

बृहन्मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA

No. CB/5259/BPES/AM 35 JUN 2001

To

Shri P.R. Doshi
of M/s. Pylon Project Consultants,
Lalasia, Plot No. 219, 11th Road,
Chembur.

Subj:- Full occupation permission for the
building on land bearing C.T.S.No. 200/A
of village Anik, Chembur.

Sir,

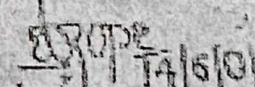
The full development work of building situated at
village Anik, C.T.S.No. 200/A, Chembur completed under the
supervision of P.R. Doshi, Licensed Architect/Licence No. CA/80/55-
may be occupied on the following conditions :-

- 1) That certificate under Section 270-A of the Mumbai
Municipal Corporation Act shall be submitted within 3 months.
- 2) That the P.R. Card in the name of owners, showing
area in words and figures shall be submitted within 3 months.

A set of certified completion plans is returned herewith.

Note:- This permission is issued without prejudice to actions
under sections 305, 353-A of Bombay Municipal Corporation
Act.

Yours faithfully,


For Executive Engineer
(Bldg. Proposals) (Eastern Sub.)

AR5/14-6-2001.


CERTIFIED TRUE COPY

Rate: 3000 (Gen-79, 6, 5, 95) - Dy. Ch R (RP) ES L.P.

VALID UP TO

23/6/2000

MUNICIPAL CORPORATION OF GREATER BOMBAY

FORM "A"

करल - 4

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1956

No. CP/5259 /RPES/A/57

2009

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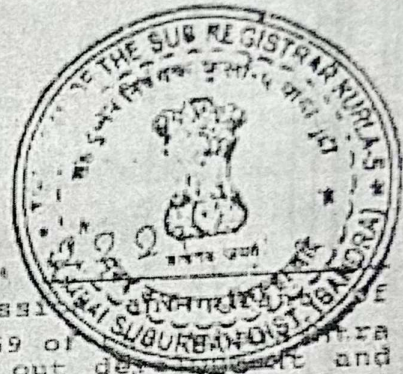
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COMMENCEMENT CERTIFICATE

To: Mahesh T. Kulkarni

Sir,



With reference to your application No. 2314/97 dated 23/4/97 for Development Permission under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1956, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act, 1888 to erect a building in Building No. on plot No. C.T.S.No. 200, 200/103 Divn/Village/Town Planning Scheme No. Andik situated at Road/Street Chembur Ward 10 the Commencement Certificate/Building permit is granted on the following conditions :

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal

SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under M.C.S. Act 1960)

Registered No. BOM/WM/HSG/[TC]/8639/2002-2003/dt. 17/6/02

Mysore Colony Road, Near H.P. Colony (W), Anik, Chembur, Mumbai-400 074.

Sr. No. **53**

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares each of Rs. 50/-

Member's Register No. **53**

Share Certificate No. **53**

THIS IS TO CERTIFY that Shri/~~mt.~~ **Shashikant J. Mahulkar**

of Flat No. **411** Building No. **D** is/are the Registered Holder/s of Shares (Five) Distinctive No. **261** to **265** of

Rupees Two Hundred fifty only in SAI ARPAN CO-OPERATIVE HOUSING SOCIETY LIMITED, Chembur, Mumbai-400 074. subject to the Bye-laws of the said Society and that upon each of such Share the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at MUMBAI this **15th**

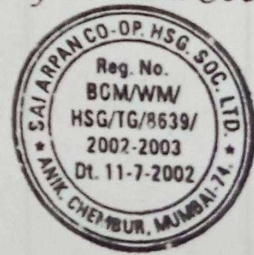
day of **August** 2002.

Rs. 250/-

BSM agbure
(Hon. Chairman)

Mahulkar
(Hon. Secretary)

Bmhaskar
(Hon. Treasurer)



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Mahesh
Lalchandani



Shashikant J.
Mahulkar

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai on 30th day of January 1999 2002.

BETWEEN :

M/S. KUKREJA CONSTRUCTIONS CO., a partnership firm registered under the Partnership Act, 1932 and having its office at Laalasis, Plot No. 219, 11th Road, Chembur, Mumbai 400 071 hereinafter referred to as "the Promoters" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include the partners or partner for the time being of the said firm, the survivors, survivor of them and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART :

And Shashikant J. Mahulkar

having his/her/their address at Gajanan Mahul Mahul village, Chembur, Mumbai

OFFICE OF THE JOINT SUB-REGISTRAR
KURLA (CHEMBUR)
PROPER OFFICER

B-2-33301
Office of the
JOINT SUB-REGISTRAR
KURLA, MUMBAI
MAH/CRA/05/2000

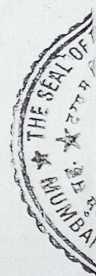
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JAN 29 2002

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hereinafter referred to as "The Purchaser" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns, in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor, in case of a limited company its successors and permitted assigns) of the Other PART :

WHEREAS :

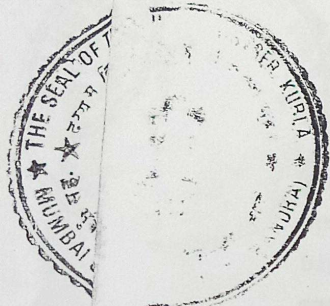
- A) i) Mr. Kashinath Bhau Patil, ii) Ms. Shantibai Kashinath Patil, iii) Mr. Vinay Kashinath Patil, iv) Mr. Bhalchandra Kashinath Patil, v) Ms. Shanbhangi Pandurang Joshi, vi) Ms. Parbhavati Vijay Dharat, vii) Ms. Rama Kundan Tandel, viii) Ms. Vasanti Dilip Bhankar, ix) Ms. Pramila Kashinath Patil, x) Ms. Lata Kashinath Patil and xi) Ms. Damayanti Kashinath Patil (hereinafter referred to as "the original 11 owners") are the owners of an immovable property situate, lying and being at Village Anik, Taluka Kurla, Near Mysore Colony, Chembur in the Registration District and Sub-District of Bombay City and Bombay Suburban bearing Survey No. 22, Hissa No. 1A admeasuring 2 Acres and 32 Gunthas as per record of rights but on actual measurement 12677.60 sq.yds. equivalent to 10,600 sq.mtrs. or thereabouts and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said property").
- B The Said Property was sub-divided into 25 Plots, each admeasuring 500 sq.yds. equivalent to 418.06 sq.mtrs. or thereabouts.
- C. By diverse Deeds of Lease all dated 15th February, 1982, the original 11 owners had demised the said plots unto several persons each for 98 years for a

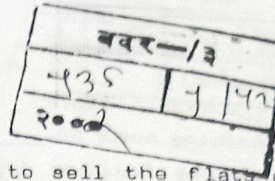


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monthly rent of Rs.200/- on the terms and conditions therein recorded. The particulars as to the names of the lessees and the plots demised to them and the area of each of the said plots is more particularly set out in Annexure '1' hereto. Each of these leases has been duly terminated by the original 11 owners.

- D. By an Agreement dated 3rd September, 1993 executed between the original 11 owners and M/s. O. P. Enterprises, the original 11 owners agreed to sell and M/s. O. P. Enterprises agreed to purchase, the original 11 owners undivided 1/3rd share in the said property for the consideration and on the terms and conditions contained therein. The original 11 owners have also executed a Power of Attorney dated 21/5/99 authorising Mr. Mohan Tolaram Kukreja, Mr. Sunil Tolaram Kukreja and Mr. Manish Omprakash Kukreja, nominees of the Promoters to do all the acts, deeds and things set out therein;
- E. By another Agreement also dated 3rd September, 1993 executed between the original 11 owners and M/s. Omprakash Tolaram the original 11 owners agreed to sell and M/s. Omprakash Tolaram agreed to purchase, the original 11 owners undivided 1/3rd share in the said property for the consideration and on the terms and conditions contained therein. The original 11 owners have also executed a Power of Attorney dated 21-5-1999 authorising Mrs. Mohan Tolaram Kukreja, Mr. Sunil Tolaram Kukreja and Mr. Manish Omprakash Kukreja nominees of the Promoters, to do all the acts, deeds and things set out therein;
- F. By a third Agreement dated 3rd September, 1993 executed between the original 11 owners and the Promoters, the original 11 owners agreed to sell and the Promoters agreed to purchase, the original 11 owners undivided 1/3rd share in the said property for the consideration and on the terms and conditions





permissible by M.C.G.B. and to sell the flats and other tenements constructed therein;

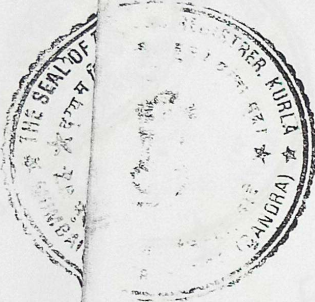
K. On the instructions of the Promoters, M/S. GANESH & CO. Advocates & Solicitors have investigated the title of the original 11 owners, M/s. O. P. Enterprises, M/s. Omprakash Tolaram and the Promoters, and their right, title and interest in the said property. The said Advocates & Solicitors have by their Title Certificate dated 10-7-1999 opined that the title of the original 11 owners, M/s. O. P. Enterprises, M/s. Omprakash Tolaram and the Promoters, to the said property is clear and marketable and free from all encumbrances and reasonable doubts and that the Promoters are entitled to develop the said property and dispose of the premises constructed on the said property. A copy of the said Title Certificate dated 10-07-1999 is Annexed hereto and marked as Annexure '2'.

L. Building plans for construction of the said Building on the said property are approved by the Municipal Corporation of Greater Bombay vide I.O.D. No. CE/5259/BPES/AN dated 19-5-99 Commencement Certificate in respect of the said Building has been duly received vide Commencement Certificate No. CE/5259/BPES/AM dated 24-6-99 and construction in respect of the said Building is duly commenced.

S. Sub M. Building Sai Aarpan is to comprise of Ground Floor and 7 upper floors.

N. The Promoters are entitled to sell on what is called "Ownership Basis" Flats & Premises in the said Building Known as SAI AARPAN.

O. At the request of the Purchaser the Promoters have agreed to allot to the Purchaser on what is known as



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Result

Result

"Ownership Basis" flat/~~shop/office~~ premises/garage/
parking space No. 411/D on the 4th floor
of the Building known as SAI AARPAN (hereinafter
referred to as "the premises") being constructed on
the said Property at or for the consideration of
Rs. 7,42,530 (Rupees Seven Lacs forty Two Thousand
Five Hundred Thirty only).

Sw

P. Under Section 4 of the Maharashtra Ownership Flats
(Regulation of the Promotion of Constructions, sale,
management and transfer) Act, 1963 (hereinafter
referred to as "the M.O.F. Act") the Promoters are
required to execute a written agreement for sale of
the said flat with the flat purchaser being these
presents and also register the said agreement under
the Registration Act.



Sw

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BY AND
BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Promoters shall construct the said Building SAI
AARPAN on the said property more particularly described in
the First Schedule hereunder written in accordance with the
plans, specifications, designs and elevations as approved by
the concerned local authority, and which have been seen and
approved by the Purchaser with such variations and
modifications as a Promoters may make from time to time. The
name of the said Building shall be known SAI AARPAN.

2. The Promoters hereby agree to observe, perform and
comply with all the terms, conditions, stipulations and
restrictions, if any, which may have been imposed by the
concerned local authorities and/or Government bodies at the
time of sanction of the building plans or thereafter.

3. The Promoters hereby agree, subject to the terms
and conditions herein, to sell to the Purchaser, and
the Purchaser agrees to purchase, Flat/Unit/Office/Shop
No. 411/D admeasuring 424 sq.ft. (~~super~~
built-up) on the 4th floor of the said Building

Result

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being constructed to be constructed on the said property (hereinafter referred to as "the premises") at or for the price of Rs. 7,42,530/- (Rupees Seven Lacs Forty Two Thousand Five Hundred Thirty only) to be paid by the Purchasers to the Promoters which is inclusive of the proportionate price of the common areas and facilities appurtenant to the flat. The nature, extent and description of the common areas the facilities are described in the Second Schedule hereunder written. For the purpose of this Agreement, the expression 'super. built-up' shall mean and include the FSI, TDR/FSI as may be sanctioned by the BMC as also area available on account of payment of premium for lifts, staircase, etc. and also includes area of lobbies, walls, passages, balcony and all other amenities etc. A Plan in respect of the premises is hereto annexed and marked Annexure '3'.



4. The said sum of Rs. 7,42,530/- (Rupees Seven Lacs Forty Two Thousand Five Hundred Thirty only) shall be paid by the Purchaser to the Promoters in the following manner :

1. Rs. 25,000/- (Rupees Twenty Five Thousand only) on or before execution of Agreement.

2. Rs. 7,17,530/- (Rupees Seven Lacs Seventeen Thousand Five Hundred Thirty only) on or before commencement of Bltth. 30/04/2002

3. Rs. /- (Rupees only) on or before commencement of First Floor Slab.

4. Rs. /- (Rupees only) on or before commencement of Second Floor Slab.

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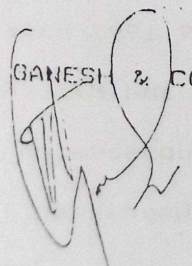
4. M/s. D.P. Enterprises and M/s. Omprakash Tolaram have by separate Development Agreements dated 19.06.1999 agreed to sell the Development rights in respect of their 1/3rd share in the said property and also permitted M/s. Kukreja Construction Co. to develop the property and sell the flats on the said property, more particularly on the terms and conditions setout in the said agreements.

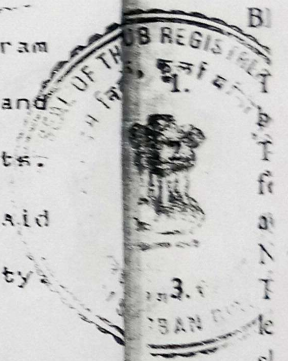
5. On going through the records and the declaration and the search notes of Mr. D.K. Patil, Search Clerk having taken search in the records of the Sub-Registrar of Assurances at Bandra and Mumbai from 1929 to 1997 and the agreements, writings and power of attorneys and other documents, we certify that the title of the property is in favour of the 11 owners, M/s. D.P. Enterprises, M/s. Omprakash Tolaram and M/s. Kukreja Construction Co. to the said property is clear and marketable and free from encumbrance and reasonable doubts. M/s. Kukreja Construction Co. are solely entitled to develop the said property and dispose of the premises constructed on the said property.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land and building thereon admeasuring 2 Acres and 32.1/4 Gunthas on Survey No. 22, H.No.1A, bearing CTS No.200, 200/1 to 200/3 admeasuring 10600 sq.mtrs. at Village Anik, Taluka Kurla, Mumbai Suburban District and Registration District Mumbai City.

Dated this 10th day of July, 1999.

For GANESH & CO.




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| NUMBER | | | SELECT F |
| NUMBER | 9920594836 | 9619561356 | SELECT F |
| | | Mahulkarshankant@gmail.com | SELECT F |
| OR CORRESPONDENCE ONS AS APPLICABLE] | RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT | | |

(II) PRESENT BANKER DETAILS

| CULARS | STUDENT | FATHER / HUSBAND | CO-APP |
|--|---------|------------------|--------|
| E BANK | | | |
| CH WITH IFSC | | | |
| DUNT NO. | | | |
| IRECT LIABILITY | | | |
| LATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR THER BANKS. IF YES, DETAILS OF RELATIONSHIP | | | |

(III) DETAILS OF THE COURSE / STUDY [TICK (v) OPTIONS WHEREVER APPLICABLE]

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| TYPE | <input type="checkbox"/> MERIT / MANAGEMENT QUOTA <input type="checkbox"/> | |
| GORY | GRADUATION / POST-GRADUATION/ PHD | DEGREE / CERTIFI |
| COURSE | | |
| INSTITUTION & UNIVERSITY | | |
| URSE IS FOR STUDIES ABROAD | YES / NO | |
| HE INSTITUTION (CITY, PIN, COUNTRY) | | |
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| LOS ID : / CAR / HL / ED. / 20 -20 | |
| CIF : 91224106260 / 78501088910 | |
| Applicant Name : HITANSHU MAHULKAR | |
| Co-Applicant Name SHASHIKANT MAHULKAR | |
| CIF : | |
| Contact Numbers (R) 9920596836 (O) | |
| A/c : 62002774345 | |
| Loan Amount : 53 Lacs. Tenure : | |
| Interest Rate : | EMI : |
| Loan Type : EDU LOAN | SBI LIFE <input checked="" type="radio"/> YES <input type="radio"/> NO |
| COLL : | |
| Property Location / Vehicle Details KURLA | |
| Cost of Flat / Vehicle : | |
| Name of Developer / Vendor | |

Name of Sourcing Officer : **Soni Shivvardans**
 Mob. : **7700988864.**

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| AMT | | |
| PROCESSING OFFICER | | |
| RESI/OFF | | |
| TIR | | |
| VALUATION | 27/03 | Yes checked (Struc Report) |
| SITE | | |
| LOAN A/C | | |
| T.D. | | |
| D.E. | | |

SBI

BANK OF INDIA

DPCL (50715)

HITANSHU MAHULKAR