

Purhaser Name _____

॥ श्री राम समर्थ ॥

Office : 2746 5210
Mob. : 9820019493
9820431955

SHREE SAMARTH KRUPA

XEROX & TYPING CENTRE, PANVEL



FOLLOWING WORKS DONE HERE PROPERLY & QUICKLY

- ➔ ALL KINDS OF REGISTRATION WORKS
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Head Office : Ashadeep Apartment, Opp. Tahsildar Office, Panvel-410206.

Branch Office (1) : Shop No.2, "Yashogandha" Plot No. 46,
M.C.C.H. Society, Panvel-410206, Dist. Raigad. Tel.: 32982170

Branch Office (2) : Near Uran Tahsildar Office / Register Office,
Near Uran Police Station, Uran. Mob.: 9975014038

Prop. Sunil V. Pardeshi

86/1206

पावती

Original/Duplicate

Thursday, January 31, 2013

नोंदणी क्र. :39म

8:52 AM

Regn.:39M

पावती क्र.: 1308

दिनांक: 31/01/2013

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल1-1206-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शंकर रामय्या नंदीबोईना

नोंदणी फी

रु. 24000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 24500.00

आपणास हा दस्तऐवज अंदाजे 9:12 AM ह्या वेळेस मिळेल आणि सोबत शंबनेल प्रत व CD घ्यावी.

JOINT S R PANVEL 1

बाजार मुल्य: रु.2138000 /-

मोबदला: रु.2400000/-

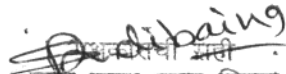
भरलेले मुद्रांक शुल्क : रु. 120000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.24000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 623094 दिनांक: 30/01/2013

बँकेचे नाव व पत्ता: STATE BANK OF PATIALA

2) देयकाचा प्रकार: By Cash रक्कम: ~~रु.5000/-~~ परत मिळाले


मूळ दस्त परत दिला

लिपिक,
दुय्यम निबंधक, पनवेल-१

Pram Printing Pvt. Ltd., Lucknow 013-2040

ANIS PAPER'S CO

स्टेट बैंक ऑफ पटियाला
State Bank of Patiala

MTNL Road, Panvel
Mumbai
RTGS/NEFT IFSC: STBP0000862

JOINT SUB REGISTRAR PANVEL

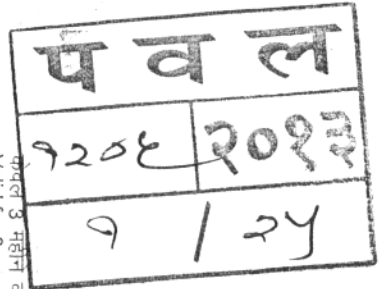
रुपये RUPEES

Twenty four thousand only

यहाँ उल्लिखित राशि तक के लिए है।
For an amount not exceeding ₹



अहस्तात्तरणीय/
Not Transferable



कम्यूल ३ महिना के लिए वैध।
Valid for 3 months only.

30 JAN 2013
D D M M Y Y Y Y

को या उनके आदेश पर OR ORDER

अदा करें

कृपे स्टेट बैंक ऑफ पटियाला
For STATE BANK OF PATIALA

₹ 24,000/-

[Signature]
प्रबंधक / MANAGER

Please sign above.



CBC/14

⑈B 23094⑈ 4000007014⑈

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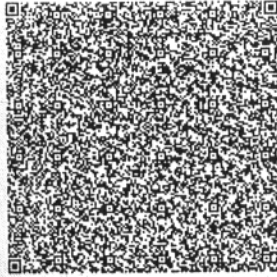
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : PANVEL
Signature : *[Signature]*
Details can be verified at www.shcilestamp.com

Certificate No.	: IN-MH15394692066358L
Certificate Issued Date	: 30-Jan-2013 11:51 AM
Account Reference	: SHCIL (FI)/ mhshcil01/ PANVEL/ MH-RAI
Unique Doc. Reference	: SUBIN-MHMHSHCIL0116313611772386L
Purchased by	: SHEKAR RAMAIYA NANDIBOINA
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: GANESH KRIPA, FLAT NO-B-402,PLOT NO-20,SEC-6A,KAMOTHE,NAVI MUMBAI
Consideration Price (Rs.)	: 24,00,000 (Twenty Four Lakh only)
First Party	: RAVINDRA MADHUKAR GANGURDE
Second Party	: SHEKAR RAMAIYA NANDIBOINA
Stamp Duty Paid By	: SHEKAR RAMAIYA NANDIBOINA
Stamp Duty Amount(Rs.)	: 1,20,000 (One Lakh Twenty Thousand only)



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

[Signature]

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ZK 0002024824

Statutory Alert:

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

SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE -
400012
Tel : 022-61778151
E-mail :

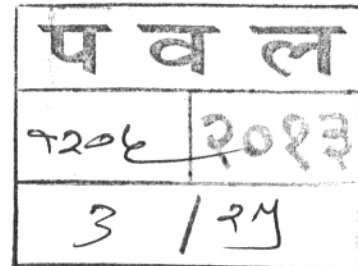
Mode of Receipt

Account Id mhshcil01 Receipt Id RECIN-MHMHSHCIL0115257201734804L
Account Name SHCIL- MAHARASHTRA Receipt Date 30-JAN-2013

Received From SHEKAR RAMAIYA NANDIBOINA	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 120000 (One Lakh Twenty Thousand only)
Drawn Bank Details	
Bank Name	Branch Name
Out of Pocket Expenses 0.0 ()	



Shekar Ramaiya Nandiboina



AGREEMENT FOR SALE

(PART PAYMENT)

This Agreement for Sale made and executed at Panvel this 31st day of the month of JANUARY in the Christian Year TWO THOUSAND THIRTEEN.

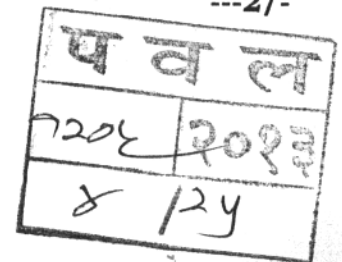
BETWEEN

MR. RAVINDRA MADHUKAR GANGURDE, Age 50 Years, Pan No. ACKPG0415H, Indian Inhabitant, Residing at Flat No. B-402, 4th Floor, Ganesh Kripa, Plot No. 20, Sector 6A, Kamothe, Navi Mumbai 410209; hereinafter called and referred to as "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

MR. SHEKAR RAMAIYA NANDIBOINA, Age 32 Years, Pan No. AEEPN6630B, Indian Inhabitant, Residing at SS-2/J-274, Sector 3, Airoli, Navi Mumbai 400608; hereinafter called and referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

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WHEREAS

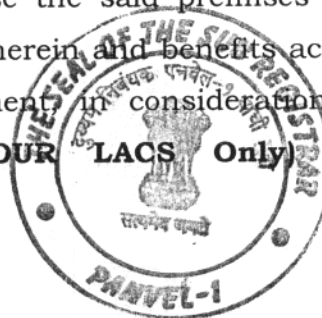
The Vendor had purchased **Flat No. B-402, on Fourth Floor, "B" Wing**, admeasuring **358 Sq.Ft. Carpet Area (39.96 Sq.Mtrs. Built Up Area)**, in the Building known as "**GANESH KRIPA**" and the newly registered Society known as "**GANESH KRIPA Co-operative Housing Society Ltd.**" constructed on **Plot No. 20**, in **Sector No. 6/A**, being situated and lying at **Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad, vide Agreement for Sale registered in the Office of Sub-Registrar, Panvel-2 under Serial No. **URAN-01680-2002**, on dated 18/03/2002 (hereinafter referred to as the said Agreement) from **M/S. VIJAYATAM DEVELOPERS**, a Partnership Firm, having its registered office at Shop No. 28, Subham Commercial Complex, Matheran Road, Sector 11, New Panvel(E), Navi Mumbai.

AND WHEREAS the Vendor is now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof.

AND WHEREAS the Purchaser/s is interested in purchasing the said Flat, he approached the Vendor and a talk and purchase of the Flat took place between the parties.

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AND WHEREAS the Vendor have offered to the Purchaser/s the sale/ transfer/ assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.24,00,000/- (Rupees TWENTY FOUR LACS Only)** being the Sale Price and Purchaser/s have agreed to purchase the said premises the rights, title and interest of the Vendor therein and benefits accruing to the Vendor under the said Agreement in consideration of **Rs.24,00,000/- (Rupees TWENTY FOUR LACS Only)** which amount of

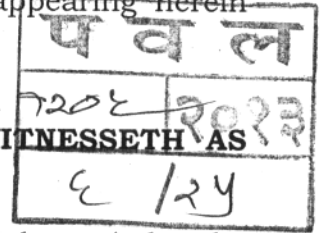

consideration shall be paid by the Purchaser/s to the Vendor at the time and in the manner subject to the terms and conditions stated herein below.

AND WHEREAS the party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the purchase of the said Flat on ownership basis is completely by the party of the First Part from his own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/diposed off and transfer all his right, title and interest in the said Flat as his self-acquired property.

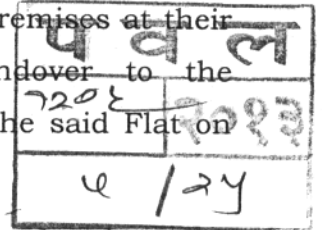
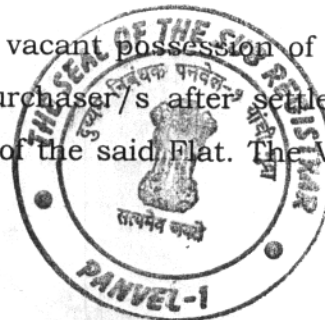
AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Vendor hereby agrees to sell and the Purchaser/s hereby agrees to purchase said **Flat No. B-402, on Fourth Floor, "B" Wing, admeasuring 358 Sq.Ft. Carpet Area (39.96 Sq.Mtrs. Built Up Area)**, in the Building known as "**GANESH KRIPA**" and the newly registered Society known as "**GANESH KRIPA Co-operative Housing Society Ltd.**" constructed on **Plot No. 20, in Sector No. 6/A**, being situated and lying at **Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad and more particularly described in the First Schedule written hereunder.



2. The area of the Flat hereby agreed to be sold is admeasuring **358 Sq.Ft. Carpet Area (39.96 Sq.Mtrs. Built Up Area)**, and it is shown by red boundary line on the plan attached herewith.
3. The consideration for the transfer of the said Flat in the name of the Purchaser/s is settled and agreed between the parties is **Rs.24,00,000/- (Rupees TWENTY FOUR LACS Only)**, the said amount of consideration is agreed to be paid by the Purchaser/s to the Vendor being Part Payment in the following manner.
- a) The Purchaser/s have paid to the Vendor the sum of **Rs.4,00,000/- (Rupees FOUR LACS Only)** being the Part amount of the said premises, on or before the execution of this Agreement (the receipt and payment whereof the Vendor doth hereby admit and acknowledge).
- b) Purchaser/s shall pay to the Vendor the balance amount of **Rs.20,00,000/- (Rupees TWENTY LACS Only)** after passing the loan from any financial institute or Bank within 45 days from the date of Registration of this Agreement.
- c) Time for payment of balance amount is the essence of this Agreement. The Vendor shall provide to the Purchaser/s, a good, clear and marketable title of the said premises at their own cost and expenses, and shall handover to the Purchaser/s the original title documents of the said Flat on execution of this Agreement.
4. The Vendor and the Purchaser/s declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.
5. The peaceful and vacant possession of the said Flat shall be handed over to the Purchaser/s after settlement of Full & final Consideration Amount of the said Flat. The Vendor hereby declare

that till today he has not sold, mortgaged, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The Vendor hereby agrees to co-operate for transferring the above said property in the name of Purchaser/s in the office of CIDCO Ltd., M.S.E.D. Co., and any other concerned Department.

6. The "**GANESH KRIPA Co-operative Housing Society Ltd.**" has given its consent to the Vendor to transfer his right in the name of Purchaser.

7. It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchaser/s this is an essence of the contract.

8. The Vendor hereby declares that completion certificate of the building erected on the property more particularly described in the First Schedule written hereunder has been obtained from CIDCO Ltd.

9. The Vendor hereby declares that all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by him alone up to the date of possession to CIDCO Ltd. The Purchaser/s shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.

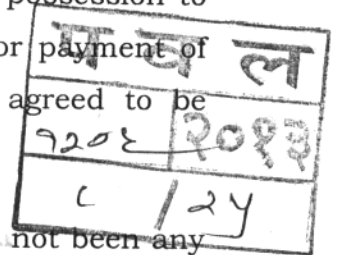
10. The Party of the First Part states that there has not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.

11. The Vendor hereby declares that the Flat hereby agreed to be sold and transferred is not requisitioned nor they have received any such notice.

[Handwritten Signature]



[Handwritten Signature]



12. The Vendor declares that he has got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the Vendor alone at his cost shall remove the same.

13. The Vendor also declared that he has not dealt with the said Flat in any manner nor he has done any agreement with any another party or person.

14. It is understood by and between the parties that the Purchaser/s shall not be entitled to get a conveyance of Flat in their name. The conveyance of the entire property shall be executed in favour of "**GANESH KRIPA Co-operative Housing Society Ltd.**" and which is formed of the various Flat Purchasers in the Society.

15. The Vendor hereby undertakes to make out a clear and marketable title to the property agreed to be sold.

16. The Purchaser/s doth hereby covenant with the vendor as under :-

a) That the Purchaser/s undertakes to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;

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b) The Purchaser is aware that all those who have purchased Flat in the building situated on Plot have formed and registered "**GANESH KRIPA Co-operative Housing Society Ltd.**", under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. NBOM/CIDCO/HSG(OH)/3053/JTR/2009-2010 dated _____. (hereinafter for the brevity's sake referred to as "the said Act");

c) That the Purchaser/s shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society formed under the said Act;



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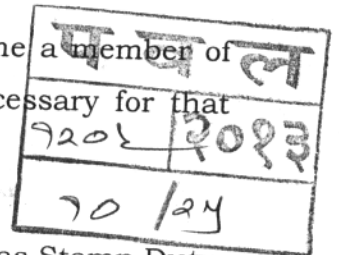
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- d) That the Purchaser/s shall abide by the Rules and Regulations and bye-laws of the said Society and that they agree and undertake to pay and discharge all calls and dues which the said Society may make in respect of the said premises, execution of the said Agreement.
- e) That the Purchaser/s shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said Premises directly to the concerned authorities from the date of execution of this Agreement.

17. The Vendor herein has produced the following documents before the Purchaser/s :

- a) The Vendor will submit his application to the said Society after Full & Final payment to the effect that his name as a member of the said SOCIETY be deleted and name of the Purchaser/s should be taken as a member in his place and also transfers the shares in the name of the Purchaser/s.
- b) That Vendor will sign transfer form and submit the same to the Society after Full & Final payment.

18. The Purchaser/s hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.



19. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchaser/s alone.

20. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.



21. All the terms and conditions of the builder's agreement will be applicable to this agreement.

FIRST SCHEDULE OF PROPERTY

All that piece or parcel of land known as **Plot No. 20, in Sector No. 6/A**, containing by admeasurement **850 Sq.Mtrs.** or thereabouts in **Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad**, and bounded as follows :-

ON THE EAST BY :- Plot No. 29, 19
 ON THE WEST BY :- Plot No. 12
 ON THE NORTH BY :- 12 Mtrs. Wide road
 ON THE SOUTH BY :- Plot No. 13 & 15

SECOND SCHEDULE OF THE FLAT

Flat No. B-402, on Fourth Floor, "B" Wing, admeasuring **358 Sq.Ft. Carpet Area (39.96 Sq.Mtrs. Built Up Area)**, in the Building known as "**GANESH KRIPA**" and the newly registered Society known as "**GANESH KRIPA Co-operative Housing Society Ltd.**" constructed on **Plot No. 20, in Sector No. 6/A**, being situated and lying at **Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

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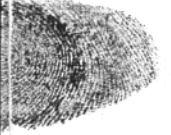
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IN WITNESS WHEREOF the parties hereto have set and subscribed there respective hands and seals the day and year first herein above written.

SIGNED AND DELIVERED by the
Within named "VENDOR"

MR. RAVINDRA MADHUKAR GANGURDE

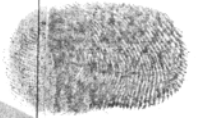


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In the presence of....

1) Mr. *Ramesh Avata* *A. Ramesh*

2) Mr. *[Handwritten signature]*



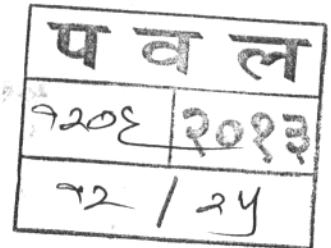
SIGNED AND DELIVERED BY
Within named "PURCHASER/S"
MR. SHEKAR R. NANDIBOINA

[Handwritten signature of Mr. Shekar R. Nandiboina]

In the presence of

1) Mr. *T.S. Unnikrishnan* *[Handwritten signature]*

2) Mr. *[Handwritten signature]*

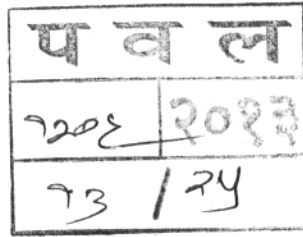


RECEIPT

RECEIVED a sum of **Rs.4,00,000/- (Rupees FOUR LACS Only)** in the following manner from the withinnamed Purchaser **MR. SHEKAR R. NANDIBOINA**, being the Part Payment price of the purchase of **Flat No. B-402, on Fourth Floor, "B" Wing, admeasuring 358 Sq.Ft. Carpet Area (39.96 Sq.Mtrs. Built Up Area)**, in the Building known as **"GANESH KRIPA"** and the newly registered Society known as **"GANESH KRIPA Co-operative Housing Society Ltd."** constructed on **Plot No. 20, in Sector No. 6/A**, being situated and lying at **Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

- Rs.2,00,000/-** Paid by way of Cheque No.100001 dated 05/11/2012, Drawn on Abhyudaya Co-op. Bank Ltd., Airoli Branch.
- Rs.1,00,000/-** Paid by way of Cheque No.100002 dated 05/11/2012, Drawn on Abhyudaya Co-op. Bank Ltd., Airoli Branch.
- Rs.1,00,000/-** Paid by way of Cheque No.006509 dated 07/10/2012, Drawn on Corporation Bank, Vile Parle, Mumbai Branch.

Rs. 4,00,000/- (Rupees Four Lacs Only)



I SAY RECEIVED

Rs. 4,00,000/-

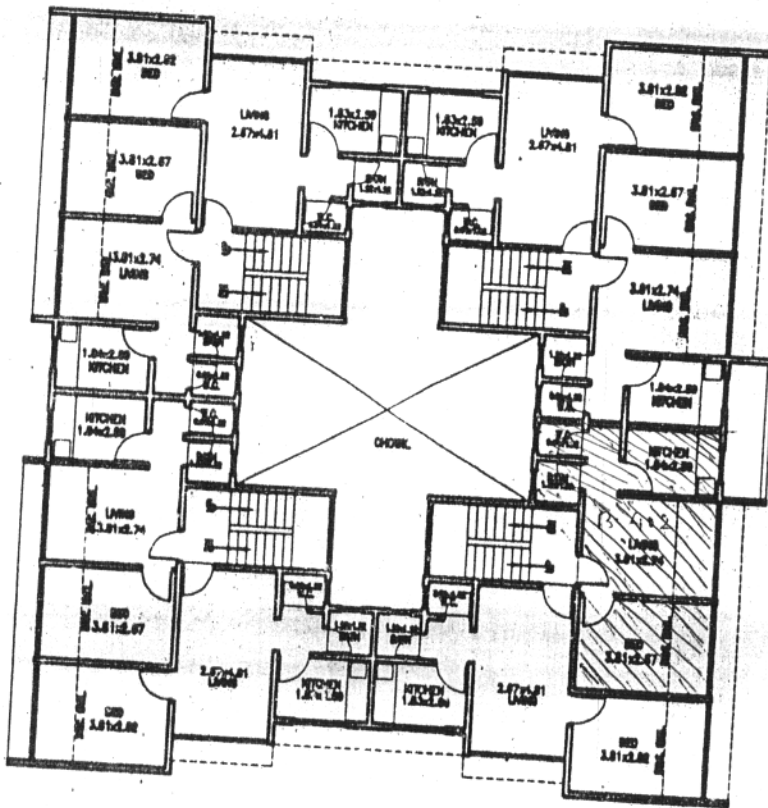


MR. RAVINDRA MADHUKAR GANGURDE

 VENDOR



FLAT NO. → B-402
FLOOR: → 4th
AREA → 358 (carpet)



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SECOND / THIRD / FOURTH FLOOR PLAN

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ANNEXURE "A"

POONAM A. KHARE
B.Sc. L.L.B

Office : 326, Subham Commercial Complex,
Sector- 11, New Panvel, Navi Mumbai - 410 206
Tel. : 749 0491 / 749 0963

ADVOCATE

Date : 05 / 05 / 2001

TITLE CERTIFICATE

Ref. :- In respect of Plot bearing No. 20, Sector - 6A, Kamothe, Navi Mumbai, Building named "GANESH KRIPA" to be developed by M/s. VIJAYATAM DEVELOPERS.

On request by M/s. VIJAYATAM DEVELOPERS having office at Shop No. 28, Subham Complex, Sector - 11, New Panvel, Navi Mumbai Dist. Raigad. I referred and taken the following notes as per the relevant documents produced by them in front of me.

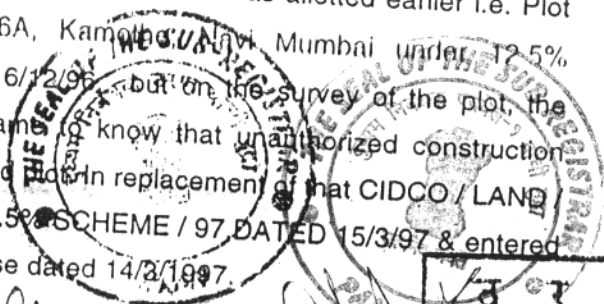
WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), a company incorporated under the Companies Act 1956 (Act No. 1 of 1956) and having the registered office at 2nd floor, Nirmal, Nariman Point, Mumbai - 21 (hereinafter referred to as "THE CORPORATION") is the New Town of New Bombay, by the Sub - Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "THE SAID ACT").

WHEREAS the state government acquired the lands from the existing original owners as per the section 13 (A) of the above said Act.

The same is planned as nodes of Navi Mumbai, out of which in Kamothe, Sector No. 6A, Plot No. 20 was allotted to SHRI . SURESH LAXMAN GAIKWAD AND SHRI. RAMESH LAXMAN GAIKWAD in place of the plot, which was allotted earlier i.e. Plot

No 12, Sector - 6A, Kamothe, Navi Mumbai under 12.5% scheme/1/96 dated 16/12/96 but on the survey of the plot, the CIDCO authorities came to know that unauthorized construction was existing in the said plot in replacement of that CIDCO / LAND 17 / ASUDGAON / 12.5% SCHEME / 97 DATED 15/3/97 & entered the agreement for lease dated 14/3/1997.

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WHEREAS the original owner & the M/s. VIJAYATHAM DEVELOPERS entered on Tripartite Agreement, which is duly registered at Sub-Registrar office Panvel as per Registration No. 329/2000 dated 25.1.2000 which is duly transferred in the name of M/s. VIJAYATHAM DEVELOPERS as New Licensee as per ref. No. CIDCO / LAND / 17 / 12.5% / ASUDGAON / 11 / 2000 Dated 18.2.2000.

WHEREAS thus the Developer M/s VIJAYATAM DEVELOPERS owned seized and absolutely possessed of and sufficiently entitled to the said plot, the Developer has full power and right and title to develop the said plot and to sell the Flats/ Shops / Godowns / Offices / Showrooms to the Prospective purchasers.

By referring all relevant papers I hereby state that the title of said property is clear & marketable and non-encumbrances.

SCHEDULE OF THE PROPERTY

All the piece and parcel of land knows Plot no. 20, Sector - 6A, Kamothe, admeasuring 850 Sq. Mtrs. of thereabouts and bounded as follows that is to say :-

- ON OR TOWARDS THE EAST BY : SION-PANVEL HIGHWAY
- ON OR TOWARDS THE WEST BY : PLOT NO. 13,15
- ON OR TOWARDS THE NORTH BY : PLOT NO. 29, 19
- ON OR TOWARDS THE SOUTH BY : PLOT NO. 12.

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Sd/-

Place : New Panvel

Date : 05/05/2001

(POONAM A. KHARE)

(Advocate)



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२७/३७	

REF NO.EE(BP)/ATPO/ 1069

DATE: 23.7.99
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

161 ✓

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to Shri Suresh Lakman Garkwad & Shri Ramesh Lakman Garkwad of Unit/Plot No. 20 Phase - Road No. - sector No. G-A At Kamothe Ind. Panel at Navi Mumbai. As per the approved plans and subject to the following Conditions for the development work of the proposed Resi. Com. Comm. building (G+4)
prop. Comm BVA = 19052 m² Resi BVA = 1063.03 m² Total BVA = 1253.55 m²

1. This certificate is liable to be revoked by the Corporation if :-

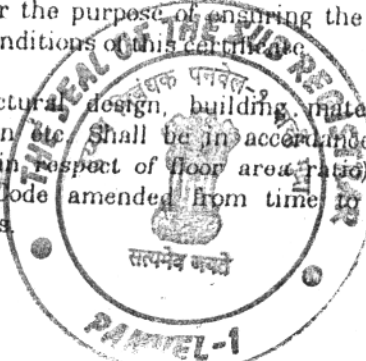
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed up on by the corporation 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 his 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 upto the plinth level and 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 an 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.

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TRUE COPY



S.D.E. Powai-83
Powai Tele
Mumbai-83

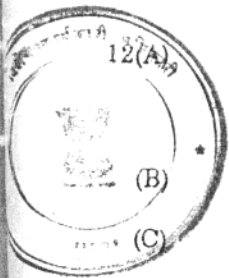
Contd....

4. The certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same as per GDCRs is required to be done by the applicant.
5. The conditions of this certificate shall be binding not only on the applicant but also on its 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 plot boundaries shall be physically demarcated immediately and intimation be given of this section before completion of plinth work.
8. The amount of Rs. 2750/- 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.
9. You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
10. You shall approach Executive Engineer, MSEB for the power requirements, location of transformer, if any, etc.
11. As per Govt. of Maharashtra Memorandum, vide No. TBP/4393/1504/CR-287/94, 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 alongwith 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 detailed mentioned in (I) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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(B)

(C)

(D)

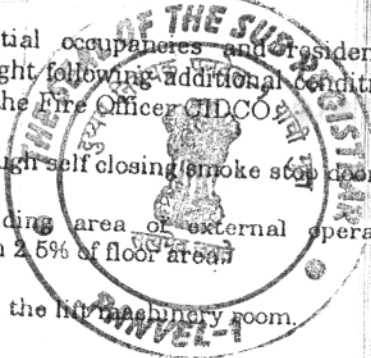
For all buildings of non residential occupancies and residential buildings with more than 16m. Height following additional conditions shall apply, as per requirements of the Fire Officer CIDCO.

Exit from the lift lobby shall be through self closing smoke stop door.

For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5% of floor area.

There shall be no other machinery in the lift machinery room.

Powai Tele Exch.
Mumbai-88



- (E) One of the lifts (fire lift) shall have minimum loading capacity of 8 persons. It shall have solid doors. Lifts shall not be designed in the stair case well. However, it shall be as per requirements of the Fire Officer CIDCO.
- (F) Electrical cables etc. shall be in separate ducts.
- (G) Alternate sources of electric supply or a diesel generator set shall be arranged.
- (H) Hazardous material shall not be stored.
- (I) Refuse ducts or storage places shall not be permitted in the staircase wells.
- (J) Fire fighting appliance shall be distributed over the buildings.
- (K) For buildings upto 24M. Height capacity of underground storage tank shall be 50,000/- litres and 10,000 litres respectively, Wet riser shall be provided, pump capacity shall be 1000 litres/minute and 230 litres/minute respectively. Further, these shall be provided in consultation with the Fire Officer CIDCO as per his requirements.

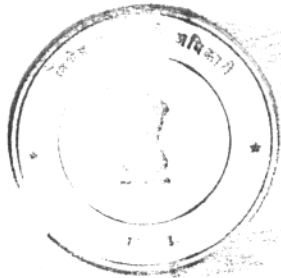
Executive Engineer (Bldg. Permission)
Addl. Town Planning Officer.

CC to: Architect

TRUE COPY

CC to: EO(III)/CCUC

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S D E Powai-III (Exd)
Powai Tele Exch
Mumbai-83



[Handwritten signature]

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२१.

दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९

REF NO: EE(BP)/ATPO / 1704

संदर्भ क्र.:

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., वेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१ (९ लाईन्स)

फॅक्स : ००-९१-२२-७५७ १०६६

दिनांक : 6/6/2021

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (Res.BUA = 1063.03 Sq.mtrs, Comm. BUA = 169.52 Sq.mtrs. Total BUA = 1253.55 Sq.mtrs.) on Plot no 20, Sector-6A at Kamothe (12.5 % Scheme) of Navi Mumbai completed under the supervision of Prasad Chavan has been inspected on 29/05/2002 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 23/07/1999 and that the development is fit for the use for which it has been carried out.

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२० / २५	

(S.V.JOSHI)
EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER

S. S. Bhat
श्री. सुभाष शंकर भुजबळ
विशेष कार्यकारी अधिकारी
पनवेल, जि. रायगड.





Monday, March 18, 2002

12:21:02 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 823

गावाचे नाव कामोटे

दिनांक 18/03/2002

दस्तऐवजाचा अनुक्रमांक

उरण - 01680 - 2002

दस्ता ऐवजाचा प्रकार

करारनामा

करारनामा

सादर करणाराचे नाव

रविंद्र मधुकर गांगुर्डे

नोंदणी फी

:-

4510.00

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

:-

660.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (33)

एकूण

5170.00

आपणास हा दस्त अंदाजे 12:35PM ह्या वेळेस मिळेल

दुय्यम निबधक

मुद्रांक शुल्क :- 11790

Handwritten signature and date: 18/3/2002

प/व/ल
१२०६
२१/०५

DOR REGISTRATION VERSION 3.0.0



आयकर विभाग
INCOME TAX DEPARTMENT
SHEKAR R NANDIBOINA
RAMAIYA NANDIBOINA
 29/07/1981
 Permanent Account Number
AEEPN6630B
Shekar R. Nandiboina
 Signature

भारत सरकार
GOVT. OF INDIA

Shekar R. Nandiboina

Shekar R. Nandiboina

†

आयकर विभाग
INCOME TAX DEPARTMENT
RAVINDRA MADHUKAR GANGURDE
MADHUKAR RAMBHAU GANGURDE
 21/08/1961
 Permanent Account Number
ACKPG0415H
Ravindra Madhukar Gangurde
 Signature

भारत सरकार
GOVT. OF INDIA

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१२०६	२०१३
२३/२५	

Ravindra Madhukar Gangurde

Ravindra Madhukar Gangurde



ary-2(दस्त गोषवारा भाग - २)

2013 8 54:52 AM

दस्त गोषवारा भाग-2

पवल 1

दस्त क्रमांक:1206/2013

मांक :पवल1/1206/2013

प्रकार :-करारनामा

पक्षकाराचे नाव व पत्ता

नाव:रविंद्र मधुकर गांगुर्डे

पत्ता:प्लॉट नं: ., माळा नं: Chautha Majala, .

इमारतीचे नाव: गणेश कृपा,, ब्लॉक नं: रुम नं. बी-402,,
रोड नं: सेक्टर 6ए, कामोठे, ता. पनवेल, जि. रायगड,
महाराष्ट्र, रैगर्ह.

पॅन नंबर:ACKPG0415H

पक्षकाराचा प्रकार

लिहून देणार

वय :-40

स्वाक्षरी:-



छायाचित्र



अंगठ्याचा ठसा



नाव:शेकर रामय्या नंदीबोईना

पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक

नं: एसएस-2, जे-274,, रोड नं: सेक्टर 3, ऐरोली, नवी

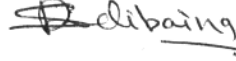
मुंबई, महाराष्ट्र, ठाणे.

पॅन नंबर:AEEP6630B

लिहून घेणार

वय :-32

स्वाक्षरी:-





एवेज करून देणार तथाकथित करारनामा चा दस्त एवेज करून दिल्याचे कबूल करतात.
3 ची वेळ:31 / 01 / 2013 08 : 53 : 51 AM

दस्त देणाऱ्यास जोडलेली कागदपत्रे, कुळमुख्यारपत्रे, व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी दस्त निष्पादकास राहिल.

मम असे निवेदीत करतात की ते दस्तएवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

नाव:विशाल - खरारे

वय:33

पत्ता:आपटा, ता. पनवेल, जि. रायगड

पॅन कोड:410207

छायाचित्र



स्वाक्षरी

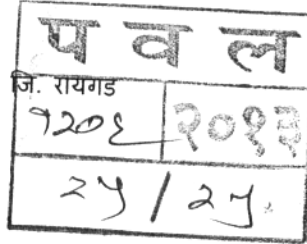


नाव:निवृत्ती - भोपी

वय:33

पत्ता:रिटघर, ता. पनवेल, जि. रायगड

पॅन कोड:410207



स्वाक्षरी



ची वेळ:31 / 01 / 2013 08 : 54 : 38 AM

ची वेळ:31 / 01 / 2013 08 : 54 : 48 AM नोंदणी पुस्तक 1 मध्ये

PANVEL 1



प्रमाणित करण्यात येते की सदर दस्तास एकूण 24

पाने आहेत. पुस्तक क्र. 7

क्रमांक 9208 सर नोंदना.

1206 /201

सह दुय्यम निबंधक, वर्ग २, पनवेल-१

दिनांक 31 माई 13 सन 13

गावाचे नाव : 1) कामोठे

चा प्रकार	करारनामा
गा	2400000
भाव(भाडेपट्ट्याच्या	2138000
टाकार आकारणी देतो की पट्टेदार	
करावे)	
न,पोटहिस्सा व घरक्रमांक	1) पालिकेचे नाव:पनवेलइतर वर्णन :, इतर माहिती: सदनिका नं. बी-402, चौथा मजला, बी विंग, गणेश कृपा सीएचएसली., प्लॉट नं. 20, सेक्टर 6ए, कामोठे, ता. पनवेल, जि. रायगड, क्षेत्र. 39.96 चौ. मी. बिल्टअप
ठ	1) 39.96 चौ.मीटर
गी किंवा जुडी देण्यात असेल	
वज करून देणा-या/लिहून ठेवणा-	1): नाव:-रविंद्र मधुकर गांगुर्डे वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: Chautha Majala, , इमारतीचे
चे नाव किंवा दिवाणी	नाव: गणेश कृपा,, ब्लॉक नं: रुम नं. बी-402,, रोड नं: सेक्टर 6ए, कामोठे, ता. पनवेल, जि. रायगड,
या हुकुमनामा किंवा आदेश	महाराष्ट्र, रैगर्ह. पिन कोड:-410209 पॅन नं:-ACKPG0415H
निवादिचे नाव व पत्ता.	
ज करून घेणा-या पक्षकाराचे व	1): नाव:-शेकर रामय्या नंदीबोईना वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: .. ब्लॉक
णी. न्यायालयाचा हुकुमनामा किंवा	नं: एसएस-2, जे-274,, रोड नं: सेक्टर 3, ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708
ल्यास,प्रतिवादिचे नाव व पत्ता	पॅन नं:-AEEP6630B
ज करून दिल्याचा दिनांक	30/01/2013
नोंदणी केल्याचा दिनांक	31/01/2013
क्रमांक,खंड व पृष्ठ	1206/2013
गावाप्रमाणे मुद्रांक शुल्क	120000
गावाप्रमाणे नोंदणी शुल्क	24000



सद्व. दुय्यम निबंधक वर्ग-२
पनवेल क्रमांक-१

ठी विचारात घेतलेला तपशील:-

आकारताना निवडलेला

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp, (Determination of True Market Value of Property) Rules, 1995.