

353/10062

Wednesday, August 30, 2017

4:13 PM

पावती

1202

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12062 दिनांक: 30/08/2017

गावाचे नाव: उन्वें

दस्तऐवजाचा अनुक्रमांक: पवल्-10062-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रिया सिंह दुबे - -

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1400.00
पृष्ठांची संख्या: 70

एकूण: ₹. 31400.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
4:25 PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹. 5505000 /-

मोबदला ₹. 11046075/-

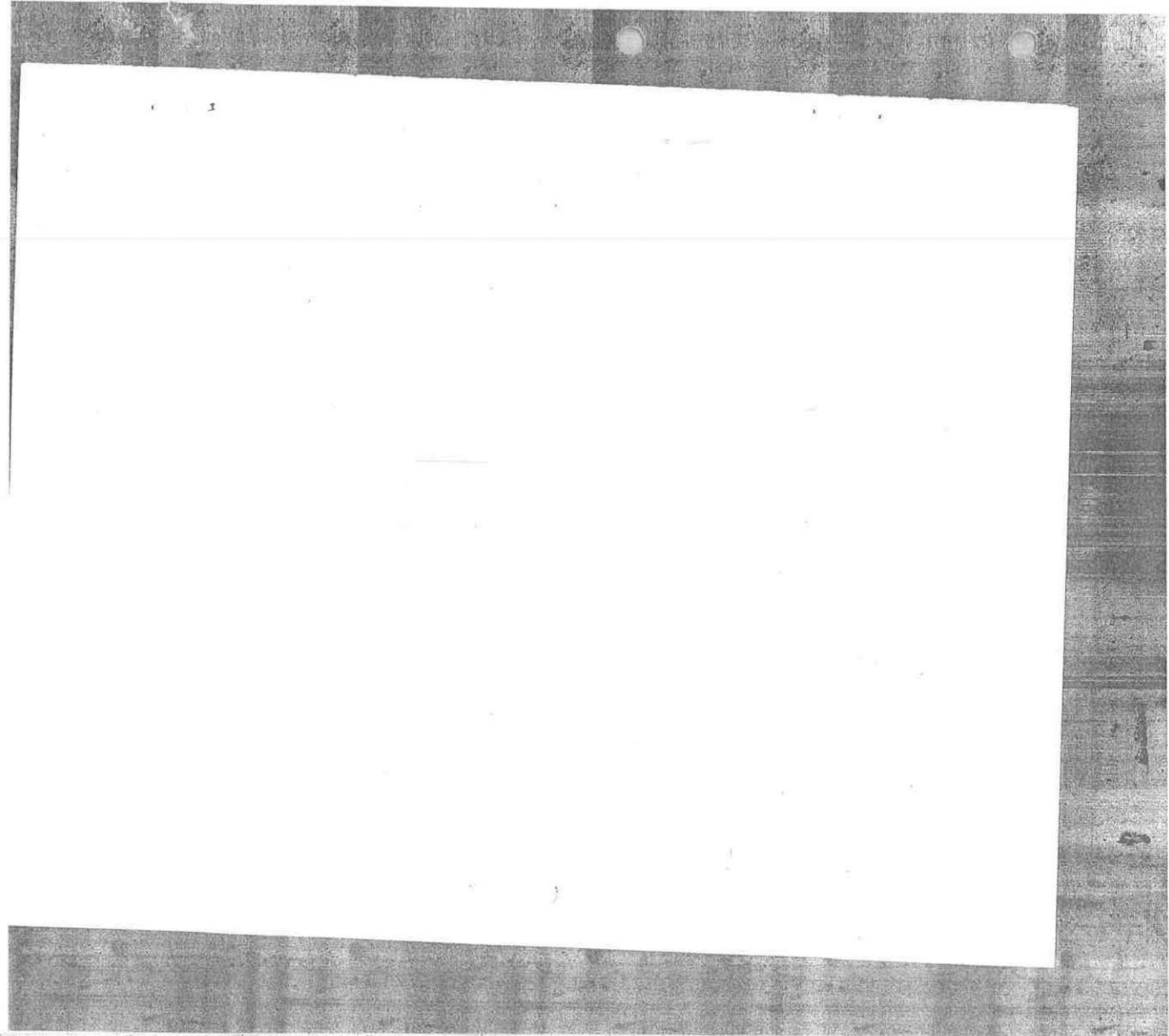
भरलेले मुद्रांक शुल्क : ₹. 552400/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004898500201718E दिनांक: 30/08/2017
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1400/-

Joint Sr. Pawel 2







30/08/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 10062/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11046075
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5505000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्र 27/1 दर-62900 प्रति चौ. मी सदनिका क्र 202,दुसरा मजला,ए-विंग," कामधेनु ओकलॅण्डस " भूखंड क्र 71,सेक्टर 10बी,उलवे,ता. पनवेल,जि. रायगड. क्षेत्रफळ 45.017 चौ. मी. कारपेट + 29.027 चौ मि बाल्कनी,एफ बी,सीबी अणि टेरेस((Plot Number : 71 ; SECTOR NUMBER : 10B ;))
(5) क्षेत्रफळ	1) 45.017 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-यालिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स कामधेनु रियलिटीस तर्फे भागीदार सुपिंटर ए सबलोक तर्फे कु. मु. प्रदीप लडकु चौधरी - - वय:-31; पत्ता:-, , 75/76, महावीर सेंटर, सेक्टर 17, वार्शी, नवी मुंबई. , , क.उ.बाळार, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400703 पॅन नं:-AAIFK8076E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रिया सिंह दुबे - - वय:-41; पत्ता:-, , सी-2001 पाम बीच रसीडेंसी सेक्टर 4 नेरळ नवी मुंबई , , , पोर्ळ गोंडे-ईई , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-AXNPS4547C
(9) दस्तऐवज करून दिल्याचा दिनांक	30/08/2017
(10)दस्त नोंदणी केल्याचा दिनांक	30/08/2017
(11)अनुक्रमांक,खंड व पृष्ठ	10062/2017
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	552400
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सहदुय्यम निबंधक वर्ग-२
(पनवेल २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यंकनाचे वर्ष : 2017
 जिल्हा : रायगड
 तासण्याचे नंबर : पनवेल
 गावाचे नाव : उलवे,गव्हाण,जोरकोपर
 प्रमुख मूल्य विभाग : 27
 उप मूल्य विभाग : 27.1
 क्षेत्राचे नाव : Influence Area

सर्व्हे नंबर /नं. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 मूल्यदर : 62900

मोजमापनाचे एकक
 चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	83.047चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण	1-जोर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.62900/-
उदरवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर)
 = (62900 * (100 / 100))
 = Rs.62900/-

मजला निहाय घट/वाढ

= 100% of 62900 = Rs.62900/-

A) मुख्य मिळकतीचे मूल्य

= उरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र

= 52900 * 83.047
 = Rs.5223656.3/-

B) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र

111.15चौ. मीटर

= 11.15 * (62900*40/100)
 = Rs.280534/-

खुल्या जमिनीवरील वाहन तळाचे मूल्य

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बँडिस्त वाहन तळाचे मूल्य + रगराच्या गळीचे मूल्य + वरील गळीचे मूल्य + इमारती भाततीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मॅडनगईज मजला क्षेत्र मूल्य
 = A + B + C + D + E + F + G + H
 = 5223656.3 + 280534 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.5504190/-


[Home](#) [Print](#)

पवल-२
 २००६२ २०१७
 १/००



पत्र-२
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पत्र-२	
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पद-२	
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पवल-२	
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For KAMDHENU REALITIES



Partner



AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 30 Day of

August TWO THOUSAND AND SEVENTEEN.

BETWEEN

M/s. KAMDHENU REALITIES, a Partnership Firm, duly registered under the provisions of Partnership Act, 1932, through its Partners [1] Mr. Surinder A. Sabhlok, [2] Mrs. Renu Surinder Sabhlok, [3] Miss. Ridhima Surinder Sabhlok and [4] Mr. Karan Surinder Sabhlok, having its address at 75/76, Mahavir Centre, Sector 17, Vashi, Navi Mumbai, hereinafter referred to as "OWNER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors, agents, and assigns), of the *First Part*;

For KAMDHENU REALITIES

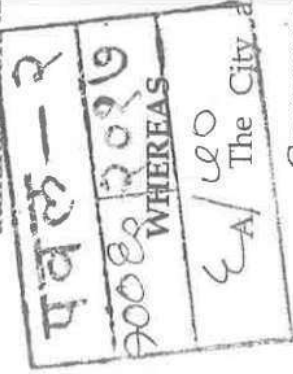


Partner

AND



1) MRS. PRIYA SINGH DUBEY, (PAN No. AXNPS4547C) aged 41 Years, an adult, Indian Inhabitants, residing at: FLAT NO. C-2001, 20TH FLOOR, PALM BEACH RESIDENCY, SECTOR 4, NERUL, NAVI MUMBAI 400 706, hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the *Second Part*.



The City and 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 Registered Office at Nirral, 2nd Floor, Nariman Point, Mumbai 400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966), hereinafter referred to as the said Act.

B. ~~By virtue~~ of being the Development Authority the Corporation has been empowered under Section 113 of the said Act to dispose of any land acquired by it or vested into it, in accordance with the proposal approved by the State Government under the said Act.

C. The Corporation by its Letter of Allotment dated 14th November, 2011 addressed to 1) Smt. Vatsala Bhau Gharat, being the legal heir of Late. Sou. Mainabai Hari Mhatre, 2) Shri. Ramchandra Hari Mhatre, 3) Shri. Dattu Shanivar Patil @ Koli and 4) Shri. Kathor Halya Gharat has allotted Plot No. 71, admeasuring 2,149.42 Square Meters, at Sector 10B, Ulwe Node, Taluka Panvel, District Raigad, amalgamating the respective entitlement of 1) Smt. Vatsala Bhau Gharat, being the legal heir of Late. Sou. Mainabai Hari Mhatre, 2) Shri. Ramchandra Hari Mhatre, 3) Shri. Dattu Shanivar Patil @ Koli and 4) Shri. Kathor Halya Gharat vide CIDCO File No. 1405, 86, 492 and 551.

FOR KAMOTENU REALTIES

Partner

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- D. By Agreement to Lease dated 20th March, 2013, entered and executed by the said Corporation in favor of 1). Shri. Ramchandra Hari Mhatre, 2) Smt. Vatsala Bhaui Gharat, 3) Shri. Kathor Halya Gharat, 4) Smt. Manjula Harishchandra Mhatre (hereinafter referred to as "the Original Licensee" for the sake of brevity) whereby the Corporation has consented to grant to the Original Licensee a lease of all that piece or parcel of plot of land bearing No. 71, at Sector 10B, admeasuring 08 sq. meters or about 2,149.42 Square. Meters, situated at Ulwe Node, Taluka Panvel, District Raigad (hereinafter referred to as *the said Plot*) and more particularly described in 'First Schedule' written hereunder for the purpose of constructing a Building or Buildings for Residential Users and has permitted the Original Licensee to occupy; the said plot of land from the date hereof on such terms and conditions mentioned therein.
- E. The said Agreement to Lease dated 20th March, 2013, was duly registered with the Office of Sub Registrar of Assurance - Panvel 4, at document No. 2919 - 2013 on 20th March 2013.
- F. By a Tripartite Agreement dated 27th December, 2013, entered and executed between the Corporation, Original Licensees and M/s. KAMDHENU REALITIES, a Partnership Firm, duly registered under the provisions of Partnership Act, 1932, through its Partners 1) Shri. Surinder Anantram Sabhlok, 2) Smt. Renu Surinder Sabhlok, 3) Miss. Ridhima Surinder Sabhlok and 4) Shri. Karan Surinder Sabhlok, having its address at 75/76, Mahavir Centre, Sector 17, Vashi, Navi Mumbai (therein referred to as "the New Licensee"), whereby the New Licensee was substituted for the Original Licensees, in the said Agreement To Lease dated 20th March 2013, and New Licensee shall have all the rights, obligations, liabilities, benefits and equities accordingly there under.
- G. The said Tripartite Agreement dated 27th December 2013 was duly registered with the Office of Sub Registrar of Assurance - Panvel 2, at Document No. Panvel 2 - 8768- 2013 on 27th December 2013.

For KAMDHENU REALITIES

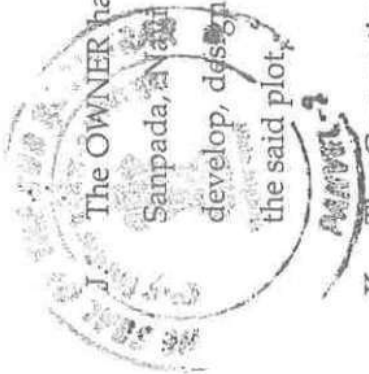

Partner

H. The Corporation by its Letter bearing No. CIDCO/
Vasahat/Satyo/Ulwe/492+551+1405+86/2013, dated 30th December 2013
addressed to Owner in pursuance of the tripartite agreement dated 27th

December, 2013 has recorded the name of Owner as New Licensee in respect of
the said plot of land;

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The Owner is in absolute possession of the said plot and upon execution of
tripartite agreement dated 27th December 2013, the possession of the said plot had
been handed over to the Owner/New Licensee for the purpose of development
and construction of building thereon.



The OWNER has entrusted the architect works to M/s. STAPL, having office at:
Sanpada, Mumbai (herein after referred to as "the said architect") to
develop, design and lay down specifications for construction of the building on
the said plot.

K. The Corporation by its Letter bearing No. CIDCO/BP-12246/ATPO (NM &
K)/2014/424, dated 8th May, 2014, has granted permission for under the
provisions of Section 45 (1) (iii) of the Maharashtra Regional Town Planning Act,
1966 to Developer as per the approved plans and subject the conditions more
particularly mentioned therein for development work of proposed residential
building (Stilt + 1st Recreational Floor + 12 Floors); Residential BUA = 3,219.279
Square. Meters (Free of FSI Fitness Center BUA = 62.381 Square. Meters and
Society Office BUA = 24.045 Square. Meters; comprising of 68 Residential Units;

L. As per the approved plans, specifications and the development permission
granted by the Corporation, the Owner has completed the construction of the
Building including additions, modifications, revisions, alterations and
accordingly, the Corporation has granted occupancy certificate wide its letter
dated: 19/01/2017 bearing No. CIDCO/BP-12246/TPO(NM)/2017/2335. The
Copy of the said Occupancy Certificate dated: 19/01/2017 is appended hereto and
is marked as "Annexure-1"

For KAMDHENU REALITIES


Partner



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M. The Building constructed on the said Plot shall be known as "KAMDHENU OAKLANDS".

N. The Purchaser has requested the Owner to sell and transfer Flat No. 202 in A Wing on the Second Floor admeasuring about 45.017 Sq. Mtrs. (equivalent to 484.56 Sq. Ft.) Carpet area in the building known as "Kamdhenu Oaklands" (herein after referred to as '*the said flat*') constructed on the said plot on as is where is as is basis and as shown in the floor plan hereto attached and marked as Annexure "2" for a total consideration of Rs. 1,10,46,075/- (Rupees One Crore Ten Lakhs Fourty Six Thousand Seventy Five Only). The said Flat is more particularly described in 'Second Schedule' written hereunder.

O. The Purchaser is aware that he shall also be entitled to an undivided interest in common areas and facilities in the said Building named "Kamdhenu Oaklands" constructed on the Plot No. 71 (under 12.5% Gaothan Expansion Scheme) at Sector 10B, admeasuring on or about 2,149.42 Square. Meters, situated at Ulwe Node, Navi Mumbai on ownership basis as agreed to by and between them.

P. The copies of Certificate of Title issued by the Shri. Jeetendra Sachdev, Advocate of the Owner, copy of Search Report issued by Shri. Vinay Mankame, Search Clerk, copies of agreements showing the nature of the title of the Owner to the said Plot on which the Building is constructed alongwith the Occupancy Certificate issued by Corporation and the copies of the plans and specifications of the Flat agreed to be purchased by the Purchaser approved by the concerned local authority have been inspected by the Purchaser and he is satisfied with the title of the Owner to the said plot and said flat.

Q. The Purchaser have examined the approved the Floor Plan and the nature and quality of Construction and Fittings, Fixtures, Facilities and amenities provided as per specifications stated in the Third Schedule hereunder written with respect the said Flat and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as provided hereinafter.

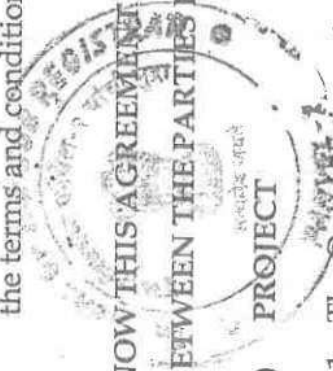
For KAMDHENU REALITIES


Partner



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R. The Owner have agreed to sell to the Purchaser the said Flat at the price and on the terms and conditions hereinafter appearing



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

1) PROJECT

1.1. The Owner has constructed a Building on the said Plot in accordance with the plans, designs, specifications approved and sanctioned by the 'Corporation' vide Letter bearing No. CIDCO/BP-12246/ATPO (NM & K)/2014/424, dated 8th May, 2014 and which have been seen and approved by the Purchaser and has accordingly received Occupancy Certificate on dated: 19/01/2017 bearing No. CIDCO/BP-12246/TPO(NM)/2017/2335.

2) DESCRIPTION OF THE FLAT PREMISES

2.1. The Purchaser hereby agrees to purchase and the Owner hereby agrees to sell the Flat No. 202 in A Wing on the Second Floor admeasuring about 45.017 Sq. Mtrs. (equivalent to 484.56 Sq.Ft.) Carpet Area in the building known as "Kamdhenu Oaklands" (herein after referred to as '*the said flat*') constructed on the said plot and as shown in the floor plan hereto attached and marked as Annexure "2". The said Flat is more particularly described in 'Second Schedule' written hereunder.

3) CONSIDERATION AND SCHEDULE OF PAYMENT

3.1. It is mutually negotiated by and between the parties that consideration for the transfer of said flat shall be **Rs. 1,10,46,075/- (Rupees One Crore Ten Lakhs Fourty Six Thousand Seventy Five Only)** (hereinafter referred to as "*said consideration*") This particular Flat is Fully Furnished including Furnitures, Fixtures, Fittings & Lights.

3.2. The Purchaser has made a payment of **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)**



towards booking of said Flat before the execution of this agreement which the

For KAMDHENU REALITIES


Partner



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Owner duly accept and acknowledge and discharge the Purchaser forever and which has been adjusted against the consideration as mentioned in clause 3.1 hereinabove.



- 3.3. In case if the purchaser fails to make balance payment, then an interest of 24% per annum shall be charged for the remaining payment, and in continuation of the default. Such claim of interest is without prejudice to the rights of the Owner to terminate this agreement as mentioned in clause 6 provided hereinafter.
- 3.4. It is clearly mentioned that the non-availability of loan from the financial institution shall not be a condition for making default in the installment or the payment towards the sale price.
- 3.5. The above purchase price does not include the following charges:
 - a. Stamp duty, registration and other charges payable to the concerned authorities.
 - b. Water connection charger and electricity connection charges.
 - c. Legal charges for documentation;
 - d. Transfer fees;
 - e. Society Formation Charges;
 - f. Any other taxes, cess that shall be levied or become leviabale by CIDCO or any Government Authorities (including indirect taxes under GST) and also such other charges, escalations imposed by CIDCO or any Government Authorities.
 - g. Share money; entrance fee of the proposed Society.

3.6. The receipt for the balance payment of consideration made shall be issued by the Owner only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Owner.

4) DELIVERY OF THE POSSESSION:

4.1. The Owner shall deliver to the Purchaser the vacant and peaceful possession of the said Flat on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove in clause 3 above.

For KAMDHENU REALITIES


Partner



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4.2. Upon the delivery of the said Flat the Purchaser, the Purchaser shall be entitled to use and occupy the said Flat.



4.3. The Purchaser hereby agrees to pay all the charges payable by way of Municipal Taxes and other dues/ outstanding related to the said Flat from the date of taking over the possession of the said Flat and hereby declare and confirm that he will abide by the bye-laws of the said Society, without any reservation whatsoever.

4.4. The Developer shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the corporation, or the Local Authority causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said Flats.

5) RESTRICTIVE COVENANT:

5.1. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat unless all amounts as agreed upon in this agreement is paid by the Purchaser to the Owner and unless this agreement is duly stamped under the Bombay stamp Act and registered under the Registration Act, 1908. The Purchase shall be entitled to claim all the rights, title and interest under this agreement only upon making payment of entire consideration as mentioned in clause 3.

5.2. The Purchaser shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him. All open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Owner until the Building is conveyed to the society of purchasers.

6) DEFAULT BY PURCHASER:

6.1. Default in making timely payment of consideration as mentioned in clause 3 above.

For KAMDHENU REALITIES

Partner

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- 6.2. On the Purchaser committing default in payment on or before due date of any amount due and payable by the Purchaser to the Owner under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Purchaser agrees to pay to the Owner interest @ 24% (per cent) per annum on all the amounts which become due and payable by the Purchaser to the Owner under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Owner. However such entitlement of interest shall not be deemed to be a waiver of Owner's right to terminate this agreement as per the provisions of this agreement.
- 6.3. The Owner shall be entitled at his own option to terminate this Agreement unilaterally. Provided that, the power of termination hereinbefore contained shall not be exercised by the Owner unless and until the Owner shall have given to the Purchaser 10 (Ten) days prior notice in writing of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser.
- 6.4. That the Purchaser shall not be entitled to raise any objection to termination made by the Owner if the conditions as mentioned in this agreement hereinabove are fulfilled and that Owner shall be authorized to unilaterally register the cancellation deed with the registrar without any recourse to the Purchaser. In case of termination of this agreement, the Owner shall forfeit 10% of agreement value from the consideration amount. Such refund to the purchaser shall be made only after the said unit is sold to another purchaser and sale consideration is received from such another purchaser. Further, purchaser shall not be entitled to claim refund from the Owner the amounts paid by the purchaser to the government namely Stamp duty, Registration and legal charges. Since the Purchaser has defaulted, the Owner shall not be liable to pay to the Purchaser any interest on the amount so refunded. Upon termination of this Agreement the Owner, shall be at liberty to dispose of and sell the Flat to such person and at such price as the Owner may in his absolute discretion think fit.

For KAMDHENU REALITIES



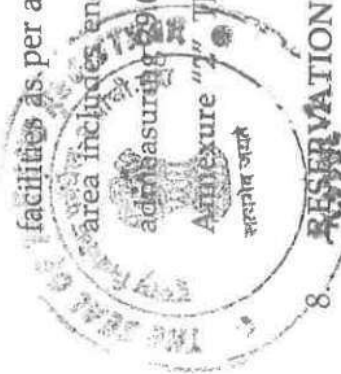
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UTILITY AREAS:

7.1. The Purchaser shall also be entitled to certain Limited common areas and facilities as per approved plan at no extra consideration. This limited common area includes enclosed balcony, flower bed, cupboard and terrace collectively measuring 027 Sq. Mtrs., and as shown in the floor plan hereto attached as Annexure "A". Therefore the gross usable area of the Flat is **74.044 Sq. Mtrs.**



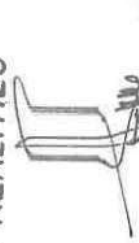
RESERVATION FOR CAR PARKING:

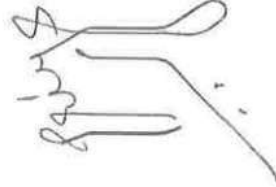
- 8.1. The purchaser has requested for reservation of one open car parking space to be used to park its motor vehicle. Accordingly, the Owner hereby reserves one open car parking space for exclusive use of the purchaser. The said car parking is subject to ratification by the Society.
- 8.2. The Purchaser shall not be allowed to allot/transfer/let-out said car parking space to any outsider/visitor i.e. other than the Flat purchaser of said Flat
- 8.3. The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.
- 8.4. The Purchaser shall not park his/its car/vehicle in any space except for his/its designated car parking space.
- 8.5. The Purchaser shall be allowed to park only ONE car park and in case he/it park additional car the same shall be treated as breach of this agreement.

9. DECLARATION BY PURCHASER:

9.1 The Purchaser has verified the documents including title search report and is satisfied that the Owner has absolute, clear, developable and marketable title to the said Plot so as to enable it to convey the lease of said Plot to the Association of Purchasers to be formed.

For KAMDHENU REALITIES


Partner



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9.2 The purchaser shall use the said Flat or any part thereof or permit the same to be used for sanctioned and for permitted activities. The Purchaser shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities provided by the Owner nor claim any division or sub division of such common area.



9.3 The Purchaser shall cooperate and render all assistance in forming an association of purchasers and shall become member of such association within 15 days of intimation from Owner.

9.4 Purchaser shall not be allowed to open any type of services or any such activity which will be creating nuisance for other occupants of the building.

9.5 The Purchaser on accepting the possession of the said Flat from the Owner shall cease to have any claim against the Owner in respect of the defect/s, quality of work/construction and any other claim whatsoever.

10. FORMATION OF SOCIETY AND CONVEYANCE OF LEASE OF SAID LAND:

10.1 The Owner is obliged to apply for the formation and registration of a Society as "Kamdhenu Oaklands Co-operative Housing Society" for the said Project (hereinafter referred to as "said society") within 6 (Six) months from the date when either minimum 60% Purchaser have taken the possession of Flats or within such period and manner as prescribed as per the prevalent law at that time. The Purchaser shall for this purpose 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 Society and for becoming a member, including the bye-laws of the proposed Society. These documents duly filled in and signed shall be returned to the Owner within 07 days of the same being forwarded by the Owner to the Purchaser, so as to enable Owner to register the Society as per the provisions of Maharashtra Co-operative Societies Act, 1960 and any other prevalent law. If the Purchaser delays in

For KAMDHENU REALITIES


Partner



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signing and handing over relevant documents to the Owner then the delay in making application by Owner shall not constitute default of the Owner. The purchaser shall be entitled to apply for membership of society only after he has



10.2 The Owner shall, within six months (06) of the formation of Society or within such period and manner as prescribed as per the prevalent law at that time, cause to convey, the buildings along with common area and amenities and said land by obtaining/ or executing the necessary lease deed of the said land (or to the extent as may be permitted by the corporation) in favor of such Society. Such conveyance shall be in keeping with the terms and provisions of this Agreement.

Provided that the cost of conveyance of lease of said land to Society shall be borne by the Purchaser collectively and they shall come forward to accept lease of the said land in the name of Society formed within 15 days of receiving intimation for such conveyance from the Owner.

10.3 The common amenities as specified in Fourth Schedule shall be conveyed to the Society upon completion of the said project.

11. COMMON MAINTENANCE CHARGES:

11.1. Upon the receipt of the possession of the said flat, the Purchaser shall be liable to pay for proportionate share of outgoings in respect of the said plot and Building/s namely local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security, sweepers and all other expense necessary and incidental to the management and maintenance of the building of the said project. Such proportionate share of expense shall be calculated on the basis of gross usable area of the said Flat.

11.2. The Purchaser shall pay to the Owner a society formation charge of Rs. 1,00,000/- (Rupees One Lakh Only). The Purchaser shall also pay to the

For KAMDHENU REALITIES

 Partner



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Owner an amount of Rs. 3,735/- (Rupees Three Thousand Seven Hundred Thirty Five Only) every months towards the common maintenance charges (like electricity of common areas, security, property tax, maintenance of common areas, salaries) until conveyance of said land is executed in favor of the Society. The amounts so paid by the Purchaser to the Owner shall not carry any interest and remain with the Owner until a conveyance is executed in favor of the Owner as aforesaid.

11.3. The Purchaser undertakes to pay such contribution within fifteen days of receiving notice that the said Flat is ready for possession and shall not withhold the same for any reason whatsoever.

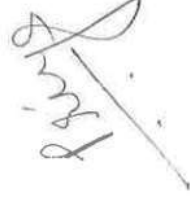
Provided that if the Purchaser does not pay its share of the common maintenance charges within 14 days of receiving the notice of demand in this regard then the Owner shall be entitled to levy interest @ 15% on such delayed payment from the date when the payment is due till the date of actual payment.

11.4. The Owner shall maintain a separate bank account for the purpose of collecting the above mentioned society formation/deposit and yearly/monthly maintenance charges along with applicable service tax. All expenses towards maintenance shall be paid from such bank account till the society is formed and thereafter such bank account shall be closed and entire accounts and amount if any therein shall be handed over by the Owner to the Society. In case of any deficit in the account the Owner shall be entitled to collect the deficit proportionately from the Purchasers/society before conveyance of said land.

11.5. That the Owner shall not be liable to repair or maintain the common areas like staircase, lifts, lobbies if these are damaged by the Purchaser while shifting goods or while getting interior work done in the Flat purchased. The Purchaser shall be liable to restore the original position of damaged areas at his own cost and effort.

For KAMDHENU REALITIES


Partner



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Where the Purchaser has to make any payment in common with other Purchasers in said Project, the same shall be in proportion which the gross usable area of the said Flat bears to the total gross usable area of all the said Flat in the



UNSOLD FLATS OF PROJECT :

12.1 The Owner shall be inducted as member of society for unsold Flats upon conveyance to society.


- a) The Owner shall be entitled to sell the unsold Flats of the said project without any separate permission or consent of the society.
- b) The purchaser or society shall not be entitled to demand any transfer charges for the transfer of unsold Flats by the Owner to prospective purchasers.
- c) The Owner shall also be entitled to car parking reserved every unsold Flat and the society or purchaser shall not stake claim on such parking.
- d) Owner shall be entitled to mortgage the unsold Flats of the said project with the financial institutions without any separate NOC from society.
- e) The prospective purchasers of unsold Flats shall be inducted as members of the society and no objection shall be raised by society or purchaser herein.

13. POST POSSESSION OBLIGATIONS OF PURCHASER:

13.1. The Purchaser himself/ themselves with intention to bring all persons into whosever hands the said Flat may come, do hereby covenant with the Owner as follows :-

- a) To maintain the said Flat at Purchaser's own cost in good tenable repair condition from the date of possession of the said Flat is taken and shall not do or suffered to be done anything in or to the building or to the exterior elevation of the building in which the said Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/ alter or make addition in or to the building in which the said Flat is situated and the said Flat itself or any part thereof.

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Partner



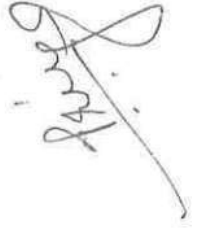
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- b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said Flat is situated. In case any damage is caused to the building, in which the said Flat is situated, on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- c) To carry out at his own cost all internal repairs to the said Flat and maintain the said Flat in the same conditions, state and order in which it was delivered by the Owner to the Purchaser and shall not do or suffering to be done anything in or to the building in which the said Flat is situated or the said Flat which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat is situated and shall keep the portion/sewers, drains pipes in the said Flat and appurtenances thereto in good tenable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said Flat without the prior written permission of the Owner and/ or the Society, as the case may be.



FOR KAMDHENU REALITIES


 Partner



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- e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the building in which the said Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said property and the building in which the said Flat is situated.
- g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said Flat by the Purchaser.
- h) The Purchaser shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said Flat unless it has obtained a No Dues Certificate letter from Owner / Society as the case may be. The Owner/Society shall issue such Certificate if all the dues payable by the Purchaser to the Owner under this Agreement are fully paid up and if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has requested in writing to the Owner. Any transaction of let, sub - let, transfer, assign, sale without obtaining 'No Due Certificate' from Owner shall be void - ab - initio. The purchaser shall obtain such permission from society after the society is conveyed the said project.
- i) The Purchaser shall observe and follow all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Flats therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. The Purchaser shall

For KAMDHENU REALITIES



Partner



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also observe and follow all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.



- j) Till a conveyance of said land and building in the said project is executed the Purchaser shall permit the Owner and their surveyors and agents, without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof, but only after prior notice.
- k) The Purchaser alongwith the other purchasers who become member of the Society as per clause 10 provided herein shall get the structural audit done of the building/project as per the direction given by Corporation in its Occupancy Certificate.

14. SEVERABILITY

14.1. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

15. FURTHER ASSURANCES

15.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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Partner



16. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

17. SIGN BOARD

The Developer shall be at liberty to affix sign board of his company name and logo on the said Building. The Developer shall make arrangement for power supply for the said sign board with separate electrical meter for the same and shall pay the electric consumption bill for the said sign board regularly. The Purchaser herein and/or after the formation of the Society of the Purchasers shall not remove and/or obstruct and/or create any sort of hindrance for operation and/or installation of the said sign board.

18. NOTICES:

All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post or Under Certificate of posting at their address specified below:

प्राप्त	22/00
22/00	

TO,

MRS. PRIYA SINGH DUBEY,

FLAT NO. C-2001, 20TH FLOOR,

PALM BEACH RESIDENCY, SECTOR 4,

NERUL, NAVI MUMBAI 400 706.



19. INVESTOR CLAUSE

The Purchaser has purchased the said flat as an Investor. The Purchaser intends to sell the said flat within a period of one year from the date of this Agreement. In the event the said flat is sold within one year then the Purchaser shall be entitled to invoke the benefit available to an Investor as per the amendment made to the

For KAMDHENU REALITIES

Partner

Bombay Stamp Act, 1958. Without prejudice to the Purchasers right as an Investor, the Purchaser may continue to hold the said flat like any other Purchaser if he does not sell it within one year.

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the leasehold land)

All that the Piece and parcel of land known as Plot no. 71 (under 12.5% Gaothan Expansion Scheme) at Sector 10B, admeasuring on or about 2,149.42 Square Meters, situated at Ulwe Node, Navi Mumbai and thereabout and bonded as follow that is to say -

On or towards the North by	:	Plot No. 70
On or towards the South by	:	Open
On or towards the East by	:	Wide 30 Meters., Road
On or towards the West by	:	Open

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SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Flat)

Flat No. 202 on the Second Floor, in the A WING admeasuring 484.50 Square Feet Carpet area in Building "KAMDHENU OAKLANDS" at Plot No. 71 (under 12.5% Gaothan Expansion Scheme) at Sector 10B, admeasuring on or about 2,149.42 Square Meters, situated at Ulwe Node, Taluka Panvel, District Raigad.

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THIRD SCHEDULE

LIST OF AMENITIES OF FLAT

APARTMENT FEATURES :

Fully Furnished Flat with all Furnitures, Fixtures, Fittings, Lights & Air Conditions
 Luxuriously designed 2BHK Apartments

Branded Verified Flooring in Living, Bedroom and Kitchen

- Internal Walls finished with Branded Gypsum Finish and Luster Paint
- UPVC Windows
- SS Railing with Toughened Glass
- Main door having Decorative Shutters and all other Doors would be flushed panel
- Concealed Copper Wiring with Modular Switches and T.V. and Telephone Points
- Provision for Internet and Inverter
- Anti Skid Tiles in Attached Terrace Area
- Intercom Service Facilities from Security Cabin to each Flat


KITCHEN FEATURES :

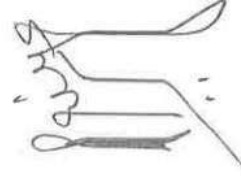
- Granite Kitchen Platform with Service Platform
- Scratch Resistant Stainless Steel Sink in Kitchen
- Branded Ceramic Tiles Dado above Kitchen Platform

BATHROOM FEATURES :

- Branded Designer Tiles in Bathroom & W.C.
- Concealed Plumbing with premium Sanitary & plumbing Fittings

For KAMDHENU REALITIES


 Partner



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FOURTH SCHEDULE

PROJECT HIGHLIGHTS :

- Contemporary design, Stilt + 1st Recreational Floor + 12 Floors and 2 Wings i.e. A & B
- 100% Residential
- Apartments designed to optimize natural lighting and cross ventilation
- Plans as per new DCR
- Podium on the First Floor Level with a Gymnasium, Children Play Area, Pool Table, Beautiful Landscaping
- Yoga & Reflexology Zone
- Coffee Lounge



BUILDING FEATURES :

- Two High speed automatic Elevators & Automatic Rescue Device (ARD)
- Earthquake Resistant RCC Structure
- Adequate Open & Covered Car Park Facility
- Rain Water Harvesting
- Well designed Entrance Lobby
- Power back up for Elevators and Common Area
- Advanced Fire Fighting systems
- 24 X 7 CCTV Surveillance covering designated common areas
- Decorative Chequered Tiles in Building
- Good Quality Texture Finish Paint

For KAMDHENU REALITIES


Partner



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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 X

Within named "OWNER"

M/s. KAMDHENU REALTIES

A Partnership Firm, duly registered

Under the provisions of Partnership Act, 1932, X

Through its Constituted Attorney X

MR. SURINDER A. SABBHLOK For KAMDHENU REALTIES

In the presence of

1) Pradeep Jadhav B

2) Madan Thakur H

SIGNED AND DELIVERED by the

Within named "PURCHASERS"

1) MRS. PRIYA SINGH DUBEY

In the presence of

1)

2)



Partner

RECEIPT

Received of and from the within named PURCHASER
MRS. PRIYA SINGH DUBEY, a sum of **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)**
being payment towards Flat No. 202, A Wing, Second Floor, admeasuring 484.56 Sq.
Ft. Carpet Area equivalent to 45.017 in Square Meters, in Building "KAMDHENU
OAKLANDS", at Plot No. 71 (under 12.5% Gaothan Expansion Scheme) at Sector 10B,
admeasuring oh or about 2,149.42 Square. Meters, situated at Ulwe Node, Navi
Mumbai.

We Say Received

For **M/s. KAMDHENU REALITIES**



For **KAMDHENU REALITIES**


Partner

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PAYMENT SCHEDULE



FLAT NO.

A-202

AGREEMENT VALUE RS.

RS. 1,10,46,075/-

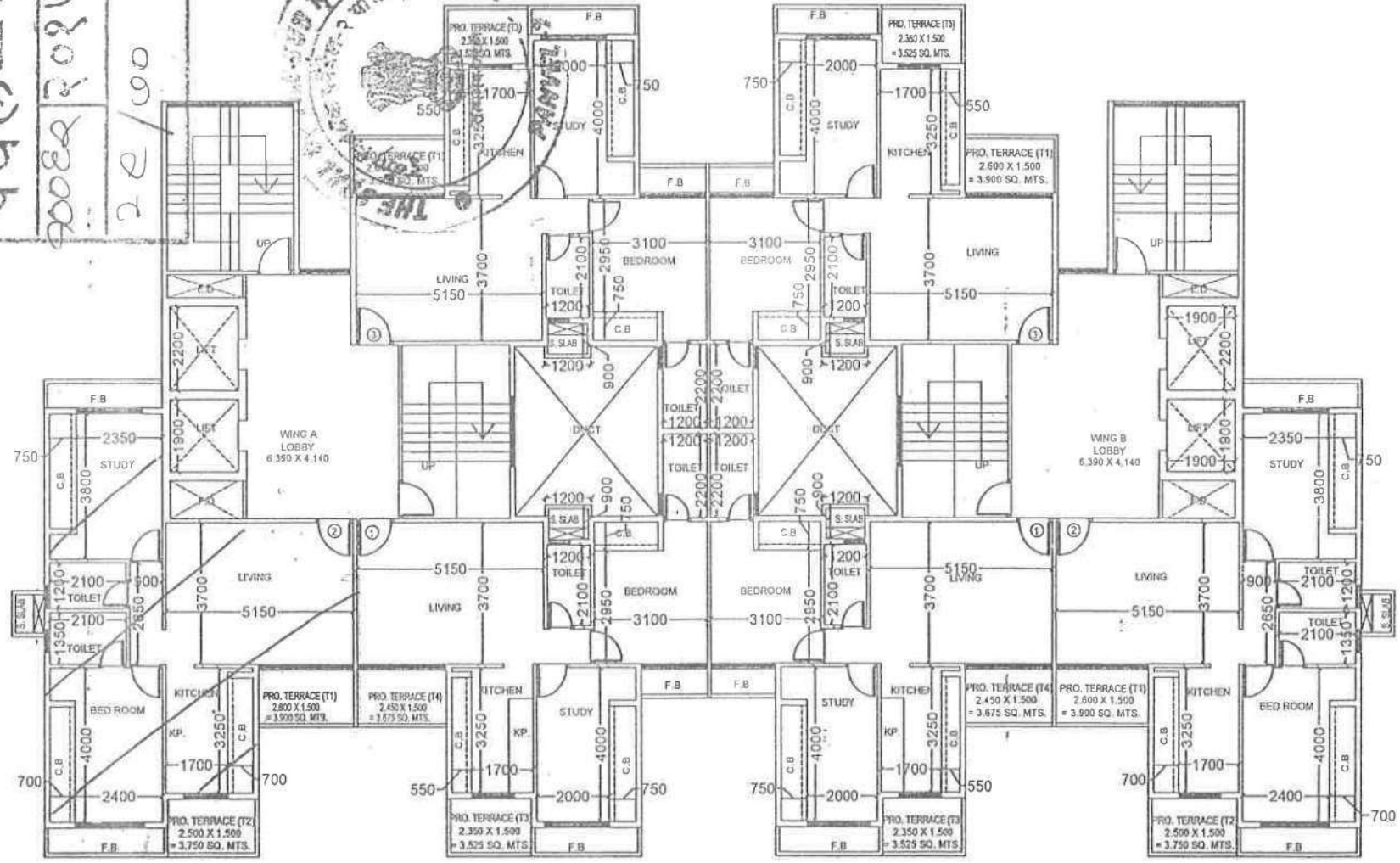
SR.NO.	PARTICULARS	AMOUNT
1	BOOKING AMOUNT	5,000,000
2	ON OR BEFORE 16/09/2017	6,046,075
	TOTAL	11,046,075

For KAMDHENU REALITIES


Partner

u ANNEXURE-2

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Handwritten signature

For KAMDHENU REALITIES
Handwritten signature
Partner

30.00 METER WIDE ROAD

FLAT NO : A-202

M/S. KAMDHENU REALITIES.
office no . 75&76 mahavir center,
sector 17, vashi, navi mumbai.400703.

2ND, 4TH, 6TH, 10TH FLOOR PLAN

PROJECT: "KAMDHENU OAKLANDS"
PLOT NO - 71, SECTOR - 10B,
ULWE, NAVI MUMBAI.

stapl
soyuz talib architects
1405, Kesar Soflane, Palm Beach Road
plot no. 5, sector 19, Copse, Navi Mumbai



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-12246/TPO(NM)/2017

2 3 3 5

Date: 19 JAN 2017

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	2	5	0	0	1
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To,
M/s. Kamdhenu Realities,

Through its Partners Shri. Surinder Anantram Sablok, Smt. Renu Surinder Sablok,
Miss Richima Surinder Sablok & Shri. Karan Surinder Sublok,
Office at 76, Mahavir Centre, 4th floor, Plot No.77,
Sector-17, Vashi, Navi Mumbai - 400 703

Sub. :- Occupancy Certificate for Residential Building on Plot No.71, Sector-10B at Ulwe (2.5% Scherhe), Navi Mumbai.

Ref :-

- 1) Your Architect's letter dated 08/12/2016.
- 2) No dues certificate issue by AEO(12.5%) vide letter No. CIDCO/ES/12.5%/Ulwe/492+551+1405+86/16/14798, dtd. 16/12/2016
- 3) PSIDC NOC issued by EE(Elect-North) vide letter No.CIDCO/EE(Elect-North)/2016-17/JUL-0782/1335, dtd. 04/07/2016
- 4) DCC issued by EE(UL-III) vide letter No.CIDCO/EE(Ulwe-III)/2016/512, dtd. 25/11/2016
- 5) Health NOC issued by EE(Ulwe-III) vide letter No.CIDCO/EE(Ulwe-III)/2016/576, dtd. 19/12/2016
- 6) Final Fire NOC issued by Chief Fire Officer CIDCO, vide letter No. CIDCO/FIRE/HQ/652/2016, dtd. 05/01/2017
- 7) 100% IDC paid of Rs.21,50,000/- vide (i) Receipt No.12053, dtd. 28/04/2014, Amount of Rs.10,75,000/- (ii) Receipt No.16409, dtd. 17/01/2017, Amount of Rs.10,75,000/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with 'As-built drawings' duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural audit to Estate Section, CIDCO, for their record. However, if the said premises is to be transferred to the register society, the above Terms & Conditions shall be incorporated in the Conveyance Deed and the Society members shall be made aware of the said Terms & Conditions at the time of execution of Conveyance Deed.


As per Fire Prevention & Life Safety Act- 2006, submit bi-annual certificate to Fire Department of CIDCO, upon checking in-built Fire protection system of the project form Licensed Agency.

The Developers / Builders shall take a note that, you have submitted 'As-built drawing' regarding changes made at site. Hence as per condition mentioned in Commencement Certificate, your Security deposit has been forfeited.

Since you have paid 100% IDC of Rs.21,50,000/- vide (i) Receipt No.12053, dtd. 28/04/2014, Amount of Rs.10,75,000/-, (ii) Receipt No.16409, dtd. 17/01/2017, Amount of Rs.10,75,000/- you may approach to the Office of Executive Engineer (W/S-I) to get the water supply connection to your plot.

Note : This Occupancy Certificate is granted subject to pending Special Civil Suit No.55/2015 & 189/2015, in Hon'ble Civil Court, (S.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.
Thanking you,

Yours faithfully


(Jagdish B. Patil)
Associate Planner (Bldg. Permission)
(Navi Mumbai)

In case of any corruption related complaints, please visit :
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SEC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 617.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/BP-12246/TPO(NM)/2017/ **2335**

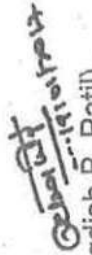
Date: **19 JAN 2017**

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stilt + 1st Recreational Floor + 12 Floors) having [(Residential BUA = 3218.529 Sq. Mtrs.), Total BUA = 3218.529 Sq. Mtrs. No. of Units - Resi.-68 (Sixty Eight Nos.)] {Free of FSI Fitness Centre BUA= 58.231 sq.mtrs. & Society Office BUA = 23.63 Sq.mtrs.} on Plot No.71, Sector-10B at **Divye (12.5% Scheme) of Navi Mumbai Completed under the supervision of Architect M/s. STAPL (Soyuz Talib Architects) has been inspected on 16/12/2016 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 08/05/2014 that the development is fit for the use for which it has been carried out.**

Note : This Occupancy Certificate is granted subject to pending Special Civil Suit No.55/2015 & 189/2015, in Hon'ble Civil Court, (S.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.


(Jagdish B. Patil)
Associate Planner (Bldg. Permission)
(Navi Mumbai)

C.C. to: Architect
M/s. STAPL (Soyuz Talib Architect)
1405/1406, 14th Floor, Kesar Solitaire,
Plot No. 05, Sector-19, Off Palm Beach Road,
Sanpada, Navi Mumbai-400705.

In case of any corruption related complaints, please visit :
cidco.maharashtra.gov.in / [CIDCO VIGILANCE MODULE NEW](http://cidco.vigilance.module.new) / Userlogin.aspx



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE :
 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONE : 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

RECD OFFICE :
 TOWER 2nd Floor, Natimam Point,
 Mumbai - 400 621.
 PHONE : (reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2506/6650 0933
 CIDCO/EP-12246/ATP/NAV & K/2014/ 424

Ref: Unique Case No. [2] 0 [1] 4 [0] 3 [0] 2 [1] 0 [2] 3 [2] 5 [0] 0 [1]

Date: 08 MAY 2014

To: M/s. Kamshenu Realties, Through its Partners,
 Sp. Builders, Atrium Sabhlok, Smt. Renu Surinder Sabhlok,
 M/s. Kalpana Sarda Builders & Smt. Keren Surinder Sabhlok,
 CIDCO/EP-12246/ATP/NAV & K/2014/ 424, Plot No. 77, Sector - 17,
 Navi Mumbai - 400720.

SUB: Development/Remission for Residential Building on Plot No.77, Sector-10B, at Ulwe (12.5%Scheme), Navi Mumbai

REF: 1) Your architect's application dated 04/03/2014, 11/04/2014 & 28/04/2014
 2) Final transfer order issued by AEO (2.5% Scheme) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/492-551+1405+88/2013, dt. 30/12/2013
 3) Delay Conditional NOC issued by AEO (12.5% Sch) vide letter no. CIDCO/Estator/12.5% Sch/Ulwe/403-88-482/2013, dt. 30/12/2013
 4) Waiver NOC issued by AEO vide letter no. CIDCO/Estate/12.5% Sch/Ulwe/1405-206/2013/552, dt. 28/03/2014
 5) PSDC NOC issued by EE (E-3) vide letter no. CIDCO/EE/E-10/2014-0792/771, dt. 11/04/2014
 6) Height Clearance NOC issued by AAI vide letter No. BT-1/INDC/MUM/14/NN/2014/35/432, dt. 05/07/2014
 7) Status Report issued by AEO vide letter no. CIDCO/Estator/12.5% Sch/Ulwe/492-551+1405-206/2013/552, dt. 28/03/2014
 8) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KM/62/15/2014, dt. 28/04/2014
 9) 50% IDC paid of Rs. 10,75,000/- vide Receipt No. 12053, dt. 28/04/2014

पत्र क्र - २
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 ३२/१००

Dear Sir,
 Please refer to your application for development permission for Residential Building on Plot No.77, Sector-17 at Ulwe (12.5% Scheme), Navi Mumbai.
 The development permission is hereby granted to construct Residential Building on the plot mentioned above.
 The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1963 is also enclosed herewith for the structures referred above.

The Developer / Individual Plot Owner should obtain the proposed finished road edge level from the concerned local Executive Engineer. The Developer / Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

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

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of this project. If required, you can approach Health Department CIDCO, for orientation program and pest control project etc. to avoid epidemic.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since you have paid 50% IDC of Rs.10,75,000/- vide Receipt No.12053, dt.28/04/2014, you may approach the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

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

Thanking you.

Yours faithfully,
 Manjula Nayak
 (Manjula Nayak)
 Addl. Town Planning Officer (BP)
 Navi Mumbai & Kshipra





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933
CIDCO/BR-12246/ATPO(NM & K)/2014/423--

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 674.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.,

M/s. Kamdhenu Realities, Through its Partners,
Shri. Surinder Anantram Sabhlok, Smt. Renu Surinder Sabhlok,
Miss. Richhima Surinder Sabhlok & Shri. Karan Surinder Sabhlok,
Office at 76, Mahavir Centre, 4th floor, Plot No. 77, Sector-17,
Vashi, Navi Mumbai - 400703.

Date : **6 MAY 2014**

SUB : Payment of development charges for Residential Building on Plot No. 77, Sector-10B at Ulwe

पत्र-२
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३३/८०

REF. : 1) Your architect's application dated 04/03/2014, 11/04/2014 & 26/04/2014

2) Final transfer order issued by AEO(12.5% Scheme) vide letter No.

CIDCO/Estate/12.5% Sch/Ulwe/492+551+1405+86/2013, dtd.30/12/2013

3) Delay Condonation NDC issued by AEO(12.5% Sch) vide letter no.

CIDCO/Estate/12.5% Sch/Ulwe/1405+86+492/2013, dtd.30/12/2013.

4) Moveja NOC issued by AEO vide letter no. CIDCO/Estate/12.5% Sch/ Ulwe/1405/2013,

dtd.30/12/2013

5) PSIDC NOC issued by EE(Elec-II) vide letter no. CIDCO/EE(Elec-II)/24UL-0782/771,

dtd. 11/04/2014

6) Height Clearance NOC issued by AA vide letter No. BT-1/NOC/MJM/14/NM/20/435/432,

dtd.05/03/2014

7) Status Report issued by AEO vide letter no.

CIDCO/Estate/12.5% Sch/Ulwe/492+551+1405+206/2013/552, dtd.26/03/2014

8) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/6215/2014, dtd.28/04/2014

9) 50% IDC paid of Rs.10,75,000/- vide Receipt No.12053, dtd.28/04/2014

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

Name of Assessee :- M/s. Kamdhenu Realities, Through its Partners,

Shri. Surinder Anantram Sabhlok, Smt. Renu Surinder Sabhlok,

Miss. Richhima Surinder Sabhlok & Shri. Karan Surinder Sabhlok,

- Plot No.77, Sector-10B, Ulwe (12.5% Scheme), Navi Mumbai.



Location :- Residential
Plot area :- 2149.42 Sq. mtrs
Permissible FSI :- 1.50
Rate for Stamp Duty/Ready Reckoner for Sec-10B, Ulwe AREA FOR ASSESSMENT FOR RESIDENTIAL :- Rs. 11,440/-
Built up area :- 2149.42 Sq.mtrs.
DEVELOPMENT CHARGES :- 3219.279 Sq.mtrs.

9. Total Assessee development charges :- 8(i) & 8(ii) = Rs.859517.869, Say Rs.859517.87/-
10. Date of Assessment :- 23/04/2014
11. Due date of completion :- 20/03/25/13 to 19/03/2017

12. Development charges paid of Rs.8,60,000/- vide Receipt No.12053, dtd.28/04/2014
Unique Code No. 2014-03-021 02 3250 01 is for this Development Permission on Plot No.77, Sector-10B at Ulwe (12.5% Scheme), Navi Mumbai.

Yours faithfully,
Mamya N. N.
(Manjula Nayak)
Addl. Town Planning Officer (SP)
Navi Mumbai & Khopla

REF. NO: CID/CO/EP-122/68/ATPO(NM&K)2014243- -

DATE: 08 MAY 2014

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Kanchhelal Realities Through Its Partners, Shri. Surinder Anantaram Sabhlok, Smt. Benu Surinder Babhlok, Miss Richhima Surinder Sabhlok & Shri. Kanan Surinder Sabhlok of Plot No. 71, Sector-10B, II Uwe, 12.5% Scheme, Nandivurda as per the approved plans and subject to the following conditions for the development work of the proposed Res. Building (Skill - 1) Residential floor + 12 floors.
Reg. BUA = 2219273-Su.ML
Joint BUA = 3219273-Su.ML

Site of Use: Business Centre BUA = 52,351 Str.ML & Socialy Office BUA = 24,045 Su.ML
(Nos. of Residential Units - 88, Nos. of Commercial units - Nil)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued. This Certificate is liable to be revoked by the Corporation if:-

1. (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall:-
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs, 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTPA Act, 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

पत्र क्र - २
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5. The conditions of this certificate shall be binding not only on the applicant but also on his successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of ~~Rs 11,000/-~~ deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the E.E (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-28794, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply:

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
- As per the notification dtd. 14th September, 1999 and amendment on 27th August 2003, issued by the Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-10 dtd. 27/02/2004, for all Buildings: following additional condition shall apply.
- The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

पत्र-२
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RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channelled and allowed, after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the borewell.
- (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- (iii) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 2.00 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

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12.

As directed by the Urban Development Deptt. Government of Maharashtra, under Section 154 of MR & TP Act- 1966 and vide Provision No. TFB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction/reconstruction /additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications differ it from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being satisfied in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

पत्र - २
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Manjula
8/15/14

ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopla

1. CUC
2. EE (KHR/PNJ/KLM/DRON/JULWE)
3. EE (WS-I)
4. EE (WS-I)

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer;
- e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall atleast be 15 cms.

- g) Reinforced concrete slabs shall be provided on the pits/ trenches.
- h) In the open spaces surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be connected to the open well/borewell/storero tank/rachang by means of HDPE/PVC pipes through filler media. A valve system shall be provided to stop the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire mesh for the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for the roof area of 100 Sq. mt.

3. Rain water harvesting structures shall be sited as not to endanger the stability of building or periphery. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

वृक्षल-२	२०३७	३७/६०
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Judicial Secretary
Advocate High Court, Bombay

Chambers:

210, 2nd Floor, Prabhakar Keshavnagar, Sector 14,
C.I.D. Building, Navy Sq. Road - 400 014

T.A. No. 27-12-80/1

or Adv. Advocate/Cellular event

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title of M/s KAMDHENU REALITIES, a partnership firm, duly registered under the provision of Partnership Act, 1932, through its partners 1) Shri Surinder Anandram Sabhlok, 2) Smt. Renu Surinder Sabhlok, 3) Ms. Ridhima Surinder Sabhlok and 4) Shri Karan Surinder Sabhlok Having its address at - Office No. 75 and 76, Mahavir Center, Sector 17, Vashi, Navi Mumbai

पद - २
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SCHEDULE OF PROPERTY

The Piece and parcel of land known as Plot no. 71 (under 12.5% Gaothan Expansion Scheme) at Sector 10B, admeasuring on or about 2149.42 square meters, situated at Ulwe Node Navi Mumbai and thereabout and bonded as follow that is to say -

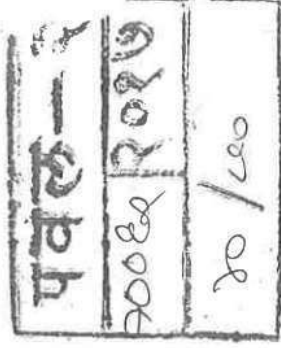
That is to say -

- On or towards the North by - Plot no. 70
- On or towards the South by - Open
- On or towards the East by - 30 mtrs wide road
- On or towards the West by - Open



1. I perused the copy of allotment letter dated 14th November, 2011, whereby The City and Industrial Development Corporation of Maharashtra, Ltd (hereinafter referred to as "the said Corporation" for the sake of brevity) had allotted the amalgamated plot of land bearing nc. 71 (under 12.5% Gaothan Expansion Scheme) at Sector 10B, admeasuring on or about 2149.42 square meters, situated at Ulwe Node Navi Mumbai to i) Shri Ramchandra Hari Mhatre, II) Smt. Vatsala Baho Gharat, III) Shri. Kathor Halya Gharat and iv) Smt. Manjula Harishchandra Mhatre (hereinafter referred to as "the Original Licensee" for the sake of brevity);

2. I perused the copy of the agreement to lease dated 20th March 2013, entered and executed by the said Corporation in favour of Original Licensees, whereby the Corporation has consented to grant to the Original Licensees a lease of all that piece or parcel of Plot no. 71 (under 12.5% Gaothan Expansion Scheme) at Sector 10B, admeasuring on or about 2149.42 square meters, situated at Ulwe Node, Navi Mumbai for the purpose of constructing a building or buildings for residential users and has permitted the Original Licensee to occupy; the said plot of land from the date hereof on such terms and conditions mentioned therein.



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The said agreement to lease dated 20th March, 2013, was duly registered with the Office of Sub Registrar of Assurance - Panvel 4, at document no. - 2919 - 2013 on 25th March, 2013.

3. I perused the copy of tripartite agreement dated 27th December, 2013, entered and executed between the Corporation, Original Licensee and M/s KAMDHENU REALITIES, a partnership firm, duly registered under the provision of Partnership Act, 1932, through its partners 1) Shri Surinder Anantram Sabhlok, 2) Smt. Renu Surinder Sabhlok, 3) Ms. Richima Surinder Sabhlok and 4) Shri Karan Surinder Sabhlok Having its address at - Office No. 75 and 76, Mahavir Center, Sector 17, Vashi, Navi Mumbai (therein referred to as "the New Licensee"), whereby the New Licensee was substituted for the Original Licensee, in the said agreement to lease dated 20th March, 2013 and New Licensee shall have all the rights, obligations, liabilities, benefits and equities accordingly there under.

The said tripartite agreement dated 27th December, 2013 was duly registered with the Office of Sub Registrar of Assurance - Panvel 2, at document no. Panvel 2 - 8768-2013 on 27th December, 2013.

4. I perused the copy of the vide letter bearing reference no. CIDCO/ Vasahat / Satyo / Ulwe / 492+551+1405+66/2013 dated 30th December, 2013, addressed to M/s. KAMDHENU REALITIES by

CIDCO Ltd, whereby CIDCO Ltd has recorded the name of M/s KAMDHENU REALITIES as the New Licensees in respect of that piece or parcel of Plot no. 71 (under 12.5% Gaothian Expansion Scheme) at Sector 10B, admeasuring on or about 2149.42 square meters, situated at Ulwe Node, Navi Mumbai by virtue of tripartite agreement dated 27th December, 2013.

5. I perused the copy of the Commencement Certificate and development permission letter bearing no. CIDCO/ BP - 12246 / ATPO (NM & K) / 2014 / 424, dated 8th May, 2014, whereby the Corporation has granted permission for under Section 45 (1) (iii) of the Maharashtra Regional Town Planning Act, 1966 to M/s. KAMDHENU REALITIES, as per the approved plans and subject to conditions more particularly mentioned therein for development work of proposed residential building. Total BUA = 3219.279 square meters, consisting of Residential units 68; Commercial units NR.

6. I perused the plan prepared by STAPL Architects and Planners, Having office at: 1406, 14th floor, Kesar Solitaire, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai for development of the said plot.

In pursuance of the tripartite agreement 27th December, 2013 final order issued by Corporation vide letter bearing no. CIDCO/ BP - 12246 / ATPO (NM & K) / 2014 / 424, dated 8th May, 2014;

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पवल-२	१००२२०३७	२३/१००
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Commencement Certificate and Development Permission issued by Corporation vide letter bearing reference no. CIDCC / BHUMI / SATYO / DWE / 86/2013 dated 27th December, 2013. M/s KAMDHENU REALITIES, a partnership firm, duly registered under the provision of Partnership Act, 1932, through its partners 1) Shri Surinder Anantram Sabhlok, 2) Smt. Renu Surinder Sabhlok, 3) Ms. Ridhima Surinder Sabhlok and 4) Shri Karan Surinder Sabhlok Having its address at - Office No. 75 and 76, Mahavir Center, Sector 17, Vashi, Navi Mumbai, are entitled to develop the said plot and to construct the building thereon for residential purpose and to sell units thereon on ownership basis to the prospective buyers.

I have gone through the above papers and original documents of title relating to the said plot and certify that the title of M/s KAMDHENU REALITIES, a partnership firm, duly registered under the provision of Partnership Act, 1932, through its partners: 1) Shri Surinder Anantram Sabhlok, 2) Smt. Renu Surinder Sabhlok, 3) Ms. Ridhima Surinder Sabhlok and 4) Shri Karan Surinder Sabhlok Having its address at - Office No. 75 and 76, Mahavir Center, Sector 17, Vashi, Navi Mumbai, in respect of the said piece of parcel of Plot no. 71 (under 12.5% Gachhan Expansion Scheme) at Sector 10B, admeasuring on of about 2149.42 square meters, situated at Ulwe Nobe, Navi

Mumbai it is clear, marketable and free from all encumbrances of any nature whatsoever

Dated 10th July 2014


Jeetendra S. Indev
Advocate

पत्र-३	
१००६२०१७	
	००/१६



11



CR 241412

महाराष्ट्र MAHARASHTRA
जिल्हा कार्यालय, वृद्ध नगर, मुंबई
क्र. २३६/२०१०
दि. ०७ मार्च २०१०
व - स - सेवा
१७ मार्च २०१०



*Power of Attorney by the Partners of
a Partnership Firm*

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE (1) Smt. Renu Surinder Sabhlok, (2) Miss Richima Surinder Sabhlok, AND (3) Shri Karan Surinder Sabhlok having address at 75/76, 4th floor, Mahavir Centre, Sector 17, Vashi, Navi Mumbai, SEND GREETINGS:

WHEREAS

1) Smt. Renu Surinder Sabhlok, (2) Miss Richima Surinder Sabhlok, AND Shri Karan Surinder Sabhlok along with Shri Surinder Anantram Sabhlok, are partners of a partnership Firm in the name of M/s. KAYDHENU REALTIES and carrying on business of Builders, Developers and Contractors upon the terms and conditions contained in a Deed of Partnership dated 25th November 2007.

2) Shri Surinder Sabhlok is mostly looking after the business of the said partnership.

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Renu Sabhlok

Renu Sabhlok

Renu Sabhlok





It is hereby agreed that the said partners shall attend regularly to the business of the said partnership because of their own occupations or other reasons and we have therefore mutually agreed to constitute Sri Surinder Sabhlok.

It is hereby agreed that the said partners shall attend regularly to the business of the said partnership and to do all acts and things which may be required to be done aforesaid and without being required to approach every time for our consent or authority or signatures, we have proposed to appoint him as our agent and authority attorney or agent to do all acts and things hereunder mentioned and which he has agreed to do.

NO KNOWING YOU ALL AND THESE PRESENTS WITNESS THAT WE
(1) Sri Ram Surinder Sabhlok, (2) Mrs. Kishima Surinder Sabhlok, AND (3) Sri Karam Surinder Sabhlok do hereby and as the partners of the said Firm **APPOINT, NOMINATE AND CONSTITUTE** Sri Surinder Sabhlok as our attorney or agent with full authority and powers to do and execute all the following acts, deeds and things in the name and on the behalf of the said Firm or in our names and on our behalf and for us viz.

1. To carry on the business of the said partnership Firm **M/s. KAMDHENU REALTIES** in terms of the said Deed of Partnership dated 25.11.2007.
2. To purchase, or take on lease or otherwise acquire any immovable property consisting of land or land with building or a flat or other premises in a building on a leasehold basis or any godown, store room and other premises required for effectually carrying on the business of the Firm.
3. To buy and sell properties connected with the business of the said Firm and to pay and receive moneys in respect thereof in the name of the firm.
4. To appoint engineers, architects, RCC Consultants, Building Contractors, Electrical Consultants, Plumbing Consultants managers, accountants, clerks, peons and other persons for carrying on different types of work in connection with the said business to pay their salaries, wages and other emoluments as are normally paid and if necessary to remove or dismiss any one or more of them as occasion may require.
5. To acquire any premises on rent or other terms for carrying on the business of the firm, including godowns, store rooms for storing goods.
6. To open one or more accounts in one or more Banks in the name of the Firm and to operate the same as well as those at present existing. To close any such account or accounts if necessary.
7. To draw, accept, negotiate, pay or satisfy any bills of exchange, promissory notes, cheques, hundies, drafts, orders for payment or delivery of money, securities for goods, and other negotiable instruments which the said attorney as partner may think necessary or desirable in the course of the business of the Firm and the promotion thereof.

पवल-२
००८२०३७
२६/००



Handwritten signatures and initials, including 'R. M. Singh' and 'Surinder Sabhlok'.



To sign all applications and papers required for obtaining different kind of permits and other local authorities required under the Law and to obtain such licences and permits.

To borrow moneys as may be required from time to time for the business of the company from any bank by way of overdraft or cash credit account without security or with security by way of hypothecation or pledge of goods and moveable assets of the Firm or by mortgage, equitable or legal of any immovable property of the firm or by way of drawing hundies or in other way as possible and with such rate of interest and on such terms and conditions as the said Attorney may think fit.

10. To take any moveable property required for the business of the Firm on hire or on hire purchase basis on such terms as the said attorney may think proper and to enter into and execute Agreement in that behalf.

11. To sell or give on lease or otherwise dispose of any moveable or immovable property or assets of the firm if not required by the Firm for its business or if it is profitable to do so on such terms as the said attorney may think fit.

12. To appear before the Navi Mumbai Municipal Corporation (NMMCO) for and on behalf of the said Firm and sign documents, applications, affidavits etc. as may be required by the said Corporation in connection with the business of the said Firm.

13. To appear before the City and Industrial Development Corporation of Maharashtra Limited (CIDCO) for and on behalf of the said Firm and sign documents, applications, affidavits Tripartite Agreements, Lease Deeds, etc. as may be required by the CIDCO in connection with the transfer/assignment of the plots in Navi Mumbai and also in connection with the business of the said Firm.

14. To construct and develop buildings and other structures being the business of the said Firm.

15. To enter into any arrangement for transfer of the premises constructed in the said buildings and or the structures and for the said purpose to enter and execute into any documents with the intending purchasers and or accusers.

16. To sign and execute all the documents like agreements, deeds, tripartite agreements, conveyances, leases etc. in relation to the plots and other properties of the said firm. For all or any of the purposes herein contained to enter into and execute Agreement, Deeds of lease or sub lease, hire purchases Agreement or any other deed or documents required to be executed by or in favour of the Firm.

17. To lodge the aforesaid documents before the sub-registrar of Assurances and to appear before such Sub-Registrar for and on behalf of the said Firm and to admit execution thereof.

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२०/१००



Signature

Signature

Signature



To lodge for registration all debts, receivables, trade dues and all other property due and payable to the firm and to pass receipts for the same.

To lodge for registration all debts executed by the said attorney or in favour of the firm and which require registration under the Law and to do all other things required for completing registration and to pay stamp duty and registration charges in respect thereof.

20. To commence and prosecute any suit, or other civil or criminal proceedings or legal action in any civil or criminal court of law or Tribunals or Government Officers having judicial powers or forums and to recover any moneys or other property movable or immovable, to establish any legal rights or to enforce any agreement or to claim and recover damages as may be necessary or in the interest of the business of the Firm.

21. To defend any suit or other legal proceedings against the Firm and its partners for recovery of any claim or money or property or any other cause of action.

22. For the purposes aforesaid to sign, declare, verify or affirm plaints, written statements of defence, petitions, affidavits and other papers and applications as may be required from time to time.

23. To appoint advocates as and when required for advice or for conducting any matter of litigation or dispute in which the firm is involved and to pay their fees.

24. To insure the property of the firm for any risk and to pay the premium as and when it becomes due.

25. To appear before any Court, Judge, Government or other officer or authority and to represent the firm in connection with any matter concerning the Firm.

26. To pay income tax and other taxes payable by the Firm and for that purpose to file returns and produce Books of Account for assessment, and other documents to appear before Income Tax Officer and other Officers, to file appeals and other applications against any orders passed by the Income Tax Officer and other Officers or Appellate authority and for that purpose to engage Chartered Accountant, tax Consultants and other experts.

27. To write and maintain accounts of all other dealing and business of the Firm and for that purpose to maintain necessary Books of Accounts and to get them audited by a Chartered Accountant.

28. To agree to refer any dispute between the firm and other party in any transaction or any claim made by or against the Firm for moneys or otherwise, to arbitration of one or more arbitrators and to attend such arbitration on behalf of and to represent the Firm and file all statements of claim, defence and evidence before the Arbitrator or Arbitrators.

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Kamraj
25/11/58

~~Signature~~

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Proceeding.

to compound, compromise or settle any claim due to or due by the Firm from any person on such terms and conditions as the said attorney may think fit, to abandon or waive any claim including a claim in any suit or legal proceeding.

To appoint one or more persons as the substitute/s of the Attorney for all or any of the powers herein provided and remove them if not found fit.

And generally to do and execute all acts and deeds and things as are necessary to be done or executed for the business of the said Firm and which be required to do personally in the absence of this Power of Attorney.

And we agree to ratify all such lawful acts deeds and things done and executed by the said attorney pursuant to these presents as well as partners of the said Firm.

Specimen Signature of the Attorney

Shri Surinder Sabhlok

Shri Surinder Sabhlok

Photo



IN WITNESS WHEREOF We, (1) Smt. Renu Surinder Sabhlok, (2) Miss Riddhima Surinder Sabhlok, AND (3) Shri Karan Surinder Sabhlok, have put our respective hands this Day of March 2010.

Signed and delivered by the
Withinamed Grantors
(1) Smt. Renu Surinder Sabhlok

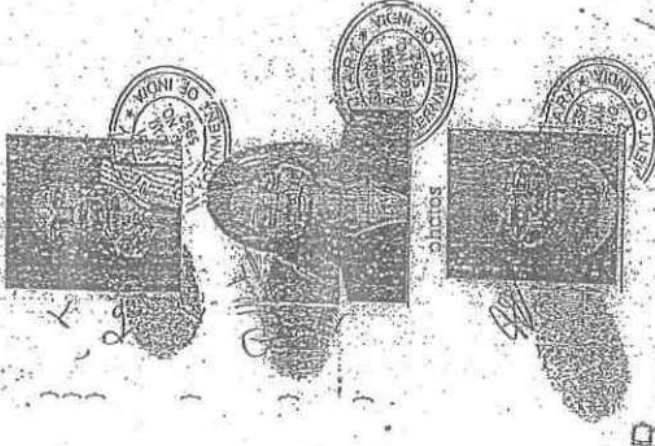
Shri Karan Surinder Sabhlok

(2) Miss Riddhima Surinder Sabhlok

(3) Shri Karan Surinder Sabhlok

442-2		
9002 2020		
re/ce		

in the presence of



ATTESTER

GANESH K. DHAM
L.L.B., LL.B., D.L.L.
NOTARY
GOVT OF INDIA



7 MAR 2010



TRUST MAHARASHTRA

LF 323750



पबल-२
३०६२०१७
१०/१०

Form with handwritten entries: 'Kamdhenu', 'Pravla', '8 July 2015', and '12'. The form includes fields for 'Name of the person', 'Address', and 'Date'. There are also some illegible handwritten notes and a circular stamp of the District Treasury Office, District of Solapur, Maharashtra, overlaid on the form.



SPECIAL POWER OF ATTORNEY FOR ADMISSION
M/S. KAMDHENU REALTIES
AND
MR. MADAN NAMDEO THAKARE & OTHERS

[Signature]

[Signature]

पत्र-२
१००६/२०१७
११/१०

Mr. Nitesh C. Bhojane
 Address: ...
 Name: **Kandhari (Sahib)**
 Through: ...
 Date: ...
 Amount: ...
 Total: ...



प. नं. व. ११
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१२ १५

SPECIAL POWER OF ATTORNEY FOR ADMISSION

KNOW ALL MEN BY THESE PRESENTS THAT I MR. SURINDER ANANTRAM SABLHOK Partner of M/S. KAMDHENU REALITIES having address at 78 & 77, Maharashtra State Highway No.17, Vashi, Maharashtra-400703, DO HEREBY



पत्र क्र - २
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१२/००

SEAL OF THE MAHARASHTRA STATE GOVT. PUNE
The above mentioned Partner of M/S. KAMDHENU REALITIES developing plots in New Mumbai, Chembur, Andheri, Govegao and other parts of Mumbai City, Thane District, Raigad District, and other parts of Maharashtra, erecting buildings consisting of Residential Commercial Flats, shops, Office etc (hereinafter for the sake of brevity referred to as "the said Property")



- 1)
- 2)
- 3)
- 4)
- 5)

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And whereas on account of personal commitments, we are execute or to the executed Agreement for Sale Rectification Deed, Sale Deed, Any Document jointly or severally of the said Property. To represent before the Sub Registrar, in respect of the said Property


NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT 1. MR. SURINDER ANANTRAM SABHLOK Partner of M/S. KAMDHENU REALTIES DO HEREBY APPOINT NOMINATE CONSTITUTE 1) SHRI. MADAN NAMDEV THAKRE AND 2) SHRI. PRADEEP L. CHAUDHARI 3) MR. PRADIP H. JADHAV 4) MR. PRAVIN S. PATIL AND 5) MR. PANDHARINATH L. HULAYALE all adults of Indian inhabitants, having address at 307 & 308, Shiv Centre, Sector No. 17, Vashi, Navi Mumbai, (hereinafter for the sake of brevity referred to as "the said Attorney") any one of them as the case may be to be my true and lawful attorney for me in my name and on my behalf pertaining to said Property that is to say:

पवल-२
१००६२ २०१७
५३ / १००

1. To lodge the said Agreement for Sale, Rectification Deed, Deed of Assignment / Any Document which are executed by us with the Sub-Registrar for Registraton and admit execution thereof

Register the above mentioned Document before the Sub-




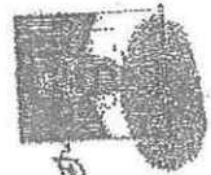



1) 
2) 

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3) 
4) 
5) 

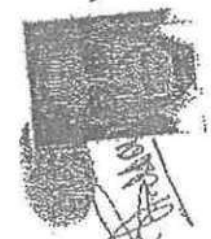
Specimen signature of my said Attorney 1) SHRI. MADAN NAMDEV
THAKRE AND 2) SHRI. PRADEEP L. CHAUDHARI 3) MR. PRADIP
HJADHAV 4) MR. PRAVIN S. PATIL AND 5) MR. PANDHARINATH
SHELAVALE is as under

IN WITNESS WHEREOF I MR. SURINDER ANANTRAM SABHLOK
ATTORNEY ON THIS 5th day of July 2014.



Witnessed and
Subscribed by the
Partner of
M/S. KAMDHENU REALITIES



Partner of
M/S. KAMDHENU REALITIES

Witnesses:
1. Mr. R. S. Jadhav
2. Mr. N. J. Pawar

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महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

सीएम ऑफिसर इन्चार्ज
महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
एन.ए.सी. बिल्डिंग, १००, वॉलिंग्डोन रोड, मुंबई - ४०००२५

पत्रांक: ७९७-२०१९
०००२५०६/३३१९
०७/२०१९

MR SUNINDER BAMBALKAR

FLAT NO 4/201 PLOT NO 2 SECTOR 19/ SAMPADA - 401725

प्लॉट नं. २, सेक्टर १९, सांपदा - ४०१७२५
प्लॉट नं. २, सेक्टर १९, सांपदा - ४०१७२५

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

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१७/०७/१९
०००२५०६/३३१९
०७/२०१९

Now with Philips LED Lighting, you can cut down on your electricity bill.

Philips LED gives **50% savings** over CFL. Did you know that Philips LED also lasts for 15 years*.

PHILIPS

पवल-२
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आवासीय विभाग
 HOUSING DEPARTMENT
 सचिव, आवासीय विभाग, बांद्रा
 SECRETARY, HOUSING DEPARTMENT, BANDRA
 महाराष्ट्र शासन
 GOVT. OF INDIA



प. नं. नं. ११
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पवल-२
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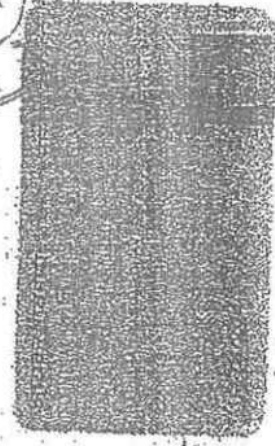
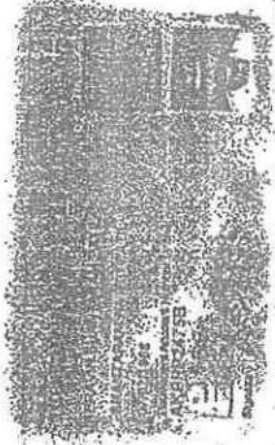




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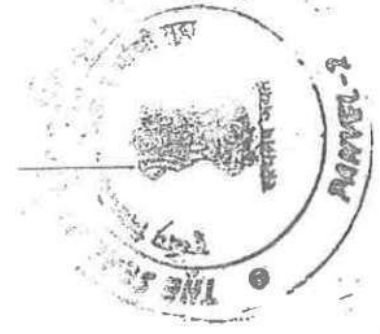
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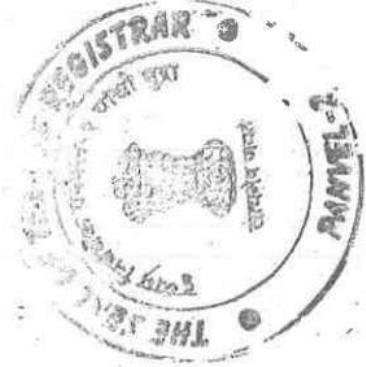




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साक्षि वार



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THE REGISTRAR THANE-11



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पत्रक-२
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Savings Bank (Cashier/branch-1)

अकाउंट नं. 33/94
दस्तावेज संख्या: 3988/2014

दस्तावेज संख्या: 3988-1

394/3059
संख्यांक: 06 / 2014 1:38 सं. सं.

दस्तावेज संख्या: 3988 / 3888/2014

आवाज नुसार: ₹. 01/-
मंडळ: ₹. 01/-

मंडळ संख्या: ₹. 100/-

द. वि. सं. सं. अकाउंट नं. 09-07-2014

श्री. अ. अकाउंट नं. 09-07-2014

दिनांक: 1:38 सं. सं. अकाउंट नं.

दस्तावेज संख्या: 3210

दस्तावेज संख्या: 08/07/2014

दस्तावेज संख्या: 100.00

दस्तावेज संख्या: 300.00

दस्तावेज संख्या: 400.00

दस्तावेज संख्या: 400.00

विलंबित सूचना: विलंबित सूचना नं. 14

विलंबित सूचना: विलंबित सूचना नं. 14

विलंबित सूचना: विलंबित सूचना नं. 14
दस्तावेज संख्या: 08/07/2014
दस्तावेज संख्या: 38
दस्तावेज संख्या: 39
दस्तावेज संख्या: 40

विलंबित सूचना: विलंबित सूचना नं. 14

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दस्त गोपवारा भाग-2

दस्ता १४ १५
दस्त क्रमांक-3668/2014

दस्त क्रमांक : दस्ता 1/3668/2014
दस्ताचा प्रकार : अनुसूचितपापव

पवल-२
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९३/६०





अनु. क्र.	प्रकरणामें नाव व पत्ता	पावकारणा प्रकार	दुवाचित्र	अंतर्गतचा दस्ता
1	<p>नाम: गणेश नामदेव ठाणे</p> <p>पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नांव 307 व 308 सिव्हील सेक्टर 17 वारी मधी</p> <p>मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:</p> <p>नाम: प्रदीप एल चौधरी</p> <p>पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नांव 307 व 308 सिव्हील सेक्टर 17 वारी मधी</p> <p>मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:</p> <p>नाम: यशोधर एच जाधव</p> <p>पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नांव 307 व 308 सिव्हील सेक्टर 17 वारी मधी</p> <p>मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:</p>	<p>पावकारणा प्रकार</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p>		
2	<p>नाम: यशोधर एच जाधव</p> <p>पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नांव 307 व 308 सिव्हील सेक्टर 17 वारी मधी</p> <p>मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:</p>	<p>पावकारणा प्रकार</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p>		
3	<p>नाम: यशोधर एच जाधव</p> <p>पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नांव 307 व 308 सिव्हील सेक्टर 17 वारी मधी</p> <p>मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:</p>	<p>पावकारणा प्रकार</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p>		
4	<p>नाम: यशोधर एच जाधव</p> <p>पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नांव 307 व 308 सिव्हील सेक्टर 17 वारी मधी</p> <p>मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:</p>	<p>पावकारणा प्रकार</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p>		
5	<p>नाम: यशोधर एच जाधव</p> <p>पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नांव 307 व 308 सिव्हील सेक्टर 17 वारी मधी</p> <p>मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:</p>	<p>पावकारणा प्रकार</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p> <p>पावत ऑफ अटींनी होल्डर</p>		



वरील दस्तावेजात फक्त देणार तयारकीत अनुसूचितपापवर्त हा दस्त पत्रक फक्त दिल्याचे अनुसूचित आहे.

Summary 2 (इसमें दो बार भरना - 2)

अध्याय: कार्यालय, जहाँ निर्दिष्ट समस्त और से दस्तावेज बनाए जाते हैं।
पट्टिका: जहाँ से दस्तावेज बनाए जाते हैं।

अनु. क्र.	व्यक्ति का नाम व पता	कार्यालय	अंगवुमाच ठसं
1	मा.क. श्रीमती सूरज पता-307 अ 308 सिव. सेंटर रोड 17 वली नदी मुंबई		
2	मा.क. श्रीमती सुभा पता-307 अ 308 सिव. सेंटर रोड 17 वली नदी मुंबई		

दिनांक क्र.4 अ 07/07/2014 01:39:26 PM
दिनांक क्र.5 अ 07/07/2014 01:39:34 PM



3698 / 2014

उ. नं. नं. श्री	पवल-२
३६६६२०९७	
१५/१५/१००८२	
	६४/६०


प्रमाणित करने वाले की सेवा के बाद
रकम ५५ पाने का है

एक रुपय प्रत्येक कर्मि के लिए (एन-२)

प्रमाण क्र. ५
दिनांक १६.६.१४ पर प्रमाणित

एक रुपय प्रमाणित करने वाले के लिए (एन-२)
दिनांक १६.६.१४ पर प्रमाणित



पत्रक-२	
३००६२२०१७	
	



घोषणापत्र

मी प्रदिप सवकु चौधरी

घोषित करतो की दुय्यम निबंधक पत्रवेस

यांचे कार्यालयात

करवनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री/श्रीमती/मेसर्स कामधेनु प्रिव्हाट लिमिटेड यांनी

व. इ. यांनी

सदर नोंदणीस सादर केला आहे.

मला दिलेल्या कुलमुखत्यारपत्राच्या

सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबूली

जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून

देणार व्यक्तींपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही

कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सदरचा

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः

सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची

मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे नाव व सही

मी / आम्ही मूळ अखत्यारपत्र ताचलेले आहे आणि त्याची सत्यता

पडताळून पाहिलेली आहे.

पत्र-२
१००२२०२७
A



GOVERNMENT OF INDIA
 PRIYA SINGH DUBEY
 VIJAY BAHADUR SINGH
 16/07/1976
 PAN: AANPS4647C
 Signature



[Handwritten signature]

[Handwritten checkmark]

पवल-२	
१००६२२०१७	
३३/७०	



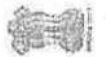
पवल-२
१००६२०१७



पवेल-१
 १००६२/२०१७
 ₹ १००



भारत सरकार
 GOVT. OF INDIA



आयकर विभाग
 INCOME TAX DEPARTMENT
 KAMDHENU REALITIES

25/11/2007

Permanent Account Number

AAIFK8076E

18112011

For KAMDHENU REALITIES

[Signature]

Partner

पवल-२	
१००६२२०३७	



आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA

JADHAV PRADIP HARIBHAU
 HARIBHAU BABU JADHAV

22/06/1986
 Permanent Account Number
 AKRPJ3039K

28092008
 28092008

Signature
 28092008

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH43 20120007215
 Valid Till : 27-05-2032 (NT)

FORM 7
 RULE 16 (1)

AUTHORITY TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 28-05-2012
 LMV 28-05-2012

DOB : 21-05-1988 BG :
 Name : DHANALAY MAHARAWAR
 SIDW of BHADAT MAHARAWAR
 A60 R HC-A-68-10, GROUND FLR, SEC-21,
 PRAVIN ENTERPRISE, TURBHE, NAVI MUMBAI.
 PIN : 400705

Signature & ID of Issuing Authority: MH43 2012280 COLOUR XEROX
 Signature/Thumb Impression of Holder

पवल-२
 २००८२२०३७
 ए/००



पत्रक-२	
१००६२३०१७	
	R



353/10062

बुधवार, 30 ऑगस्ट 2017 4:13 म.नं.

दस्त गोपवारा भाग-1

पवल 2 88/100

दस्त क्रमांक: 10062/2017

दस्त क्रमांक: पवल 2 /10062/2017

बाजार मूल्य: रु. 55,05,000/- मोबदला: रु. 1,10,46,075/-

भरलेले मुद्रांक शुल्क: रु.5,52,400/-

दु. नि. सह. दु. नि. पवल 2 यांचे कार्यालयात

पावती दिनांक: 30/08/2017

अ. क्रं. 10062 वर दि.30-08-2017

सादरकरणाचे नाव: प्रिया सिंह दुबे - -

रोजी 4:04 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

एकुण: 31400.00


दस्त हजर करण्याची सही:

Joint Sr Panvel 2


Joint Sr Panvel 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्रं. 1 30 / 08 / 2017 04 : 04 : 51 PM ची वेळ: (सादरीकरण)

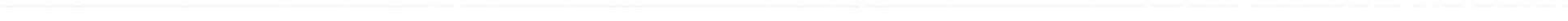
शिवका क्रं. 2 30 / 08 / 2017 04 : 05 : 20 PM ची वेळ: (फी)



दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारफे, व्यक्ती इत्यादी वनावट
थाडळून आल्यास याची संपूर्ण जबाबदारी
दस्तऐवजादकाची राहिल


लिहून देणार

लिहून देणार





30/08/2017 4 15:36 PM

दस्त गोषवारा भाग-2

पवल2 ७०/७०

दस्त क्रमांक:10062/2017

दस्त क्रमांक :पवल2/10062/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रिया सिंह दुबे - - पत्ता:-, सी-2001 पाम बीच रसीडेंसी सेक्टर 4 नेरळ नवी मुंबई, , , , गोरूळ गॉड्डे-ईई, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AXNPS4547C	लिहून घेणार वय :-41 स्वाक्षरी:- 		
2	नाव:मेसर्स कामधेनु रियलिटीस तर्फे भागीदार सुरिंदर ए लिहून देणार सबलोक तर्फे कु. गु. प्रदीप लडकु चौधरी - - पत्ता:-, 75/76, महावीर सेंटर, सेक्टर 17, वाशी, नवी मुंबई, , , , क.ड.बाळार, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AAIFK8076E	वय :-31 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिकका क्र.3 ची वेळ:30 / 08 / 2017 04 : 06 : 14 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रदिप जाधव - - वय:30 पत्ता:307/308, शिव सेंटर, सेक्टर 17, वाशी, नवी मुंबई. पिन कोड:400703		
2	नाव:धनंजय महारनवर - - वय:30 पत्ता:307/308, शिव सेंटर, सेक्टर 17, वाशी, नवी मुंबई. पिन कोड:400703		

शिकका क्र.4 ची वेळ:30 / 08 / 2017 04 : 07 : 05 PM

शिकका क्र.5 ची वेळ:30 / 08 / 2017 04 : 07 : 16 PM नोंदणी पुस्तक 1 मध्ये

Joint Signpanel 2

प्रामाणित करणेत येते की, सवर दस्तास एकूण ७०

पाने आडेव, पुस्तक क्र.

क्रमांक १००६२

वर नोंदला

सह दुय्यम निबंधक वी-३, पनवेल-२
दिनांक ३० महि ०८ सन २०१७

EPayment Details.

sr. Epayment Number
1 MH0048985002017185Defacement Number
0002745649201718

10062 /2017

1. Verify Scanned Document for correctness through thumbprint (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

