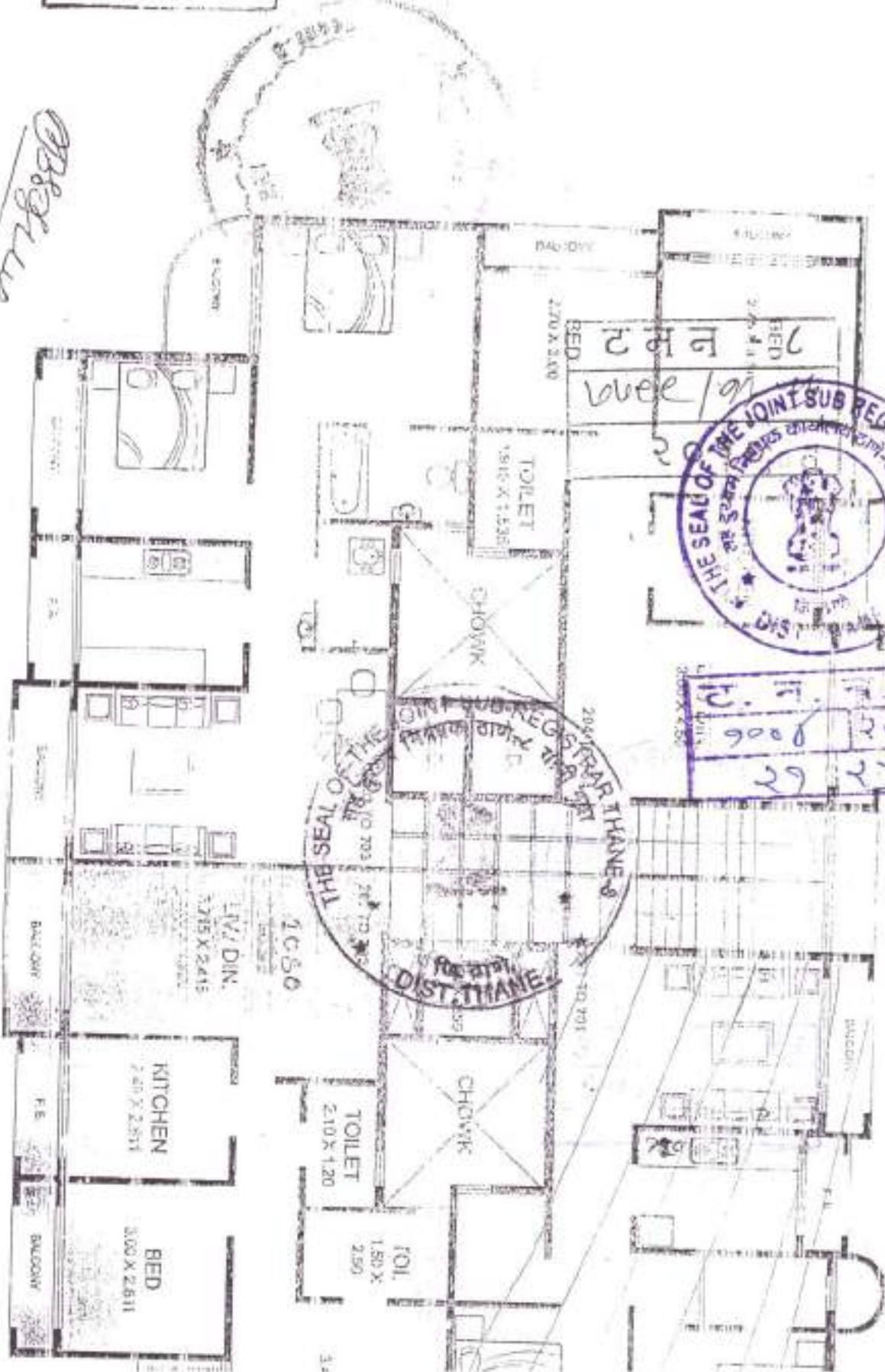
द. न. न. ६
२००४ २०२४
२६ ५५

- १) धन माहीतीसाठी -
- २) उप-अध्यक्ष, नगर, नमुमपा, कोपरखैरणे
- ३) उप-अध्यक्ष व संचालक, नमुमपा, सी.बी.डी.
- ४) उप-अध्यक्ष, पारिभंडळ १, नमुमपा.
- ५) मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिव्हील लि.

“जन्म असो वा मरण आवश्यक नोंदीकरण”

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68-82/18206
8-10-10-2

Abey



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9006	2028
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TYPICAL FLOOR PLAN
(2ND TO 7 TH)



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३. १. १. ३	
२००४	२०२
२२२५	



भारत सरकार
GOVERNMENT OF INDIA



हरजिंदर ਸਿੰਘ ਸੈਨੀ
Harjinder Singh Saini
ਜਨਮ ਵਰ੍ਹੇ / Year of Birth : 1967
ਪੁਰਖ / Male

Signature



8279 1196 8208

आधार – सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
HARJINDER SINGH SAINI
NIRMALSINGH SAINI



भारत सरकार
GOVT. OF INDIA

01/06/1967
Permanent Account Number
AGPPS8090M

Signature



भारत सरकार
GOVERNMENT OF INDIA



ਜਸਮੇਰ ਕੌਰ ਸੈਨੀ
Jasmer Kaur Saini
ਜਨਮ ਵਰ੍ਹੇ / Year of Birth : 1969
ਥੀ / Female

Signature



6759 4655 1256

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
GOVT. OF INDIA



आधार – सामान्य माणसाचा अधिकार

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



ਚਰਨਜੀਤ ਕੌਰ ਸੈਨੀ
Charanjit Kaur Saini
ਜਨਮ ਵਰ੍ਹੇ / Year of Birth : 1999
ਥੀ / Female

Signature



7832 9398 5792

आधार – सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
JQTPS9755J

नाम / Name
CHARANJIT KAUR SAINI

पिता का नाम / Father's Name
HARJINDER SINGH NIRMAL SINGH SAINI

जन्म की तारीख / Date of Birth
09/03/1999

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FCYPS0076K

नाम / Name
JASPREET SINGH SAINI

पिता का नाम / Father's Name
HARJINDER SINGH NIRMAL SINGH SAINI

जन्म की तारीख / Date of Birth
19/03/1994

Signature



भारत सरकार



विजय कान्तील पटेल
Vijay Kantilal Patel
जन्म तारीख / DOB:
31/05/1977
पुरुष / MALE

7331 8250 5200



माझे आधार, माझी ओळख

336/1004

संगलबार, 16 जानेधारी 2024 8:32 म.न.

इस्त घोषनारा भाग-1

उतनठ

28/29

इस्त क्रमांक: 1004/2024

इस्त क्रमांक: उतनठ /1004/2024

बाजारा मुल्य: रु. 81,60,611/-

सोवदला: रु. 01/-

अगवले मुद्रांक मुल्य: रु. 81,900/-

दु. नि. स. दु. नि. उतनठ गांवे कार्यालय

पावनी: 1052

पावनी दिनांक: 16/01/2024

क्र. नं. 1004 वर दि. 16-01-2024

सादरकथागमच नाव: चरणजीत और सेरी - -

सोनी 8:30 म.नं. बा. इजरा केला.

सोदणी धी

रु. 200.00

इस्त हाताजणी धी

रु. 500.00

गुष्टाची संख्या: 25

एकूण: 700.00

Handwritten signature

इस्त इजरा करणानाची सरी.

Handwritten signature

सह दुय्यम निबंधक वर्ग - २
Joint Sub Registrar Thane 6
ठाणे क्र - ६

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सह दुय्यम निबंधक वर्ग - २
Joint Sub Registrar Thane 6
ठाणे क्र - ६

इस्तानाचा प्रकार: बर्जीसपत्र

मुद्रांक मुल्य: जर लिबारी आणि कुरी मान्यता ही... मुलगी, सातू, तात, बरण पावलेल्वा मुलाची धत्री यांना बर्धीम दिनेली अमेल स.

शिखा क्र. 1 16 / 01 / 2024 08 : 30 : 30 PM

शिखा क्र. 2 16 / 01 / 2024 08 : 31 : 30 PM



प्रतिज्ञा पत्र

करन चरणजीत औरी कायदा १९०८ क्रि.स. १९६१ अंतर्गत तरतुदीनुसार... सादरकथागमच नाव: चरणजीत और सेरी, ठाणे. सादरकथागमच नाव: चरणजीत और सेरी, ठाणे. सादरकथागमच नाव: चरणजीत और सेरी, ठाणे. सादरकथागमच नाव: चरणजीत और सेरी, ठाणे.

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सिद्ध देवदार सरी

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दस्तावेज संख्या: 2

दिनांक

27/27

दस्तावेज संख्या: 1004/2024

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दस्तावेज संख्या: 1004/2024

दस्तावेज प्रकार: - इ-चलान

अनु. क्र.	प्राप्तकर्ता का नाम व पता	प्राप्तकर्ता का प्रकार	व्यक्तिगत	दस्ता प्रमाणित
1	<p>नाम: चरणजीत कौर सैनी -- पता: प्लॉट नं. -, माकडा नं. -, इमारतीचे नाव: सरनिका नं-304, विलिंग नं-48, मीठूइम एस्टेट, एनआरआई कॉम्प्लेक्स, फ्ल-2, सी.पी.एम. स्कूल, सेक्टर-54/56/58, नेहरू, नवी मुंबई, जिल्हा नं. -, पोस्ट नं. -, महाराष्ट्र, राणे पिन नंबर: JOTPS9755J</p>	<p>वित्त देणार वय :-24 स्वाक्षरी:- </p>		
2	<p>नाम: अश्विनी मिश्र सैनी -- पता: प्लॉट नं. -, माकडा नं. -, इमारतीचे नाव: सरनिका नं-304, विलिंग नं-48, मीठूइम एस्टेट, एनआरआई कॉम्प्लेक्स, फ्ल-2, सी.पी.एम. स्कूल, सेक्टर-54/56/58, नेहरू, नवी मुंबई, जिल्हा नं. -, पोस्ट नं. -, महाराष्ट्र, राणे पिन नंबर: AGPPS8099M</p>	<p>वित्त देणार वय :-56 स्वाक्षरी:- </p>		
3	<p>नाम: जसमन कौर सैनी -- पता: प्लॉट नं. -, माकडा नं. -, इमारतीचे नाव: सरनिका नं-304, विलिंग नं-48, मीठूइम एस्टेट, एनआरआई कॉम्प्लेक्स, फ्ल-2, सी.पी.एम. स्कूल, सेक्टर-54/56/58, नेहरू, नवी मुंबई, जिल्हा नं. -, पोस्ट नं. -, महाराष्ट्र, राणे पिन नंबर: AKMPS0488E</p>	<p>वित्त देणार वय :-54 स्वाक्षरी:- </p>		

दस्ता प्रमाणित करण देणार न्यायकर्ता कधीसुद्धा या दस्ता प्रमाणित करण दिव्याचे कडून घेणारना.
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टीपणी:-
सामान्य इमरत अने निवृत्तीत कल्याण की ते दस्ता प्रमाणित करण देणार-दारांनी स्वकीयतः लेखणीत, व त्यांची अंशकथ घटवितनात

अनु. क्र.	प्राप्तकर्ता का नाम व पता	प्राप्तकर्ता का प्रकार	व्यक्तिगत	दस्ता प्रमाणित
1	<p>नाम: विजय पटेल -- वय: 48 पता: शाही, नवी मुंबई पिन नंबर: 400706</p>	<p>स्वाक्षरी:- </p>		
2	<p>नाम: जयशंकर मिश्र -- वय: 29 पता: नेहरू, नवी मुंबई पिन नंबर: 400706</p>	<p>स्वाक्षरी:- </p>		

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सह दुय्यम निबंधक कार्यालय क्र - 2
राणे क्र - 6



प्रमाणित करण्यात येते की सदर दस्ता प्रमाणित करण 27
पाने आहेत.
सह दुय्यम निबंधक कार्यालय क्र - 2 राणे क्र - 6
पुस्तक क्र. 9
क्रमांक 2008 वर नोंदला

sr	Purchaser	Type	Verification No/Vendor ID/URN/...	Amount	Used At	Payment Number	Deface Date
1	MRS CHARANJIT KAUR SAINI	eChallan	100005020240110043310085153202324P	81900.00	SD	0007425694202324	16/01/2024
2		DHC	0124169620289	500	RF	0124169620289D	16/01/2024

सह दुय्यम निबंधक कार्यालय क्र - 2 राणे क्र - 6
दिनांक 27/01/2024