






MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	Names of Transferee's	Sr. No. in the Share Register at which the transfer of shares held by the transferer are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded	Authorised Signatory Chairman / Secretary / Member of MC
1.	MCM 21/11/19	Shobh Rajesh. Orulati	29	110	  22/11/19
2.	06.10.22	Mr Ramdas Uttamrao Gauhane Mrs Savita Ramdas Gauhane	29 110	128	 Chairman  Secretary  Treasurer
3.					
4.					
5.					



Note : No transfer of shares will be registered unless accompanied by this certificate



MAHAVIR AMRUT C.H.S. LTD

Regd. No. NBOM(CIDCO)HSG(OH)/2536/JTR/2007 - 08

Phone : 022 - 27812294 • Email Id : mahaviramrutchsltd@gmail.com

Ref. No.:

Dt. 19th August 2022

Date :

To,
The Assistant General Manager,
State Bank of India,
RASMECC, Mumbai

We, **M/s MAHAVIR AMRUT Co-operative Housing Society Limited (Society)**
Hereby certify that:

1. Flat/House No. A - **1501 in M/s MAHAVIR AMRUT Co-operative Housing Society Limited** (name of the Building, if any) situated at/to be constructed at Plot No 2 of Sector 19 (ward) Sanpada Navi Mumbai bearing Survey No. Plot No 2 has been allotted to **MR. RAMDAS UTTAMRAO GAVHANE & MRS. SAVITA RAMDAS GAVHANE**.

2. That the total cost of the house/flat is Rs. 30300000/- (Rupees Three Crore Three Lakhs only) (as per agreement for Sale).

3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to **MR. RAMDAS UTTAMRAO GAVHANE & MRS. SAVITA RAMDAS GAVHANE** mortgaging the flat / house to State Bank of India as security for the amount advanced by the Bank.

5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat/house allotted to him/her/them during the currency of the loan sanctioned / to be sanctioned by the Bank to him/her/them.

6. We here by state and confirm that the building plan sanctioned under commencement certificate No. NMMC/TPD/BP/Case A- 1800/1173/04 dated 16/04/2004 shall not be altered/changed without the prior written consent of the flat purchaser.

7. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

8. We undertake to inform and deposit Share certificate to the bank directly, as and when issued in the name of the applicant.

9. The signatory to this letter draws authority to sign this undertaking on behalf of the Housing society as per the AGM Resolution.

For MAHAVIR AMRUT Co-operative Housing Society Limited

Mano J. J. J.
Hon. Chairman / Hon. Secretary / Hon. Treasurer



ABHISHEK ENTERPRISES

Adm. Office : 108, Agarwal Corner, Plot NO. 21, Sector - 21, Nerul, Navi Mumbai- 400706. Ph.: 2770 6814 / 2770 0898

To,
Mr. Rajesh Dharamvir Gulati
Mrs. Shobha Rajesh Gulati
Flat no. 202, Akshardham,
Plot No. 86, Sector-10A,
Vashi, Navi Mumbai.

Date:-05-04-2005

Dear Sir or Madam,

SUB: - ALLOTMENT LETTER OF 3 BHK FLAT No. A - 1501 IN "Mahavir Amrut".

As per your request we have reserved for you a 3 BHK FLAT No. **A-1501** in the proposed project "**Mahavir Amrut**" situated on Plot No. 2, in Sector No. 19, Sanpada, Navi-Mumbai.

Please note that we have agreed to reserve for you the above 3 BHK FLAT by virtue of rights acquired by us by the way of allotment letter dated 18/8/2003 no. 1301. The reservation of the 3 BHK FLAT is subject to the various terms & conditions laid down by CIDCO.

The 3 BHK FLAT purchaser has verified & accepted the consideration lump sum value of **Rs.38.63,000/-** (*Rupees Thirty Eight Lac Sixty Three Thousand Only*) for the 3 BHK FLAT containing super covered area of approximately **1455 Sq.ft.** It is accepted by the party that the super covered area shall mean the area of the rooms as to be approved by NMMC plus the notional balcony area, the door jambs area, cupboard area, flower bed area, projection area, Chajjas, loft area, recessed area below the window sills, terrace area, (if any) which are exclusively attached to the 3 BHK FLAT internally or externally, and also proportionate area towards Non-Car parking stillt area, stair case, common passage, common toilets rooms, lift machine room area and all other common areas apportioned to the said 3 BHK FLAT It is clearly understood that the total consideration is payable as per the schedule attached. The time payment of the installments being the essence of the contract any delay in payment shall be charged interest @ 2% per month basis, and further if the payment of two or more installments remain unpaid the reservation of the 3 BHK FLAT shall be liable to be cancelled without prior notice, resulting in termination of this offer letter, after which the 3 BHK FLAT allottee will claim no right for the said 3 BHK FLAT reserved by us in your favour. The 3 BHK FLAT will be put to sale and any damages if any occurred will be beaked by you, in addition to the delayed payment charges. The discretion will rest absolutely with the builders. You also agree that delayed payments in installments shall cause the delay in handling over

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ABHISHEK ENTERPRISES

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possession of the said unit.

In addition to the lumpsum price agreed, you have to bear the charges towards the Stamp duty, Registration, Electric & Water connection, Electric transformer charges, Water resources development charges, Electric cable laying, Legal fees, Development charges, Municipal taxes, Property tax applicable to land & Building, Lease deed charges & stamp duty, registration charges applicable to Land, Fees if any payable to the corporation, local authority, or by the government, and also such other charges, penalties, escalation, which shall if at any time here in after be imposed by the corporation, government or local authority as the case may be.

If for any reason, any changes in the plans of the proposed buildings are to be made by the sanctioning authorities, or by the architects, resulting in reduction or increase in the above mentioned area no claims, monetary or otherwise be raised or accepted except that the lump sum price as mentioned above will be reduced or increased on prorata basis.

If for any reason, whether within or outside our control, the whole or part of the project is abandoned, no claim will be preferred except that your money will be refunded without interest to you.

In case of increase in the total area of the available FSI, we reserve the rights to construct, transfer, sale the additional FSI area received and the building members individually or collectively shall claim no rights on the additional FSI. You will not transfer benefits and rights to this unit to any other party without taking a prior permission from builders and on payment of transfer amount as decided by the builder.

If you do not agree to any of the terms and conditions mentioned herein, you will write to us within 15 days from the date of this letter. If we do not receive any such letter from you, it will be understood that you have agreed to all the terms and conditions of the allotment letter mentioned here in.



ABHISHEK ENTERPRISES

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PAYMENT Schedule of 3 BHK FLAT No. A-1501, Mahavir Amrut

Sr. No.	STAGE OF WORK	AMOUNT
1.	On time of BOOKING	5,87,000/-
2.	On Commencement of Work	3,86,000/-
3.	On Completion of Plinth	3,86,000/-
4.	On Commencement of 1 st & 2 ND Slab	1,94,000/-
5.	On Commencement of 3 rd & 4 TH Slab	1,54,000/-
6.	On Commencement of 5 TH & 6 TH Slab	1,54,000/-
7.	On Commencement of 7 th & 8 th Slab	1,54,000/-
8.	On Commencement of 9 th & 10 th Slab	1,54,000/-
9.	On Commencement of 11 th & 12 th Slab	1,54,000/-
10.	On Commencement of 13 th & 14 th Slab	1,54,000/-
11.	On Commencement of 15 th Slab & 16 th Slab	1,54,000/-
12.	On Commencement of 17 th Slab & 18 th Slab	1,54,000/-
13.	On Commencement of 19 th Slab & 20 th Slab	1,54,000/-
14.	On Commencement of 21 st Slab & 22 nd Slab	1,54,000/-
15.	On Commencement of Brickwork	77,000/-
16.	On Commencement of Electric-conducting	77,000/-
17.	On Commencement of Inner Plaster	77,000/-
18.	On Commencement of Outer Plaster	77,000/-
19.	On Commencement of Plumbing work	77,000/-
20.	On Commencement of Flooring & Tiling	77,000/-
21.	On Commencement of Doors & Windows	77,000/-
22.	On Commencement Of Clubhouse Structure	77,000/-
23.	On Commencement of Lift Installation	77,000/-
24.	On Possession	77,000/-
	Total	Rs.38,63,000/-

You shall be called upon after obtaining commencement permission from NMMC for stamp duty & registration of documents of this unit with registrars of Vashi. The draft agreement to sale of the flat has been shown to you and you have agreed to all the terms & conditions therein, irrespective of the agreement to sale being executed by you or not.

THANKING YOU,
For Abhishek Enterprises

Partner

Subjected to realisation of all cheques given.

Confirmed by the purchaser



(Mr. Rajesh Dharamvir Gulati)
(Mrs. Shobha Rajesh Gulati)

ABHISHEK ENTERPRISES

Adm. Office : 108, Agarwal Corner, Plot NO. 21, Sector - 21, Nerul, Navi Mumbai- 400706. Ph 2770 6814 / 2770 0898

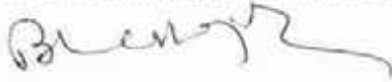
POSSESSION LETTER

I / WE, THE UNDERSIGNED ON THIS 20th DAY OF November 2006 HAVE HANDED OVER PHYSICAL PEACEFUL POSSESSION OF **Flat No. A-1501** IN THE BUILDING "**MAHAVIR AMRUT**" ON **Plot No. 2, Sector No. 19, Sanpada, Navi Mumbai** TO:

1. **Mr. Rajesh D. Gulati**
2. **Mrs. Shobha R. Gulati**

TO WHOM THE SAID **Flat** HAS BEEN SOLD BY US.

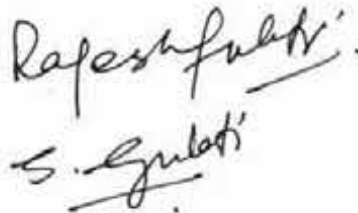
GIVEN BY
M/s. ABHISHEK ENTERPRISES



(Partner)

TAKEN OVER BY :

1. **Mr. Rajesh D. Gulati**
2. **Mrs. Shobha R. Gulati**



WITNESS :-

1. Arum Singh Ak Singh
2. Vishal Doshi Vishal Doshi

DATE: - 20/11/06

POSSESSION RECEIPT

I / WE, THE UNDERSIGNED HAVE INSPECTED THE Flat AND HEREBY TAKEN THE PHYSICAL POSSESSION OF THE Flat No. A-1501, IN THE BUILDING "MAHARAJA" "P", LOCATED ON Plot No. 2, Sector No. 19, Sanpada, Navi Mumbai FROM M/s. ABHISHEK ENTERPRISES. I / WE HAVE TAKEN OVER THE POSSESSION OF THE Flat IN SATISFACTORY CONDITIONS AND CLAIM NO DEFICIENCY IN THE QUALITY OF THE Flat. THE KEYS OF THE UNIT HAS BEEN RECEIVED BY ME / US. I / WE ALSO AGREE TO PAY MY CONTRIBUTION TOWARDS THE MAINTAINANCE OF THE BUILDING FROM THE DATE OF OCCUPANCY CERTIFICATE OR AS FROM A LATER DATE DECIDED BY THE DEVELOPER M/s. ABHISHEK ENTERPRISES.

THANKING YOU,

1. Mr. R. Jesh D. Gulati

R. Jesh D. Gulati

2. Mrs. Shobha L. Gulati

S. Gulati

WITNESS :

1.

Anura Singh AKD

2.

Vishal Doshi
Vishal Doshi



महाराष्ट्र राज्य विद्युत निगम कंपनी लिमिटेड
CIN:U40100MH20055GC163845



बीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - जुलै-2022

File No: 4-105400-M
CB 6.1.0

BILL NO.(GGN): 000001649340650

ग्राहक क्रमांक : 000296643211 मोबाईल/ईमेल : 98XXXXXX17

MR RAJESH D GULATI
FLAT NO A-1501 PLOT NO 2SECTOR 19 SANPADA 400705

श्री राजेश डी गुलाटी
फ्लॅट नं ए-1501 प्लॉट नं 2 सेक्टर 19 सेनापाडा 400705

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 11-07-2022
देयक रक्कम रु : 1680.00

देय दिनांक : 01-08-2022
या तारखे नंतर : 1700.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा यिंत्वं आकार पुढील देयकात समाविष्ट करण्यात येईल.

सहाय्यती तक्रार निवारण केंद्र 24x7
900-230-3435, 900-822-3435, 9772

ग्राहकांच्या तक्रारीचे निवारण करणाऱ्या संकेतीचे नियम व कार्यपद्धती: महोदय महाराष्ट्र संकेत स्थळ
www.mahadiscom.in > ConsumerPortal
> CGR - यावर प्रतिलिपि आहे

विद्युत युनिट	: 4752/PALM BEACH S/DN./NERUL O&M	पुरवठा दिनांक	: 10-08-2007
दर संकेत	: 92/LT I Res 3-Phase	गंजुर भार	: 8.00 KW
क्रमांक	:	सुरक्षा ठेव जमा (रु)	: 16294.48
...ती./चक्रमार्ग-क्रमा/दि.टी.सी.	: 2/23/1902/0029/4752425	चालू रिडिंग दिनांक	: 06-07-2022
मिटर क्रमांक	: 07606339934	मागील रिडिंग दिनांक	: 06-06-2022
रिडिंग युग	: F2		

चालू रिडिंग	मागील रिडिंग	गुणक अचूकत्व	युनिट	रमा. युनिट	एकूण वापर
89335	69181	1.00	154	0	154

Meter Status: Normal
Phase: Load



हत्याचे

जखनीत विना एवढी ई-विल साठी योग्यी का व आवेक विवरणे 10 वर्षांचा मे-डिजिटल डिवाइस किंवा, नोंदणी केल्यासाठी -
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN संकाय तुमच्या जखनीत निवारण करणाऱ्या संकेत स्थळ किंवा केंद्रावर जाई.)

विद्युत मरणाद्वारे विद्युत बिल मरणा व 0.25% (रु. 600/- पर्यंत) सरासरी किंमत (किंमत व इतरिते वाचवू.)

तुमचा मोबाईल नंबर व ईमेल यात सुविधा असल्यास तुमच्या कॅस मरणासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess वर जाई.

पुढील महिन्याचे रिडिंग सादरणात: 06-08-2022 ह्या तारखेला होईल

For making Energy Bill payment through RTGS/NEFT mode, use following details
 o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000296643211
 o IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
 o Bill Amount: <As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
 In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

This Electricity Bill neither reflects title nor is to be used as proof of ownership of any property or premises.

Amazon पर वीज बिल भरा

शुन्य + ₹150 पर्यंत रिवाईस

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Amazon अॅपने स्कॅन करा

SAP Print Solutions Pvt. Ltd.

सूचना व अटी :

वीज शुल्क शासन अधिनियम क्र. इंग्लंडी / प्र. क. - 273/उर्जा-1 दि. 29/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिनियम दि. 29/10/2016 अन्वये आकारण्यात येईल. *वेबद्वारे आकारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे. **मीटर बसविण्यात येईपर्यंत तांत्रिक दराचे आकारणी करण्यात येईल.

- 1) देयकवरील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/मोबाईल ॲप/वेब सॉल्यूशन (WSS) मध्ये दाखल करावी लागेल. देयकात काही चुक असली तरी विलंब शुल्क भरावे लागू नये म्हणून देयक तातुरत्याच स्वरूपात अथवा परत तपासणी करून दुरुस्त करण्याची हरकत नोंदवून पूर्ण रक्कम भरावी. मात्र अपवादामुक्त अगर वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होई पर्यंत ग्राहकास त्यापूर्वी वापरलेल्या युनिट इतके बिल दिले जाईल व त्याबाबची भेळू पूर्ण तपास करून नंतर पालण्यात येईल.
- 2) देय तारखेच्या नंतर मागील देयकाची रक्कम भरली व ती काकी म्हणून सध्याच्या चालू देयकात असेल तर सध्याचे देयक भरताना मागील देयक व त्याची पाकळी रोखपालात दाखवावी.
- 3) ग्राहकाला या वीज देयकाची दुसरी प्रत वेब सॉल्यूशन (WSS) वर विनामूल्य उपलब्ध करून देण्यात आलेली आहे.
- 4) विद्युत पुरवठ्याच्या अटी, संकीर्ण आकार व दरसूची, आणि महाराष्ट्र शासनच्या अधिनियमाद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक पाठविण्यात येत आहे.

वेब लिहिण्यासाठी सूचना :

- 5) वेब अकाउंट पेजी असता, भेक 'MSEDCL' च्या नावे असता, भेक स्थानिक वेबचा असता. वेबसोबत पावती स्विकारत जोडावी, स्टोअर करू नये. वेब पुढील तारखेचा नसावा. वेब/टीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल.
- 6) देयक वेब कलेक्शन पेट्रीट टाकताना वेबचा मार्ग, ग्राहक क्रमांक (पी.सी., वी.यू. सटिल) लिहावा व रकमप्रतीचा मार्ग वेबचा तपशील लिहावा.
- 7) परक्राम्य संलेख अधिनियम (Negotiable Instrument Act) 1881 प्रमाण 338 प्रमाणे वेब व बटणे हा दंडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे
- 8) एम.ई.आर.सी. ऑर्डर 2019 च्या फोर्स क्रमांक 322 नुसार, वेबचाटिंगस चार्जस रूबे 750 + जी.एस.टी. किंवा वेब चार्जस चापेरी जे अधिक असेल ते 01.04.2020 पासून लागू आहेत

दिवरण		
रिचर आकार		360.00
वीज आकार		732.36
वहन आकार @ 1.35 Rs/U		207.90
इंधन समायोजन आकार		143.30
वीज शुल्क 16.00%		230.97
वीज विक्री कर 0.00 (प्रति पैसे/युनिट)		0.00
व्याज		0.00
इतर आकार		0.00
चालू वीज देयक (रु.)		1674.53
निव्वळ शकबाकी/जमा		4.17
समायोजित रक्कम		0.00
व्याजाची शकबाकी		0.00
एकुण शकबाकी/जमा		4.17
देयकाची निव्वळ रक्कम		1678.70
पूर्णांक देयक (रु.)		1680.00
20-07-2022 या तारखे पर्यंत रु.		1660.00
भरल्यास तत्पर देयक भरणा		14.44
देयक भरणा 07-07-2022 पर्यंत विचारात घेतला आहे		
मागील पावतीचा दिनांक	05-07-2022	1480.00
विलंब आकार रु.		20.93

** MTR Order 320/2019 मधे अपेक्षानुसार विद्युत नियामक आयोगाने दिनांक 01-04-2020 पासून विद्वेषित केलेले वीज दर काही केवळदमाले एक महिन्याच्या वीज वापरसाठी आहेत.

वापणीची वीज	युनिट	0-100	101-300	301-500	501-1000	>1000
रिचर आकार रु. 300/- अटी	वीज आकार (रु.)	3.36	7.34	10.37	11.86	11.86
वेबद्वारे/मोबाईल/सि.ईट वेब	इं.सं.आ.(रु.)	0.650	1.450	2.050	2.350	2.350

PAYMENT HISTORY

RECEIPT DATE	PAD
05-07-2022	1480.00
02-06-2022	1010.00
02-06-2022	1460.00
29-03-2022	1240.00
03-03-2022	980.00
30-01-2022	1100.00

दि. 01.04.2020 पासून लागू असलेल्या नवीन वीज दरा नुसार महानगरपालिका क्षेत्रातील ग्राहकांना रु. 10 प्रती महिना अतिरिक्त रिचर आकार लागू. * डिजिटल माध्यमाने दि.01-08-2022 पर्यंत भरणा केल्यास, डिजिटल भरणा सूट 3.61 रु. पुढील देयकात समाविष्ट करण्यात येईल. # आयकर कलम 269 ST मधील तरतुदीनुसार Rs. 2.00 लाख आणि त्याहून अधिक रोख पावती कोणत्याही प्रकारच्या पेमेंटसाठी महावितरण कडून स्विकारली जाणार नाही. #

वीजबिलासाठी कामदिवरहित गो-ग्रीनचा पर्याय स्वीकारा, प्रतिवीज बिल १० रुपये स्वतंत्र मिळवा



वीज ग्राहकांना नम्र आवाहन 'गो ग्रीन' स्वीकारून सुंदर करू पर्यावरण...

- वीजबिल भरण्यासाठी घरची वीजबिलाऐवजी ई-वेब व एस्पएसचा पर्याय स्विकारल्याचा ग्राहकांना प्रती वीजबिल १० रुपये सवलत.
- वीजबिल ऑनलाईन पाहण्यासाठी ग्राहकांना मोबाईल ॲप व www.mahadiscom.in चा संकेतस्थळावर विविध पर्याय उपलब्ध.
- गो-ग्रीनचा पर्याय मिळवण्यासाठी ग्राहकांनी आपल्या वीजबिलावरील गो-ग्रीन क्रमांकाची नोंदणी महावितरणच्या मोबाईल ॲपद्वारे अथवा महावितरणच्या संकेतस्थळावर <https://billing.mahadiscom.in/gogreen.php> येथे जाऊन करावी.
- गो-ग्रीनचा पर्याय मिळवल्याचा ग्राहकांना तातडीने वीजबिल मिळणार. | • संपर्कसाठी वीजबिलाचे जतन करणेही त्यांना सोपे.
- गो-ग्रीनचा पर्याय पर्यावरण संरक्षणासाठी हातभार लावणार.

वापरातील कायदा तर वापरातील झाडे 'गो ग्रीन'च्या वापराने घेऊन आऊट झिरवण्याकडे...



Pay electricity bill on Amazon

amazon pay



ZERO + ₹150
CONVENIENCE FEE REWARDS



Scan with Amazon app

Mahavir Amrut Co operative Hsg Ltd

Plot No.2, Sector 19, Palm beach road, Sanpada navi mumbai, Maharashtra, India, 400705



Owner	: Rajesh Gulati	Invoice Number	: # 790
House	: A Wing-1501/1502 Flat No. 1501	Invoice Date	: 01 Jul 2022
Area (Sq.ft)	: 899	Due Date	: 15 Aug 2022
Owner Address	: A Wing-1501/1502		

Arrears & Penalty

Description	Amount
Arrears/Advance(-)	40,383.00
Penalty/Interests on Arrears	3,240.00
SUB TOTAL	43,623.00

Maintenance Bill for the Month of July 2022 to Sept 2022

Description	Amount
Service Charges	14,594.00
Parking Charges	1,800.00
Sinking Fund	683.00
Late Payment fine	2,290.00
SUB TOTAL	19,367.00

GRAND TOTAL**62,990.00**

In Words: Rupees Sixty Two Thousand Nine Hundred Ninty Only

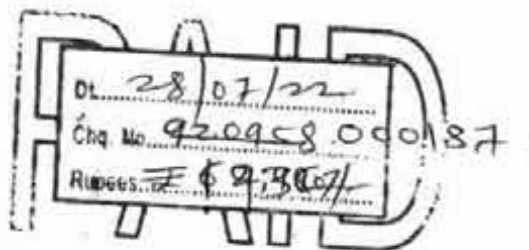
*This is a computer generated invoice and requires no authentication.***Notes:**

Payment Option 1: Instant Receipt-Pay using your Mygate Application UPI (UPI-GP, Phonepay, Any Other UPI APP-No Additional Charges /Credit Card*/Debit Card*)

Please Pay before due date (i.e. last date of second month of every quarter) to avoid penal interest.

Accounts Details:-

1. Society Name:- Mahavir Amrut Co-op Hsg Society Ltd.
2. Bank Name:- HDFC. Branch-Sanpada Navi Mumbai 3. IFSC Code:- HDFC0001029
4. Account Number:- 50200046614802
5. Please inform after NEFT on email mahaviramrutchsilt@gmail.com





Navi Mumbai Municipal Corporation

Receipt ID	:NMMC-PT-46002497289
Receipt Date	:2022-06-01
Property Code	:SA0002323078
Collector Name	:tur_axisadmin
Collection Center	:Axis Turbhe
Amount	:4035.0
Payment Mode	:Cheque
Bank	:CITI BANK
Cheque/DD/POS Number:	920957

This is a computer generated receipt and does not require a signature.



नवी मुंबई महानगरपालिका

नमूमपा मुख्यालय, सेक्टर-१५ए, पामथीच जंक्शन, सी.बी.डी. बेलापुर, नवी मुंबई - ४०० ६१४, महाराष्ट्र

मालमत्ता कर देयक Bill of Supply

GSTIN : 27AAALCO296J1Z4. HSN CODE NO: 99

Bill.No : PT-D-CP-5882

Date : 01-APR-22

2022-2023 (I)

Scan QR code using Google lens



लेखा क्रमांक	SA0002323078	मालमत्तेचे वर्णन	RCC HOUSE;
मालमत्ता तपशील	SAN-19-0002 -A1501		
	Ward : TURBHE		
कर दात्यांची नावे	LESSOR:CIDCO , LEASEE: ABHISHEK ENTERPRISES		
	Building : ,Unit : A1501,Plot NO : 0002,Sector : 19,Node : SANPADA,Ward : TURBHE,Navi Mumbai,Maharashtra.		

दिनांका पासून पर्यंत	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य
01-APR-22 30-SEP-22	20840	0

देयकाचा तपशील	दर %	निवासी कर	दर %	अनिवासी कर
सर्वसाधारण कर (१०% घटकव्य शुल्कासहित)	23.5	2449	0	0
जल लाभ कर	1	105	0	0
साफसफाई कर / मलनिः सारण कर	3	313	0	0
मलनिः सारण लाभ कर	1	105	0	0
शिक्षण उपकर	1	105	0	0
वृक्ष उपकर	0.5	53	0	0
रा.शि.कर	2.67	279	0	0
रोजगार हमी कर	6	626	0	0
मोठ्या निवासी जागेवरील कर	10	0	0	0
		4035		0

For RTGS/NEFT/IMPS

Beneficiary Name: NMMC

A/c No : NNPTSA0002323078

IFSC Code : ICIC0000104

Bank Name : ICICI Bank Ltd

You may pay bill on www.nmmc.gov.in-> click on Property->insert your Property code-> Pay online

Cheque/D.D./Pay Order please drawn in favour of "NMMC".

First Assess.Date: 01-APR-2008

Current Area (in Sq.m)

Resi Area: 91.9

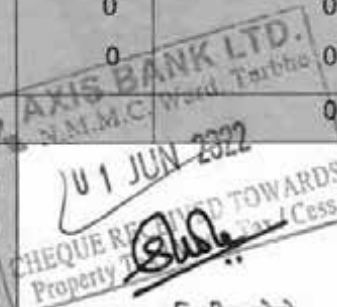
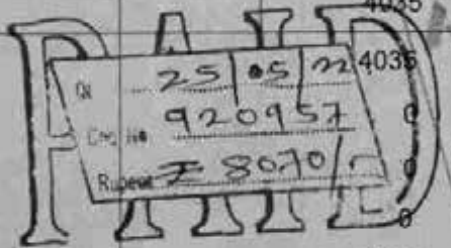
Com Area: 0.0

Indus Area: 0.0

Mobile No: 9820009017

LAST PAYMENT MADE ON
30/11/2021 Rs.4035.00

देयकाची एकूण रक्कम	4035
या पूर्वी भरलेली रक्कम	0
मुळ मालमत्ता कराची शकबाकी	0
शास्तीची शकबाकी	0
भरणा करावयाची एकूण रक्कम	4035



सुजाता दिलीप ढोले
अतिरिक्त आयुक्त (१)

As On 30/04/2022	4035
Before 31/05/2022	4035
Before 30/06/2022	4035
Before 31/07/2022	4116
Before 31/08/2022	4196
Before 30/09/2022	4277

कराविरुध्द अपील

या देयकांत (बिलात) दाखविलेल्या एक, अनेक वा सर्व कराविरुध्द महाराष्ट्र महानगरपालिका अधिनियम, कलम ४०६ खाली हे देयक बजावल्यापासून १५ दिवसात न्यायालयात अपील करण्याची तरतूद आहे.

सूचना

देय दिनांकापूर्वी देयकांची रक्कम न भरल्यास महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची 'ड', प्रकरण ८, कराधान नियम क्र. ४१ नुसार दर माह २% दराने शास्ती लागू होईल. मालमत्ता कराचे देयक देय दिनांकापूर्वी न भरल्यास वा देयक भरण्याचे योग्य कारण नमुंमपा आयुक्तांस त्यांचे समाधान होई अशा प्रकारे न दाखविल्यास कसुर करणाऱ्या इसमाची चीज वस्तू जंगम किंवा स्थावर मालमत्ता जप्त करण्याची व विकण्याची तरतूद म.म.न.पा. अधिनियम, अनुसूची, प्रकरण ८ कराधान नियम क्र. ४२ मध्ये आहे. महाराष्ट्र शिक्षण (उपकर) अधिनियम १९६२ च्या कलम १० (१) अन्वये, देय दिनांकापूर्वी कराचा भरणा न केल्यास उपकराच्या १/१० इतक्या रक्कमेच्या दंडाची तरतूद आहे.

कलम २५ खाली शिक्षण उपकराची रक्कम नजीकच्या रुपयापर्यंत पूर्ण करावयाची तरतूद आहे.

कराधान नियम ३० अन्वये प्रत्येक कर हा प्रत्येक वर्षी १ एप्रिल व १ ऑक्टोबर रोजी याप्रमाणे सहामाही हप्त्यांनी आगाऊ देय असेल.

मालमत्ता कर देयक महानगरपालिकेच्या कोणत्याही विभाग कार्यालयामध्ये अथवा नवी मुंबई महानगरपालिकेने प्राधिकृत केलेल्या कोणत्याही बँकांमध्ये कार्यालयीन वेळेत सोमवार ते शुक्रवार १०.०० ते दुपारी ३.०० भरणा करण्याची व्यवस्था आहे. तसेच ऑनलाईन कराचा भरणा सुविधा www.nmmc.gov.in या महानगरपालिकेच्या वेब साईटवर उपलब्ध आहे.

कराधान नियम प्रकरण ८ नियम क्रमांक १ अन्वये मालमत्तेमध्ये हस्तांतरण असेल तर महानगरपालिका आयुक्तांना नोंदणी दिनांकापासून ३ महिन्यांच्या कालावधीमध्ये सूचना देणे बंधनकारक आहे तसेच नियम क्र.५ अन्वये नविन मालमत्ता संपादन केली / विकली असेल तेव्हा नोंदणी दिनांकापासून १५ दिवसांच्या आत सूचना देणे बंधनकारक आहे.

आर्थिक वर्षामध्ये एखादया मालमत्तेमध्ये वाढीव बांधकाम/वापरामध्ये बदल / मालमत्तेचा बांधकाम विस्तार / भाड्याने देणे इत्यादी आढळून आल्यास व त्यामुळे करनिर्धारण चुकून राहून गेल्याचे आढळल्यास किंवा तशी सूचना मालमत्ताधारकाकडून प्राप्त न झाल्यास सहा वर्ष इतक्या पूर्व लक्षी प्रभावाने अधिनियमामध्ये करनिर्धारण करण्याची तरतूद आहे व अशा करनिर्धारणाची पुरवणी देयके बजावून अथवा फरकाचे देयक बजावून मालमत्ता कराची रक्कम कायदयाप्रमाणे वसूल केली जाईल.

करनिर्धारणा विरुध्द नियमाप्रमाणे दाखल केलेली हरकत अथवा चुकीची दुरुस्ती करून सुधारित पुरवणी देयके बजाऊन मालमत्ता कर वसूल केला जाईल.

देयकाची रक्कम विहित मुदतीत न भरल्यास सदर मालमत्तेचा पाणी पुरवठा खंडीत करण्याची कारवाई करण्यात येईल.

करदात्यास देयकासंबंधी शंका असल्यास त्यांनी मख्यालय - २७५६७३३३ वा संबंधित विभाग कार्यालये बेलापर - २७५७०६१० २७५७३१२६ नेमून-



गावाचे नाव : सानपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रु. 3,863,000.00
वा.भा. रु. 1,384,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नंबर - 1501, 15 वा मजला , ए विंग , प्लाट नंबर -2, से19 सानपाडा महाविर अमुत
- (3) क्षेत्रफळ (1) 92.60 स्के.मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - मे अभिषेक एन्टरप्रायझेस तर्फे पार्टनर भदरलाल छाजूर तर्फे कु.मु विजय वि सुतार हे क.ज देतात (एएजेएफे 8641 ई); घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: से21नेरळ; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - राजेश धर्मवीर गुलाटी ; घर/फ्लॅट नं: 202 अक्षरधाम प्लाट नं86; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: से10 ए वाशी; तालुका: -; पिन: -; पॅन नम्बर: ए सी ए पि जी 899जी .
(2) - - शोभा राजेश गुलाटी ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए ई आर पि जि 7069 एन .
- (7) दिनांक करून दिल्याचा 30/05/2005
- (8) नोंदणीचा 10/06/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 3884 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 176900.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



सत्यप्रत

दस्तावेज नमूद करी राजेश डी. सुतार
 यांचा वर्ष व क्रमांक ५०६ / २००२ वर्ष
 त्यांना दिली जरी दि. २५/६/२००५
२५/६/२०२२
 दुय्यम निबंधक ठाणे क्र. ६



336/0

इतर
पावती

Original/Duplicate

Thursday, 25 August 2022
6:09 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11543 दिनांक: 25/08/2022

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: टनन6-0-2022

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: राजेश डी गुलाटी

वर्णन दस्त क्र: 3884/2005 सुची 2 ची प्रमाणित प्रत
सुचि-॥ चि परत

रु. 5.00

एकूण:

रु. 5.00

Joint Sub Registrar Thane 6
(एच ए कादिकर)

1); देयकाचा प्रकार: By Cash रकम: रु 5/-

प्र. सह दुय्यम निबंधक ठाणे क्र. ६



25/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 4821/2013

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: महावीर अमृत को ऑप ही सोसा लि भूखंड क्र 02 सेक्टर 19 सानपाडा नवी मुंबई क्षेत्रफळ 6455.89 चौ मी ((Plot Number : 02 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 6455.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-महावीर अमृत को ऑप ही सोसा लि तर्फे चेअरमन गुलशन कुमार कपूर . . वय:-72; पत्ता:-, ., भूखंड क्र 02 सेक्टर 19 सानपाडा नवी मुंबई, . . . Sanpada, Maharashtra, Thane, Non-Government. पिन कोड:-400705 पॅन नं:-AACPK3314P 2): नाव:-महावीर अमृत को ऑप ही सोसा लि तर्फे खजिनदार दिलीप डूगड . . वय:-43; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: भूखंड क्र 02 सेक्टर 19 सानपाडा नवी मुंबई, ब्लॉक नं: ., रोड नं: ., . . पिन कोड:-400705 पॅन नं:- 3): नाव:-मेसर्स अभियेक इंटरप्रायसेस तर्फे भागीदार भवरलाल व्ही छाजेर . . वय:-65; पत्ता:-, ., 108 अग्रवाल कॉर्नर भूखंड क्र 21 सेक्टर 21 नेरुळ नवी मुंबई, . . . Nerul Node-II, Maharashtra, Thane, Non-Government. पिन कोड:-400706 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सिडको लि तर्फे जे एन बोददुला . . वय:-40; पत्ता:-, ., सिडको भवन पहिला मजला सीबीडी बेलापूर नवी मुंबई, . . . Belapur Node- III, Maharashtra, Thane, Non-Government. पिन कोड:-400614 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2013
(10) दस्त नोंदणी केल्याचा दिनांक	31/05/2013
(11) अनुक्रमांक, खंड व पृष्ठ	4821/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

श्री नवकल केली
श्री वाचली
श्री रुजवात घतली
अस्सल वर हुकूम नवकल

सह दुय्यम निबंधक, वर्ग-२
ठाणे क्र. ३



श्री. नवकल केली
बाबा जवई २००७/२०२२
दिनांक २५/८/२०२२
नवकल केली

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

75/0

इतर पावती

Original/Duplicate

Thursday, 25 August 2022 11:03 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16891 दिनांक: 25/08/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: राजेश डी गुलाटी

वर्णन अर्ज क्र. 2000/2022 दस्त क्र. 4821/2013 या दस्ताची सुची 2 ची प्रत
सुचि-11 चि परत

रु. 5.00

एकूण:

रु. 5.00

Joint Sub Registrar Thane 3

1); देयकाचा प्रकार: By Cash रकम: रु 5/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

From

MR. RAMDAS U. GAUVHANE
Flat No A-1501, Mahavir Apartment
CHS Ltd plot No 2 Sector 19
Sanpada Navi-Mumbai

Date 15/11/2022

To

Branch manager
SBI CBD Belapur

Sub: To issue me Original Share Certificate
of my flat no. A. 1501.

Sir/Madam

I, MR. Ramdas U. Gauvhanе request
you that I have submitted original
share certificate in your Bank at the
time obtaining home loan

Now I want to submitted the
original share certificate to our
Society for change in name in
the said share certificate.

I will return after the change of
my name in share certificate in
your office within one month

Thanking you

Your faithfully
R. Gauvhanе

MAHAVIR AMRUT

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-Operative Society Act 1960)

Registration No. NBOM(CIDCO)/HSG(OH)/2536/JTR/2007-08

Plot No. 02, Sector - 19, Palm Beach Road, Sanpada, Navi Mumbai - 400 705.

Share Certificate


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

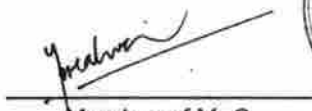
Member's Register No. 29 Share Certificate No. 29

THIS IS TO CERTIFY THAT Shri/Smt/M/s. RAJESH D. GULATI AND
SMT. SHOBHA RAJESH GULATI
owner of Flat No. A-1501 is/are the Registered Holder/s of 5 fully paid up shares of
Rs.50/- (Rupees FIFTY) each Numbered from 141 to 145 both
inclusive in Mahavir Amrut Co-Operative Housing Society Limited, Plot No. 02, Sector-19, Palm Beach
Road, Sanpada, Navi Mumbai - 400 705 of subject to the Bye-Laws of the said Society.

GIVEN under the Common Seal of the said Society this 20th day of MARCH 2009.


Chairman




Hon. Secretary


Member of M. C.



Handwritten note:
@cawhome
15/11/22 original & share certificate
Received

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	Names of Transferee's	Sr. No. in the Share Register at which the transfer of shares held by the transferer are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded	Authorised Signatory Chairman / Secretary / Member of MC
1.	MCM 21/11/19	Shobh Rajesh. Uwlati	29	110	 
2.					
3.					
4.					
5.					

Note : No transfer of shares will be registered unless accompanied by this certificate

Name- Mr.RAMDAS UTTAMRAO GAVHANE &
Mrs.SAVITA GAVHANE
File No : 11223

Date – 15-11-2022

Dear Sir/Madam,

We confirm that the following documents are in our possession:

Particulars
AGREEMENT FOR SALE DT. 11.08.2022 WITH REG REC & INDEX II
MORTGAGE NOC ISSUED BY SOCIETY
MORTGAGE NOC ISSUED BY CIDCO
DEED OF RECTIFICATION DTD 11.08.2022 WITH REG REC & INDEX II
GIFT DEED DTD 19.11.2019 WITH REG REC & INDEX II
AGREEMENT FOR SALE DT. 30.05.2005 WITH REG REC & INDEX II
SALE DEED DTD 22.08.2022 WITH REG REC & INDEX II
CIDCO FINAL TRANSFER ORDER
POSSESSION LETTER DTD 20.11.2006
ALLOTMENT LETTER DTD 05.04.2005

For State Bank Of India

Authorised Signature



Gavhane

COPY RECEIVED
DATE: 15 NOV 2022

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)**REGD. OFFICE**

"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Mortgage NOC

Ref. No. CIDCO/ESTATE-1/2022/8000173623

Date : 04.10.2022

To,
MR. RAMDAS UTTAMRAO GAVHANE
E-5/3:1, SECTOR-7, SANPADA
NAVI MUMBAI 400705

Subject : Your Request for Mortgage NOC

Reference : Application number 8000173623

In respect of Flat No.A-1501, MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./ A, Plot No.2, Road No. 00, Sector 19, Sanpada, Navi Mumbai

Sir/Madam

Please refer to your application dated 30/09/2022 referred above.

In this connection we have to inform you that our Corporation has No Objection to mortgage Flat No.A-1501, constructed on Building Name/No. MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A, Plot No.2 , Road No. 00 , Sector 19, Sanpada, Navi Mumbai for 1) MR. RAMDAS UTTAMRAO GAVHANE , 2) MRS. SAVITA RAMDAS GAVHANE as security for loan to be borrowed from STATE BANK OF INDIA,RASMECCC PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,

RAHUL

PRAKASH

GOURKHEDE

Asst. Estate Officer/Estate Officer

Digitally signed by
RAHUL PRAKASH
GOURKHEDE
Date: 2022.10.04
16:31:29 +05'30'

CC to. STATE BANK OF INDIA,RASMECCC PANVEL Branch

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 (CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE

"NIRMAL", 2nd Floor
 Nariman Point
 Mumbai - 400021
 Phone: 00-91-22-6650 0900
 Fax : 00-91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan
 CBD Belapur
 Navi Mumbai - 400614
 Phone: 00-91-22-6791 8100
 Fax : 00-91-22-6791 8166

Date : 28.09.2022

Ref. No. CIDCO/ESTATE-1/2022/8000171783

To,
 The Secretary/Chairman
 MAHAVIR AMRUT CHS LTD
 PLOT NO 02 SEC NO 19 SANPADA NAVI MUMBAI
 SANPADA NAVI MUMBAI 400705

Final Order for Transfer

Sub: Grant of permission to transfer of member(s) from above society, Flat No.A-1501 MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A Constructed on Plot No.2, Sector No.19, Nod Sanpada, Navi Mumbai

Ref.:(1) NOC number 8000171783 dated .
 (2) Copy of Deed of Assignment dated 22.08.2022 Registered under Sr. No.TNN3-14940-202 on 22.08.2022 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,
 You are requested to refer your application for transfer of share of members from aforesaid society plot. We are pleased to inform you that, the Corporation has accepted your transfer applications and permit you to transfer the share in the name of following incoming member(s):

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Flat No.	Carpet Area in Sq.mt.
1	1) SHOBHA R. GULATI	1) MR. RAMDAS UTTAMRAO GAVHANE , 2) MRS. SAVITA RAMDAS GAVHANE	A-1501	78.7100

Thank You

Yours Sincerely,

RAHUL Digitally signed by
 PRAKASH RAHUL PRAKASH
 GOURKHEDE GOURKHEDE
Date: 2022.10.04
18:04:13 +05'10'
 Asst. Estate Officer

CC to:

1) MR. RAMDAS UTTAMRAO GAVHANE , 2) MRS. SAVITA RAMDAS GAVHANE
 1) SHOBHA R. GULATI
 MSEDCL
 AAO(EMS)

75/14940

पावती

Original/Duplicate

Monday, August 22, 2022

नोंदणी क्र. :39म

3:11 PM

Regn.:39M

पावती क्र.: 16597 दिनांक: 22/08/2022

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन3-14940-2022

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रामदास उत्तमराव गव्हाणे - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 700.00

पृष्ठांची संख्या: 35

एकूण:

₹. 800.00

आपणास मूळ दस्त, थ्रवनेल प्रिंट, सूची-२ अंदाजे
3:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

वाजार मूल्य: ₹.14045753.2/-

मोबदला ₹.30300000/-

भरलेले मुद्रांक शुल्क : ₹. 100/-

सह दुय्यम लिबंथक वी २
ठाणे क. ३

1) देयकाचा प्रकार: DHC रकम: ₹.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1608202202772 दिनांक: 22/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006689124202223U दिनांक: 22/08/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Bawhane

पक्षकाराची सही _____

मुळ दस्तऐवज परत मिळाला

द. नि. ठाणे-३



22/08/2022

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. ठाणे 3

दस्त क्रमांक : 14940/2022

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	अभिलेखनांतरणपत्र
(2) मोवदला	30300000
(3) वाजाराभाव(भाडेपट्ट्याच्या बाबत निलपट्टाकार आकारणी देणे की पट्टेदार ते समुद करावे)	14045753.2
(4) भू-मापन, पोटशिम्मा व घटकक्रमांक(अमल्याम)	1) पानिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: सदनिका क्र 1501 पंधरावा मजला ए विंग प्लॉट न 2 महावीर अमृत मी एच एम लि पाम बीच रोड सेक्टर 19 मानपाडा नवी मुंबई क्षेत्रफळ 92.60 चौ.मी बांधीव.. दस्त क्रमांक : मह. दु.नि. ठाणे 3-14470/2022 दिनांक 11/08/2022 नुसार मु शू व नों. फी वमूल करण्यात आली आहे((Plot Number : 2 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 92.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अंमल येव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शोभा राजेश गुलाटी - - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र ए 1501 /1502 प्लॉट न 2 महावीर अमृत मी एच एम लि पाम बीच रोड सेक्टर 19 मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AERPG7069N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-रामदाम उत्तमराव गव्हाणे - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र -2203 बी विंग क्षितिज प्लॉट न 3 सेक्टर 19 पाम बीच रोड मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AGDPG9746J 2): नाव:-सविता रामदाम गव्हाणे - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र -2203 बी विंग क्षितिज प्लॉट न 3 सेक्टर 19 पाम बीच रोड मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ASFPG4236P
(9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	22/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	14940/2022
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	100
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

सहा दुय्यम निबंधक वर्ग २
ठाणे क. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाचा निबडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

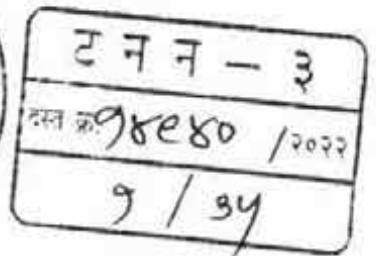


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	18AA 727140	1201028	100	SD		
2		DHC		1608202202772	700	RF	1608202202772D	22/08/2022
3		eChallan		MH006689124202223U	100	RF	0003323999202223	22/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1608202202772	Date 16/08/2022
Received from RAMDAS U GAVHANE, Mobile number 9000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 16/08/2022
Bank CIN 10004152022081602612	REF No. 2781282102
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH006689124202223U	BARCODE			Date	22/08/2022-15:00:27	Form ID
Department				Inspector General Of Registration			
Registration Fee				Payer Details			
Type of Payment				Ordinary Collections IGR			
Office Name				THN3_THANE NO 3 JOINT SUB REGISTRA			
Location				THANE			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030063301 Amount of Tax				100.00			
Road/Street				PLOT NO 2,SECTOR 19,SANPADA NAVI MUMBAI			
Area/Locality				THANE			
Town/City/District							
PIN				4 0 0 7 0 5			
Remarks (If Any)				PAN2=AERPG7069N-SecondPartyName=SHOBHA RAJESH GULATI-CA=30300000-Marketval=1			
Amount In				One Hundred Rupees Only			
Total				100.00			
Words							
Payment Details				STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN			
Cheque/DD No.				Ref. No.			
Name of Bank				00040572022082255021			
Name of Branch				CPABZENJK2			
Bank Date				RBI Date			
22/08/2022-15:24:01				Not Verified with RBI			
Bank-Branch				STATE BANK OF INDIA			
Scroll No. , Date				Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
सादर चालन केवल दफ्तर निबंधक कार्यालय में ही करवाया जा सकता है। अन्य स्थानों पर यह मान्यता प्राप्त नहीं है।

Mobile No. : 0564545465



र न न - ३
दस क्र. १४८४०/२०२२
२/३५



महाराष्ट्र MAHARASHTRA

2022

18AA 727140



जिल्हा कार्यालय कार्यालय, ठाणे
18 JUL 2022
मुमुक्षु लिपीक

17 AUG 2022

DEED OF ASSIGNMENT

(REGISTERED UNDER THE MAHARASHTRA
CO-OP. SOCIETIES ACT, 1960)

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रत १४८४० / २०२२
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SOC. : MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.
REG. NO. NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007.

NODE : FLAT NO. 1501, ON 15TH FLOOR, "A" WING, ON PLOT NO. 2,
SITUATED AT SECTOR 19, SANPADA, NAVI MUMBAI, TAL. & DIST.
THANE, AREA ADMEASURING 899 SQ. FTS. CARPET WHICH IS
EQUIVALENT TO 92.60 SQ. MTRS. BUILT UP.

THE AGREEMENT FOR SALE HAS BEEN REGISTERED UNDER THE SUB
REGISTRAR OF ASSURANCE THANE-3, AND THE STAMP DUTY OF
RS.3,60,000/- AND REGISTRATION CHARGES OF RS.30,000/- HAS BEEN PAID
VIDE DOCUMENT NO. TNN3-14470-2022, RECEIPT NO. 16079, DATED :
11.08.2022.

MARKET VALUE : RS.1,40,45,753.2/-
SALE PRICE : RS.3,03,00,000/-

L. Ghali

Sawhane

S.R.Garhane

17 AUG 2022

१. मुद्रांक विधीतील मुद्रांक क्र. नमांक	32649 दिनांक
२. २०२२ मधील	Deed of Assignment
३. करपात आलेला कर	होय / नाही
४. हस्ताक्षर करणारी	
५. हस्ताक्षर करणारे पत्त	Ramdas U Chavane
६. मालकी पत्र/कालावधी भाष्य	
७. मालकी पत्र/कालावधी भाष्य, पत्तरी व ...	Co-share
८. मालकी पत्र/कालावधी भाष्य	100
९. मालकी पत्र/कालावधी भाष्य सही व परापूर्व धर्मोक्त करीत मुद्रांक विक्रीचे विकल्प/पत्त	रामदास कि. महारनवर पत्तः/क्र. १२०१६२६ २५/१०, सेक्टर-१, सौ. पूर्व २०१७०१
१०. या कारकासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच महिन्यात वापरणे बंधनकारक आहे.	कारणासाठी मुद्रांक खरेदी केल्यापासून



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S. Gul

Gawhane
S.R. Gawhane

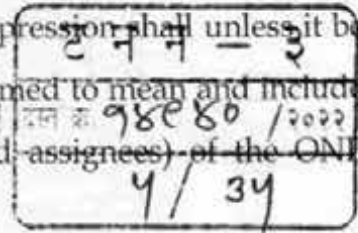


DEED OF ASSIGNMENT

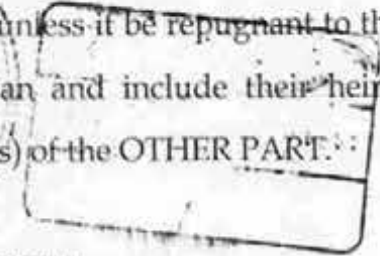
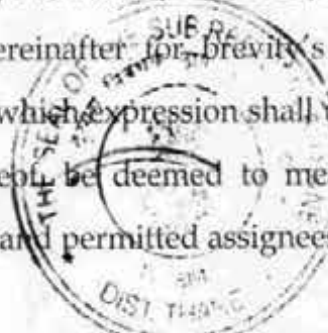
THIS DEED OF ASSIGNMENT is made and entered into at Vashi, Navi Mumbai, on this 22 day of August, 2022.

BETWEEN

MRS. SHOBHA RAJESH GULATI, age 55 years, (PAN NO. AERPG7069N), (AADHAR CARD NO. 2614 6566 5585), an adult, Indian Inhabitant, residing at Mahavir Amrut CHS. Ltd., Flat No. A-1501/1502, Plot No. 2, Palm Beach Road, Sector 19, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called and referred to as "**THE SELLER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and permitted assignees) of the **ONE** PART.



(1) **MR. RAMDAS UTTAMRAO GAVHANE**, age 43 years, (PAN NO. AGDPG9746J), (AADHAR CARD NO. 2880 2754 2819) & (2) **MRS. SAVITA RAMDAS GAVHANE**, age 40 years, (PAN NO. ASFPG4236P), (AADHAR CARD NO. 5397 2402 9445), both adults, Indian Inhabitants, residing at Flat No. 2203, B-Wing, Kshitij, Plot No. 3, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assignees) of the **OTHER** PART.



DESCRIPTION OF PROPERTY

=====

FLAT NO. 1501, 15TH FLOOR, "A" WING, BUILDING KNOWN AS "MAHAVIR AMRUT", ON PLOT NO. 2, SITUATED AT SECTOR 19, SANPADA, NAVI MUMBAI, TAL. & DIST. THANE.

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SOC. : MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.
REG. NO. : NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007.

=====

CARPET AREA : 899 SQ. FTS.
BUILT UP AREA : 92.60 SQ. MTRS.

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BUILDING CONSISTS : STILT + 21ST UPPER FLOORS

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SALE PRICE : RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY)

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(hereinafter referred to as "THE SAID FLAT").

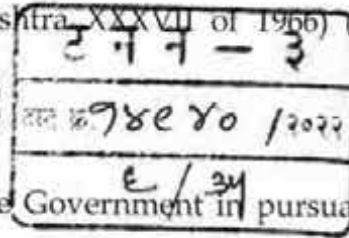
S. Gulati

S.R. Gavhane

S.R. Gavhane

WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter called "the Corporation") is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers vested under 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").



The State Government in pursuant to section 113(A) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and disposal.

3. By an Agreement to Lease dated : 17th December, 2003 made at CBD, Navi Mumbai, between the Corporation of the One Part and the Developers i.e. M/S. ABHISHEK ENTERPRISES therein referred to as "the Licensee" of the Other Part (hereinafter for the sake of brevity referred to as "said Agreement") the Corporation agreed to grant lease to the said Licensee, of plot of land known as Plot No. 2, in Sector 19, admeasuring 4496.59 Sq. Mtrs., for Residential purpose at Sanpada, Navi Mumbai, and by a Supplementary Agreement dated : 08th September, 2004 executed between M/S. CIDCO Ltd., & M/S. ABHISHEK ENTERPRISES thereafter has allotted the additional area of 1959.30 Sq. Mtrs. adjacent to the Plot No. 2, Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane (hereinafter for the sake brevity referred to as "the said Plot") more particularly described in the schedule written hereunder and thereunder, for a consideration and subject to the terms and conditions as contained in the said Agreement.
4. In pursuance of the said Lease Agreement, the Corporation handed over the possession of the said plot to the Developers/Licensee to enable them to construct the building on the said plot for Residential purpose.

S. S. Patil

S. R. Gavhane

5. In pursuance of the said Lease Agreement, the DEVELOPERS are fully entitled to develop the said plot and to construct the building thereon for Residential purpose in accordance with the said Agreement and sell the units thereon to the prospective purchasers.
6. The plans, designs and specifications for constructing the building on the said plot are approved by the Corporation and other connected authorities in respect thereof.
7. The Navi Mumbai Municipal Corporation by its Development Permission - cum - Commencement Certificate No. NMMC / TPD / BP / Case No. A-1800 / 1173 / 04, dated : 16.04.2004 and by amended on dated : 30.11.2004 having reference No. NMMC/TPD/BP/CASE No. A-1800/3932/04 granted its permission to commence the construction work on the said plot subject to the terms and conditions as contained therein. It has been proposed to construct ~~Still on the Ground Floor &~~ Residential flats on the upper floors.
8. The Developers commenced the construction of the Building known as "MAHAVIR AMRUT" on the said plot as per the approved plans.



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AND WHEREAS : The Developers i.e. M/S. ABHISHEK ENTERPRISES through its Partners MR. ASHOK B. CHHAJER, has sold the Flat No. 1501, on 15th Floor, "A" Wing, Building known as "MAHAVIR AMRUT", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, (hereinafter referred to as the said "FLAT") to (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI vide AGREEMENT FOR SALE executed on Dated: 30.05.2005, and duly registered with Sub-Registrar of Assurance Thane-6, vide Document No. TNN6-03884-2005, Receipt No. 3904, Dated: 10.06.2005, and transferred the above said Flat in favour of (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI.

R. Gulati

Sawhane
S.R. Gavhane

AND WHEREAS : The said Developers have completed the construction and obtained the Occupancy Certificate from NMMC vide letter No. जा.क./नववि/ओप/प्र.क.बी-३८५६/३३२२/०६, दिनांक : २०.१०.२००६.

AND WHEREAS : The Member/s i.e. (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI & OTHER MEMBERS, have formed the Society namely "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD." under Maharashtra Co-operative Societies Act, 1960 vide its Registration No. NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007 (hereinafter referred to as the said Society).

AND WHEREAS : (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI are the Registered Member/s of the "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", holding 05 fully paid up Shares of Rs.50/- each vide Share Certificate No. 29, Member's Regn. No. 29 and shares Sr. No. 141 to 145 and interest and title in the property of the said Society, i.e. the Flat No. 1501, on 15th Floor, "A" Wing, Building known as "MAHAVIR AMRUT", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, (hereinafter called the said Flat). /२०१३



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AND WHEREAS : By an Lease deed made on dated 28.05.2013 between the Corporation of THE FIRST PART & MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. the Lessee of the SECOND PART & M/S. ABHISHEK ENTERPRISES the Confirming Party of the THIRD PART in respect of the Plot No. 2, Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane & the said Lease Deed was followed by an AGREEMENT made on dt. 28.05.2013 and duly registered with the Sub-Registrar of Assurance Thane-3, vide its Document No. TNN3-4821-2013, Receipt No. 5086, on dated : 31.05.2013 and CIDCO LTD., has transferred the said Plot in favour of "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", vide its Final Order No. CIDCO/EMS/Plt/San/2013/2518, dt. 11.06.2013.

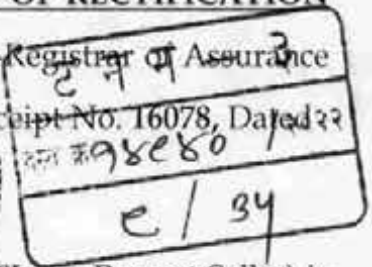
B. Gulati

S. R. Gavhane

S. R. Gavhane

AND WHEREAS : The MR. RAJESH DHARAMVIR GULATI, has gifted his 50% share of the Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said "FLAT") to his Wife - MRS. SHOBHA RAJESH GULATI vide GIFT DEED executed on Dated: 19.11.2019, and duly registered with Sub-Registrar of Assurance Thane-3, vide Document No. TNN3-18046-2019, Receipt No. 20629, Dated: 19.11.2019, and CIDCO LTD., transferred the above said Flat in favour of MRS. SHOBHA RAJESH GULATI, vide its Final Order No. CIDCO/ESTATE-1/2022/8000164559, dt. 04.08.2022.

AND WHEREAS : The MR. RAJESH DHARAMVIR GULATI & the Present Seller i.e. MRS. SHOBHA RAJESH GULATI have executed GIFT DEED on dated : 19.11.2019, therein typographical mistake in all documents the Flat area i.e. 92.60 Sq. Mtrs. Carpet instead of 92.60 Sq. Mtrs. Built up, on this behalf rectified the above matter and executed DEED OF RECTIFICATION on dated 11.08.2022 and duly registered with the Sub-Registrar of Assurance at Thane-3, vide Document No. TNN3-14469-2022, Receipt No. 16078, Dated: 11.08.2022.



AND WHEREAS : MRS. SHOBHA RAJESH GULATI (i.e. Present Seller) is the 100% lawful Owner of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up.

AND WHEREAS : The Seller has sold the said Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, together with all fitting of electricity, sanitary fitting and built in fixtures, to the Purchaser/s i.e. (1) MR. RAMDAS UTTAMRAO GAVHANE & (2) MRS. SAVITA RAMDAS GAVHANE for the consideration of RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY) under an AGREEMENT FOR SALE

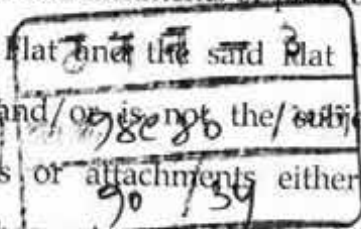
S. Gulati

S. R. Gavhane
S. R. Gavhane

executed on dated 11.08.2022, which was duly registered in the Office of the Sub-Registrar of Assurance Thane-3, under Document Sr. No. TNN3-14470-2022, Receipt No. 16079, dated : 11.08.2022.

The SELLER do hereby covenant as follows :

- a. There are no suits, litigations, Civil or any other proceedings pending as against the SELLER personally affecting the said Flat.
- b. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and/or is not the/subject matter to any lispendens or easements or attachments either before or after judgment. The SELLER has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- c. The said Flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.
- d. The SELLER has paid all the necessary charges of any nature whatsoever in respect of the said Flat and the SELLER have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.
- e. The SELLER in the past has not entered into any Deed of Assignment either in the form of sale, lease exchange, assignment or in any other way whatsoever and has not created any tenancy leave and license or any other rights of the like nature in the said Flat and has not dealt with or disposed off the said Flat in any manner whatsoever.
- f. Neither the SELLER nor any of his predecessor-in-title had received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.
- g. The SELLER has good and clear title free from encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the SELLER and/or against the said Flat or any part thereof.



S. P. Lal

Sawhane

S.R. Gavhane

- h. The SELLER is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act or under any other statute from disposing off the said Flat or any other statute from disposing stated in the Deed of Assignment.
- i. The SELLER has not done any act, deed, matter or things whereby they are prevented from entering into this Deed of Assignment on the various terms and condition as stated herein in favor of the PURCHASER/S and the SELLER has all the right, title, interest to enter into this Deed of Assignment with the PURCHASER/S on the various terms and conditions as stated herein.

Relying upon the aforesaid representation and declarations made by the SELLER herein, the PURCHASER/S have agreed to purchase the said Flat.



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NOW THIS DEED OF ASSIGNMENT WITNESSTH AS FOLLOWS:

- The SELLER hereby sold, transfer and assign all her rights, title and interest in and upon the said Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, (hereinafter referred to as "THE SAID FLAT") to the Party of the Second Part/PURCHASER/S which the PURCHASER/S have agreed to acquire the same which the said Shares and interest of the SELLER for a total consideration of RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY), inclusive of all costs, share capital and the amount to the credit of the SELLER.
- The PURCHASER/S have paid to the SELLER the said consideration of RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY), being the Full & Final Payment of the Sale Price on or before execution of this Deed of Assignment.

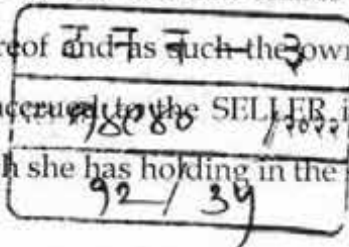
S. Gulati

Sawhane
S. R. Garhane

- i) The parties hereto agree and understood that, as per section 194IA of Income Tax Act, all the applicable TDS @1% on total price consideration of **Rs.3,03,00,000/-** which comes to **Rs.3,03,000/-** will paid by the Purchaser/s to the Income Tax Authorities on behalf of the Seller. And attaching the TDS Certificate alongwith this Deed of Assignment.

(the payment and receipt whereof the SELLER doth hereby acknowledge and the every acquit, release and discharge for the SELLER.)

3. The SELLER shall deliver the vacant peaceful and physical possession of the said Flat to the PURCHASER/S on receiving full and final consideration.
4. The SELLER herein doth hereby assign and transfer all her rights, shares/interest in the capital/property of the Society i.e. Share Certificate No. 29, Member's Regn. No. 29, holding 05 fully paid up shares of Rs.50/- each bearing distinctive nos. from 141 to 145 and Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, inclusive of all her rights of ownership, membership rights, share amounts, deposits, etc. payable/paid by him to the Society, Municipal, Government, etc. till the execution of this DEED OF ASSIGNMENT. The assignment of the said rights is incidental to the transfer of the relevant shares which the SELLER is holding in respect thereof and as such the ownership rights of the said Flat and the rights accrued to the SELLER is incidental to the above referred shares which she has holding in the society.



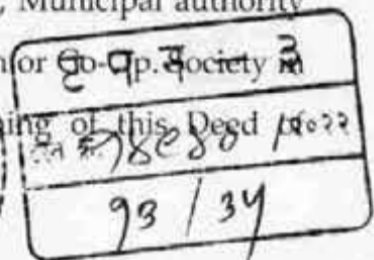
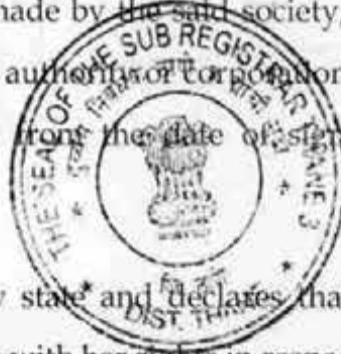
5. The PURCHASER/S hereby agrees to become member of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.

S. S. S.

Sawhane

S.R. Gardane

6. The SELLER shall release and discharge to the PURCHASER/S and doth hereby assigns, and assures all his rights, title, interest and benefit in the said Flat, contributions and other statues enjoyed by her in respect of the said Flat, and right to the shares which she is holding of the said Society.
7. The SELLER hereby agreed to pay all the outstanding, due for payment, maintenance and service charges or any other dues payable to the said Society, Electricity bill, Municipal Property Tax, and the SELLER further undertake that IN NO CASE the PURCHASER/S shall be liable for payment of dues of the said Society for the period of membership/occupancy of the said Flat of the SELLER.
8. The SELLER here onward shall have no rights, titles, interests, claim demand or change of whatsoever nature on the payments and contributions made by the SELLER to her predecessor-in-title and to the said society and on the said Flat. The SELLER shall do all the needful in all respect to secure the title of the said Flat to the PURCHASER/S and shall always keeps the PURCHASER/S indemnified from all liabilities and/or claim of the said Flat.
9. The Purchaser/s can hold on the occupation of the said Flat and to use and benefit for their heirs, executors, successors forever without any claim, charge, interest, demand or lien of the SELLER any person or his behalf or who may claim through him in trust for them subject only to on the part of the PURCHASER/S to pay the taxes, assessment, charges, duties or calls made by the said society, Municipal authority Government or any local authority or Corporation or Co-op. Society in respect of the said Flat from the date of signing of this Deed Assignment.
10. That the SELLER hereby state and declares that she has not in any manner whatsoever dealt with her rights in respect of the said Flat.
11. That the PURCHASER/S hereby covenant with the SELLER that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the



S. Lali

Bawhane
S. R. Gavhane

Municipal Corporation, the Co-Op. Society and Government etc. may make in respect of the said Flat.

12. The SELLER doth hereby return and handover to the PURCHASER/S all documents referred to hereinabove and undertake that from time to time and at all time hereafter and at the cost of the PURCHASER/S, his/her/their heirs, executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and very perfectly transfer, rights, title, interest and benefits in the said Flat and every part thereof unto for the PURCHASER/S use as aforesaid.
13. That the SELLER hereby declares that she has all taxes and outgoings upto date in respect of the said Flat and that if any amount is due from them to the Society, Electricity, the Corporation or government and/or to any other person, or authorities relating to the said Flat the same shall be paid by the SELLER and if any such amount is recovered from the PURCHASER/S, the SELLER doth hereby agrees to indemnify and keep the PURCHASER/S indemnified there.
14. It is agreed by and between the parties hereto that the amount due in respect of the taxes and outgoings in respect of the said Flat up to the period of possession shall be borne by the SELLER and amounts due in respect of the taxes and outgoings in respect of the said Flat of and from the month of possession shall be borne and paid by the PURCHASER/S.
- The SELLER declares that she will hand over all the documents of the said Flat and transfer and assign all her rights, title, interest and benefits in respect of the said Flat. Similarly the SELLER will hand over all other receipts to the PURCHASER/S and the above referred share certificate. The SELLER states that save and except the aforesaid papers, he does not possess any other documents of title in respect of the said Flat nor he has deposited nor pledged the same with anyone and as such she undertake to indemnify and keep indemnified the PURCHASER/S.



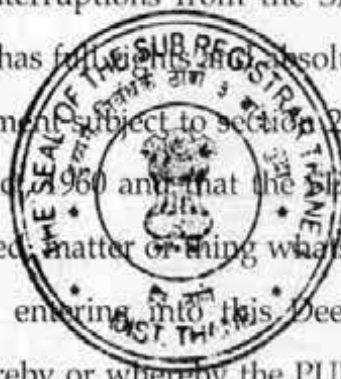
Month of Possession	
78/34	2022

S. Patel

Bawhane

S.R. Garhane

- 16. The PURCHASER/S hereby agrees to pay the Society the dues, water charges/service and maintenance charges, including periodical ground/lease rent in respect of the said Flat from the date of possession and shall not withhold and shall indemnify and keep indemnified the SELLER in this behalf.
- 17. The Transfer charges/fee payable to the said Society for the transfer of the said Flat in the name of PURCHASER/S shall be borne by the PURCHASER/S only.
- 18. The SELLER hereby declares that the SELLER has not on or before the date of this Deed of Assignment, mortgaged, transferred, assigned or alienated his interest in the capital of the said property of the said Society that is to, the Flat hereinabove referred to. The SELLER agrees and undertakes to remove all such objections or demands, if any at his own cost.
- 19. SUBJECT to the provisions and terms and conditions of this Deed of Assignment, AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED UNDER THIS DEED OF ASSIGNMENT, the SELLER hereby agrees to transfer his shares, mentioned hereinabove and the interest in the said Flat to the PURCHASER/S and the PURCHASER/S are entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the SELLER. The SELLER further declares that she has full and absolute authority to enter into this Deed of Assignment subject to section 29 of the Maharashtra Co-Operative Societies Act, 1960 and that the SELLER have not done or performed any act, deed, matter or thing whatsoever, whereby they may be prevented from entering into this Deed of Assignment as purported to be done hereby or whereby the PURCHASER/S may be obstructed, prevented or hindered or enjoying the rights to be conferred or transferred or assigned in their favour of whereby the quiet and peaceful enjoyment or possession of the PURCHASER/S in respect of the said Flat may be disturbed and in the event of it being found that the SELLER was not entitled to enter into this Deed of Assignment and transfer his/her/their rights to be transferred hereby and the PURCHASER/S are not able to enjoy quiet and peaceful



The Maharashtra Co-Operative Societies Act, 1960 Section 29 98880 / 2022 94 / 34
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S. Gulati

Sawhane
S.R. Garhane

possession of the said Flat due to any such reasons, the SELLER shall be liable to compensate, indemnify and reimburse to the PURCHASER/S the loss, damage, which the PURCHASER/S may suffer or sustain in this behalf.

20. The SELLER hereinafter at the request and cost of the PURCHASER/S shall execute any document, paper and writings as may be necessary for perfectly vesting the said Flat and benefits of the membership of the said Society and also for the CIDCO transfer the same unto the PURCHASER/S without any extra or excess consideration.
21. This Deed of Assignment shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules, 1964, and The Provisions of Maharashtra Co - Op. Societies Act. 1960 as amended upto date or any other provisions of law applicable thereto.

SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF PLOT

ALL THAT piece or parcel of land known as Plot No. 2, admeasuring 4496.59 Sq. Mtrs. respectively situated in Sector 19, Sanpada, Navi Mumbai, within the jurisdiction of Registration District Thane and Registration Sub-District Thane, Taluka Thane and District Thane and bounded as under :

that is to say :

ON TOWARDS THE NORTH BY :	Plot No. 1
ON TOWARDS THE SOUTH BY :	Plot No. 3
ON TOWARDS THE EAST BY	High-Tension Electric Supply line
ON TOWARDS THE WEST BY	15.00 Mtrs. Wide Road



SECOND SCHEDULE ABOUT REFERRED TO ABOVE

DESCRIPTION OF FLAT

Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up.

S. R. Garhane

S. Ghali

S.R. Garhane

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

SIGNED SEALED AND DELIVERED BY THE
Withinnamed "SELLER"

MRS. SHOBHA RAJESH GULATI

In the presence of

1. Rajesh Gulati

S. Gulati X

2. RAJU D. SAID

R.D.Said

SIGNED SEALED AND DELIVERED BY THE
Withinnamed "PURCHASER/S"

(1) MR. RAMDAS UTTAMRAO GAVHANE

Ramdas XX



(2) MRS. SAVITA RAMDAS GAVHANE

XX

In the presence of

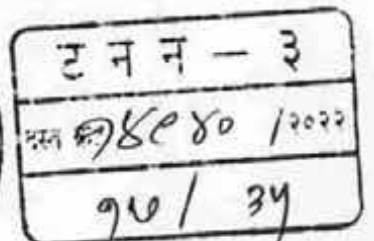
1. Rajesh Gulati

S.R. Gavhane



2. RAJU D. SAID

R.D.Said



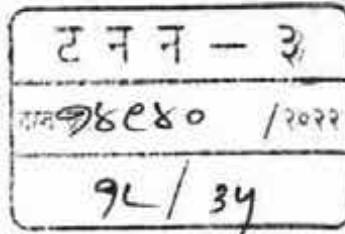
RECEIPT

RECEIVED with thanks a sum of **RS.3,03,00,000/-** (RUPEES THREE CRORE THREE LAKHS ONLY), being the Full & Final Payment of THE SALE PRICE from the within named PURCHASER/S i.e. the party of the second part (1) MR. RAMDAS UTTAMRAO GAVHANE & (2) MRS. SAVITA RAMDAS GAVHANE, in respect of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, as aforesaid in the Deed of Assignment.

DETAILS OF PAYMENT

Date	Cheque	Bank	Amount
20.07.2022	000164	HDFC Bank, Vashi Branch, Navi Mumbai-400703.	Rs.11,00,000/-
26.07.2022	RTGS - UTR No. PUNBR52022072614878749	Punjab National Bank, APMC Market, Vashi Branch, Navi Mumbai-400703.	Rs.82,26,000/-
03.08.2022	RTGS - UTR No. PUNBR52022080315141031	Punjab National Bank, APMC Market, Vashi Branch, Navi Mumbai-400703.	Rs.56,71,000/-
11.08.2022	TDS - E-Tax Acknowledgement No. AJ6145020	HDFC Bank	Rs.1,51,500/-
11.08.2022	TDS - E-Tax Acknowledgement No. AJ6145565	HDFC Bank	Rs.1,51,500/-
22.08.2022	061761	State Bank of India, RASMECCC Belapur Branch, Navi Mumbai-400614.	Rs.1,50,00,000/-
		Total	Rs.3,03,00,000/-

I SAY RECEIVED
Rs.3,03,00,000/-



(MRS. SHOBHA RAJESH GULATI)
SELLER

WITNESS:

1. *Rajesh Gulati*

2. RAJU D. SAZD

R.D. Said

HANDING OVER POSSESSION

I, MRS. SHOBHA RAJESH GULATI, do hereby CERTIFY AND CONFIRM that I have handed over the peaceful and vacant possession of the Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, to (1) MR. RAMDAS UTTAMRAO GAVHANE & (2) MRS. SAVITA RAMDAS GAVHANE, (the PURCHASER/S) as per DEED OF ASSIGNMENT on dated 22/08/22 had having received the consideration and possession is given on dated 22/08/22

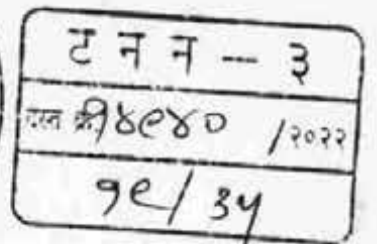
S. Gulati
SELLER

We, (1) MR. RAMDAS UTTAMRAO GAVHANE & (2) MRS. SAVITA RAMDAS GAVHANE, the PURCHASER/S and herein do hereby CONFIRM that we have been put into physical the peaceful possession of the Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, from MRS. SHOBHA RAJESH GULATI, (the SELLER) as per DEED OF ASSIGNMENT on dated 22/08/22 and possession is given on dated 22/08/22.

S.R. Gavhane
S.R. Gavhane

XX
PURCHASER/S

Witnesses : *Respectfully*
1. Name : *RAJESH GULATI.*
Address :
2. Name :
Address :





MAHAVIR AMRUT C.H.S. LTD

Regd. No. NBOM(CIDCO)HSG(OH)/2536/JTR/2007 - 08
 Phone : 022 - 27812294 • Email Id : mahaviramrutchsltd@gmail.com

Date :

Ref. No.:

Date: 18th August 2022


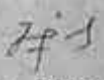

TO WHOMSOEVER IT MAY CONCERN

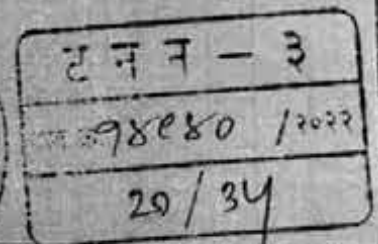
Sub : No Objection for sale of flat in the Society

We are in receipt of an application from MRS. SHOBHA RAJESH GULATI regarding sale of Flat No. 1501, A Wing, Mahavir Amrut CHS, Plot No 2, Sector 19, Sanpada, Navi Mumbai, PIN 400705 to MR. RAMDAS UTTAMRAO GAVHANE & MRS. SAVITA RAMDAS GAVHANE, resident of Shree Gajanan Dharshan CHS, E-5, Flat No 3-1, Near Seventh-Day School, Sector 7, Sanpada Navi Mumbai - 4000705.

We state that as on date MRS. SHOBHA RAJESH GULATI has cleared all her outstanding maintenance charges in respect of the said flat and as such we have NO OBJECTION towards the above sale subject to MR. RAMDAS UTTAMRAO GAVHANE & MRS. SAVITA RAMDAS GAVHANE, completing the required formalities towards the sale as per the laws and bye laws prescribed by the relevant authorities.

For Mahavir Amrut Cooperative Housing Society Ltd




 Hon. Chairman / Hon. Secretary / Hon. Treasurer



Plot No. 2, Sector-19, Palm Beach Road, Sanpada, Navi Mumbai - 400 705.



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळा, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी ३८१६/ ३३९
दिनांक :- २०/१० /२००६

भोगवटा प्रमाणपत्र

- याचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/प्र
१६८२/२००५, दि. २४/०५/२००५.
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद डिझाईनो यांनी दि. ०५/१०/२००६ रोजी सादर केलेला बांधकाम पूर्णतः
दाखला.

नवी मुंबई येथे भूखंड क्र. ०२, सेक्टर १९, सानपाडा, नवी मुंबई या जागेचे मालक मेरसर्स डॉ. इंटरप्रायजेस यांनी जागेवरील बांधकाम दि. १५/०३/२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला गंत
वास्तुविशारद, डिझाईनो यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमा
दि. २४/०५/२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणा
परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागत.

- १) निवासी वापराखालील बांधकाम क्षेत्र - ६४५५.१६ चौ.मी.
(निवासी वापराखालील एकूण सदनिका - ८४)
- २) बाल्कनी खालील बांधकाम क्षेत्र - १२११.३६८ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

• TRUE COPY

ATTESTED BY ME

G. H. SHUKLA

NAVY CLUB MUMBAI
Jagamba Ph. Gr. Floor,
G. M. Marg. Lower Phase,
Mumbai-400

नगर रचनाकार

नवी मुंबई महानगरपालिका

1-8



"जन्म असो मरण आवश्यक नोंदणीकरण"



२००६-३
१४२४० / २००६
२१ / ३५

MAHAVIR AMRUT

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-Operative Society Act 1960)

Registration No. NBOM/CIDCO/HSG(OH)/2538/JTR/2007-08

Plot No. 02, Sector - 19, Palm Beach Road, Sanpada, Navi Mumbai - 400 705.

Share Certificate

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

Member's Register No. 29 Share Certificate No. 29

THIS IS TO CERTIFY THAT Shri/Smt/Mrs. RAJESH D. GULATI AND
SMT. SHOBHA RAJESH GULATI

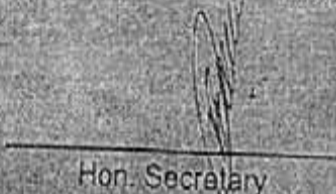
owner of Flat No. A-1501 is/are the Registered Holder/s of 5 fully paid up shares of
Rs.50/- (Rupees FIFTY) each Numbered from 141 to 145 both
inclusive in Mahavir Amrut Co-Operative Housing Society Limited, Plot No. 02, Sector-19, Palm Beach
Road, Sanpada, Navi Mumbai - 400 705 of subject to the Bye-Laws of the said Society.

GIVEN under the Common Seal of the said Society this 20th day of MARCH 2009.

for Mahavir Amrut Co-Operative Housing Society Limited



Chairman



Hon. Secretary

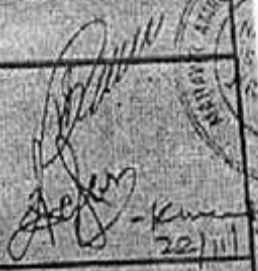


Member of M. C.



29 - 3
सं क्र ४८८० / २००९
23 / 34

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	Names of Transferee's	Sr. No. in the Share Register at which the transfer of shares held by the transferer are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded	Authorised Signatory Chairman / Secretary / Member of MC
1.	MCM 21/11/19	Shobh Rajesh. Gulati	29	110	
2.					
3.					
4.					
5.					

Note : No transfer of shares will be registered unless accompanied by this certificate



277-2
 98880 / 2022
 26 / 34



15

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एचू एस् जी (ओ एच) / २५३६ / जे टी आर / सन २००७-२००८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित	महाविर अमृत	सहकारी
	मुखंड ५-०२, टेक्टर-१९,	
	तानपाडा, नवी मुंबई.	

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

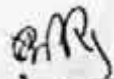
उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू - सहभागिदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर



सही

नवी मुंबई.


[ए.के. चव्हाण]
सहनिबंधक

दिनांक : २९/०६/२००७

सहकारी संस्था (सिडको), नवी मुंबई.



दस्त क्र. १४९४० / २०२२

२५ / ३५

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Final Order for Transfer

Ref. No. CIDCO/ESTATE-1/2022/8000164559

Date : 04.08.2022

To,
RAJESH D. GULATI
PLOT NO - 2, SECTOR - 19, SANPADA,
NAVI MUMBAI 400705

Subject : Your Request for Transfer by Gift Deed
Reference : Application number 8000164559 (NMSN01900000002000A151501)
In respect of property Flat No.A-1501, MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A, Plot No. 2, Sector 19, Sanpada, Navi Mumbai

Sir/Madam,

Transfer of Lease by way of Gift Deed has been executed by the Original Licensee/ Doner 1) RAJESH D. GULATI (50.0000 %) in favour of the New Licensee/ Donee 1) SHOBHA R. GULATI (100.0000 %), thereby transferring the lease hold rights in respect of Flat No A-1501, MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A, Plot No.2 Sector 19, Sanpada, Navi Mumbai. The Gift Deed has been registered on 19.11.2019.

The Corporation has taken note of the transfer of lease hold rights to the New Licensee/ Donee 1) SHOBHA R. GULATI (100.0000 %) by way of Gift Deed.

Kindly note that the terms and conditions of the Agreement to Sell/ Deed of Apartment dated 19.11.2019, shall remain unchanged and shall be binding on the new Licensee / Donee.

Thanking You

Yours Sincerely,
RAHUL PRAKASH
GOURKHEDE
Asst. Estate Officer/Estate Officer



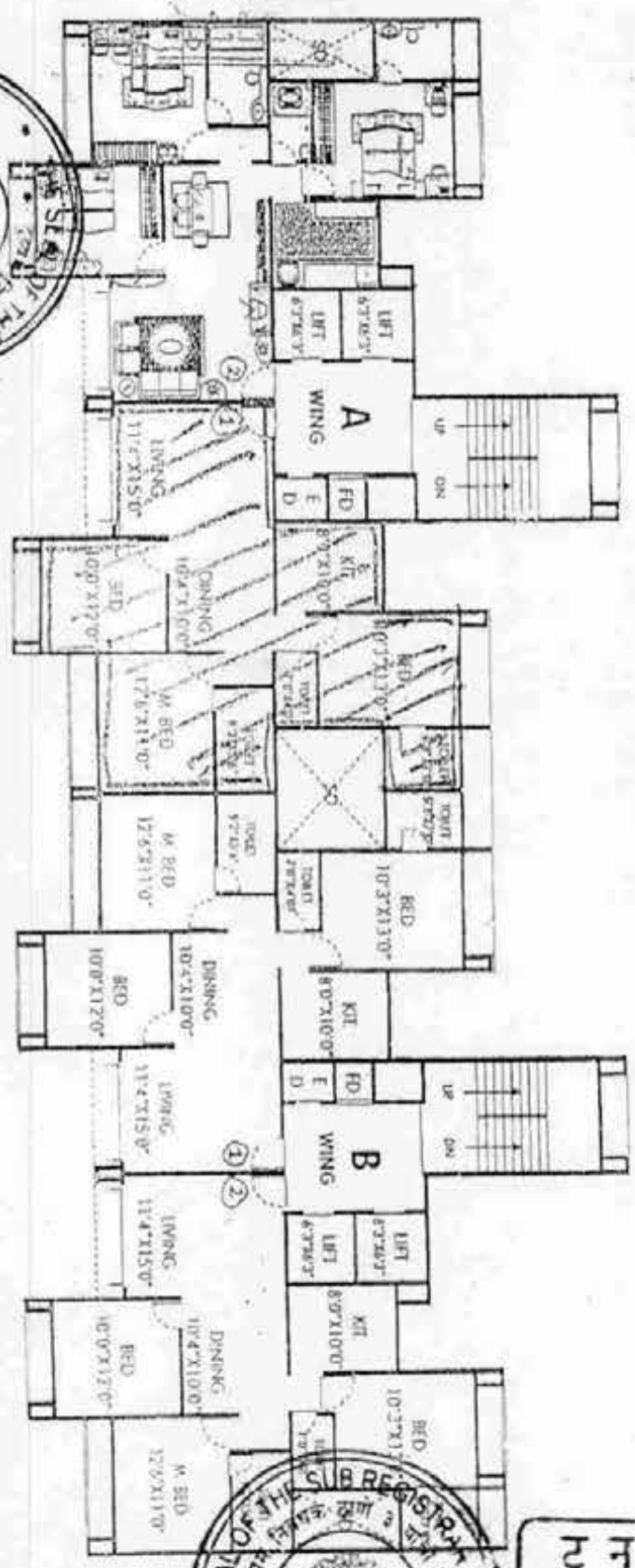
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१४८४० / २०२२
२६ / ३५

SECTOR 19

Handwritten signature



277-3
2000/9880/2000
26/20



TYPICAL FLOOR PLAN

ROBOSU RESIDENTIAL COMPLEX ON PLOT No. 2, SECTOR 19, PALM BEACH ROAD, NAVI MUMBAI

Flat No. 1501 in A wing on 5th floor



277-3
2000/9880/2000
20/34

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHOBHA RAJESH GULATI

BALRAJ SETHI

15/02/1967
Permanent Account Number
AERPG7069N

S. Gulati
Signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

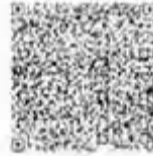
समाकलन क्रम / Enrollment No 148940700/08574

To
शोभा राजेश गुलाटी
Shobha Rajesh Gulati
W/O. Rajesh Gulati
Mahaveer Arwal, Flat No. A-11601 / 1502
Plot No. 2
Palm Beach Road Sector 79, Sarapada
Navi Mumbai
Sripada Thane Thane
Maharashtra 400705
9324903357

Ref: 1839 / 191 / 103468 / 103531 / H



S8402715690-H



आपका आधार क्रमांक / Your Aadhaar No. :

2614 6566 5585

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

शोभा राजेश गुलाटी
Shobha Rajesh Gulati
जन्म तिथि : DOB: 15/02/1967
महिला / Female



ट न न - ३
दस्तावेज नं. 98080/2022
24/34

2614 6566 5585

मेरा आधार, मेरी पहचान

S. Gulati



नोंदणी क्रमांक/Enrolment No.: 1460/23650/06645

Savita Ramdas Gavhane (सविता रामदास गव्हाणे)
SHREE GAJANAN DARSHAN CO OP HOUSING
SOCIETY LTD, E 5 FLAT NO 3-1, NEAR SEVENTH
DAY SCHOOL, SECTOR 7 SANPADA, Navi Mumbai,
Thane,
Maharashtra - 400705

सूचना

- आधार ओळखीचे प्रमाण आहे. नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेन्टीकेशन द्वारे प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

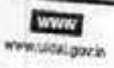
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

तुमचा आधार क्रमांक/ Your Aadhaar No.:

5397 2402 9445



माझे आधार, माझी ओळख



Digitally signed by Unique Identification Authority of India
Date: 2016.05.19 13:25:49 IST

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



सविता रामदास गव्हाणे
Savita Ramdas Gavhane
जन्म तारीख/ DOB: 27/02/1982
महिला / FEMALE

पत्ता:

श्रीगजानन दर्शन को ओ होसिंग
सोसाइटी लिमिटेड, ई 5
फ्लॉट नो 3-1, निएर सेव्थ
डे स्कूल, सेक्टर 7
नवी मुंबई, ठाणे
महाराष्ट्र - 400705

Address:

SHREE GAJANAN DARSHAN CO
OP HOUSING SOCIETY LTD, E 5
FLAT NO 3-1, NEAR SEVENTH
DAY SCHOOL, SECTOR 7
SANPADA, Navi Mumbai, Thane,
Maharashtra - 400705

5397 2402 9445



टनन-३
१४८४०/२०२२
२८/३५

आयकर विभाग
INCOME TAX DEPARTMENT
SAVITA GAVHANE
YASHWANT BABURAO NIGHOT
27/02/1982
Permanent Account Number
ASFFPG4236P
S. R. Gavhane
Signature

भारत सरकार
GOVT OF INDIA

S.R. Gavhane



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



नॉदणी क्रमांक/Enrolment No.: 1460/23650/06647

Ramdas Uttamrao Gavhane (रामदास उत्तमराव गव्हाणे)
SHREE GAJANAN DARSHAN CO OP HOUSING
SOCIETY LTD, E 5 FLAT NO 3-1, NEAR SEVENTH
DAY SCHOOL, SECTOR 7, Navi Mumbai, Thane,
Maharashtra - 400705

तुमचा आधार क्रमांक/ Your Aadhaar No.:

2880 2754 2819



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अथिन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

माझे आधार, माझी ओळख



1287

help@uidai.gov.in

www.uidai.gov.in

Digitally signed by Unique Identification Authority of India
Date: 2018.05.19 13:43:22 IST

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



रामदास उत्तमराव गव्हाणे
Ramdas Uttamrao Gavhane
जन्म तारीख/ DOB: 01/05/1979
पुरुष / MALE



2880 2754 2819



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

श्री गजानन दर्शन को ओ
होमिंग सोसाइटी लिमिटेड, ई
5 फ्लॅट नो 3-1, निगर
सेवेन्थ डे स्कूल, सेक्टर 7
नवी मुंबई, ठाणे
महाराष्ट्र - 400705

Address:

SHREE GAJANAN DARSHAN CO
OP HOUSING SOCIETY LTD, E 5
FLAT NO 3-1, NEAR SEVENTH
DAY SCHOOL, SECTOR 7, Navi
Mumbai, Thane,
Maharashtra - 400705



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30 / 34

आयकर विभाग
INCOME TAX DEPARTMENT
RAMDAS UTTAMRAO GAVHANE
UTTAMRAO BHIMAAJI GAVHANE
01/05/1979
Permanent Account Number
AGDPG9746J
Gavhane

Gavhane

Form 26QB

Your E-tax Acknowledgement Number is **AJ6145565**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee (Payee/Buyer)	ASFPG4236P	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AERPG7069N
Full Name (Masked) of the Transferee	SAVITA HAMDAS GAVHANE	Full Name (Masked) of the Transferor	SHOBHA RAJESH GULATI
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITO PAN Master	Active PAN	Status of PAN as per ITO PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	SHITU , PLOT NO 3
Flat/Door/Block No.	FLAT B-2203
Road/Street/Lane	SECTOR 19, SANPADA
City/District	NAVI MUMBAI
State	MAHARASHTRA
Pin Code	400705
Email ID	admin@shivprasadlogistics.com
Mobile No.	

Complete Address of the Property Transferor

Name of premises/Building/ Village	MAHAVIR AMRUT CHS
Flat/Door/Block No.	FLAT 1501/1502
Road/Street/Lane	SECTOR 19, SANPADA
City/District	NAVI MUMBAI
State	MAHARASHTRA
Pin Code	400705
Email ID	
Mobile No.	

Date of Agreement/Booking	11/08/2022	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	11/08/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	11/09/2022		
Payment Type	Lumpsum		

Complete Address of the Property Transferred

Type of Property	Building
Name of premises/Building/ Village	MAHAVIR AMRUT CHS
Flat/Door/Block No.	FLAT NO A-1501
Road/Street/Lane	SECTOR 19, SANPADA
City/District	NAVI MUMBAI
State	MAHARASHTRA
Pin Code	400705

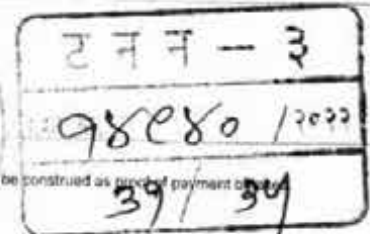
Tax Deposit Detail

Rate of TDS (in %)	1
Total Amount Paid/Credited	15150000
TDS Amount to be paid	151500
Interest	0
Fee	0
Total payment	151500.00
Value In words	One Lakh Fifty One Thousand Five Hundred Rupers and paise

Total Value of Consideration (Property Value)	15150000	Stamp Duty Value For Property	1515000
Mode of Payment	Online (Net-Banking)		
Bank Name	HOFC Bank		

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted in Tax Information Network (TIN). This cannot be construed as proof of payment of tax.



Form 26QB

Your E-tax Acknowledgement Number is **AJ6145020**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee (Payee/Buyer)	AGDPG9746J	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AERPG7089N
Full Name (Masked) of the Transferee	RAMDAS UTTAMRAO GAUHANE	Full Name (Masked) of the Transferor	SHOBHA RAJESH GULATI
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village/Kshtri, B wing, plot no	
Flat/Door/Block No.	flat B-2203
Road/Street/Lane	sector 19, sanpada
City/District	navi mumbai
State	MAHARASHTRA
Pin Code	400705
Email ID	admin@shmprasadlogistics.com
Mobile No.	

Complete Address of the Property Transferor

Name of premises/Building/ Village/mahavir anant chh bh	
Flat/Door/Block No.	flat a 1501/1502
Road/Street/Lane	plot no 2, sec 19, sanpada
City/District	navi mumbai
State	MAHARASHTRA
Pin Code	400705
Email ID	
Mobile No.	

Date of Agreement/Booking	10/08/2022	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	11/08/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	11/08/2022		
Payment Type	Lumpsum		

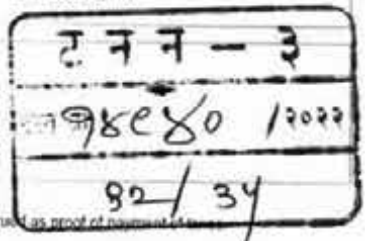
Complete Address of the Property Transferred

Type of Property	Building
Name of premises/Building/ Village-mahavir anant chh bh	
Flat/Door/Block No.	flat 1501, A Wing plot 2
Road/Street/Lane	sector 19, sanpada
City/District	navi mumbai
State	MAHARASHTRA
Pin Code	400705

Tax Deposit Detail

Rate of TDS (in %)	1
Total Amount Paid/Credited	15150000
TDS Amount to be paid	151500
Interest	0
Fee	0
Total payment	151500.00
Value in words	One Lakh Fifty One Thousand Five Hundred Rupees and paise

Total Value of Consideration (Property Value)	15150000	Stamp Duty Value For Property	
Mode of Payment	Online (Net-Banking)		
Bank Name	HDFC Bank		



Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN) and cannot be construed as proof of payment.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJESH DHARAMVIR GULATI
DHARAMVIR SANTRAM GULATI

16/08/1992

Permanent Account Number

ACAPG8956G

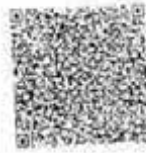
Rajesh Gulati



भारत सरकार
Unique Identification Authority of India
Government of India

नोदबिचयण क्रमांक / Enrollment No.: 1458/30913/29238

To
राजकुमार धरवी गुलाटी
Rajeshkumar Dharamvir Gulati
Manave Ashvi Flat no. A/1501/1502 Plot No. 2
Sector 19 Palm Beach RD
Navi Mumbai
Sangadi
Thane Thane
Mandakarna 400705
56200097
MD350135088PH



आपला आधार क्रमांक / Your Aadhaar No.:

8169 0277 8582

माझे आधार, माझी ओळख

Rajesh Gulati



भारत सरकार
Government of India
राजकुमार धरवी गुलाटी
Rajeshkumar Dharamvir Gulati
जन्म तारीख / DOB: 15/08/1992
पैल / Male

8169 0277 8582

माझे आधार, माझी ओळख



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३३ / ३५

आयकर विभाग
INCOME TAX DEPARTMENT
SAID RAJU DASHRATH
DASHRATH DEVBA SAID
26/05/1980
Permanent Account Number
BDKPS7620G

भारत सरकार
GOVT. OF INDIA

R.Raid

75/14940

सोमवार, 22 ऑगस्ट 2022 3:11 म.न.

दस्त गोषवारा भाग-1

दनन3

दनन क्रमांक: 14940/2022

दनन क्रमांक: दनन3 /14940/2022

वाजारा मूल्य: रु. 1,40,45,753/-

मौबदला: रु. 3,03,00,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

नोंदणी फी माफी असल्यास नपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. मह. दु. नि. दनन3 यांचे कार्यालय

पावती: 16597

पावती दिनांक: 22/08/2022

अ. क्र. 14940 वर दि.22-08-2022

मादरकरपाराने नाव: रामदास उत्तमराव गव्हाणे - -

गोती 3:05 म.न. वा. इतर केना.

नोंदणी फी

रु. 100.00

दनन टाकाळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण: 800.00

दनन इतर करणाऱ्याची मही:


Joint Sub Registrar Thane 3


Joint Sub Registrar Thane 3

दननाचा प्रकार: अभिलेखनारणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या इष्टीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या इष्टीत किंवा उप-खंड (डोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

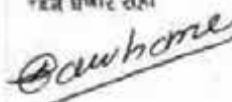
शिक्का क्र. 1 22 / 08 / 2022 03 : 05 : 53 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 22 / 08 / 2022 03 : 06 : 52 PM ची वेळ: (फी)

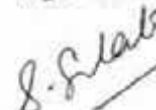
- प्रतिज्ञा पत्र -

वर दस्तऐवज नोंदणी कायदा १९०८ चिथन १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपूर्ण मजकूर विषयादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तावी शतपत्ता कायदेगैर बाबी सार्वी कायदीत विषयादक व्यक्ती संपूर्णपणे लक्षात घेतून तसेच इतर दस्तांमुळे सन्वशासक / फेडरेशन कोणत्याही कायदा / चिथन / परिपत्रक यांचे अन्वयन होत नाही.

दस्त गोषार सही


S.R. Gadhane

लिहून दपार खण


S. S. Gadhane





22/08/2022 3:13:41 PM

दस्तावेज गोपवारा भाग-2

दस्तावेज नं

34-34

दस्तावेज क्रमांक:14940/2022

दस्तावेज क्रमांक: दस्तावेज3/14940/2022

दस्तावेजाचा प्रकार :-अभिज्ञानांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रामदास उत्तमराव गळ्याणे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: मदनिका क्र -2203 वी विंग भित्तिज प्लॉट न 3 सेक्टर 19 पाम वीच रोड मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे, पिन नंबर:AGDPG9746J	लिहून घेणार वय :-43 स्वाधरी:- <i>Bawhane</i>		
2	नाव:सविता रामदास गळ्याणे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: मदनिका क्र -2203 वी विंग भित्तिज प्लॉट न 3 सेक्टर 19 पाम वीच रोड मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे, पिन नंबर:ASFPG4236P	लिहून घेणार वय :-40 स्वाधरी:- <i>S.R. Garhane</i>		
3	नाव:शोभा राजेश गुनारी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: मदनिका क्र ए 1501 /1502 प्लॉट न 2 महावीर अमृत सी एच एम लि पाम वीच रोड सेक्टर 19 मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे, पिन नंबर:AERPG7069N	लिहून घेणार वय :-55 स्वाधरी:- <i>S. Gulab</i>		

वरील दस्तावेजात करून देणार तथ्याकर्त्रीन अभिज्ञानांतरणपत्र चा दस्तावेज करून दिल्याचे कबूल करतात.

शिक्का क्र.3 ची वेळ:22 / 08 / 2022 03 : 08 : 42 PM

ओळख:-

खालील इमाम अने निवेदीत करतात की ते दस्तावेजात करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजू दशरथ मैद -- वय:42 पत्ता:नं. 7 मानपाडा नवी मुंबई पिन कोड:400705		
2	नाव:राजेश डी गुनारी -- वय:60 पत्ता:सेक्टर 19 मानपाडा नवी मुंबई पिन कोड:400705		

शिक्का क्र.4 ची वेळ:22 / 08 / 2022 03 : 09 : 55 PM

शिक्का क्र.5 ची वेळ:22 / 08 / 2022 03 : 10 : 03 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की सदर दस्तावेज
पक्षीण..... 34 पाने आहेत.

Joint Sub Registrar Thane 3

sr.	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	1201028	₹ 100	SD	ब्र नॉवला	
2	1608202202772	700	RF	1608202202772D	22/08/2022
3	MH006689124	100	RF	0006323509202223	22/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

22 माहे 8 सन 2022

14940 /2022



महाराष्ट्र MAHARASHTRA

2022

04 AUG 2022

17AA 764168



जिल्हा कोषागार कार्यालय, ठाणे
25 JUL 2022
मुद्रांक प्रमुख लिपीक / लिपीक

जोडपत्र-७
मुद्रांक विक्री नोंदवही अनुक्रमांक _____ दिनांक _____
दस्तावेजाचा प्रकार/अनुषंगिक क्रमांक _____
दस्त नोंदणी करणारा आहेत का? होय/नाही - नोंदणी होणार असल्यास
दुष्यम निर्बंधक कार्यालयाचे नाव _____ मोबदला रक्कम Rs. _____
मिळकतीचे वर्णन _____
मुद्रांक विकत घेणाऱ्याचे नाव _____
दुसऱ्या पक्षाकराचे नाव _____
हस्तो असल्यास त्याचे नाव व पत्ता _____
मुद्रांक शुल्क रक्कम रु. 100/-

LCAN
SBI
RACPC
SELVARAJ S

मुद्रांक विकत घेणाऱ्याची सही
श्री. रविन्द्र विष्णू शिंगाडे, धरवाणा वा. 13/2000, मोबा. नं. : 1201043
मुद्रांक विक्रीचे ठिकाण : सुनिता मॉडिसेक, लॉप नं. 23, प्रगत सेंटर एनेक्स
प्लॉट नं. 7, सेक्टर-1ए, सी.पी.डी, बेलगाव, नवी मुंबई. मो. 09324704124
ज्या कारणासाठी ज्याची मुद्रांक खरेदी केली त्याचे त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 8 महिन्यात कायदेशीर अंतर्गत 2019

S.R. Gavhane

Gavhane

Mr.RAMDAS UTTAMRAO GAVHANE & Mrs.SAVITA
GAVHANE,
SHREE GAJANAN CO OP HSG SOCIETY, E - 5 FLAT NO 3-1
NR SEVENTH DAY SCHOOL, SECTOR 7 NAVI MUMBAI
THANE-400001

Date :

To,
The Asst. General Manager,
STATE BANK OF INDIA,
RASMECCC-PANVEL,
CBD Belapur

Dear Sir,

**UNDERTAKING CUM DECLARATION FOR SUBMISSION OF
CIDCO MORTGAGE NOC BY**

With reference to the Home Loan sanctioned to me / us we hereby undertake to submit following documents by . Pending submission of this document we request you to please disburse the loan sanctioned to us.

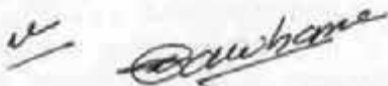
1. CIDCO MORTGAGE NOC BY

In case said documents in favor of the Bank are not submitted by us as by for any reasons penal interest (compounded on monthly basis) will be recovered @ 2%p.a. (over and above the applicable interest rate) for the delayed period on the entire outstanding.

Further, I/We also agree I/We shall abide by the terms and conditions of the sanction of the loan to me/us as mentioned in the arrangement letter/sanction letter which forms part of loan agreements and also to the rules for such loans which are now in force and also those which may be altered, revised, amended, added from time to time by the Bank/the Reserve Bank of India/Central Government/State Government.

The undertakings, authority and agreements herein contained shall be irrevocable so long as I/we continue to be liable to the Bank in the said loan account.

Yours faithfully,



(Mr.RAMDAS UTTAMRAO GAVHANE)

S.R.Gavhane

(Mrs.SAVITA GAVHANE)

12



महाराष्ट्र MAHARASHTRA

2022

04 AUG 2022

17AA 764167



जिल्हा कोषागार कार्यालय, अण्ण
25 JUL 2022
मुद्रांक शुल्क निधीक / निधीक

जाहणक-7 ०६८१५ दिनांक
 देखावा प्रकार/अनुषंगिक क्रमांक _____
 मुद्रा नोंदणी करणार आहेत का? होय/नाही **LCAN**
 मुख्य निबंधक कार्यालयाचे नाव _____ मोहदला रक्कम Rs. _____
 मिळवणीचे वर्ग _____
 मुद्रांक विकत घेण्याच्यावे नाव _____
 मुसन्मा पक्षकाराचे नाव _____
 इसे असल्यास त्याचे नाव व पत्ता _____
 मुद्रांक शुल्क रक्कम Rs. **1000**

SBI
RACPC

SELVARAJ, S

मुद्रांक विकत घेण्याच्यासाठी सही
 श्री. रविन्द शिबू शिंदे, परधाना क्र. 13/2000, मलिन प.क्र. : 1201043
 मुद्रांक विभागाचे ठिकाण : बुकिंग सचिवालय, लॉप नं. 23, प्रभात सेंटर एनेक्स
 फ्लॉट नं. 7, रोड-1ए, सी.पी.डी, बेलापूर, नागरी मुंबई नं. 09324704124
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 मुद्रांक खरेदी केल्यापासून 5 महिन्यांत वापणी कोठ्यावरक आण

@rwhome

S.R. Garhane

Mr.RAMDAS UTTAMRAO GAVHANE & Mrs.SAVITA
GAVHANE,
SHREE GAJANAN CO OP HSG SOCIETY, E - 5 FLAT NO 3-1
NR SEVENTH DAY SCHOOL, SECTOR 7 NAVI MUMBAI
THANE-400001
Date :

To,
The Asst. General Manager,
STATE BANK OF INDIA,
RASMECCC-PANVEL,
CBD Belapur

Dear Sir,

**UNDERTAKING CUM DECLARATION FOR SUBMISSION OF
CIDCO TRANSFER NOC BY**

With reference to the Home Loan sanctioned to me / us we hereby undertake to submit following documents
by . Pending submission of this document we request you to please disburse the loan sanctioned to
us.

1. CIDCO TRANSFER NOC BY

In case said documents in favor of the Bank are not submitted by us as by for any reasons penal
interest (compounded on monthly basis) will be recovered @ 2%p.a. (over and above the applicable interest
rate) for the delayed period on the entire outstanding.

Further, I/We also agree I/We shall abide by the terms and conditions of the sanction of the loan to me/us as
mentioned in the arrangement letter/sanction letter which forms part of loan agreements and also to the rules
for such loans which are now in force and also those which may be altered, revised, amended, added from time
to time by the Bank/the Reserve Bank of India/Central Government/State Government.

The undertakings, authority and agreements herein contained shall be irrevocable so long as I/we continue to
be liable to the Bank in the said loan account.

one
Yours faithfully,

Ramdas
(Mr.RAMDAS UTTAMRAO GAVHANE)

S.R.Gavhane
(Mrs.SAVITA GAVHANE)



Friday, June 10, 2005

4:37:09 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3904

मावाचे नाव सानपाडी

दिनांक 10/06/2005

दस्ताऐवजाचा अनुक्रमांक टनन6 - 03884 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:- राजेश धर्मवीर गुलाटी

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	640.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)		
एकूण	रु.	30640.00

आपणास हा दस्त अंदाजे 4:51PM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 6

बाजार मुल्य: 1384000 रु. मोबदला: 3863000रु.

भरलेले मुद्रांक शुल्क: 177000 रु.

देयकाचा प्रकार : चलनाने,

चलन क्रमांक: 6019; रक्कम: 30000 रु.; दिनांक: 10/06/2005

Rajesh Gulati

ये.का.मु.-२०,००,०००-१०-२००३-पीएच.वि(पाच)७२० (निळा)

नमुना म.को.नि.६

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,

(नियम ११२ पहा)

महाराष्ट्र राज्य

चलन क्रमांक

DDO-1075

CBO

या ठिकाणाच्या

कोषागारात / उपकोषागारात

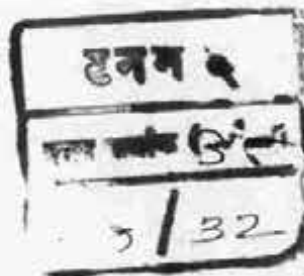
भारतीय स्टेट बँकेमध्ये भारतीय रिझर्व बँकेमध्ये

भरण्यात आलेल्या रोख रकमेचे चलन

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकाऱ्याने किंवा कोषागाराने भरावयाचे	कोषागाराने / उपकोषागाराने/ भारतीय रिझर्व बँकेने/ भारतीय स्टेट बँकेने/ हैद्राबाद स्टेट बँकेने भरावयाचे
जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव/ पदनाम आणि पत्ता Mr. Rajesh Gulati as Shobha R. Gulati 1501 Mahavir Amrut-Sector-19 Sampal New Bombay	लेख्यांचे वर्गीकरण विभाग : नोंदणी व मुद्रांक विभाग प्रदानशीर्ष : ००३० मुद्रांक व नोंदणी फी उपप्रदानशीर्ष : ०३ नोंदणी फी	रक्कम मिळाली रूपये (आकड्यांत) <u>30,000/-</u> रूपये (अक्षरी) <u>Thirty Thousand only</u>
भरणा करण्यासंबंधीच्या प्राधिकारपत्रचा तपशील आणि भरणा करण्याचा उद्देश दस्तऐवज नोंदणी फी	गौणशीर्ष : १०४ दस्तऐवजांच्या नोंदणीसाठी फी सर्वसाधारण वसुली संगणक संकेतांक : 0 0 3 0 0 1 5 2 0 0	कोषापाल: लेखापाल: STATE BANK OF INDIA Konkan Bhavan Branch BSR Code: 6010487 10 JUN 2005 Sr. No. 4000 CASH RECEIVED
भरणा केलेली रक्कम <u>रूपये 30,000/-</u> (अक्षरी) रूपये <u>Thirty Thousand only</u>	बरोबर आहे, पैसे स्वीकारावे व पावती द्यावी.	कोषागार/ उपकोषागार अधिकार बँकेच्या व्यवस्थापक
भरणा करणाराची स्वाक्षरी दिनांक <u>10/05/05</u>	दिनांक : <u>10/05/05</u>	दिनांक

येथे कोषागारात / बँकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याचा रबरी शिक्का ठसवावा.

(कृपया मागे पहा)



DELIVERED

फि. रि. नमुना क्र. १) (Fin. R. Form No. 1)

76272
118

सर्वसा. ११३ मई.
Gen 113 me.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NOI. TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... Vashi दिनांक/Date..... 3.11.2015..... 1.
यांच्याकडून/

Received from..... Rajesh Gawali

₹/Rs..... 17,7000 रुपये/Rupess. One lac seven thousand
two hundred only याकरिता मिळाले.

on account of.....

रोखपान वा लेखापाल
Cashier or Accountant



[Signature]
(सही/Signature)
(पदनाम/Designation)

उत्तर ३
एल. क्र. ५६-१४०७
2/32

(a)

क्र. 118 B One lac sewante seven thousand only.

व्यक्त्या व्यक्तीचे नाव... Rajesh Gulati

पत्ता Vashi

हस्ताक्षर

पावली क्र. 0085320

नं. 3014104

PROPER OFFICER
SUB-REGISTRAR
THANE-3 (VASHI)



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Navi Mumbai, on this 30th day of may 2005 BETWEEN M/s. ABHISH EK

ENTERPRISES a Partnership firm duly registered under Indian Partnership Act 1932, Permanent Account No. AATFA8641E having its registered office at 108, Agarwal Corner, Plot No. 21, Sector No. 21, Nerul, Navi Mumbai, hereinafter referred to as "the DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors/ successor in title and/or its assigns) of the One Part And

Shri/Smt. RAJESH DHARAMVIR GULATI
SHOBHA RAJESH GULATI

having Permanent Account No. _____

adult of the Indian Inhabitant, residing at FATNO 202,
AKshardham, Plot No 86, Sector 10 A
VASHI, Navi Mumbai

hereinafter referred to as " the PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the Other Part.

दस्तावेज क्र. 3/32

(Signature)

Rajesh Gulati
S. Gulati

OFFICE OF THE SUB-REGISTRAR
VASHI, DIST.- THANE
MAH/CCRA/02/YEAR - 2000

श्री 7427 SPECIAL REGISTER
126454 DEPUTIVE MAY 30 2005
R. 0177000 PB 0102
INDIA STAMP DUTY MAHARASHTRA

AND WHEREAS :-

- 1) The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called "**the Corporation**") is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers vested under Subsection (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").
- 2) The state Government in pursuant to section 113(A) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and disposal.
- 3) By an Agreement to Lease dated **17TH DECEMBER, 2003** made at CBD Navi Mumbai, between the Corporation of the One Part and **M/s. ABHISHEK ENTERPRISES** therein referred to as "the Licensee" of the Other Part, (hereinafter for the sake of brevity referred to as "said Agreement") the Corporation agreed to grant Lease to the said Licensee, of plot of land known as **Plot No. 2, in Sector No.19, admeasuring 4496.59 Sq.mtrs.** for Residential purpose at **SANPADA, Navi Mumbai** and by a Supplementary Agreement dated **08-September-2004** executed between M/s. CIDCO Ltd. & M/s. ABHISHEK ENTERPRISES thereafter has allotted the additional area of **1959.30 sq.mtrs.** adjacent to the plot No. 2, Sector No. 19, Sanpada, Navi Mumbai (hereinafter for the sake of brevity referred to as "the said Plot" more particularly described in the schedule written hereunder and thereunder, for a consideration and subject to the terms and conditions as contained in the said Agreement.
- 4) In pursuance of the said Lease Agreement, the Corporation handed over the possession of the said plot to the Licensee to enable them to construct the building on the said plot for Residential purpose.
- 5) In pursuance of the said Lease Agreement, the DEVELOPERS are fully entitled to develop the said plot and to construct the building thereon for Residential purpose in accordance with the said Agreement and sell the units thereon to the prospective purchasers.

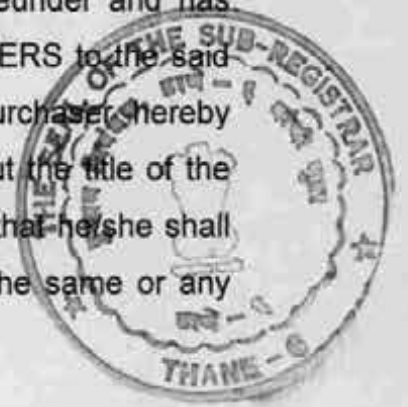


दुनन ३
३/३२
४/३२

By *[Signature]*

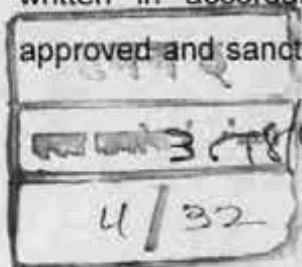
Refers to file
S. Hulati

- 6) The plans, designs and specifications for constructing the building on the said plot are approved by the Corporation and other connected authorities in respect thereof.
- 7) The Navi Mumbai Municipal Corporation by its Development Permission-cum-Commencement Certificate No. NMMC/TPD/BP/Case A-1800/1173/04 dated 16/04/2004 and by amended on dated 30/11/2004 having reference No. NMMC/TPD/BP/CASE No. A-1800/3932/04 granted its permission to commence the construction work on the said plot subject to the terms and conditions as contained therein. It has been proposed to construct Stilt on the Ground floor & Residential flats on the Upper floors.
- 8) The Building being constructed on the Plot shall be known as **"MAHAVIR AMRUT"**.
- 9) The purchaser demanded from the DEVELOPERS and the DEVELOPERS have given to the purchaser inspection of all the documents of title relating to the said property and the plans, designs and specifications prepared by the Architect **M/s. DESIGNO** of the DEVELOPERS and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale and Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rule made thereunder and has satisfied himself/herself about the title of the DEVELOPERS to the said property and his right to develop the same. The purchaser hereby declares that he/she has satisfied himself / herself about the title of the DEVELOPERS to the said property / plot and declares that he/she shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.



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

1. The DEVELOPERS shall construct for the time being a building on the said property more particularly described in the Schedule hereunder written in accordance with the plans, designs and specifications approved and sanctioned by the said Corporation and which have seen



Respectfully
S. Bhatia

X.	On Commencement of 13 th & 14 th Slab	Rs. 1,54,000/-
XI.	On Commencement of 15 th & 16 th Slab	Rs. 1,54,000/-
XII.	On Commencement of 17 th & 18 th Slab	Rs. 1,54,000/-
XIII.	On Commencement of 19 th & 20 th Slab	Rs. 1,54,000/-
XIV.	On Commencement of 21 st & 22 nd Slab	Rs. 1,54,000/-
XV.	On Commencement of Brickwork	Rs. 77,000/-
XVI.	On Commencement of Inner plaster	Rs. 77,000/-
XVII.	On commencement of Outer plaster	Rs. 77,000/-
XVIII.	On Commencement of Plumbing	Rs. 77,000/-
XIX.	On Commencement of Flooring/ Tiling	Rs. 77,000/-
XX.	On Commencement of Doors/ Windows	Rs. 77,000/-
XXI.	On Commencement of Electrical Conducting	Rs. 77,000/-
XIX.	On Commencement of Clubhouse structure	Rs. 77,000/-
XX	On Commencement of Lift Installation works	Rs. 77,000/-
XXI	On Possession	Rs. 77,000/-

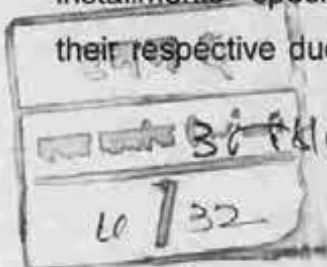
4. The aforesaid payments are mentioned in the Payment Schedule, shall be made within ten days of the notice sent in writing by the DEVELOPERS to the purchaser to be given as hereinafter mentioned. The payments shall be made due on an average basis of works being carried out and not on a particular flat's stage of construction.

5. The notice referred in the proceeding clause will be served by the DEVELOPERS to the purchaser under postal services / Courier at the address specified below and such notice so served shall be sufficient discharge by the DEVELOPERS. For this purpose the name and address of the purchaser shall be set out below:-

Shri/Smt. Rajesh Dharamvir Eulahi
 Add: Shobha. Rajesh Eulahi
202, Aishardham, Plot No 86,
Sector 10 A, Vashi
Mumbai



6. On the purchaser committing default in payment of each of the installments specified in the Payment Schedule as annexed hereto on their respective due dates (time being the essence of the contract) due

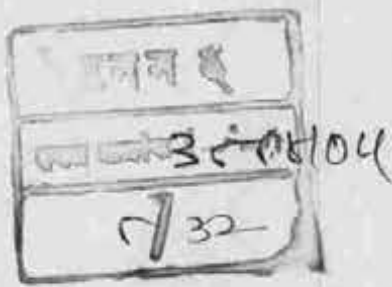
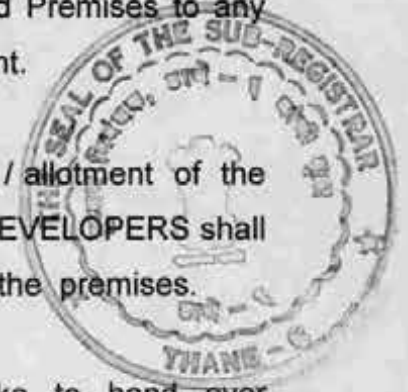


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S. Eulahi

and payable by the Purchaser to the DEVELOPERS under this Agreement (including his proportionate share of taxes levied or to be levied by the concerned authorities and on the Purchases committing breach of any of the terms and conditions herein contained, the DEVELOPERS shall be entitled to terminate this Agreement with his own option, in which event the 20% of the total lump-sum agreed price; which has been paid by the Purchaser shall stand forfeited. The DEVELOPERS shall, however on such termination refund to the Purchaser the balance amount without any interest, if any after deducting the delayed payment charges & any losses from the amounts which may till then have been paid by the Purchaser to the DEVELOPERS, and on termination thereof the DEVELOPERS shall be at liberty to dispose off and sell the said premises to such person or persons at such price as the DEVELOPERS may in his absolute discretion think fit and the Purchaser shall not be entitle to question such sale or to claim any amount whatsoever from the DEVELOPERS.

7. Without prejudice to his other rights under these presents and/or in low, the Purchaser shall be liable to pay to the DEVELOPERS interest @24% per annum on all the amount due and payable by the Purchaser to the DEVELOPERS if such amount remains unpaid for the ten days or more after becoming due. If more than one or more installments are not paid by the Purchaser in time as per clause 5 herein above, the DEVELOPERS shall be at his liberty to sell and dispose off the said Premises to any persons or person under clause No. 8 of this Agreement.
8. If any event, the Purchaser desires to cancel booking / allotment of the premises made in favor of the Purchaser, the DEVELOPERS shall not be bound to cancel the booking/allotment of the premises.
9. The DEVELOPERS hereby agrees and undertake to hand over possession of the said Premises as per CIDCO and or N.M.M.C. rules and regulations.



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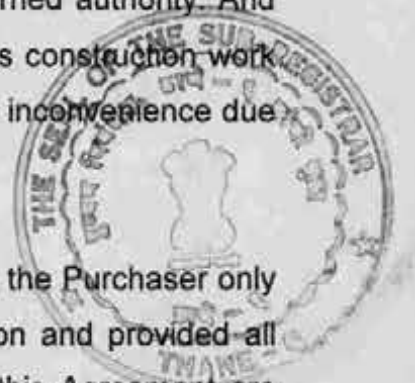
*Refused
S. Gulati*

- 10 Provided that the DEVELOPERS shall be entitled to reasonable extension of time for giving delivery of said premises, if the completion of the building in which of the said premises is to be situated is delayed on account of:
- Non-availability or steep rise in prices of steels, cements and other building materials, water or electric supply.
 - War, Civil Commotion, strike, labor dispute or any act of God and / or any other natural calamity and any other cause beyond the control of the DEVELOPERS.
 - Any notice, order, rule notification of the government and / or other public or Competent Authority.
 - Non payment of the amounts by the Purchasers on due dates and as per Schedule of payment.
- 11 The DEVELOPERS shall not be also liable for any loss, damages, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO or any other local authority concerned causing delay in giving / supplying permanent water connection or such other services connections necessary for using / occupying the said premises.
12. The Purchaser hereby agrees to take the possession of the unit on Part Occupancy or Full Occupancy Certificate from concerned authority. And shall not raise any Objection and / or claim on futures construction work to be carried out on the same plot and shall be of the inconvenience due to the same.
13. Possession of the said premises shall be delivered to the Purchaser only after the building is ready for the use and occupation and provided all amounts due and payable by the Purchaser under this Agreement are paid to the DEVELOPERS in full. The Purchaser shall take possession of the said premises within seven days of the DEVELOPERS giving notice in writing to the Purchaser intimating that said premises is ready for use and occupation.



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14. If the Car Parking Space under the stilt area, Podium area and open area which shall not be the common area is available then the DEVELOPERS shall consider to allot the same to the any unit members of the building at or for the price as decided by the DEVELOPERS. The Purchaser shall not object for the same.
15. The DEVELOPERS shall in respect of any amount unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said premises agree to be acquired by the Purchaser.
16. Upon delivery of possession, the Purchaser shall be entitle to the use and occupy the said premises without hindrance but without any further claim at any time as to the workmanship or quality of materials used in the said premise. The DEVELOPERS shall hand-over to the purchaser the said premises that has been purchased by the purchaser after the DEVELOPERS obtained the completion or occupancy certificates or No Objection Certificate from the Corporation.
17. The purchaser shall not use the said premises for any purpose other than the purpose for which it is allowed by the said Corporation, DEVELOPERS and other Authorities.
18. The purchaser hereby agrees to take the permission from the DEVELOPERS / Developer or the Society (in case of Society Registered) and take No Objection Letter while letting their unit to sub-let, give on Leave and License or Caretaker basis.
19. Commencing a week after notice is given by the DEVELOPERS to the purchaser that the said premises is ready for the use and occupation, the purchaser shall be liable to bear and pay all taxes and charges including electricity, property tax, water charges, maintenance charges in respect of the said premises.
20. The purchaser shall before delivery of possession for the said premises, pay to the DEVELOPERS the charges towards A) The following

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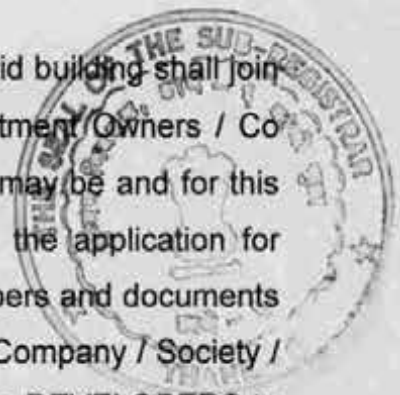
Miscellaneous expenses in addition to the lump sum price agreed :-
 Electric & water connection, Electric transformer & Cable laying charges,
 Legal fees, Development charges, Municipal taxes, Property taxes,
 Society formation charges, Share Money & Entrance Fees, Drainage
 Connection charges, Cess Charges & Other Charges. B) In addition to the
 above car parking charges as allotted shall be payable by the purchaser
 of the flat to the DEVELOPERS. C) The maintenance charges on the
 basis of ADHOC in advance for 12 months to the Developers.

21. In case of steep rise in the cost price of Steels and Cements, the
 DEVELOPERS is liable to take escalation charges towards the same from
 the Purchasers and hereby the purchaser agrees to pay the same.
22. The fixtures fittings and amenities to be provided by the DEVELOPERS in
 the said premises are those as follows here to and the purchaser has
 satisfied himself/ herself about the same.
- Vitrified tiles in all rooms.
 - Granite top kitchen platform with 2 ft. height, glazed dado tiles.
 - Waterproof doors for bathroom and W.C.
 - Full glazed tiles in bathroom and toilet & upto 4 ft. tiles in W. C.
 - Concealed Plumbing & Electric Piping.
 - Aluminum sliding windows.
 - Marble frames on bathroom -doors.
 - Internal flats painted with OBD.
24. The purchaser along with other purchasers in the said building shall join
 in forming and registering the Association of Apartment Owners / Co
 operative Housing Society / Company as the case may be and for this
 purpose also from time to time sign and execute the application for
 registration and / or membership / and or other papers and documents
 necessary for the formation and registration of the Company / Society /
 Association as the case may be so as to enable the DEVELOPERS to
 register the organization of the unit purchasers under the said Act
 and Rules made thereunder.
25. The purchaser shall bear all the expenses towards stamp duty for the
 above unit, payable to Govt. of Maharashtra on rates prescribed in
 stamp Act demanded from time to time and or as demanded by the Sub

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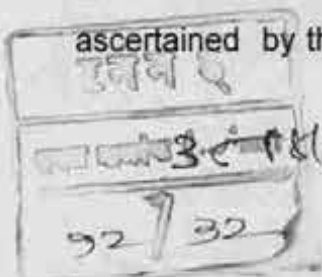
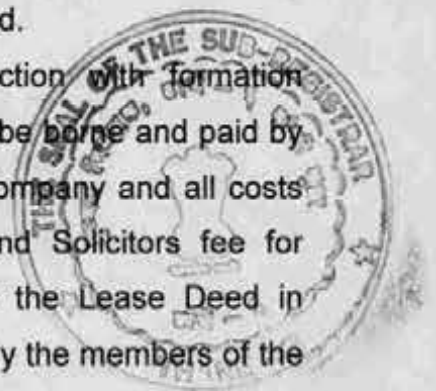
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-Registrar of Assurance. The purchaser shall also bear the registration charges towards the above unit. In case of non payment of stamp duty and registration charges in full or part the purchaser shall be solely responsible for the same and shall bear all the penalties etc. The purchaser indemnifies the DEVELOPERS and shall not hold the DEVELOPERS responsible for the same.

26. The DEVELOPERS shall get a Deed of conveyance to be executed by the said Corporation in favor of the Association/ Society/Company as the case may be in respect of the said property and the building erected thereon from the date DEVELOPERS have received payment for all the premises and sold and handed over possession of the premises to the respective purchasers which ever is later; PROVIDED THAT the DEVELOPERS have been paid and have received full consideration and all additional & miscellaneous charges amount payable by all the premises holders. The association / society/company shall jointly with all the members shall bear the stamp duty & registration charges towards the Agreement to Lease, Lease – Deed & documents to be entered with CIDCO Ltd as and when applicable.
27. The DEVELOPERS will lodge this Agreement for registration the DEVELOPERS will attend the office of the Sub-Register of Assurances and admit execution thereof after the purchaser informs the DEVELOPERS the number under which it is lodged.
28. All costs, charges and expenses in connection with formation registration of the said as the case may be shall be borne and paid by the members of the said Association /Society/Company and all costs charges and expenses including Advocates and Solicitors fee for preparing and engrossing this Agreement and the Lease Deed in respect of this property shall be borne and paid by the members of the said Association/ Society/Company as the case may be.
29. Commencing a week after the notice in writing is given by the DEVELOPERS to the purchaser that the said premises is ready for use and occupation, the purchaser shall pay within ten days to the DEVELOPERS towards the proportionate share which may be ascertained by the DEVELOPERS of (a) the municipal rates, charges



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and taxes including collector's charges and all other out goings that may from time to time be levied on or incurred in respect of the said property (b) the charges for the maintenance and management of the said building including wages and salaries of watchmen, sweeper, bill collector and accountant (d) electricity charges of common lights, meter pumps shall be on the ad-hoc basis and the purchaser shall be liable to pay actual proportionate taxes and out goings. However the DEVELOPERS shall be entitled to deduct there from and appropriate to himself any amount that may be due and payable by the purchaser to the DEVELOPERS. The purchaser undertakes to pay such provisional monthly contribution and such proportionate share of out goings regularly on the 5th day of each and every month in advance.

30. After the Company/ Society /Association as the case may be are formed, the purchase shall pay his contribution /out goings directly to the said Company/ Society/Association.

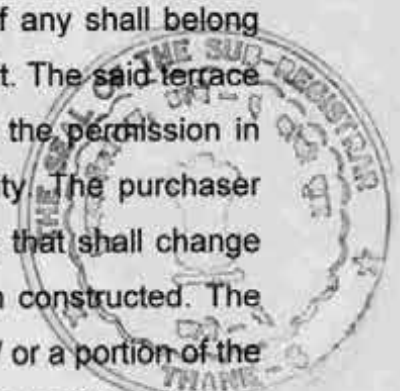
31. The DEVELOPERS shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building. The DEVELOPERS shall, however, bear and pay the Municipal Taxes and the dues of CIDCO / NMMC for the same.

32. IT IS ALSO UNDERSTOOD AND AGREED BETWEEN THE PARTIES hereto that the terrace space adjacent to the flat, if any shall belong exclusively to the respective purchaser of the flat/ unit. The said terrace flat/ unit shall not be enclosed by the purchaser till the permission in writing is obtained from the concerned local authority. The purchaser shall not put any temporary chajja's, sheets, awning that shall change the aesthetic look and elevation of the building then constructed. The Developers also reserve the rights to allot a part and / or a portion of the top terrace floor level to the individual flat purchasers of the highest floor. This part and / or portion of the terrace allotted with a separate and individual access shall be a sole property of the flat purchaser of the highest floor and other purchasers shall not object for the same individually and / or collectively as an association and / or a society formed.

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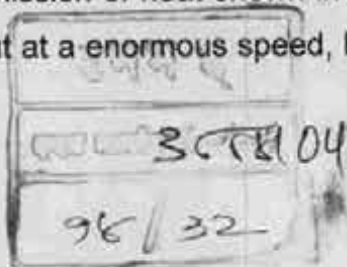
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33. The purchaser both hereby covenant with the DEVELOPERS as follows:-

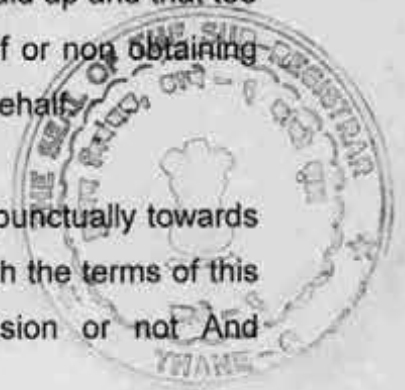
- a) To maintain the said premises at purchase's own cost in good tenable repair and condition from the date of possession of the said premises is taken and shall not do or suffered to be done anything in or to the building in which the said premises is situated.
- b) Not to demolish or cause to be demolished the said premises or any part of thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the elevation and outside color scheme of the building and shall keep the wall partition walls drains pipes in the said premises and appurtenances there to in good and tenable repair and condition and in particular, so as to support to shelter and protect and other part of the building and shall not chisel or any other manner cause damage the columns, beams, walls, slab, RCC pannels or other structural members in the said premises with out prior return permission of the DEVELOPERS or the said Company/Society /Association.
- c) The purchaser shall not let, sub-let, transfer, as sign or part with said premises or interest or benefit under this Agreement or part with possession of the said premises until all dues payable by the purchaser to the DEVELOPERS under this agreement are fully paid up and that too only if the purchaser has not been guilty or breach of or non obtaining the consent in writing from the DEVELOPERS in this behalf.
- d) The purchaser shall pay and contribute regularly and punctually towards taxes, expenses or other out goings in accordance with the terms of this Agreement irrespective of him taking the possession or not And irrespective of him staying or not.

34 .It is hereby agreed by the Purchaser that the Hydrolysis process of cement continues for a longer period of two years and the strength of cement increases. This process is exothermic in nature resulting in emission of heat shown in the form of cracks. The construction is carried out at a enormous speed, hence the given time required for settlement of



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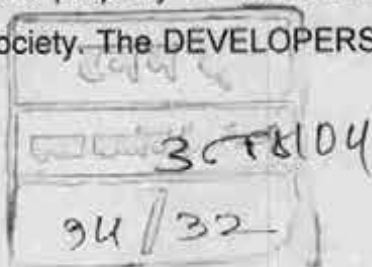
Rajesh Kumar
S. Gulati



Brickwork due to self load is very insufficient and plastering work is carried out before that period thereafter the RCC Beam / Column joints with brickwork gets exposed and are seen as cracks. The normal period required after brickwork is minimum of twelve months. Seeing financial expenses occurred to the Purchasers by booking during under construction; speedy construction gets the first priority. The red bricks manufactured by earthen clay along with cement also under goes expansion and contraction in different seasons of the year initially for one year after completion of work. This also leads to minor cracks in any portion of the wall. Again the process for repairing this is timely crack filling and repairing. The final solution for all types of cracks occurred is to do painting and filling jobs after two years of possession. The solutions are to be carried out at Purchasers own cost and expenses.

- 35 The DEVELOPERS shall have the right to make addition and / or alterations and raise or put up additional structures as may be permitted by the CIDCO Ltd. / NMMC. It is expressly agreed that the DEVELOPERS alone shall be entitled to any F.S.I. and or Global F.S.I. which may become available in respect of the said property and/or T.D.R. of any other property available in any manner whatsoever at any time hereafter by virtue of any change in the law or by virtue of any amendment in the law applicable or any notification or order passed by the Government of Maharashtra or the union of India or the Corporation or any other public or private body or authority, as the case may be, and the Purchaser/s further confirm/s that the DEVELOPERS shall be entitled to utilize the said F.S.I. by constructing additional Building or Buildings or floor/s or tenements or structures on the said plot and said Property as the DEVELOPERS may desire without any interruption dispute or objection by the Purchaser/s or any Co-operative Society, or any other body or organization of prospective Purchasers of the premises in the said Building of Complex in any manner whatsoever.

36. The Common top terrace of the building shall always remain and be the sole property of the DEVELOPERS before & after registration of the society. The DEVELOPERS shall have the discretionary rights to use the



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Rajesh Fuladi
S. Fuladi

terrace area for renting out the space in part & whole to any non resident party of the building for any purpose such as installation of Antennas & distribution towers, Display of sign boards, billboards, hoardings and advertisement and for any other purpose. The purchasers in individual, collectively and as association of society shall not object for the same and shall not ask for any compensations and /or revenues towards the use of same. And shall allow the respective party and their representatives the access to the top terrace areas for services & maintenance of their equipments.

Amity

*Rajesh Kumar
S. Gulati*



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SCHEDULE OF PROPERTY

ALL THAT piece or parcel of land known as Plot No. 2, admeasuring 4496.59 sq.mtrs. respectively situated in Sector No.19, at Sanpada, Navi Mumbai, within the jurisdiction of Registration District Thane and Registration Sub-district Vashi, Taluka Thane and District Thane and Bounded as under:-

Towards the North by :- Plot no 1
 Towards the South by :- Plot No. 3
 Towards the East by :- High-tension electric supply line
 Towards the West by :- 15.00 mtrs. wide Road

Flat No. 1501 in A wing on Fifteenth Floor.

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

SIGNED SEALED AND DELIVERED

by the withnamed DEVELOPERS

M/s. Abhishek Enterprises

Shri-Ashok B. Chhajer

In the presence of

1. Sameer Golapkar Sau

SIGNED SEALED AND DELIVERED

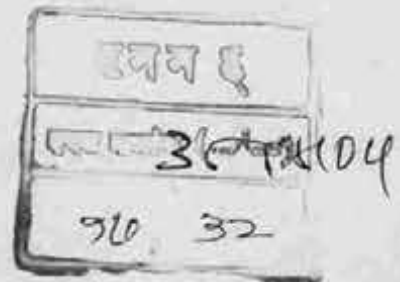
By the withnamed PURCHASER

Shri/Smt. Rajesh. D. Gurah

Shobha. R. Gurah

In the presence of

1.



RECEIPT

RECEIVED of and from the purchaser as within named, the sum of
Rs. 100000 /- (Rupees One lac _____
_____ Only) being the
Earnest money deposit towards the sale of Flat No. 1501 in A wing
on Fifteenth Floor on or before execution of these presents, paid by him /
her to me.

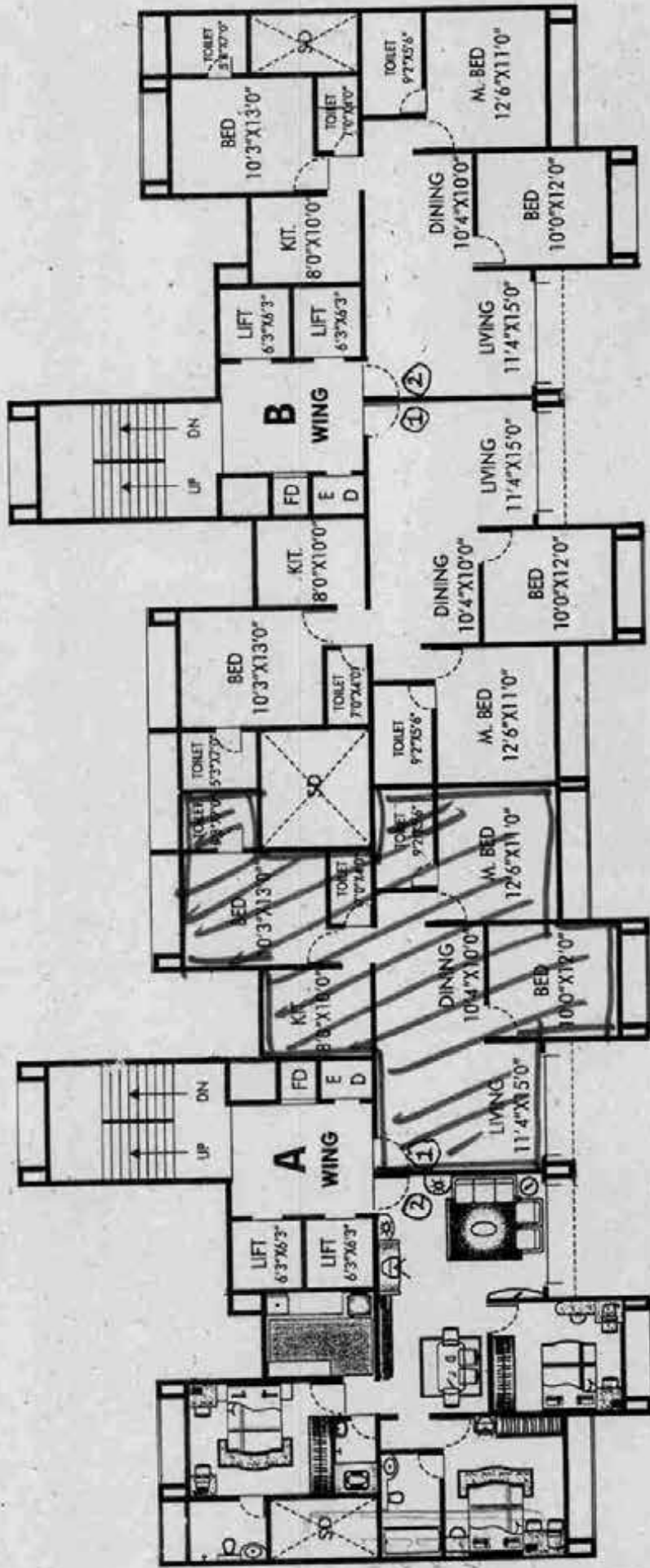
I / WE SAY RECEIVED



DEVELOPERS



उत्तर ६
१०/३२
१०/३२



Flat No. 150L in A wing on Fifth Floor

TYPICAL FLOOR PLAN



PROPOSED RESIDENTIAL COMPLEX ON PLOT No.2, SECTOR-19, PALM BEACH ROAD, NAVI MUMBAI



Rajesh Kumar
L. Gulati

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9E/32



**नवी मुंबई
महानगरपालिका**

**Navi Mumbai
Municipal Corporation**

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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

जा.क्र./नमुंमपा/नरवि/वा.प./प्र.क्र.-९/१०००/३९३२/०८
दिनांक :- ३०/११/२००८

श्री,

निसस अभिवेक एन्टरप्रायझेस

भुखंड क्र. २, सेक्टर १९, सानपाडा, नवी मुंबई.

नस्ती क्र.-नमुंमपा/वि.प्र.क्र.- ११५/२००८

प्रकरण क्र. ९ १०००

विषय :- भुखंड क्र. २, सेक्टर १९, सानपाडा, नवी मुंबई या जागेत

निवासी कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.- २५/१०/२००८ रोजीचा अर्ज.

महोदय,

भुखंड क्र. २, सेक्टर १९, सानपाडा, नवी मुंबई या जागेत निवासी कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधील पत्रान्वये प्राप्त झालेला आहे. संदर्भांमधील जागेत निवासी वापरासाठी सुधारित बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी सोडित आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणे केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आडळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/नक्काधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आडळल्यास संबंधितांवर कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भुखंड सखल भागामध्ये असल्यास जमिनीची पातळी (Ground Level) भरणी करून उंच करावी. जमिनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही. अशी भुखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणेच करण्यात यावे. बांधकामामध्ये फेरफार अथवा यादीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल याची कृपया नोंद घ्यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दूरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

आपला
३.३.२

सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

- १) डिझाईनो, वास्तुविशारद
७०८, जे. के. चॅम्बर्स, सेक्टर १७, वारी.
- २) उप-आयुक्त-उपकर, नमुंमपा, कॉपर खैरण
- ३) उप करनिधिसक व संकलक, नमुंमपा.
- ४) उप आयुक्त (अतिक्रमण), नमुंमपा.
- ५) विभाग अधिकारी, नमुंमपा, तुमें



“जन्म असो वा मरण अधिकृत नोंदणीकरण”



NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO: NMMC/TPD/BP/CASE No. A 1800 / 3932/04

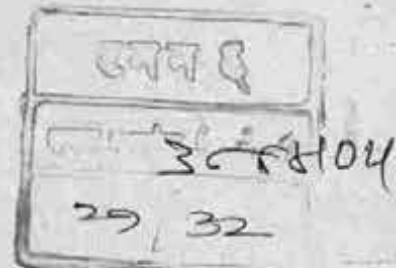
DATE - 30/11/2004

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Abhishek Enterprises On Plot No. 2, Sector 19, Sanpada, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

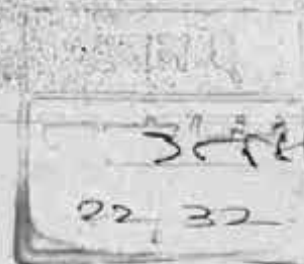
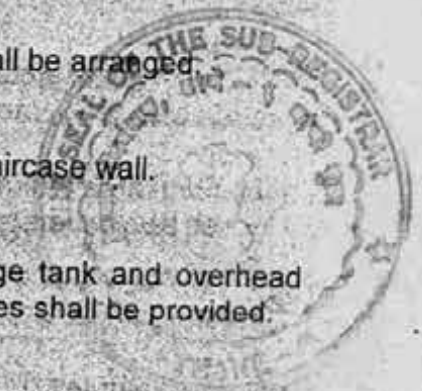
Total Built Up Area = R - 6441.36M² F.S.I. = 1.00
(Residential)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICANT SHALL :
 - a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.



- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 115900/- S.D. Rs. 129118/- for Mosquito Prevention, S.D. Rs. 129118/- for debris & S.D. Rs. 32500/- for Tree Planation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before 16/12/2008 as per conditions mentioned in CIDCO agreement dt. 17/12/2003 and must be applied for O.C. with all concerned NOC.
- 24) This approval supersedes all the previous approval approved by this office. You are requested to return the previous approved drawings for record & cancellation.
- 25) The Owner and the Architect are fully responsible for any ownership, area and boundary disputes. In case of any disputes Navi Mumbai Municipal Corporation will not be responsible.

3.3-1



Assistant Director of Town Planning
Navi Mumbai Municipal Corporation

3932
30/11/04
23/32

orig

K.V.REDDY. Advocate, High court.

Date: 10.12.2004

TITLE CERTIFICATE

PLOT.NO.2, SECTOR-19, SANPADA NODE, NAVI MUMBAI

I have examined the title of M/s Abhishek Enterprises in respect of the Plot.No.2, Sector-19, Sanpada Node, Navi Mumbai from the following documents namely Agreement to Lease dt.17.12.03 and Supplementary Agreement dtd.08/09/04 between CIDCO and M/s. Abhishek Enterprises having its office at 108, Agarwal Corner, Plot no. 21, Sector – 21, Nerul, Navi Mumbai – 400 706.

That the City and Industrial Development Corporation of Maharashtra Ltd., is a company within the meaning of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal, 2nd floor, Nariman Point , Mumbai-400 021.

That the CIDCO has been declared as a New Town Development Authority under the provisions of Sub-Section 3-A of section 113 of (Maharashtra Regional and Town Planning Act 1966) (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as " The said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its powers for the area designated as site for the New Town under Sub-Section (i) of section 113 of the said Act.

That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of section 113 of the said Act.

That by virtue of being the Development Authority, the CIDCO has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested in it accordance with the proposal approved by the state Government under the said Act.

That M/s. Abhishek Enterprises had made an application dated 12/06/2003 and requested the CIDCO to grant on lease a piece or parcel of land so acquired and



December 11, 2004

Page 2

vested in the corporation by the said Government. The CIDCO has consented to grant leasehold rights in respect of plot no.2 admeasuring 4496.59 Sq. Mtrs in Sector - 19, Sanpada Node, Navi Mumbai for the purpose of construction of buildings for residential purposes.


That by virtue of the supplementary Agreement mentioned above M/s. Abhishek Enterprises was granted the leasehold rights in respect of plot admeasuring 1959.30 Sq. Mtrs adjacent to plot no.2 and thus permitted M/s. Abhishek Enterprises to utilize the FSI of the adjacent plot in the construction of residential buildings on plot no. 2. The NMMC had also issued commencement certificate dated 30/11/2004 bearing no. NMMC/TPD/BP/CASE No.A-1800/3932/04 in favour of M/s. Abhishek Enterprises by which M/s. Abhishek Enterprises was granted permission under section 45 (1) (iii) of the Maharashtra Regional and Town Planning Act 1966 and Section 253 and 254 of Bombay Provisional Municipal Corporation Act, 1949. By virtue of the aforesaid two agreements, M/s. Abhishek Enterprises is entitled to construct residential building with a total built-up area of R-6441.36 M² with FSI 1.

The said plot is non-agricultural plot and same is designated for construction of residential building and therefore M/s. Abhishek Enterprises are not required to obtain non-agricultural permission.

That Navi Mumbai Municipal Corporation had approved the plans for construction of residential building on plot no.2, Sector - 19, Sanpada Node, Navi Mumbai. That M/s. Abhishek Enterprises had made an application for exemption U/s 20 of the Urban land (Ceiling & Regulation) Act, 1976. That the CIDCO vide its letter No.465 dated.31.12.2003 had granted an ULC exemption to M/s. Abhishek Enterprises in respect of Plot. No. 2, Sec-19, Sanpada, Navi Mumbai.

I perused the 1) Agreement to Lease dated 17/12/2003 2) Supplementary Agreement dated 08/09/2004 3) Commencement Certificate dated 30/11/2004 and on the basis of the same, I hereby certify that M/s. Abhishek Enterprises having their office at 108, Agarwal Corner, Plot no. 21, Sector - 21, Nerul, Navi Mumbai - 400 706 are well and sufficiently entitled to develop the said plot no.2, Sector - 19, Sanpada Node, Navi Mumbai by constructing residential building thereon, subject to the terms and conditions laid down by the Navi Mumbai Municipal Corporation for its members and sell residential units in the said building to the prospective purchasers and they have a clear and marketable title in respect of said plot which is free from all encumbrances.

Dated this 11th day of December 2004.

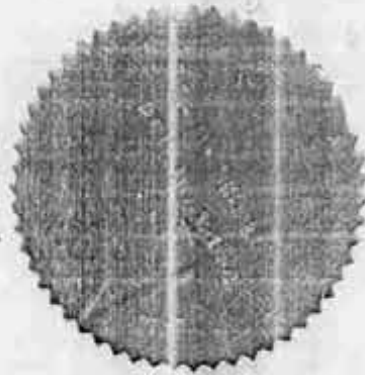

K.V.REDDY
Advocate, High Court

D-267, First floor, Vashi Plaza, Sec-17, Vashi, Navi Mumbai-400 705



Pramet Shal
Officer
ICICI Bank

R.0000100/-PB5252
INDIA STAMP DUTY MAHARASHTRA



प्रतिज्ञापत्र

श्री. भवरलाल बी. छाजर व अशोक बी. छाजर, रा. नेरूळ, नवी मुंबई सत्यप्रतिज्ञेक
प्रतिज्ञापत्र आज दिनांक 5/01/2004 लिहून देतो श्री. Ashok B. Chhajer
वय रा. Plot No-21, Sector-21, Nerul
यांनी मला खालील मिळकतीचा दस्तावेज दुय्यम निबंधक टाणे-
यांच्या कार्यालयात नोंदणी कामी दिनांक रोजी कुलमुखत्यार पत्र लिहून दिलेले
आहे.

दस्ता प्रकार

Agreement for Sale

दस्तातील मोबदला

38,63,000/-

लिहून घेणार

Shri. Rajesh D. Gulati

लिहून देणार

मे. अभिषेक एन्टरप्रायजेस तर्फे भागीदार श्री. भवरलाल बी. छाजर
व अशोक बी. छाजर कु. मु. विजय र्थी सुतार

याचाचें नव

- महावि साधना, फ्लॉट नं. १८ई, १८एफ, १८जी,
सेक्टर-१४, सानपडा, नवी मुंबई
- महावीर अमृत, प्लॉट नं.२, सेक्टर-११
सानपडा, नवी मुंबई

कृतीचे वर्ग

प्लॉट नं. 1501

विंग



घरोल मिळकत तो लिहून देणार यांच्या मालकीची आहे याची मी खात्री केली आहे. मला
कुलमुखत्यार पत्र लिहून देणारे अद्याप हयात असून ते अस्तित्वात आहे व वं लेखी आहे. या मिळकतीचा
अन्यप्रकारे रद्द केले नाही. सदरचे मालक यांच्यातील मिळकतीसंबंधी वादना यांच्या
नव्या मालकात न्यायप्रसिद्ध नाही. सत्यप्रतिज्ञेक लिहून दिले आहे. पुढील माहिती खरा असून ती खाटे
निवाल्यास होणाऱ्या परिणामाची मला पूर्ण माहिती आहे. या मिळकतीच्या कारवाईस मी पात्र राहिले हे
लिहून दिले आहे.

दस्ता
Rajesh D. Gulati
26/32

समज

महा



दिनांक :

ATTESTED BY ME

G. H. SHUKLA
NOTARY GR. MUMBAI

4 MAY 2005

TRUE COPY
ATTESTED BY ME
AVINASH P. W. DGAONKAR
ADVOCATE HIGH COURT
MUMBAI

100Rs.



17 DEC 2003

दिकीचे ठिकाण :- भे. महावीर इस्टेट एजन्सी
'सुभ्य' प्लॉट नं.-६, सॉय नं. २, सेक्टर - २१, नेरुल,
परी मुंबई - ४०० ७०६, दुरधनी - २७७०८७७१

अ. क्र. ... १३९२ ... किं. क्र.
नांव ... *Abhishek Enterprises* ...
हस्त ... *Vijay* ...

S. K. Kulkarni
श्री. रंजिता सुकुमार किवंदार
मुद्रांक विक्रेता, सा. नं. २३/०३



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:
We, Mr. BHANWARLAL V. CHHAJER & Mr. ASHOK B. CHHAJER Citizen of India, Partner of M/s. ABHISHEK ENTERPRISES, having its office at 108, 1st Floor, Agarwal Corner, Plot No.21, Sector No.21, Nerul, Navi Mumbai - 400 706 SEND GREETINGS:

WHEREAS We are the Partner of M/s. ABHISHEK ENTERPRISES a Partnership Firm having its business activities of developing various plots of land and constructing Residential and Commercial buildings in Navi Mumbai, Thane and Raigad District of Maharashtra state for selling to Individuals, Institutions, Companies and Corporate bodies.

WHEREAS at present there are several plots being developed and building construction activities are in progress for selling to public by the said M/s. ABHISHEK ENTERPRISES.

Abhishek *Bhanwar*

367104
200/32

AND WHEREAS by virtue of our being the Partner of the said M/s. ABHISHEK ENTERPRISES; We are required to enter into Agreements with the Parties buying various residential and commercial premises.

AND WHEREAS on account of our being the active partner, we are required to be at the sites and the office for financial and administrative functions and therefore unable to present myself before various Govt. Officers including the Sub-Registrar of Assurances of Vashi, CBD Belapur & Kopar Khairane for registering the Agreements in respect of Sale of Residential and Commercial premises sold to the customers and for reasons of convenience. It is necessary that I should appoint an attorney and confirm upon him the powers herein after stated :-



NOW THESE PRESENTS WITNESS and We, the said Mr. BHANWARLAL V. CHHAJER & Mr. ASHOK B. CHHAJER Partner of M/s. ABHISHEK ENTERPRISES on my behalf and on behalf of M/s. ABHISHEK ENTERPRISES do hereby nominate, constitute and appoint Mr. VIJAY B. SUTAR, Adult residing at Village - Room No. 14, Amar Bhavan, Vashi Gaon, Near Aaditya Communication Centre, Vashi, Navi Mumbai - 400 705 to be my true and lawful attorney for me and on my behalf of my firm M/s. ABHISHEK ENTERPRISES to do or cause to be done all or say the following acts, deeds, matters and things that is to say :-

- 1) To lodge the documents and to sign before Sub-Registrar of Assurances Vashi, CBD Belapur & Kopar Khairane for Registration of Agreements to Sale of Flats / Shops / Offices / Units entered between the prospective buyer and M/s. ABHISHEK ENTERPRISES on my behalf.

The Agreements to Sale documents shall be duly signed by the Partners of M/s. ABHISHEK ENTERPRISES only and the Power of Attorney is for specific use of Registration of such Agreements before the Sub-Registrar of Assurances of Vashi, CBD Belapur & Kopar Khairane.

- 3) This Power of Attorney is revocable at any time on willingness of M/s. ABHISHEK ENTERPRISES and its Partners.

Above power is given in respect of:

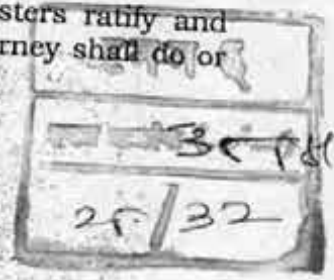
- 1) Mahavir Sadhana, Plot No. 18-E, 18-F & 18-G, Sector No. 14, Sanpada, Navi Mumbai.
- 2) Mahavir Amrut, Plot No. 2, Sector No. 19, Sanpada, Navi Mumbai.

AND I hereby for myself, my executors and administrators ratify and confirm and agree to ratify and confirm whatsoever my attorney shall do or purport to do by virtue of these presents.



[Handwritten signature]

[Handwritten signature]



Specimen Signature of our Attorney is as given there under:

B. Sutar

Mr. VIJAY B. SUTAR



IN WITNESS WHEREOF WE have set and subscribed our hands on this 29 day of Dec 2003.

Signed sealed and delivered by and with named.
For M/s. ABHISHEK ENTERPRISES

Partner

1. Bhanwarlal V. Chhajer

2. Ashok B. Chhajer

In the presence of

Apriy

Bhhanwarlal V. Chhajer
Ashok B. Chhajer



Bhhanwarlal V. Chhajer



A. G. Jadhav
22/12/2003

A. G. Jadhav
B.A.L.S.
High Court Advocate &
NOTARY
No. 0:7, Sector 1, Vashi, Navi Mumbai
Office Phone No. 782 60 28



दस्तावेज
क्रमांक 3/104
20/32



10/06/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

टनन6

दस्त क्र 3884/2005







39132

4:39:33 pm

टाणे 6

दस्त क्रमांक : 3884/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उसा
1	<p>नाम - राजेश धर्मवीर गुलाटी</p> <p>पत्ता घर/फ्लॅट नं. 202 अक्षरघान प्लॉट नं86</p> <p>गल्ली/रस्ता :-</p> <p>ईमारतीचे नाव :-</p> <p>ईमारत नं. :-</p> <p>पेट/वसाहत :-</p> <p>शहर/गाव. से।। ए. भाशी</p> <p>तालुका :-</p> <p>पिन :-</p> <p>पॅन नम्बर: ए सी</p>	<p>लिहून घेणार</p> <p>वय 43</p> <p>सही</p> <p><i>Rajesh Gulati</i></p>	 <p>32157 - 69374</p>	
2	<p>नाम - शोभा राजेश गुलाटी</p> <p>पत्ता घर/फ्लॅट नं. :-</p> <p>गल्ली/रस्ता :-</p> <p>ईमारतीचे नाव :-</p> <p>ईमारत नं. :-</p> <p>पेट/वसाहत :-</p> <p>शहर/गाव. :-</p> <p>तालुका :-</p> <p>पिन :-</p> <p>पॅन नम्बर: ए ई अर पि जि 7089 एन</p>	<p>लिहून घेणार</p> <p>वय 37</p> <p>सही</p> <p><i>S. Gulati</i></p>	 <p>32157 - 69375</p>	
3	<p>नाम - मे अभिषेक एन्टरप्रायझेस तर्फे</p> <p>पार्टनर भवरलाल छाजर तर्फे कु.मु. विजय</p> <p>सुतार हे.क.ज. देसाय (एएजेएफे 8541 ई)</p> <p>पत्ता घर/फ्लॅट नं. :-</p> <p>गल्ली/रस्ता :-</p> <p>ईमारतीचे नाव :-</p> <p>ई</p>	<p>लिहून घेणार</p> <p>वय 25</p> <p>सही</p> <p><i>V. Desai</i></p>		





दस्त गोषवारा भाग - 2

टनन6

दस्त क्रमांक (3884/2005)

32132

दस्त क्र. [टनन6-3884-2005] चा गोषवारा
बाजार मुल्य : 1384000 मोबदला 3863000 भरलेले मुद्रांक शुल्क : 177000

पावती क्र.: 3904 दिनांक: 10/06/2005
पावतीचे वर्णन
नाव: - - राजेश धर्मवीर गुलाटी

दस्त हजर केल्याचा दिनांक : 10/06/2005 04:34 PM

निष्पादनाचा दिनांक : 30/05/2005

दस्त हजर करणा-याची सही :

Report of...

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

30640: एकूण

दस्ताचा प्रकार : 25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/06/2005 04:34 PM

शिक्का क्र. 2 ची वेळ : (फी) 10/06/2005 04:37 PM

शिक्का क्र. 3 ची वेळ : (कपुली) 10/06/2005 04:38 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 10/06/2005 04:39 PM

मु. निबंधकाची सही, ठाणे 6

दस्त नोंद केल्याचा दिनांक : 10/06/2005 04:39 PM

ओळख :

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

1) -- भरत जाधव ,घर/फ्लॅट नं: 217 , 2 रा मजला,

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: से19 वाशी

तालुका: -

पिन: -

2) -- नितेश मधुकर पाटिल ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पुस्तक क्रमांक..... 3884 च्या
..... नोंदला

(... ना. धिवरे)
दुय्यम निबंधक ठाणे - 6,
तारीख 30 माहे 6 सन 2005

मु. निबंधकाची सही
ठाणे 6

प्रमाणित करण्यात येते या
दस्तामहये एकूण 32 पाने आहेत

दुय्यम निबंधक ठाणे - 6



75/18046

पावती

Original/Duplicate

Tuesday, November 19, 2019

नोंदणी क्र. :39म

2:01 PM

Regn.:39M

पावती क्र.: 20629 दिनांक: 19/11/2019

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन3-18046-2019

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: शोभा राजेश गुलाठी - -

नोंदणी फी	रु. 200.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	

एकूण:	रु. 600.00
-------	------------

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:09 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3
साह सुब्यम निबंधक ठाणे ३
ठाणे क्र. ३

बाजार मूल्य: रु.5373319 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 54000/-

1) देयकाचा प्रकार: eChallan रकम: रु.200/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH008483587201920E दिनांक: 19/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 400/-

S. Gulati



20/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 18046/2019

नोंदणी :

Regn 63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5373319
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र-25/251, सदनिका नं. ए - 1501, 15 वा मजला, महावीर अमृत को.ओप.ही.सोसायटी, प्लॉट नं. 2, सेक्टर 19, सानपाडा, नवी मुंबई. क्षेत्रफळ - 92.60 चौ.मी. कारपेट एरिया पैकी 50% अविभाज्य हिस्सा. ((Plot Number : 2 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 92.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेश धर्मवीर गुलाटी - . वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी लि., प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ACAPG8999G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शोभा राजेश गुलाठी - - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी लि., प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2019
(10) दस्त नोंदणी केल्याचा दिनांक	20/11/2019
(11) अनुक्रमांक, खंड व पृष्ठ	18046/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	54000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201911153833	15 November 2019,03:59:32 PM			
मूल्यांकनाचे वर्ष	2019				
जिल्हा	ठाणे				
मुख्य विभाग	तासुका ठाणे गावाचे नाव : सानपाडा (नवी मुंबई महानगरपालिका)				
उप मुख्य विभाग	25/251-सानपाडा नोड सेक्टर क्रं. 19				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
56700	109900	130200	154900	130200	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	55.56 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय -	11 to 20 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.109900/-
उद्दवाहन सुविधा .	आहे	मजला .	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
		= (109900 * (80 / 100)) * 110 / 100			
		= Rs.96712/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 96712 * 55.56			
		= Rs.5373318.72/-			
एकत्रित अंतिम मूल्य		- मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतचा गळीचे मूल्य + वटेल गळीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य - बंदिस बालकनी			
		= A + B + C + D + E + F + G + H + I			
		= 5373318.72 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.5373318.72/-			

Home Print



टनन - ३
दस्त क्र. २०४६/२०१९
१/२०



टनन - ३
दस्ता क्र. ८०४६/२०१९
२/२०



CHALLAN
MTR Form Number-6



GRN	MH008483587201920E	BARCODE			Date	19/11/2019-11:19:35	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)				
Location	THANE			Full Name	SHOBHA RAJESH GULATI			
Year	2019-2020 One Time			Flat/Block No.	FLAT NO. A-1501, 15TH FLOOR.			
Account Head Details	Amount In Rs.			Premises/Building	MAHAVEER AMRUT CHSL, PLOT NO. 2			
0030046401 Stamp Duty	54000.00			Road/Street	SECTOR 19, SANPADA, NAVI MUMBAI			
0030063301 Registration Fee	200.00			Area/Locality	SECTOR 19, SANPADA, NAVI MUMBAI			
				Town/City/District				
				PIN	4 0 0 7 0 5			
				Remarks (If Any)	PAN: PG8999G-Second Party Name: RAJESH DHARAMVEER GULATI Marketval=5374000 दस्तावेज नं 1084/2019 3/10 Fifty Four Thousand Two Hundred Rupees Only			
Total	54,200.00			Words	Fifty Four Thousand Two Hundred Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332019111911287	240851593				
Cheque/DD No.	Bank Date	RBI Date	19/11/2019-11:22:01	Not Verified with RBI				
Name of Bank	Bank-Branch	IDBI BANK						
Name of Branch	Scroll No. , Date	Not Verified with Scroll						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9122622334
सदर चलान कोषल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाती लागू आहे. नोंदणी न करावयाच्या दस्तावेजाती सदर चलान लागू नाही.

Rajesh Gulati

S. Gulati



ट न न - ३
१७४९/२०००
४ / २०

GIFT DEED

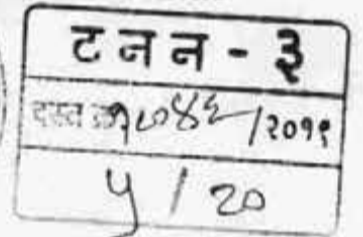
THIS DEED OF GIFT is made Navi Mumbai, Dist - Thane on this 19th day of November, 2019 BETWEEN **MR. RAJESH DHARAMVEER GULATI**, Adult, Indian inhabitant residing at Flat No. A-1501, M/s. Mahavir Amrut Co-operative Housing Society Ltd., Plot No.2, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai- 400 705 hereinafter called "**THE DONOR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs executors administrators) OF THE **ONE PART**:

AND

MRS. SHOBHA RAJESH GULATI, Adult, Indian inhabitant residing at Flat No. A-1501, M/s. Mahavir Amrut Co-operative Housing Society Ltd., Plot No.2, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai- 400 705 hereinafter called "**THE DONEE**" (which expression shall unless it be repugnant to the context or meaning thereof include her heirs executors administrators) of the **OTHER PART**.

WHEREAS

- A) The Donor is the husband of the Donee.
- B) The Donor and Donee had by Agreement dated 30th May, 2005 jointly acquired Flat No. A-1501 and consequently became joint members of Mahavir Amrut Co-operative Housing Society Ltd and are holding five shares bearing nos 141 to 145 under Share Certificate No. 29 and, therefore, are jointly seized and possessed off and well and sufficiently entitled to the said flat bearing Flat No. A-1501 admeasuring 92.60 sq.mts carpet area on the 15th floor of the Mahavir Amrut Co-operative Housing Society, lying being and situate at Plot No.2, Sector 19, Sanpada, Navi Mumbai (hereinafter referred to as "the said Flat"). Hereto annexed and marked *Annexures - "A" & "B"* are the copies of the Agreement dated 30th May, 2005 and the Share Certificate No. 29.
- C) The Donor hereby voluntarily and gratuitously (without consideration) transfers his 50% rights, title and interest in the said flat so also his rights/interest evinced by the Share Certificate No. 29.



Rajesh Gulati

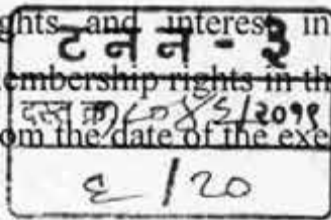
S. Gulati

D) The Donee hereby accepts the voluntary and gratuitous transfer of the 50% rights titles and interest of the Donor in the said flat and the Share Certificate No. 29.

E) The Donor executes this Gift Deed to evince the voluntary and gratuitous transfer of his 50% rights, title and interest Share Certificate No. 29, which is also being simultaneously executed by the Donee to signify the acceptance of such transfer.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS: -

1. The Parties hereto intend to treat the Recital Clauses set out supra as the integral part of this Deed for all purposes including for the true and correct interpretation of the intent and propose hereof.
2. The Donor hereby voluntarily and gratuitously transfers onto the Donee by way of gift his 50% rights, title and interest in the flat bearing Flat No. A-1501 admeasuring 92.60 sq.mts carpet area on the 15th floor of the Mahavir Amrut Co-operative Housing Society, lying being and situate at Plot No.2, Sector 19, Sanpada, Navi Mumbai more particularly described in the schedule hereunder written and in the five shares bearing nos 141 to 145 under Share Certificate No. 29 and the membership rights in the Mahavir Amrut Co-operative Housing Society Limited, along with furnitures, fixtures, appurtenance, common area et al.
3. The Donee hereby accepts the voluntary and gratuitous transfer of the 50% rights titles and interest of the Donor in the said flat along with furnitures, fixtures, appurtenance, common area et al so also the rights and interest in Share Certificate No. 29 together with membership rights in the said Society made by the Donor with effect from the date of the execution of this Deed.

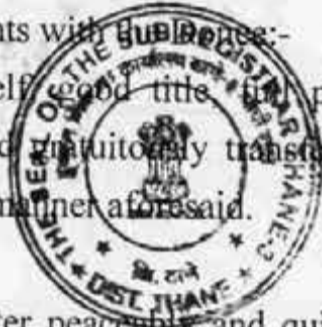


The Donor, voluntarily and gratuitously, doth hereby grant and transfer by way of gift the said 50% rights titles and interest of the Donor in the said flat along with furnitures, fixtures, appurtenance, common area et al so also the rights and interest in Share Certificate No. 29 together with membership rights in the said Society made by

Rajeshwari

S. Gulati

5. the Donor TOGETHER WITH all the rights, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor, TO HAVE AND TO HOLD the same unto and to the use of the Donee absolutely and forever but the Donee shall be liable to the payment of maintenance charges, all taxes, rates, assessments, dues and duties now and hereafter chargeable, to the said Society, Government/Authorities.
6. The Donee shall bear the necessary outgoings in respect of the said flat from the date hereof and the necessary expenses for the transfer of the said flats in the records of the Society and the records of Government/Municipal authorities and also the expenses for the stamp duty and registration of the present deed.
7. AND the Donor doth hereby covenants with the Donee:-
- That the Donor now has in himself good title, full power and absolute authority to voluntarily and gratuitously transfer the said flat and the said shares as gift in the manner aforesaid.
 - The Donee may at all times hereafter peaceably and quietly enter upon and occupy, possess and enjoy the said flat and every part thereof along with furnitures, fixtures, appurtenance, common area et al so also the rights and interest in Share Certificate No. 29 together with membership rights in the said Society and receive the rents and profits thereof for her own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the Donor.
 - That the said flat and the said shares are free and clear of encumbrances of any nature whatsoever and that the Donee hereby acquires clear and marketable title thereto.
 - AND FURTHER THAT THE donor and all persons having or lawfully claiming any estate or interest whatsoever to the said flat and the said shares or thereunder or in trust for the Donor or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereinafter at the request and cost of the Donee do and execute or cause to be done and executed



द्वयन - ३
दिनांक: २०/०४/२०१९
७/२०

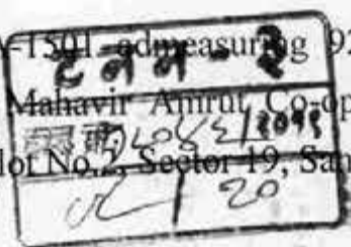
Respectfully

S. Soudal

all such further and other acts, deeds, things and assurances in law whatsoever for better and more perfectly assuring the said flat and the said shares to the use of the Donee in the manner aforesaid as by the Donee, her heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

IN WITNESS WHEREOF the parties hereto (by way of acceptance of the said gift) have hereunder set and subscribed their respective hands on the day and the year first hereinabove written.

THE SCHEDULE OF THE PREMISES



A-1501 admeasuring 92.60 sq.mts carpet area on the 15th floor located in Mahavir Amrut Co-operative Housing Society, lying being and situate at Plot No. 2, Sector 19, Sanpada, Navi Mumbai .

SIGNED AND DELIVERED)

by the within named "DONOR")

MR. RAJESH DHARAMVEER GULATI)

in presence of)

1) Kachare M. D.)

2) Bhalchandra S. S.)

Rajesh Gulati



SIGNED AND DELIVERED)

by the within named "DONEE")

MRS. SHOBHA RAJESH GULATI)

in presence of)

1) Kachare M. D.)

2) Bhalchandra S. S.)

S. Gulati



MAHAVIR AMRUT

CO-OPERATIVE HOUSING SOCIETY
(Registered under the Maharashtra Co-operative Societies Act 1960)
Registration No. NBOM/CIDCO/HSG(OH) 227/2008
Plot No. 02, Sector - 19, Palm Beach Road, Sanpada, Navi Mumbai - 400 705



टनन - ३
रस्त क्र २०४६/२०१९
२/२०

Share Certificate

Authorised Share Capital of Rs.1,00,000/- divided into 2,000 Shares each of Rs.50/- only
Member's Register No. 29 Share Certificate No. 29

THIS IS TO CERTIFY THAT Shri/Smt/Mrs. RAJESH D. GULATI AND
SMT. SHOBHA RAJESH GULATI
owner of Flat No. A-1501 is/are the Registered Holder/s of 5 fully paid up shares of
Rs.50/- (Rupees FIFTY) each Numbered from 141 to 145 both
inclusive in Mahavir Amrut Co-Operative Housing Society Limited, Plot No. 02, Sector-19, Palm Beach
Road, Sanpada, Navi Mumbai - 400 705 of subject to the Bye-Laws of the said Society.

GIVEN under the Common Seal of the said Society this 20th day of MARCH 2009.

for Mahavir Amrut Co-Operative Housing Society Limited

Chairman

Hon. Secretary

Member of M. C.



MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	Names of Transferee's	Sr. No. in the Share Register at which the transfer of shares held by the transferer are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded	Authorised Signatory Chairman / Secretary / Member of MC
1.					
2.					
3.					
4.					
5.					



टनन - ३
 क्र. १७४६/३०१९
 १२/२०

Note : No transfer of shares will be registered unless accompanied by this certificate

3884336
19-11-2019

सूची क्र.2

दुय्यम निबंधक : ठाणे 6

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

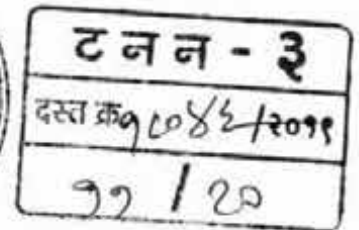
दस्त क्रमांक : 3884/2005

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.3863000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1384000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका नंबर - 1501, 15 वा मजला , ए विंग , प्लाट नंबर -2,,से19 सनपाडा महाविर अग्रुत
(5) क्षेत्रफळ	92.60स्के.मी
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- - मे अभिषेक एन्टरप्रायझेस तर्फे पार्टनर भवरलाल छाजर तर्फे कु.मु विजय बि सुतार हे क...ज देतात (एएजेएफे ८६४१ ई) वय:-25पत्ता:-पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- - राजेश धर्मवीर गुलाटी वय:-43पत्ता:- २०२ अक्षरधाम प्लाट नं८६पिन कोड:-पॅन नं:- ८ ८०३ ८ × ० ० ० ३ 899 ० ० ३ 3): नाव:- - शोभा राजेश गुलाटी वय:-37पत्ता:-पिन कोड:-पॅन नं:- ८ १० १०,० × ० × ० १ 7069 ०
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2005
(10)दस्त नोंदणी केल्याचा दिनांक	10/06/2005
(11)अनुक्रमांक,खंड व पृष्ठ	3884/2005
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	177000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-





टनक-३
२०१९/२०२०
१२/२०

३ - ज. ए. ज.
२०१९





**नवी मुंबई
महानगरपालिका**

**Navi Mumbai
Municipal Corporation**

वहिला वाळा, वेलापूर भवन, नवी मुंबई,
नवी मुंबई - ४०० ६१४.
दुरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८४

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

जा.क्र./नमुमपा/नविपा/वा.प्र.क्र. २१५/२००४/३०३२/०४
दिनांक :- ३०/१२/२००४

नविपा अतिरिक्त एन्डरप्रायझिस
मुख्य क्र. २, सेक्टर १९, सातपाडा, नवी मुंबई.

मसली क्र.-नमुमपा/वि.प्र.क्र.- ११५/२००४ प्रकरण क्र. ए. १८००

विषय :- मुख्य क्र. २, सेक्टर १९, सातपाडा, नवी मुंबई या जागेत
निवासी कारणासाठी सुधारित बांधकाम परवानगी देण्याबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.- ३१/३०/२००४ रोजीचा अर्ज.

नविपा,

मुख्य क्र. २, सेक्टर १९, सातपाडा, नवी मुंबई या जागेत निवासी कारणासाठी सुधारित बांधकाम परवानगी देण्याबाबतचा अर्जात महानगरपालिकेत घरील संदर्भाधिप पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिप जागेत निवासी वापरासाठी सुधारित बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(२)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रस्तावनास सौख्य निर्धारित बांधकामासाठी संदर्भ आहे. तसेच खाली नमूद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याचायतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिक्ताने गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/पर्यावरण/गाळेधारक यांची राहिल, तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित मुख्य धारकाने कुपण भित पातळ त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांवर कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

मुख्य सखल भागामध्ये असल्यास जमिनीची पातळी (Ground Level) भरणी करून उंच करावी. जमिनीची पातळी ही स्टा स्टा Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पादसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन मुख्य भागामध्ये पाणी साचणार नाही. अशी मुख्य भागाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणेच करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल याची कुपणा नोंद घ्यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. याची दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस भाहीतीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. याबाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पोहोचविण्यात यावा हि विनंती.

सहाय्यीसाठी:-

- १) डिझाईन, वास्तुविशारद
७०८, जे. के. चॅम्बर्स, सेक्टर १७, वारो.
- २) उप-आयुक्त-उपकर, नमुमपा, कोपर खीरण
- ३) उप-कारनिधारीक व सफलक, नमुमपा.
- ४) उप-आयुक्त (अतिक्रमण), नमुमपा.
- ५) विभाग अधिकारी, नमुमपा, तुम

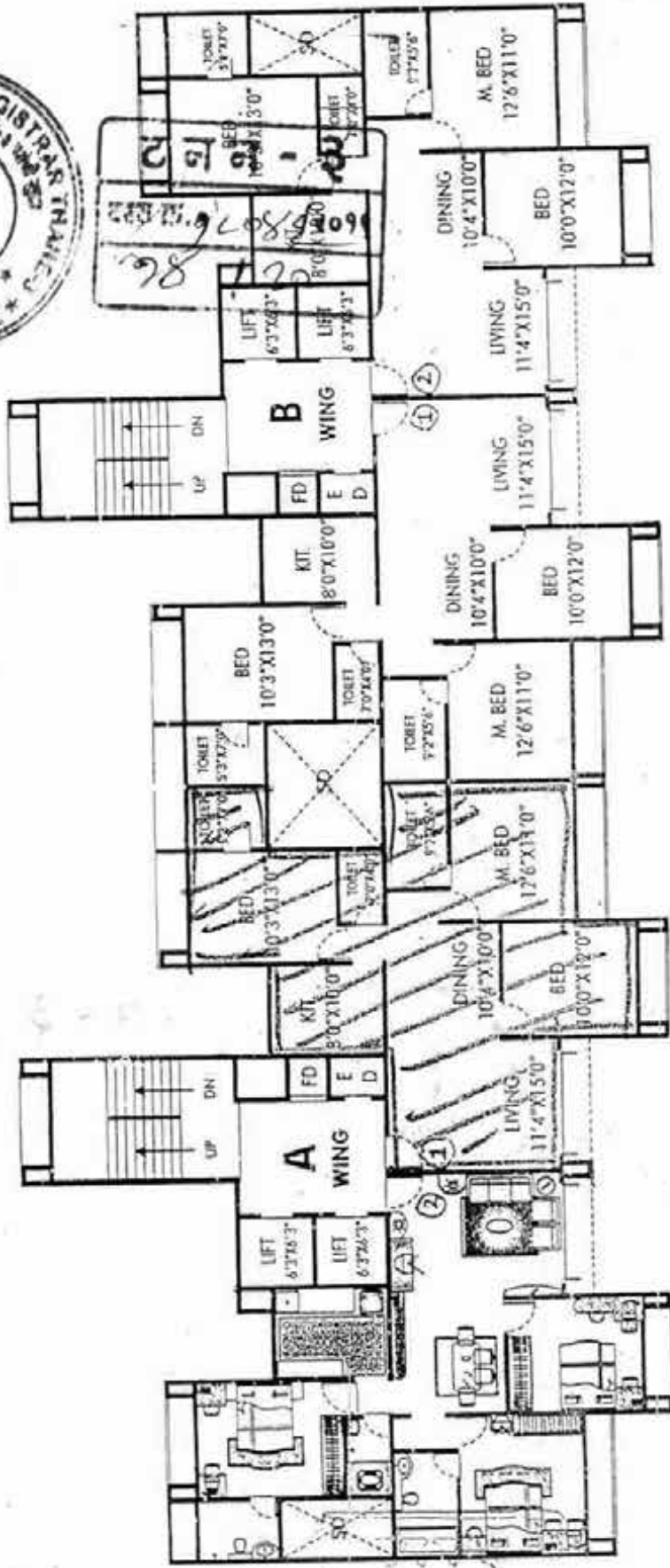


आपला
३.३.२

सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका
टनन-३
दस्त क्र. ७०४५/२०१९
१३/२०

“जन्म असो वा मरण आवश्यक नोंदणीकरण”

टनन ६
३०४५०४
२०/३२



Flat No. 101 in A wing on 1st Floor

TYPICAL FLOOR PLAN



PROPOSED RESIDENTIAL COMPLEX ON PLOT No.2, SECTOR-19, PALM BEACH ROAD, NAVI MUMBAI

*Referenced
L. Gulati*

3/11/04
92/32

*Referenced
L. Gulati*

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

RAJESH DHARAMVIR GULATI
DHARAMVIR SANTRAM GULATI

15/08/1962
 Permanent Account Number
ACAPG8999G


 Signature



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SHOBHA RAJESH GULATI
BALRAJ SETHI

15/02/1967
 Permanent Account Number
AERPG7069N


 Signature



Rajesh Gulati

Shobha Gulati


भारत सरकार
GOVERNMENT OF INDIA


राजेशकुमार धरवीर गुलाटी
Rajeshkumar Dharamvir Gulati
 जन्म तारीख / DOB: 15/08/1962
 पुरुष / MALE

8169 0277 8582

माझे आधार, माझी ओळख


भारत सरकार
GOVERNMENT OF INDIA


शोभा राजेश गुलाटी
Shobha Rajesh Gulati
 जन्म तिथि / DOB: 15/02/1967
 महिला / FEMALE

2614 6566 5585



टनन - ३
 दस्त क्र. ७४६/२०१९
 १६/२०


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 महावीर अमृत, फ्लॉट नो. ७/1501/1502,
 प्लॉट नो. 2, सेक्टर 19, पलम बीच
 आसपी, नवी मुंबई, ठाणे,
 महाराष्ट्र - 400705

Address:
 Mahavir Amrut, Flat no.
 A/1501/1502, Plot No. 2,
 Sector 19, Palm Beach RD.,
 Navi Mumbai, Thane,
 Maharashtra - 400705

Date: 05/08/2017


 1947
 1300 300 1947
help@uidai.gov.in
www.uidai.gov.in
 P.O. Box No. 1947,
 Bengaluru-560 001


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 महावीर अमृत गुलाटी, महावीर अमृत, फ्लॉट नं. ७ /
 1501 / 1502, प्लॉट नं. 2, पलम बीच रोड, सेक्टर 19,
 आसपी, नवी मुंबई, ठाणे,
 महाराष्ट्र - 400705

Address:
 W/O: Rajesh Gulati, Mahavir Amrut, Flat No- A /
 1501 / 1502, Plot No- 2, Palm Beach Road, Sector
 19, Sanpada, Navi Mumbai, Thane, Maharashtra -
 400705

Download Date: 21/08/2017


 1947
 1300 300 1947
help@uidai.gov.in
www.uidai.gov.in
 P.O. Box No. 1947,
 Bengaluru-560 001



भारत सरकार
Government of India

महाराष्ट्र दशरथ कापटे
Maharashtra Dasharath Kachare
जन्म तारीख : DOB : 01/06/1967
पुंलिंग - Male



9793 4342 1848

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHALCHANDRA J SURVE
JANARDAN SHRIPAT SURVE

01/09/1993

Permanent Account Number

BIBPS62859

Signature



टनन - ३
१०४४२०९९
१०/१२०

75/18046

मंगळवार, 19 नोव्हेंबर 2019 2:01 म.नं.

दस्त गोपवारा भाग-1

दनन3 9L-20

दस्त क्रमांक: 18046/2019

दस्त क्रमांक: दनन3 /18046/2019

बाजार मूल्य: रु. 53,73,319/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.54,000/-

दु. नि. सह. दु. नि. दनन3 यांचे कार्यालयात

ज. क्रं. 18046 वर दि.19-11-2019

रोजी 1:48 म.नं. वा. हजर केला.

पावती:20629

पावती दिनांक: 19/11/2019

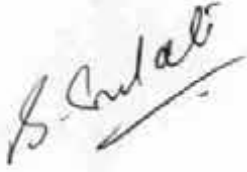
सादरकरणाचे नाव: शोभा राजेश गुलाटी - -

नोंदणी फी रु. 200.00


दस्त हाताळणी फी रु. 400.00


पृष्ठांची संख्या: 20

एकुण: 600.00



दस्त हजर करणाऱ्याची सही:


 Joint Sub Registrar Thane 3


 Joint Sub Registrar Thane 3

दस्ताचा प्रकार: बक्षीसपत्र

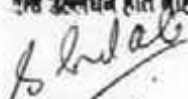
मुद्रांक शुल्क: जर निवामी आणि कृषी मालमत्ता ही पती, पत्नी, मुलगा, मुलगी, नातू, नात, मरण पावलेल्या मुलाची पत्नी यांना बक्षीस दिलेली असेल तर.

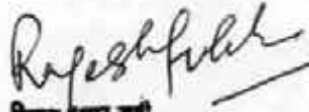
शिक्का क्रं. 1 19 / 11 / 2019 01 : 48 : 14 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 11 / 2019 01 : 49 : 20 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

वर दस्तपत्र नोंदणी कायदा १९०८ जियम १९६९ अंतर्गत तस्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर जिष्यादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी खालील जिष्यादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांनुळे राज्यशासन / केंद्रशासन वांच्या कोषताही कायदा / नियम / परिपत्रक अंभे अखंड होत नाही.


 जतून घेणार सही


 शिक्का हजर सही




दस्त गोपवारा भाग-2

दनम39e-20

दस्त क्रमांक:18046/2019

19/11/2019 2 08:49 PM

दस्त क्रमांक :दनम3/18046/2019

दस्ताचा प्रकार :-वधीमपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव:शोभा राजेश गुलाटी -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:सदनिका वय :-52 नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी स्वाक्षरी:- लि., प्लॉट नं. 02, सेक्टर 19, पाल्म वीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन नंबर:	निहून देणार		
2	नाव:राजेश धर्मवीर गुलाटी -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:सदनिका वय :-57 नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी स्वाक्षरी:- लि., प्लॉट नं. 02, सेक्टर 19, पाल्म वीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन नंबर:ACAPG8999G	निहून देणार		

वरील दस्तगोपवज करून देणार तथाकथीत वधीमपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 19 / 11 / 2019 01 : 53 : 05 PM

ओळख:-

खालील दस्तम अमे निवेदीत करतात की ते दस्तगोपवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव:मच्छिंद्र दशरथ कचरे -- वय:52 पत्ता:सेक्टर 19, बाथी, नवी मुंबई पिन कोड:400703	स्वाक्षरी		
2	नाव:भालचंद्र मुर्वे -- वय:35 पत्ता:सेक्टर 19, सानपाडा, नवी मुंबई पिन कोड:400705	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:19 / 11 / 2019 01 : 53 : 46 PM

Joint Sub Registrar Thane 3

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH008483587201920E	0004364549201920

18046 /2019

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2. Get print immediately after scanning.

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टनन - ३
दस्त क्र. १८०४६/३०१९
२० / २०

प्रमाणित करण्यात येते की सदर दस्तावेज
एकूण.....२०..... पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक..... १८०४६ बर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १९ माहे ११ सन २०१९



75/14470

Thursday, August 11, 2022

9:28 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 16079 दिनांक: 11/08/2022

गावाचे नाव: मानपाडा

दमनांवजाचा अनुक्रमांक: टनन3-14470-2022

दमनांवजाचा प्रकार : करारनामा

मादर कण्यान्याचे नाव: रामदास उत्तमराव गव्हाणे - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

आपणाम मूळ दस्त, खंबनेल प्रिंट, मूची-२ अंदाजे

9:45 AM ह्या वेळेस मिळेल.


 Joint Sub Registrar Thane 3

 सह दुय्यम निबंधक वर्ग - २
 अणे क्र. ३

वाजार मूल्य: ₹. 14045753.2 /-

मौवदला ₹. 30300000/-

भरणेचे मुद्रांक शुल्क : ₹. 1818000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 800/-

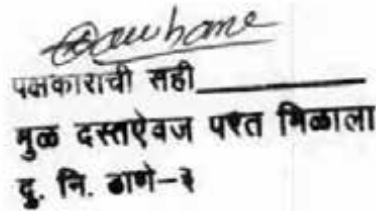
डीडी/घनादेश/पि ऑर्डर क्रमांक: 0908202201651 दिनांक: 11/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006092082202223E दिनांक: 11/08/2022

बँकेचे नाव व पत्ता:


 पक्षकाराची सही
 मूळ दस्तावेज परत मिळाला
 इ. नि. ठाणे-३



11/08/2022

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 3

दम्न क्रमांक : 14470/2022

मोदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) किल्ल्याचा प्रकार	करारनामा
(2) मोबदला	30300000
(3) वाजाराभाव (मॉडेपट्टयाच्या वापरासाठी आवश्यक असलेल्या देतो की पट्ट्याचे नमूद करावे)	14045753.2
(4) भू-भाग, पॉटलिंग्ग व क्षेत्रक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र 1501 पंधरावा मजला ए विंग प्लॉट न 2 महावीर अमृत सी एच एम नि पाम बीच रोड सेक्टर 19 सानपाडा नवी मुंबई क्षेत्रफळ 92.60 चौ.मी बांधीव ((Plot Number : 2 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 92.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेले वेळ	
(7) दस्तावेज करत देणा-या/विट्टम देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भोभा राजेश गुलाटी -- वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र ए 1501 /1502 प्लॉट न 2 महावीर अमृत सी एच एम नि पाम बीच रोड सेक्टर 19 सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AERPG7069N
(8) दस्तावेज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गामदाम उनमराव गळ्याणे -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र -2203 वी विंग शिनिज प्लॉट न 3 सेक्टर 19 पाम बीच रोड सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AGDGP9746J 2): नाव:-सविता रामदास गळ्याणे -- वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र -2203 वी विंग शिनिज प्लॉट न 3 सेक्टर 19 पाम बीच रोड सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ASFPG4236P
(9) दस्तावेज करत दिव्याचा दिनांक	11/08/2022
(10) दम्न मोदणी देण्याचा दिनांक	11/08/2022
(11) अनुक्रमांक पॉट व पृष्ठ	14470/2022
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	1818000
(13) वाजाराभावाप्रमाणे मोदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

मूल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारनासा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAMDAS UTTAMRAO GAVHANE	eChallan	69103332022080517548	MH006092082202223E	1818000.00	SD	0003146296202223	11/08/2022
2		DHC		0908202201651	800	RF	0908202201651D	11/08/2022
3	RAMDAS UTTAMRAO GAVHANE	eChallan		MH006092082202223E	30000	RF	0003146296202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



CHALLAN
MTR Form Number-6



GRN	MH006092062202223E	BARCODE		Date	05/08/2022-16:47:03	Form ID	25.2
-----	--------------------	---------	--	------	---------------------	---------	------

Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	THN3_THANE NO 3 JOINT SUB-REGISTRA	Full Name	RAMDAS UTTAMRAO GAVHANE				
Location	THANE	Flat/Block No.	FLAT NO 1501 15TH FLOOR A WING MAHAVIR				
Year	2022-2023 One Time	Premises/Building	AMRUT-CHS LTD				

Account Head Details	Amount in Rs.	Road/Street						
0030046401 Stamp Duty	1818000.00		PLOT NO 2 SECTOR 19 SANPADA					
0030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI					
		Town/City/District						
		PIN	4	0	0	7	0	5

Remarks (If Any)		Secondary Name-SHOBHA RAJESH GILATI-CA=30300000					
Total		Amount In	Eighteen Lakh Forty Eight Thousand Rupees Only				
Total		Words					

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332022080517548	2760301386		
Cheque/DD No.		Bank Date	RBI Date	05/08/2022-16:48:05	06/08/2022		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	100 . 06/08/2022				

Department ID:
 NOTE:- This challan is valid only for use in the office of the Sub Registrar. It is not valid for unregistered document.
 सादर चालन केवल उपरोक्त कार्यालय में ही प्रयोग किया जा सकता है।
 सादर चालन केवल उपरोक्त कार्यालय में ही प्रयोग किया जा सकता है।
 Digitally signed by:
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2022.08.11
 09:31:53 IST
 Reason: GRA's Secure Document
 Location: India
 Mobile No. : 9000000000

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-75-14470	0003146296202223	11/08/2022-09:28:23	IGR115	30000.00

2	(IS)-75-14470	0003146296202223	11/08/2022-09:28:23	IGR115	1818000.00
Total Defacement Amount					18,48,000.00

Signature Not Verified

Digital signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.08.11
09:31:53 IST
Reason: GRA's Secure Document
Location: India



CHALLAN
MTR Form Number-6



GRN	MH006092082202223E	BARCODE		Date	05/08/2022-16:47:03	Form ID	25.2
-----	--------------------	---------	--	------	---------------------	---------	------

Department Inspector General Of Registration		Payer Details					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment Registration Fee		PAN No.(If Applicable)					
Office Name THN3_THANE NO 3 JOINT SUB REGISTRA		Full Name		RAMDAS UTTAMRAO GAVHANE			
Location THANE		Flat/Block No.		FLAT NO 1501 15TH FLOOR A WING MAHAVIR			
Year 2022-2023 One Time		Premises/Building		AMRUT CHS LTD			

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	1818000.00		PLOT NO 2 SECTOR 19 SANPADA						
0030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI						
		Town/City/District							
		PIN		4	0	0	7	0	5



Remarks (If Any)
 Second Party Name = S/OBMA RAJESH KULIA -CA=30300000
 रज. क्र. 98800 / 2022
 2/80

Amount In		Eighteen Lakh Forty Eight Thousand Rupees Only						
Total		18,48,000.00	Words					

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332022080517548	2760301386		
Cheque/DD No.		Bank Date	RBI Date	05/08/2022-16:48:05	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

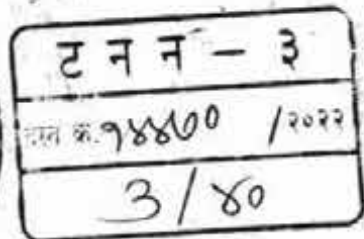
Department ID : Mobile No. : 9000000000
 NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.
 साचे चालण वीस द्यावा निवेदन कार्यालयात नोंदणी करायच्या दस्तऐवजी लागू आहे. नोंदणी न करायच्या दस्तऐवजी साचे चालण लागू नाही.

S. Inals

Sawhane

S.R.Gavhane

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0908202201651	Date 09/08/2022
Received from R, Mobile number 9000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 09/08/2022
Bank CIN 10004152022080901556	REF No. 2780127306
This is computer generated receipt, hence no signature is required.	



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2022081135		11 August 2022 08:49:34 AM टनन3		
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	ठाणे - ठाणे				
एच मूल्य विभाग	25.77 - सानपाडा नोड सेक्टर क्र 19				
दोऱ्याचे नाव	New Mumbai Municipal Corporation		सर्वे नंबर / व भू क्रमांक		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
65700	141100	160900	176100	160900	
बांधीव क्षेत्राची माहिती					
बांधकाम स्वरूप (Built Up)	92.6 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-अपर चौ मी	मिळकतीचे तय -	0 TO 2वर्ष	बांधकामाचा दर -	Rs 26620/-
उद्देशाने सुविधा -	अड्डे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constituted after circular dt.02/01/2018					
मजला निहाय घट वाढ		= 107.5 / 100 Apply to Rate= Rs.151682/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
		= ((151682*65700) * (100 / 100)) + 65700)			
		= Rs.151682/-			
A) सुरुवात मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 151682 * 92.6			
		= Rs.14045753.2/-			
Applicable Rules		S & R, 19			
एकत्रित अंतिम मूल्य		सुरुवात मिळकतीचे मूल्य + लोकघराचे मूल्य + मोडर्नाईज मजला क्षेत्र मूल्य + स्वतःचाल राखीचे मूल्य + खुली जमिनीचा मूल्य + वरील राखीचे मूल्य + बँकेचा जमिन मूल्य + खुल्या जमिनीवरील बांधून लक्षाचे मूल्य + इमारती मोडर्नाईज खुल्या जमिनीचे मूल्य + बँकेचा जमिनीचा मूल्य + स्वतःचालित = A + B + C + D + E + F + G + H + I + J = 14045753.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.14045753/- = ₹ एक करोड चालीस लाख पंचेचाळीस हजार सात शे त्रेपत्र /-			

Printed Date



टनन - 3
 र. क्र ४४०० / २०२२
 ४ / ४०



पत्र नं - ३
पत्र क्र. १४४० / २०२२
५/४०

AGREEMENT FOR SALE

(REGISTERED UNDER THE MAHARASHTRA
CO-OP. SOCIETIES ACT, 1960)

=====

SOC. : MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.
REG. NO. NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007.

=====

NODE : FLAT NO. 1501, ON 15TH FLOOR, "A" WING, ON PLOT NO. 2,
SITUATED AT SECTOR 19, SANPADA, NAVI MUMBAL, TAL. & DIST.
THANE, AREA ADMEASURING 899 SQ. FTS. CARPET WHICH IS
EQUIVALENT TO 92.60 SQ. MTRS. BUILT UP.

=====

MARKET VALUE	:	RS.
STAMP DUTY	:	RS.18,18,000/-
REGISTRATION FEES	:	RS.30,000/-

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SALE PRICE	:	RS.3,03,00,000/-
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S. Chali

Gavhane

S. R. Gavhane

AGREEMENT FOR SALE

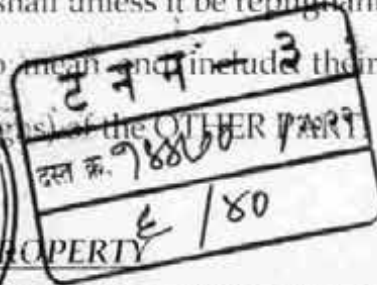
THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 11th day of August, 2022.

BETWEEN

MRS. SHOBHA RAJESH GULATI, age 55 years, (PAN NO. AERPG7069N), (AADHAR CARD NO. 2614 6566 5585), an adult, Indian Inhabitant, residing at Mahavir Amrut CHS. Ltd., Flat No. A-1501/1502, Plot No. 2, Palm Beach Road, Sector 19, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called and referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and permitted assigns) OF THE ONE PART.

AND

(1) **MR. RAMDAS UTTAMRAO GAVHANE**, age 43 years, (PAN NO. AGDPG9746J), (AADHAR CARD NO. 2880 2754 2819) & (2) **MRS. SAVITA RAMDAS GAVHANE**, age 40 years, (PAN NO. ASFPG4236P), (AADHAR CARD NO. 5397 2402 9445), both adults, Indian Inhabitants, residing at Flat No. 2203, B-Wing, Kshitij, Plot No. 3, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called and referred to as "**THE TRANSFEREE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) OF THE OTHER PART.



=====

FLAT NO. 1501, 15TH FLOOR, B-WING, BUILDING KNOWN AS "MAHAVIR AMRUT", ON PLOT NO. 2, SITUATED AT SECTOR 19, SANPADA, NAVI MUMBAI, TAL. & DIST. THANE.

=====

SOC. : MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.
REG. NO. : NBOM/CIDCO/HSG(OH)/2536/JTR/Year-2007-2008, Dt. 29.06.2007.

=====

CARPET AREA : 899 SQ. FTS.
BUILT UP AREA : 92.60 SQ. MTRS.

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BUILDING CONSISTS : STILT + 21ST UPPER FLOORS

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SALE PRICE : RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY)

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(hereinafter referred to as "THE SAID FLAT").

B. Gulati

S.R. Gavhane

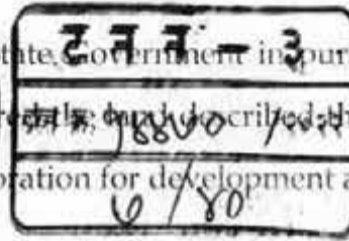
S.R. Gavhane

WHRERAS :

1. The City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter called "the Corporation") is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers vested under 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").



State Government in pursuance to section 113(A) of the said Act, and vesting such lands in the said Corporation for development and disposal.



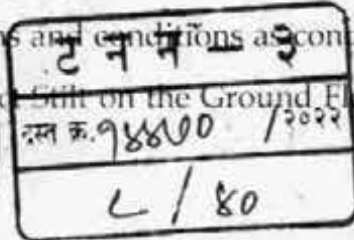
By an Agreement to Lease dated : 17th December, 2003 made at CBD, Navi Mumbai, between the Corporation of the One Part and the Developers i.e. M/S. ABHISHEK ENTERPRISES therein referred to as "the Licensee" of the Other Part (hereinafter for the sake of brevity referred to as "said Agreement") the Corporation agreed to grant lease to the said Licensee, of plot of land known as Plot No. 2, in Sector 19, admeasuring 4496.59 Sq. Mtrs., for Residential purpose at Sanpada, Navi Mumbai, and by a Supplementary Agreement dated : 08th September, 2004 executed between M/S. CIDCO Ltd., & M/S. ABHISHEK ENTERPRISES thereafter has allotted the additional area of 1959.30 Sq. Mtrs. adjacent to the Plot No. 2, Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane (hereinafter for the sake brevity referred to as "the said Plot") more particularly described in the schedule written hereunder and thereunder, for a consideration and subject to the terms and conditions as contained in the said Agreement.

4. In pursuance of the said Lease Agreement, the Corporation handed over the possession of the said plot to the Developers/Licensee to enable them to construct the building on the said plot for Residential purpose.

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S. R. Gavhane
S. R. Gavhane

5. In pursuance of the said Lease Agreement, the DEVELOPERS are fully entitled to develop the said plot and to construct the building thereon for Residential purpose in accordance with the said Agreement and sell the units thereon to the prospective purchasers.
6. The plans, designs and specifications for constructing the building on the said plot are approved by the Corporation and other connected authorities in respect thereof.
7. The Navi Mumbai Municipal Corporation by its Development Permission - cum - Commencement Certificate No. NMMC / TPD / BP / Case No. A-1800 / 1173 / 04, dated : 16.04.2004 and by amended on dated : 30.11.2004 having reference No. NMMC/TPD/BP/CASE No. A-1800/3932/04 granted its permission to commence the construction work on the said plot as per the approved plans and conditions as contained therein. It has been proposed to construct a Gilt on the Ground Floor & Residential flats on the upper floors.
8. The Developers commenced construction of the Building known as "MAHAVIR AMRUT" on the said plot as per the approved plans.



AND WHEREAS : The Developers i.e. M/S. ABHISHEK ENTERPRISES through its Partners MR. ASHOK B. CHHAJER, has sold the Flat No. 1501, on 15th Floor, "A" Wing, Building known as "MAHAVIR AMRUT", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, (hereinafter referred to as the said "FLAT") to (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI vide AGREEMENT FOR SALE executed on Dated: 30.05.2005, and duly registered with Sub-Registrar of Assurance Thane-6, vide Document No. TNN6-03884-2005, Receipt No. 3904, Dated: 10.06.2005, and transferred the above said Flat in favour of (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI.

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S. Gulati

S. R. Gavhan

S. R. Gavhan

AND WHEREAS : The said Developers have completed the construction and obtained the Occupancy Certificate from NMMC vide letter No. जा.क./नरवि/भोप्र/प्र.क.बी-३८५६/३३१२/०६, दिनांक : २०.१०.२००६.

AND WHEREAS : The Member/s i.e. (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI & OTHER MEMBERS, have formed the Society namely "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD," under Maharashtra Co-operative Societies Act, 1960 vide its Registration No. NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007 (hereinafter referred to as the said Society).

AND WHEREAS : (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI are the Registered Member/s of the "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", holding 05 fully paid up Shares of Rs.50/- each vide Share Certificate No. 29, Member's Regn. No. 29 and shares Sr. No. 141 to 145 and interest and title in the property of the said Society, i.e. the Flat No. 1501, on 15th Floor, "A" Wing, Building known as "MAHAVIR AMRUT", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring



sq. Mtrs. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, (hereinafter called "The said Flat").
दस्तावेज क्र. १४४००/२०२२
१/४०

AND WHEREAS : By an Lease deed made on dated 28.05.2013 between the Corporation of THE FIRST PART & MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY, LTD. the Lessee of the SECOND PART & M/S. ABHISHEK ENTERPRISES the Confirming Party of the THIRD PART in respect of the Plot No. 2, Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane & the said Lease Deed was followed by an AGREEMENT made on dt. 28.05.2013 and duly registered with the Sub-Registrar of Assurance Thane-3, vide its Document No. TNN3-4821-2013, Receipt No. 5086, on dated : 31.05.2013 and CIDCO LTD., has transferred the said Plot in favour of "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", vide its Final Order No. CIDCO/EMS/Plt/San/2013/2518, dt. 11.06.2013.

S. Gulati

S.R. Gavhane
S.R. Gavhane

AND WHEREAS : The MR. RAJESH DHARAMVIR GULATI, has gifted his 50% share of the Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said "FLAT") to his Wife - MRS. SHOBHA RAJESH GULATI vide GIFT DEED executed on Dated: 19.11.2019, and duly registered with Sub-Registrar of Assurance Thane-3, vide Document No. TNN3-18046-2019, Receipt No. 20629, Dated: 19.11.2019, and CIDCO LTD., transferred the above said Flat in favour of MRS. SHOBHA RAJESH GULATI, vide its Final Order No. CIDCO/ESTATE-1/2022/8000164559, dt. 04.08.2022.

AND WHEREAS : The MR. RAJESH DHARAMVIR GULATI & the Present Seller i.e. MRS. SHOBHA RAJESH GULATI have executed GIFT DEED on dated : 19.11.2019, therein typographical mistake in all documents the Flat area i.e. 92.60 Sq. Mtrs. Carpet instead of 92.60 Sq. Mtrs. Built up, on this behalf rectified the above matter and executed DEED OF RECTIFICATION on dated 11/08/2022 and duly registered with the Sub-Registrar of Assurance at Thane-3, vide Document No. TNN-3-14469/2022 Receipt No. 16079 Dated : 11/8/2022

Deewhane
S.R. Gavhane

AND WHEREAS : MRS. SHOBHA RAJESH GULATI (i.e. Present Transferor) is the 100% lawful Owner of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up.



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दस्ता क्र. १४४६० / २०२२
१०/४०

S. Gulati

AND WHEREAS : The Transferor has sold the said Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, together with all fitting of electricity, sanitary fitting and built in fixtures, to the Transferee/s for the consideration of RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY).

S. Gulati

Deewhane
S. R. Gavhane

The Transferor do hereby covenant as follows :

- a. There are no suits, litigations, Civil or any other proceedings pending as against the Transferor personally affecting the said Flat.
- b. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and/or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The Transferor has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- c. The said Flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.
- d. The Transferor has paid all the necessary charges of any nature whatsoever in respect of the said Flat and the Transferor have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.
- e. The Transferor in the past has not entered into any agreement either in the form of sale, lease exchange, assignment or in any other may whatsoever and has not created any tenancy leave and license or any other rights of the like nature in the said Flat and have not dealt with or disposed off the said Flat in any manner whatsoever.
- f. Neither the Transferor nor any of his predecessor-in-title had received any notice either from the Municipal Corporation and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.
- g. The Transferor has good and clear title free from encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Transferor and/or against the said Flat or any part thereof.
- h. The Transferor is not restricted either in the Income Tax Act, Gift Tax Act, wealth Tax Act or under any other statute from disposing off the said Flat or any other statute from disposing stated in the Agreement.



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

S. Solali

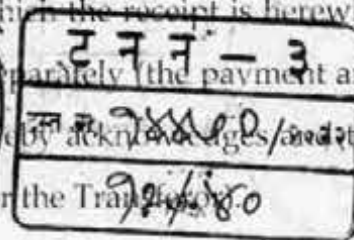
S. R. Gavhane

- i. The Transferor has not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and condition as stated herein in favor of the Transferee/s and the Transferor has all the rights, title, interest to enter into this Agreement with the Transferee/s on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferee/s have agreed to purchase the said Flat.

NOW THIS AGREEMENT FOR SALE WITNESSTH AS FOLLOWS :

1. The Transferor hereby agrees to sell transfer and assign all his rights, titles and interests in and upon the said Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, to the Transferee/s for a total consideration of RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY).
2. The Transferee/s have agree to pay to the Transferor said consideration of RS.3,03,00,000/- (RUPEES THREE CRORE THREE LAKHS ONLY), being the Full & Final Payment of the Sale Price by following manner :
 - i) A sum of Rs.1,49,97,000/- (Rupees One Crore Forty Nine Lakhs Ninety Seven Thousand Only) Transferee/s have paid to the Transferor being the full payment amount by way of, towards sale, transfer and assignment of the said Flat, which is herewith acknowledged & accepted finally & separately the payment and receipt whereof the Transferor doth hereby acknowledge and the every acquits, releases and discharges for the Transferee/s.
 - ii) And balance amount of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) shall be paid after getting loan from bank or any other financial institution within 45 working days from the date of execution of this Part Payment Registration Agreement.



S. R. Gavhane

S. R. Gavhane

- iii) The parties hereto agree and understood that, as per section 194IA of Income Tax Act, all the applicable TDS @ 1% on total price consideration of Rs.3,03,00,000/- which comes to Rs.3,03,000/- will be deducted and paid by the Transferee/s to the Income Tax Authorities at the time of full & final payment Registration Agreement.

(the payment and receipt whereof the Transferor doth hereby acknowledge and the every acquit, release and discharge for the Transferor).

3. The Transferor do hereby undertake to handover the peaceful and vacant possession of the said Flat to Transferee/s on receiving full and final payment.
4. The Transferor has submitted all the chain of documents photo copy of the said Flat to the Transferee/s and the same have been submitted by the Transferee/s to their financial institution for Housing Loan. If any Documents related to title of above said property required by Bank/Financial Institution within the time of processing of Housing Loan, the Transferor shall produce and co-operate the same.
5. The Transferor hereby agree to pay all the outstanding, dues for payment, maintenance, and service charges or any other dues payable to the Concerned Authorities i.e. Electricity bill, NMMC Property Tax any other charges and the Transferor shall be liable for the payment

the date of possession.
दि. १४/००/२०२०
१३/४०



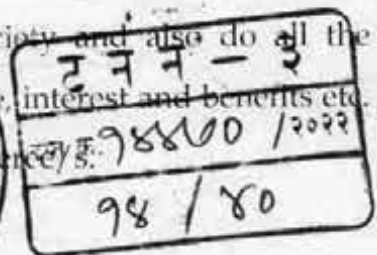
That the Transferor heroin doth hereby assign and transfer all her share/interest in the capital/property of the Society i.e. Share Certificate No. 29, Member's Regn. No. 29, holding 05 fully paid up shares of Rs.50/- each bearing distinctive nos. from 141 to 145 and Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq.

S. Chhab

S.R. Gavhane
S.R. Gavhane

Mtrs. Built up, inclusive of all her rights of ownership, membership rights, share amounts, deposits, etc. payable/paid by her to the Society, Municipal, Government, etc. till the execution of this Agreement. The assignment of the said rights is incidental to the transfer of the relevant shares which the Transferor are holding in respect thereof and as such the ownership rights of the said Flat and the rights accrued to the Transferor is incidental to the above referred shares which she is holding in the society.

7. In Pursuance of the said agreement as stated hereinabove, the Transferee/s have paid to the Transferor being the Part Payment of the consideration amounting of **Rs.1,49,97,000/- (Rupees One Crore Forty Nine Lakhs Ninety Seven Thousand Only)** on or before execution of this agreement. The Transferor doth hereby admit and acknowledge receipt of the payment of **Rs.1,49,97,000/- (Rupees One Crore Forty Nine Lakhs Ninety Seven Thousand Only)** and after receiving full and final payment release and discharge the Transferee/s and the Transferor doth hereby assign, transfer and assure all their rights, title interest and benefit in the said Flat contributions and other status enjoyed by them in respect of the said Flat and the rights under the shares which they are holding in the said society.
8. That the Transferee/s shall be entitled to apply to the Co-Op. Society for the substitution/transfer to their name in the place of the Transferor and in fact the Transferor shall arrange and do all the needful in getting the said Flat transferred in the name of the Transferee/s in all the relevant records/documents of the above referred society and also get the name of the Transferee/s-endorsed on all the records, documents of the society and also do all the needful for getting the ownership rights, title, interest and benefits etc. of the said Flat duly transferred to the Transferee/s.
9. That the Transferor after receiving full & final payment shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferee/s their



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S.R. Gavhane
S.R. Gavhane

predecessor - in - title and to the said society and on the said Flat. The Transferor shall do all the needful in all respects to secure the title of the said Flat to the Transferee/s and shall always keep the Transferee/s indemnified from all liabilities and/or claim on the said Flat.

10. The Transferee/s shall be entitled to have a hold on the occupation after full & final payment for unto and to the use and benefit for their heirs, executors, successors forever without any claim, charge, interest, demand or lien of the Transferor any person or her behalf or who may claim through them in trust for him subject only to on the part of the Transferee/s to pay the taxes, assessment, charges, duties, Municipal authority Government or any local authority or corporation or Co-op. society in respect of the said Flat.
11. ON RECEIVING THE FULL AND FINAL SALE PRICE, the Transferor hereby further covenants with the Transferee/s that the Transferor shall from time to time and at all times whenever called upon by the Transferee/s or their Advocate or Attorney do and execute or cause to be done an executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Transferee/s in the Flat agreed to be hereby sold unto and to the use of the purchase as shall or may be reasonably required but at the cost of the Transferee/s.



the Transferor hereby state and declare that excepting this agreement she has not dealt with her rights in respect of the said Flat in any manner whatsoever.

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That the Transferee/s hereby covenants with the Transferor that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the Co-Op. Society and Government etc. may make hereafter in respect of the said Flat.

14. That the Transferor shall handover to the Transferee/s all documents referred to hereinabove and undertake that from time to time and at all

S. R. Gavhane

S. R. Gavhane
S. R. Gavhane

time hereafter and at the cost of the Transferee/s, her heirs, executors, administrators and counsels in law shall reasonably require to be done or execute and procure all document and such further assurances in law and better and very perfectly transfer, rights, title, interest and benefits in the said premises every part thereof unto and to the Transferee/s use as aforesaid.

15. The Transferee/s shall also observe and perform all the stipulations and conditions laid down by the concerned authorities and shall pay and contribute regularly and punctually towards taxes, expenses or other outgoing in accordance with terms of this Agreement.
16. That the Transferor hereby declare that she has paid all taxes and outgoings up to date in respect of the said Flat and that any amount is due from her to concern Authorities, the corporation or government and/or to any other person, persons or authorities relating the said Flat the same shall be paid by the Transferor and if any such amount is recovered from the Transferee/s, the Transferor doth hereby agrees to indemnity and keep the Transferee/s indemnified there from.
17. It is agreed by and between the parties hereto that the amounts due in respect of the taxes and outgoings in respect of the said Flat up to the period of possession shall be borne by the Transferor and amounts due in respect of the taxes and outgoings in respect of the said Flat of and from the month of possession shall be borne and paid by the Transferee/s.
18. The Transferor hereby agreed to hand over all the original/photo copy documents of the said Flat after the execution of this Registration Agreement for the loan purpose of obtaining loan as stated supra purpose. The Transferor states she has neither deposited nor pledged the said flat with anyone and as such she undertakes to indemnity and keep indemnified the Transferee/s.



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Sawhane
 S. R. Sawhane

19. The Transferee/s hereby agrees to pay the concerned Authorities the dues, water charges service and maintenance charges, including periodical ground/lease rent in respect of the said FLAT from the date of possession and shall not without and shall INDEMNIFY and keep indemnified the Transferor in this behalf.
20. The Transferee/s do hereby agrees to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the agreement as it is mandatory to pay the Stamp Duty, Registration Charges as per the provisions of the Bombay Stamp Act, 1958.
21. The Society Transfer charges/fee payable to the said Society for the transfer of the said Flat in the name of TRANSFEREE/S shall be borne by the TRANSFEREE/S only.
22. The Transferor hereby declare that the Transferor has not or before the date of this Agreement, mortgaged, transferred, assigned or alienated her interest in the capital of the said property of the said Society that is to the FLAT hereinabove referred to. The Transferor agrees and undertakes to remove all such objections or demands, if any; at his cost.
- The Transferor hereinafter at the request and cost of the Transferee/s shall execute any document, paper and writing as may be necessary for perfectly vesting said FLAT and transferring the same unto the Transferee/s without any extra of excess consideration.



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दस्तावेज क्र. १४४०० / २०२२
१० / ४०

24. The party of the First part shall all time thereafter at the cost of and request of the Transferee/s execute by document as the Transferee/s all the rights, title and interest and of the said FLAT in the said agreement and upon the said FLAT hereunder.

S. S. Ghali

Sawhane
S. R. Garhane

25. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Ownership Flat Rules, 1964, and The Provisions of Maharashtra Co - Op. Societies Act, 1960 as amended upto date or any other provisions of law applicable thereto.

SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF PLOT

ALL THAT piece or parcel of land known as Plot No. 2, admeasuring 4496.59 Sq. Mtrs. respectively situated in Sector 19, Sanpada, Navi Mumbai, within the jurisdiction of Registration District Thane and Registration Sub-District Thane, Taluka Thane and District Thane and being under:

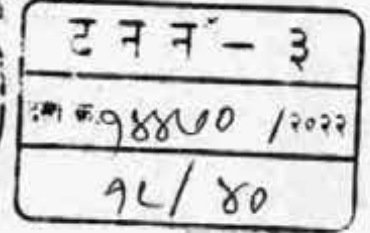
that is to say :

ON TOWARDS THE NORTH BY :

ON TOWARDS THE SOUTH BY :

ON TOWARDS THE EAST BY :

ON TOWARDS THE WEST BY :



Plot No. 2

High-Tension Electric Supply line

15.00 Mtrs. Wide Road

SECOND SCHEDULE ABOUT REFERRED TO ABOVE

DESCRIPTION OF FLAT

Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up.

S. G. Gali

Sawhane
S. R. Garhane

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

SIGNED SEALED AND DELIVERED BY THE

Withinnamed "TRANSFEROR"

MRS. SHOBHA RAJESH GULATI

In the presence of ... *S. Gulati* ...

- 1. SUJATHA SRINIVASAN RAO *Sujath*

S. Gulati



- 2. *Rajesh Gulati* *Respectfully*

SIGNED SEALED AND DELIVERED BY THE

Withinnamed "TRANSFeree/S"

(1) MR. RAMDAS UTTAMRAO GAVHANE

XX

Ramdas



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दल क. १४४०० / २०२२
१२/४०

(2) MRS. SAVITA RAMDAS GAVHANE

XX

In the presence of

- 1. SUJATHA SRINIVASAN RAO *Sujath*

S.R. Gavhane



- 2. *Respectfully*

RECEIPT

RECEIVED with thanks a sum of Rs.1,49,97,000/- (Rupees One Crore Forty Nine Lakhs Ninety Seven Thousand Only) being the Part Payment of THE SALE PRICE from the within named TRANSFEREE/S i.e. the party of the second part (1) MR. RAMDAS UTTAMRAO GAVHANE & (2) MRS. SAVITA RAMDAS GAVHANE, in respect of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, as aforesaid in the Agreement.

DETAILS OF PAYMENT

Date	Cheque	Bank	Amount
20.07.2022	000164	HDFC Bank, Vashi Branch, Navi Mumbai-400703.	Rs.11,00,000/-
26.07.2022	RTGS - UTR No. PUNBR52022072614878749	Punjab National Bank, APMC Market, Vashi Branch, Navi Mumbai-400703.	Rs.82,26,000/-
03.08.2022	RTGS - UTR No. PUNBR52022080315141031	Punjab National Bank, APMC Market, Vashi Branch, Navi Mumbai-400703.	Rs.56,71,000/-
		Total	Rs.1,49,97,000/-

I SAY RECEIVED,

Rs.1,49,97,000/-

X



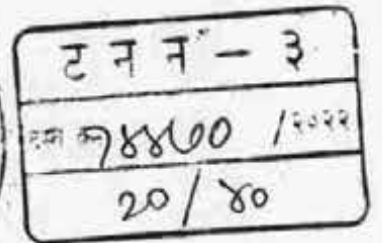
(MRS. SHOBHA RAJESH GULATI)

TRANSFEROR

WITNESS :

1. SUJATHA SELWIVASANU BAO
Sujatha

2. Rajesh Gulati
Rajesh Gulati





20/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 18046/2019

नोंदणी :

Regn.63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	बळीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ठे नमुद करावे)	5373319
(4) मू-वापन, पोटहिस्सा व धरकनांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र-26/251, सदनिका नं. ए - 1501, 15 वा मजला, महावीर अमृत को.ओप.ही.सोसायटी, प्लॉट नं. 2, सेक्टर 19, सानपाडा, नवी मुंबई. क्षेत्रफळ - 92.60 चौ.मी. कारपेट एरिया पैकी 50% अविभाज्य हिस्सा. ((Plot Number : 2 ; SECTOR NUMBER : 19.))
(5) क्षेत्रफळ	1) 92.60 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेश धर्मवीर गुलाटी - बय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी लि., प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ACAPG8999G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सोभा राजेश गुलाटी - बय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी लि., प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-
(9) दस्तऐवज करून दिव्याचा दिनांक	19/11/2019
(10) दस्त नोंदणी केल्याचा दिनांक	20/11/2019
(11) अनुक्रमांक, खंड व पृष्ठ	18046/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	54000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुम्बईकरनासाठी विधाराद पेटलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband,
Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



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२९ / १०

MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT

MAHAVIR AMRUT

CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under the Maharashtra Co-Operative Society Act 1930)
Registration No. NBDM(CIDCO)/HSG(OH)/2538/JTR/2007-08

Plot No. 02, Sector - 19, Palm Beach Road, Sanpada, Navi Mumbai - 400 705.

Share Certificate

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

Member's Register No. 29 Share Certificate No. 29


THIS IS TO CERTIFY THAT Shri/Smt./M/s RAJESH D. GULATI AND SMT. SHOBHA RAJESH GULATI


owner of Flat No. A-1501 is/are the Registered Holder/s of 5 fully paid up shares of Rs. 50/- (Rupees FIFTY) each Numbered from 141 to 145 both inclusive in Mahavir Amrut Co-Operative Housing Society Limited, Plot No. 02, Sector-19, Palm Beach Road, Sanpada, Navi Mumbai - 400 705 of subject to the Bye-Laws of the said Society.

GIVEN under the Common Seal of the said Society this 20th day of MARCH 2009

for Mahavir Amrut Co-Operative Housing Society


Chairman


Hon. Secretary


Member of M. C.

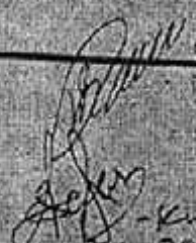


MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT MAHAVIR AMRUT



98800 / 2009
22 / 20

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	Names of Transferee's	Sr. No. in the Share Register at which the transfer of shares held by the transferer are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded	Authorised Signatory Chairman / Secretary / Member of MC
1.	MCM 21/11/19	Shobh Rajesh. Gulati	29	110	 22/11/19
2.					
3.					
4.					
5.					

Note : No transfer of shares will be registered unless accompanied by this certificate



277-4
 98800 / 2022
 23/80



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी ३८१६/ 3392,
दिनांक :- 20/90 /200६

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/भोप्र/ १६८२/२००५, दि. २४/०५/२००५.
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद डिझाईनो यांनी दि. ०५/१०/२००६ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ०२, सेक्टर १९, सानपाडा, नवी मुंबई या जागेचे मालक मेरसर्स अभिषेक इंटरप्रायजेस यांनी जागेवरील बांधकाम दि. १५/०३/२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला मंडांध वास्तुविशारद, डिझाईनो यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २४/०५/२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- १) निवासी वापराखालील बांधकाम क्षेत्र - ६४५५.५६ चौ.मी.
(निवासी वापराखालील एकूण सदनिका - ८४)
- २) चालकनी खालील बांधकाम क्षेत्र - १२१५.३६८ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

• TRUE COPY

ATTESTED BY ME

G. H. SHUKLA

N. R. Y. G. MUMBAI
Jagcumba Ph. Gr. Floor,
G. M. Marq. Lower Part,
Mumbai-400 013.

नगर रचनाकार

नवी मुंबई महानगरपालिका



"जन्म" नवी मुंबई महानगरपालिका



नवी मुंबई - ३
१४४०० / २०२२
२४/४०



ट ११ - ३
१४६०० / २०२२
२५ / ४०



-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच एस् जी (ओ एच) / २५३६ / जे टी आर / सन २००७-२०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित महाविर अमृत सहकार
मुखंड क्र-०२, सेक्टर-१९,
तानपाडा, नवी मुंबई.

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

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

कार्यालयीन मोहर

नवी मुंबई.

दिनांक : २९/०६/२००७



सही

[ए. के. पट्टाण]
सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई.

For MAHARASHTRA



क्र. १४४०० / २०२२
२६/०७



ट न न - ३
१९६० / २०३२
२० / ४०



Flat No. 1501 in A wing on 15th floor

TYPICAL FLOOR PLAN



277-3
प्लॉट नं. 98800 / 2022
22/80

9e/32

Refused
L. Gulati

Page No.



ट न न - ३
क्र. १४४०० / २०२२
२२ / ४०

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Final Order for Transfer

Ref. No. CIDCO/ESTATE-1/2022/8000164559

Date : 04.08.2022

To,
RAJESH D. GULATI
PLOT NO - 2, SECTOR - 19, SANPADA,
NAVI MUMBAI 400705

Subject : Your Request for Transfer by Gift Deed

Reference : Application number 8000164559 (NMSN01900000002000A151501)

In respect of property Flat No.A-1501, MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A, Plot No. 2, Sector 19, Sanpada, Navi Mumbai

Sir/Madam,

Transfer of Lease by way of Gift Deed has been executed by the Original Licensee/ Doner 1) RAJESH D. GULATI (50.0000 %) in favour of the New Licensee/ Donee 1) SHOBHA R. GULATI (100.0000 %), thereby transferring the lease hold rights in respect of Flat No A-1501, MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A, Plot No.2 Sector 19, Sanpada, Navi Mumbai. The Gift Deed has been registered on 19.11.2019.

The Corporation has taken note of the transfer of lease hold rights to the New Licensee/ Donee 1) SHOBHA R. GULATI (100.0000 %) by way of Gift Deed.

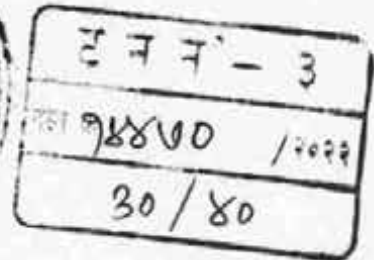
Kindly note that the terms and conditions of the Agreement to Sell/ Deed of Apartment dated 19.11.2019, shall remain unchanged and shall be binding on the new Licensee / Donee.

Thanking You

Yours Sincerely,

RAHUL
PRAKASH
GOURKHEDE
Digitally signed by
RAHUL PRAKASH
GOURKHEDE
Date: 2022.08.05
12:42:51 +05'30'

Asst. Estate Officer/Estate Officer





ट.न.न - ३	
१४४०	१००२२
३१. / ४०	



20/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि ठाणे 3

दस्त क्रमांक : 18046/2019

नोंदणी :

Regn 63m

गावाचे नाव : सानपाडा

(1) विवेक्षाचा प्रकार	बधीसदप
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5373319
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई नगपा इतर वर्णन : इतर माहिती: विभाग क्र-25/251, सदनेक नं. ए - 1501.15 वा मजला, महावीर अमृत को.ओप.ही.सोसायटी, प्लॉट नं. 2, सेक्टर 19, सानपाडा, नवी मुंबई. क्षेत्रफळ (92.60 चौ.मी. काउन्टेट एरिया पेकी 50% अविभाज्य हिस्सा. (Plot Number : 2 ; SECTOR NUMBER : 19 ;)
(5) क्षेत्रफळ	1) 92.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/सिद्ध झाल्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेश धर्मवीर गुलाटी - , वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव सदनेक नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी लि. प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ACAPG8999G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शीभा राजेश गुलाटी - , वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव सदनेक नं. ए - 1501, मे. महावीर अमृत को.ओप.ही.सोसायटी लि. प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2019
(10) दस्त नोंदणी केल्याचा दिनांक	20/11/2019
(11) अनुक्रमांक, खंड व पृष्ठ	18046/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	54000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



ट न न - ३
१४४६९/२०१९
११/२३

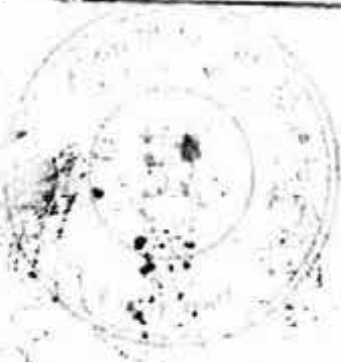


ट न न - ३
१४४६९/२०१९
३२/४०



ಕೆ.ಆರ್. 3
966ER / 2022
92/23

Blank rectangular stamp area.



GIFT DEED

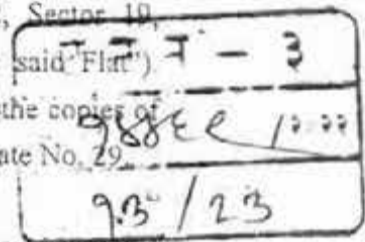
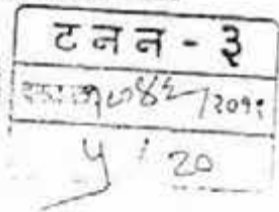
THIS DEED OF GIFT is made Navi Mumbai, Dist - Thane on this 19th day of November, 2019 BETWEEN MR. RAJESH DHARAMVEER GULATI, Adult, Indian inhabitant residing at Flat No. A-1501, M/s. Mahavir Amrut Co-operative Housing Society Ltd., Plot No.2, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai- 400 705 hereinafter called "THE DONOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs executors administrators) OF THE ONE PART:

AND

MRS. SHOBHA RAJESH GULATI, Adult, Indian inhabitant residing at Flat No. A-1501, M/s. Mahavir Amrut Co-operative Housing Society Ltd., Plot No.2, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai- 400 705 hereinafter called "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof include her heirs executors administrators) of the OTHER PART.

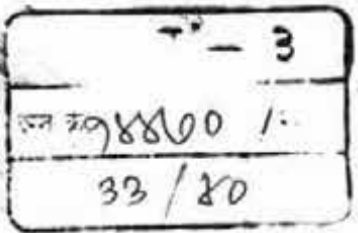
WHEREAS

- A) The Donor is the husband of the Donee.
- B) The Donor and Donee had by Agreement dated 30th May, 2005 jointly acquired Flat No. A-1501 and consequently became joint members of Mahavir Amrut Co-operative Housing Society Ltd and are holding five shares bearing nos 141 to 145 under Share Certificate No. 29 and, therefore, are jointly seized and possessed off and well and sufficiently entitled to the said flat bearing Flat No. A-1501 admeasuring 92.60 sq.mts carpet area on the 15th floor of the Mahavir Amrut Co-operative Housing Society, lying being and situated at Plot No.2, Sector 19, Sanpada, Navi Mumbai (hereinafter referred to as "the said Flat"). Hereto annexed and marked Annexures - 1 & 2 are the copies of the Agreement dated 30th May, 2005 and the Share Certificate No. 29.
- C) The Donor hereby voluntarily and gratuitously (without consideration) transfers his 50% rights, title and interest in the said flat so also his rights/interest evinced by the Share Certificate No. 29.



Rajesh Gulati

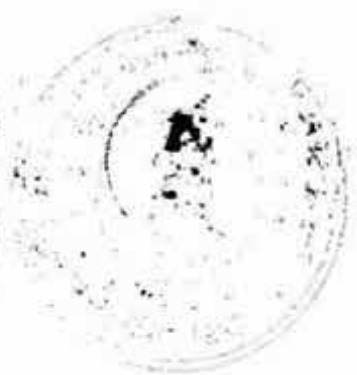
A. Gulati





३३३-३
१४४२२/१०००
१४/२३

REGISTRAR GENERAL OF INDIA
OFFICE OF THE REGISTRAR GENERAL OF INDIA
NEW DELHI



D) The Donee hereby accepts the voluntary and gratuitous transfer of the 50% rights titles and interest of the Donor in the said flat and the Share Certificate No. 29.

E) The Donor executes this Gift Deed to evince the voluntary and gratuitous transfer of his 50% rights, title and interest Share Certificate No. 29, which is also being simultaneously executed by the Donee to signify the acceptance of such transfer.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS: -

1. The Parties hereto intend to treat the Recital Clauses set out supra as the integral part of this Deed for all purposes including for the true and correct interpretation of the intent and propose hereof.
2. The Donor hereby voluntarily and gratuitously transfers onto the Donee by way of gift his 50% rights, title and interest in the flat bearing Flat No. A-1501 admeasuring 92.60 sq.mts carpet area on the 15th floor of the Mahavir Amrut Co-operative Housing Society, lying being and situate at Plot No.2, Sector 19, Sanpada, Navi Mumbai more particularly described in the schedule hereunder written and in the said flat bearing nos 141 to 145 under Share Certificate No. 29 and the membership rights in the Mahavir Amrut Co-operative Housing Society Limited, along with furnitures, fixtures, appurtenance, common area et al.
3. The Donee hereby accepts the voluntary and gratuitous transfer of the 50% rights titles and interest of the Donor in the said flat along with furnitures, fixtures, appurtenance, common area et al so also the rights and interest in Share Certificate No. 29 together with membership rights in the said Society made by the Donor with effect from the date of the execution of this Deed.



टनन - ३
दिनांक २०/०८/२०११
२/२०



टनन - ३
दिनांक १४/१२/२०११
१४/२३

The Donor, voluntarily and gratuitously, doth hereby grant and transfer by way of gift the said 50% rights titles and interest of the Donor in the said flat along with furnitures, fixtures, appurtenance, common area et al so also the rights and interest in Share Certificate No. 29 together with membership rights in the said Society made by

Signature

A. Sultali

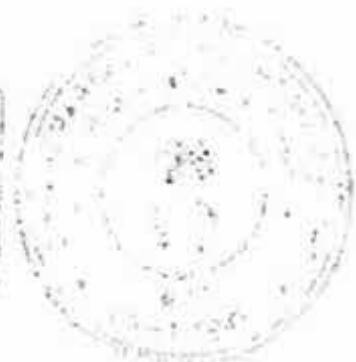


टनन - ३
दिनांक २०/०८/२०११
३४/४०



प न न - ३
१४६६२ / १९९९
१६/२३

प - न न
१४६६२ / १९९९
१६/२३



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHOBHA RAJESH GULATI

BALRAJ SETHI

15/02/1967
Permanent Account Number
AERPG7069N

S. S. Sethi
Signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No: 1469140700108574

To:
शोभा राजेश गुलाटी
Shobha Rajesh Gulati
W/O: Rajesh Gulati
Mahavee Amrut, Flat No. A - 1501 + 1502
Plot No. 2
Palm Beach Road Sector 19, Sanpada
Navi Mumbai
Sanpada Thane Thane
Maharashtra-401705
9324901357

Ref: 1839 / 12T / 103468 / 103531 / P



58402715690FH



आपका आधार क्रमांक / Your Aadhaar No. :

2614 6566 5585

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

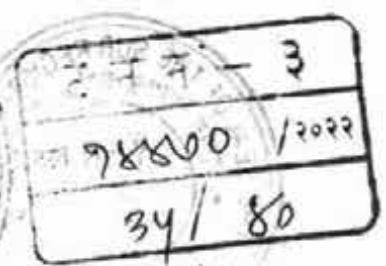


शोभा राजेश गुलाटी
Shobha Rajesh Gulati
जन्म तिथि / DOB: 15/02/1967
महिला / Female



2614 6566 5585

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AGDPG9746J

नाम / Name
RAMDAS UTTAMRAO GAVHANE

पिता का नाम / Father's Name
UTTAMRAO SHIMAAJI GAVHANE

जन्म तिथि / Date of Birth
01/05/1979

S.R. Gavhane
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAVITA GAVHANE
YASHWANT BABURAO NIGHT

27/02/1982
Permanent Account Number
ASFPG4236P

S. R. Gavhane
Signature



भारत सरकार

रामदास उत्तमराव गव्हाने
Ramdas Uttamrao Gavhane

जन्म वर्ष / Year of Birth : 1979
पुरुष / Male



2880 2754 2819

आधार - सामान्य माणसत्वा अधिकार

भारत सरकार

सविता रामदास गव्हाने
Savita Ramdas Gavhane

जन्म तारीख / DOB : 27/02/1982
स्त्री / Female



5397 2402 9445

माझे आधार, माझी ओळख

S.R. Gavhane

S.R. Gavhane



ट न न - ३

रजि. क्र. १४४०० / २०२२

३६ / ४०

भारत सरकार
GOVT. OF INDIA

पता
1947
1400 180 1947

Address: Building No. B- 27,
Room No. 0- 1, Chintamani CHS,
Sector 26, Navi Mumbai, Vashi,
Thane, Maharashtra, 400705

www.ujdai.gov.in

P.O. Box No. 1947,
Bangalore-560 091

भारत सरकार
GOVT. OF INDIA

पता
मजदनाम दरान को ओ होसिंग
सोसायटी लिमिटेड, ई 5 फ्लॉट नो
3-1, निचर सेवेंथ डे स्कूल, सेक्टर 7
सन्पाडा, नवी मुंबई, ठाणे, महाराष्ट्र,
400705

Address
SHREE GAJANAN DARSHAN
CO OP HOUSING SOCIETY LTE
E 5 FLAT NO 3-1, NEAR
SEVENTH DAY SCHOOL,
SECTOR 7 SANPADA, Navi
Mumbai, Thane, Sanpada,
Maharashtra, 400705

5397 2402 9445

1947

help@ujdai.gov.in

www.ujdai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SUJATHA RAO
 R R RAO
 13/06/1987
 Permanent Account Number
 AGNPR7540M


 Signature

fy 24

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAJESH DHARAMVIR GULATI
 DHARAMVIR SANTRAM GULATI
 15/06/1962
 Permanent Account Number
 ACAPG8999G


 Signature



टन नं - 3
 98800 / 2022
 30 / 80

Rajesh Gulati

75/14470

गुरुवार, 11 अगस्त 2022 9:28 म.पु.

दस्त गोपबारा भाग-1

दनन3

3L-80

दस्त क्रमांक: 14470/2022

दस्त क्रमांक: दनन3 /14470/2022

बाजार मूल्य: रु. 1,40,45,753/-

मोबदला: रु. 3,03,00,000/-

भरलेले मुद्रांक शुल्क: रु.18,18,000/-

दु. नि. मह. दु. नि. दनन3 चांचे कार्यालय

पावनी:16079

पावनी दिनांक: 11/08/2022

अ. क्र. 14470 वर दि.11-08-2022

मादरकरणाचे नाव: रामदास उतमराव गव्हाणे - -

वेळी 9:24 म.पु. वा. इतर केला.

नोंदणी फी

रु. 30000.00

दस्त दानाळणी फी

रु. 800.00

पुष्टांची संख्या: 40

एकुण: 30800.00

दस्त इतर करणाच्याची मही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: करणनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या इदीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या इदीत किंवा उप-खंड (दोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

लिहिका क्र. 1 11 / 08 / 2022 09 : 24 : 45 AM ची वेळ: (मादरीकरण)

लिहिका क्र. 2 11 / 08 / 2022 09 : 25 : 27 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

मीर दस्तऐवज नोंदणी कायदा १९०८ विचय १९६९ अंतर्गत तरतुदीनुसार नोंदणीरा दाखल केला आहे. दस्तामधील संपूर्ण मजकुर निष्प्रादक व्यक्ती, सादीदार व सोबत जोडलेले कागदपत्रे दलाची सत्यता कायदेशीर बायी सादी सादी सादी निष्प्रादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच उरर इतरांवर दस्तांमुळे राज्यशासन / संघशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक वगैरे उल्लंघन होत नाही.

रघुन गेवार दही

Gavhane

S.R.Gavhane

रिघुन दवार दही

R. G. Gavhane





11/08/2022 9:30:57 AM

दस्तावेज गोपबान भाग-2

दस्तावेज क्रमांक 3E-80

दस्तावेज क्रमांक:14470/2022

दस्तावेज क्रमांक: 14470/2022

दस्तावेजाचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम: रामदास उत्तमराव गव्हाणे -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, खर्क नं. -, रोड नं.: मदनिका क्र -2203 बी विंग विनिव प्लॉट न 3 सेक्टर 19 पाम वीच रोड मालगाडा नवी मुंबई, महाराष्ट्र, ठाणे, पिन नंबर: AGDPG9746J	निवृत्त पेशार वय :-43 स्वाक्षरी:- <i>@dwhane</i>		
2	नाम: मनिता रामदास गव्हाणे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, खर्क नं. -, रोड नं.: मदनिका क्र -2203 सी विंग विनिव प्लॉट न 3 सेक्टर 19 पाम वीच रोड मालगाडा नवी मुंबई, महाराष्ट्र, ठाणे, पिन नंबर: ASFPG4236P	निवृत्त पेशार वय :-40 स्वाक्षरी:- <i>S.R.Gavhane</i>		
3	नाम: अंभा राजेश गुलारी - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, खर्क नं. -, रोड नं.: मदनिका क्र 1501 /1502 प्लॉट न 2 महावीर प्रमन सी एच एम वि पाम वीच रोड सेक्टर 19 मालगाडा नवी मुंबई, महाराष्ट्र, ठाणे, पिन नंबर: AERPG7069N	निवृत्त पेशार वय :-55 स्वाक्षरी:- <i>A. Gulare</i>		

वरील दस्तावेजावर करन देणार पक्षकारांनी करारनामा चा दस्त विवृज करन दिल्याचे कबूल करून,
दिनांक 3-री वेळ: 11 / 08 / 2022 09 : 26 : 54 AM

श्रेणी:-

पार्यास इमम अस निवृत्त करून की ते दस्तावेजावर करन देणाऱ्यांना अक्तीश: श्रेणीकरण, व त्यांची श्रेणी पदविनाम

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा दस्त
1	नाम: मृताला श्रीनिवासन राव -- वय: 55 पत्ता: सेक्टर 17 मालगाडा नवी मुंबई पिन कोड: 400705		
2	नाम: राजेश गुलारी वय: 60 पत्ता: सेक्टर 19 मालगाडा नवी मुंबई, पिन कोड: 400705		

दिनांक 4-री वेळ: 11 / 08 / 2022 09 : 27 : 46 AM

दिनांक 5-री वेळ: 11 / 08 / 2022 09 : 28 : 00 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3

Payment Details.

sr.	Purchaser	Type	Vehicle/Property/Licence	Amount	Used At	Deface Number	Deface Date
1	RAMDAS UTTAMRAO GAVHANE	eChallan	0908202208057548	1818000.00	SD	0003146296202223	11/08/2022
2		DHC	0908202201651	800	RF	0908202201651D	11/08/2022
3	RAMDAS UTTAMRAO GAVHANE	eChallan	MH006092082202223E	30000	RF	0003146296202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

14470 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (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

ट न न - ३
दफ्त. क्र. १४४७० / २०२२
४० / ४०

प्रमाणित करण्यात येतो की सदर दस्तास
एकूण..... ४० पाने आहेत.

प्र. सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुरतक क्र. १
क्रमांक..... १४४७० वर नोंदला

प्र. सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक ११ माहे ८ सन २०२२



75/14469

Thursday, August 11, 2022

9:23 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16078

दिनांक: 11/08/2022

गावऱे नाव: मानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन3-14469-2022

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

मादर करणान्नाचे नाव: शोभा राजेश गुलाटी --

नोंदणी फी

₹. 100.00

दस्त हानाळणी फी

₹. 460.00

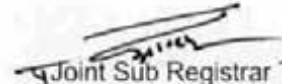
पृष्ठांची संख्या: 23

एकूण:

₹. 560.00

आपणाम मूळ दस्त, धबनेल प्रिंट, मुची-२ अंदाजे

9:40 AM ह्या वेळेस मिलेल.



Joint Sub Registrar Thane 3

सह दुय्यम निबधक वर्ग - २

ठाणे क्र. ३

चाजार मूल्य: ₹. 1/-

मोबदला ₹. 1/-

धबनेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1008202211403 दिनांक: 11/08/2022

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 260/-

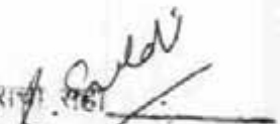
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0908202201381 दिनांक: 11/08/2022

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006218350202223E दिनांक: 11/08/2022

विक्रेते नाव व पत्ता:

पत्रकाराची सही

 मुळ दस्तऐवज परत मिळाला
 ड. नि. वाने-३

सूची क्र.2

दुय्यम निबंधक : सह द.नि. ठाणे 3

दस्न क्रमांक : 14469/2022

नोंदणी :

Regn:63m

11/08/2022

गावाचे नाव : सानपाडा

(1) विलेखाना प्रकार	65-चुक दुरुस्ती पत्र
(2) मोबदला	1
(3) वाजारा नाव (भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	1
(4) न-माण, पॉट्रिम्मा व परत्रमाफ (अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :- इतर माहिती: सदनिका क्र 1501 पंधरावा मजला ए विंग प्लॉट न 2 महावीर अमृत मी एच एम लि पाम बीच रोड सेक्टर 19 मानपाडा नवी मुंबई क्षेत्रफळ 92.60 चौ.मी बांधीव दस्त क्र -टनन -3 -18046 -2019 दि. 19/11/2019 या दस्ताचे चुकदुरुस्तीपत्र या दस्ताद्वारे करण्यात येत आहे ((Plot Number : 2 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 92.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्नगवज करून देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेश धर्मवीर गुलाटी - - वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र ए 1501 /1502 प्लॉट न 2 महावीर अमृत मी एच एम लि पाम बीच रोड सेक्टर 19 मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ACAPG8999G
(8) दस्नगवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-शोभा राजेश गुलाटी - - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र ए 1501 /1502 प्लॉट न 2 महावीर अमृत मी एच एम लि पाम बीच रोड सेक्टर 19 मानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AERPG7069N
(9) दस्नगवज करून दिल्याना दिनांक	11/08/2022
(10) दस्न नोंदणी केल्याचा दिनांक	11/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	14469/2022
(12) वाजारा भावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारा भावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

मुल्यांकनानाठी विचारान घेतलेला
तपशील:-

मुद्रांक शुल्क आकारना निवडलेला
अनुच्छेद :-

Correction Deed



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BM 828361	1201028	500	SD		
2		DHC		1008202211403	200	RF	1008202211403D	11/08/2022
3		DHC		0908202201381	260	RF	0908202201381D	11/08/2022
4		eChallan		MH006218350202223E	100	RF	0003146251202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



CHALLAN
MTR Form Number-6



GRN	MH006218350202223E	BARCODE			Date	09/08/2022-14:01:59	Form ID	
Department				Inspector General Of Registration				
Registration Fee				Payer Details				
Type of Payment				Ordinary Collections IGR				
				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name				THN3_THANE NO 3 JOINT SUB REGISTRA		Full Name		SHOBHA RAJESH GULATI
Location				THANE				
Year				2022-2023 One Time		Flat/Block No.		AS
Account Head Details				Amount in Rs.		Premises/building		
0030063301 Amount of Tax				100.00		Road/Street		PER
						Area/Locality		DOCUMENT
						Town/City/District		
						PIN		4 0 0 7 0 5
				Remarks (If Any)		Secondary Name RAJESH GULATI-3		
						दस्तावेज क्र. 988E/2022		
						9/23		
				Amount In		One Hundred Rupees Only		
Total				100.00		Words		
Payment Details				IDBI BANK				
				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		69103332022080912798 2760911948
Cheque/DD No.				Bank Date		RBI Date		09/08/2022-14:02:48 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



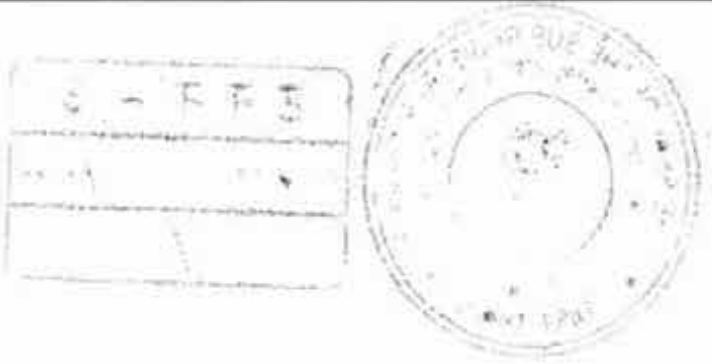
Secondary Name RAJESH GULATI-3
दस्तावेज क्र. 988E/2022
9/23

Department ID : Mobile No. : 9000000000
NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.
 सादर: कलना कलना दुखना निलंबना कार्यालयाना नोदणी कार्यालयाना कार्यालयाना लागू आहे. नोदणी ना कार्यालयाना कार्यालयाना सादर: कलना लागू नाही.

S. Gulati

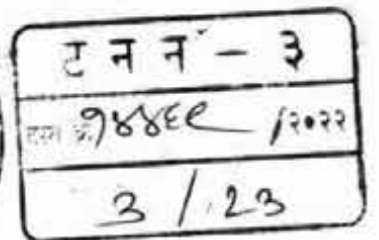
Rajesh Gulati

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0908202201381	Date	09/08/2022
Received from SHOBHA RAJESH GULATI, Mobile number 9000000000, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.			
Payment Details			
Bank Name	IBKL	Date	09/08/2022
Bank CIN	10004152022080901298	REF No.	2780120528
This is computer generated receipt, hence no signature is required.			



ट न न - ३
दस्तावेज क्र. १४६६९/२०२२
२/२३

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1008202211403	Date 10/08/2022
Received from G, Mobile number 9000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 10/08/2022
Bank CIN 10004152022081010598	REF No. 2760380190
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH006218350202223E	BARCODE		Date	09/08/2022-14:01:59	Form ID
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Department		Inspector General Of Registration					Payer Details				
Type of Payment		Registration Fee Ordinary Collections IGR					TAX ID / TAN (If Any)				
							PAN No.(If Applicable)				
Office Name		THN3_THANE NO 3 JOINT SUB REGISTRA					Full Name		SHOBHA RAJESH GULATI		
Location		THANE									
Year		2022-2023 One Time					Flat/Block No.		AS		
Account Head Details		Amount In Rs.		Premises/Building		Road/Street		PER			
0030063301 Amount of Tax		100.00				Area/Locality		DOCUMENT			
				Town/City/District							
				PIN				4 0 0 7 0 5			
				Remarks (If Any)				SecondPartyName=RAJESH D GULATI-			
				Amount In		One Hundred Rupees Only					
Total		100.00		Words							

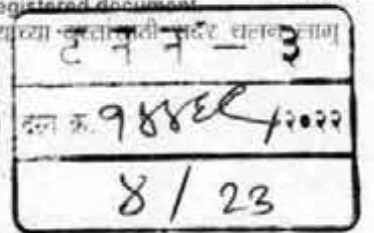


Payment Details		IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN		Ref. No.		69103332022080912798		2760911948			
Cheque/DD No.		Bank Date		RBI Date		09/08/2022-14:02:48		Not Verified with RBI			
Name of Bank		Bank-Branch				IDBI BANK					
Name of Branch		Scroll No. - Date				101 , 10/08/2022					

Department ID :

NOTE: This challan is valid for document to be registered in Sub Registrar Office only. It is not valid for registration in any other office.

Mobile No. : 9000000000



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-75-14469	0003146251202223	11/08/2022-09:23:37	IGR115	100.00
Total Defacement Amount					100.00



महाराष्ट्र MAHARASHTRA

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BM 828361

08 AUG 2022



विशेष कोशगार कार्यालय, ठाणे
30 JUN 2022
मुद्रांक प्रमुख लिपीक / लिपीक

DEED OF RECTIFICATION



ट न न - 3
9888E 1/2022
4/23

Rajeshwar
S. S. S. S.

१. मुरांक दिवशी नोंदवली अनु. क्रमांक	30791 दिवस
२. अदाकारा प्रकार	R. Deed
३. दस्तावेजाचा कारणाचा आशय काय?	होय / नाही
४. मुरांक दिवशी नोंदवलेल्या वर्षात -	
५. मुरांक दिवशी नोंदवलेल्या वर्षात	Shobha R Guleati
६. दुसऱ्या पक्षाचा नाव	Gabhale
७. हजेरी आकारमाती () भाग, पंजा व सही	500
८. मुरांक दिवशी नोंदवलेल्या	
९. मुरांक दिवशी नोंदवलेल्या दिवसाची सही व पराकाष्ठा क्रमांक तसेच मुरांक दिवशी नोंदवलेल्या दिवसाचा पत्ता	रामदास शिंदे, महाराष्ट्र प. तालुका ४२५०२६ मुंबई, तालुका मुंबई, नवी मुंबई ४००७६६

08 AUG 2021

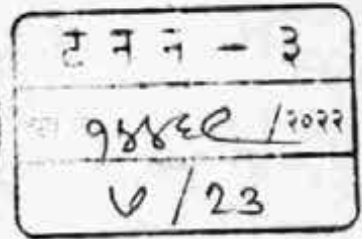


ट न न - ३
 ४४६६ / २०२२
 ६ / २३



Registration

S. Guleati



DEED OF RECTIFICATION

Rajesh

THIS RECTIFICATION DEED is made and entered into at Navi Mumbai, on this 11th day of August, 2022 BETWEEN MR. RAJESH DHARAMVIR GULATI, age 60 years, (PAN NO. ACAPG8999G), (AADHAR CARD NO. 8169 0277 8582), an adult, Indian Inhabitant, residing at Mahavir Amrut CHS. Ltd., Flat No. A-1501/1502, Plot No. 2, Palm Beach Road, Sector 19, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called and referred to as "THE DONOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and permitted assigns) OF THE ONE PART.

RA Rajesh Gulati

Sd/- B. Gulati

AND MRS. SHOBHA RAJESH GULATI, age 55 years, (PAN NO. AERPG7069N), (AADHAR CARD NO. 2614 6566 5585), an adult, Indian Inhabitant, residing at Mahavir Amrut CHS. Ltd., Flat No. A-1501/1502, Plot No. 2, Palm Beach Road, Sector 19, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called and referred to as "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS : The GIFT DEED was made on 19th day of November, 2019, BETWEEN the Donor & Donee in respect of 50% share of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 92.60 Sq. Mtrs. Carpet, and Stamp Duty of Rs.54,000/- & Registration Charges of Rs.200/- has been paid and GIFT DEED was duly Registered with the Sub-Registrar of Assurance at THANE-3, vide its Document No.TNN3-18046-2019, vide its Receipt No. 20629, dated : 19.11.2019.

AND WHEREAS : The registered document of GIFT DEED the parties have found by typographical mistakes in Index-II, Registration Page No. 5 - (Original Document Page No. 1), Registration Page No. 6 - (Original Document Page No. 2) & Registration Page No. 8 - Schedule (Original Document Page No. 4), therein wrongly mentioned the Flat area i.e. 50% share of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 92.60 Sq. Mtrs. Carpet instead of 50% share of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT



T T T - 3
Built up 92.60 Sq. Mtrs.
L / 23

AND WHEREAS : we mentioned that the above information are corrected the said GIFT DEED of the above said Flat, for the documentary proof for your perusal.

Raj Rajashful

SX S. Gulati

This Deed of Rectification both the parties admit this mistake and correction through this Deed of Rectification is executed by both the parties and this Deed of Rectification is executed before the Sub-Registrar of Assurance for necessary correction in the said document which was registered on 19th day of November, 2019. It is also agreed by and between parties.

IN WITNESS WHEREOF THE parties hereto have said and subscribed their respective hands on day and year first hereunder.

SIGNED SEALED AND DELIVERED BY THE

Within named "DONOR"

MR. RAJESH DHARAMVIR GULATI

In the presence of

1. SUJATHA SRINIVASAN AAO

Sujatha

X
Rajesh Gulati


2. Ramdas Uttam Gavhane

Ramdas

SIGNED SEALED AND DELIVERED BY THE

Within named "DONEE"

MRS. SHOBHA RAJESH GULATI

In the presence of

1. SUJATHA SRINIVASAN AAO

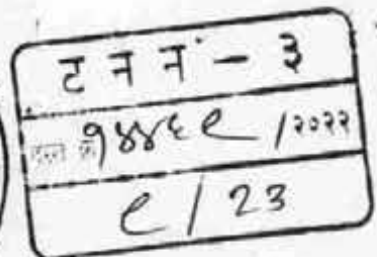
Sujatha

XX
S. Gulati




2. Ramdas Uttam Gavhane

Ramdas



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE

"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Final Order for Transfer

Ref. No. CIDCO/ESTATE-1/2022/8000164559

Date : 04.08.2022

To,
RAJESH D. GULATI
PLOT NO - 2, SECTOR - 19, SANPADA,
NAVI MUMBAI 400705

Subject : Your Request for Transfer by Gift Deed

Reference : Application number 8000164559 (NMSN01900000002000A151501)

In respect of property Flat No.A-1501, MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A, Plot No. 2, Sector 19, Sanpada, Navi Mumbai

Sir/Madam,

Transfer of Lease by way of Gift Deed has been executed by the Original Licensee/ Donor 1) RAJESH D. GULATI (50.0000 %) in favour of the New Licensee/ Donee 1) SHOBHA R. GULATI (100.0000 %), thereby transferring the lease hold rights in respect of Flat No A-1501, MAHAVIR AMRUT CO-OP. HSG. SOC. LTD./A, Plot No.2 Sector 19, Sanpada, Navi Mumbai. The Gift Deed has been registered on 19.11.2019.

The Corporation has taken note of the transfer of lease hold rights to the New Licensee/ Donee 1) SHOBHA R. GULATI (100.0000 %) by way of Gift Deed.

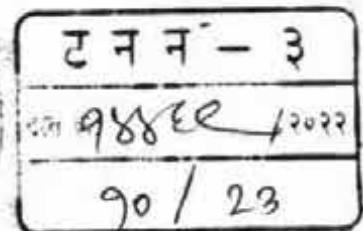
Kindly note that the terms and conditions of the Agreement to Sell/ Deed of Apartment dated 19.11.2019, shall remain unchanged and shall be binding on the new Licensee / Donee.

Thanking You

Yours Sincerely,

RAHUL
PRAKASH
GOURKHEDE
Date: 04/08/22
124051 10577

Asst. Estate Officer/Estate Officer





20/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 18046/2019

नोंदणी :

Regn.83m

गावाचे नाव : सानपाडा

(1)विनेच्छाचा प्रकार	बहीसकव
(2)मोबदला	0
(3) बाजारभाव(पावटपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5373319
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र-25/251,सदनिका नं. ए - 1501,15 वा मजला,महावीर अमृत को.ओप.हो.सोसायटी,प्लॉट नं. 2,सेक्टर 19,सानपाडा,नवी मुंबई, क्षेत्रफळ (92.60 चौ.मी. कार्पेट एरिया पैकी 50% अविभाज्य हिस्सा, ((Plot Number : 2 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 92.60 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अनेक तेव्हा	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश धर्मवीर गुलाटी - वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव सदनिका नं. ए - 1501, भे. महावीर अमृत को.ओप.हो.सोसायटी लि., प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ACAPG8999G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शोभा राजेश गुलाटी - वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव सदनिका नं. ए - 1501, भे. महावीर अमृत को.ओप.हो.सोसायटी लि., प्लॉट नं. 02, सेक्टर 19, पाल्म बीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2019
(10)दस्त नोंदणी केल्याचा दिनांक	20/11/2019
(11)अनुक्रमांक,छंद व पृष्ठ	18046/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	54000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	

सह दुय्यम निबंधक वर्ग 2
ठाणे क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतामा निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



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9888/2022
99/23

GIFT DEED

THIS DEED OF GIFT is made Navi Mumbai, Dist - Thane on this 19th day of November, 2019 **BETWEEN MR. RAJESH DHARAMVEER GULATI**, Adult, Indian inhabitant residing at Flat No. A-1501, M/s. Mahavir Amrut Co-operative Housing Society Ltd., Plot No.2, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai- 400 705 hereinafter called "**THE DONOR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs executors administrators) **OF THE ONE PART:**

AND

MRS. SHOBHA RAJESH GULATI, Adult, Indian inhabitant residing at Flat No. A-1501, M/s. Mahavir Amrut Co-operative Housing Society Ltd., Plot No.2, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai- 400 705 hereinafter called "**THE DONEE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs executors administrators) **OF THE OTHER PART:**

WHEREAS

- A) The Donor is the husband of the Donee.
- B) The Donor and Donee had by Agreement dated 30th May, 2005 jointly acquired Flat No. A-1501 and consequently became joint members of Mahavir Amrut Co-operative Housing Society Ltd and are holding five shares bearing nos 141 to 145 under Share Certificate No. 29 and, therefore, are jointly seized and possessed off and well and sufficiently entitled to the said flat bearing Flat No. A-1501 (admeasuring 92.60 sq.mts carpet area on the 15th floor of the Mahavir Amrut Co-operative Housing Society, lying being and situated at Plot No.2, Sector 19, Sanpada, Navi Mumbai (hereinafter referred to as the said "Flat"). Hereto annexed and marked **A** & **B** are the copies of the Agreement dated 30th May, 2005 and the Share Certificate No. 29.
- C) The Donor hereby voluntarily and gratuitously (without consideration) transfers his 50% rights, title and interest in the said flat so also his rights/interest evinced by the Share Certificate No. 29.



टनन - ३
१९/११/२०१९
५/२०



टनन - ३
१९/११/२०१९
१३/२३

Rajesh Gulati

S. Gulati

Blank rectangular stamp area



दस्तावेज - ३
988ER/2022
98/23

D) The Donee hereby accepts the voluntary and gratuitous transfer of the 50% rights titles and interest of the Donor in the said flat and the Share Certificate No. 29.

E) The Donor executes this Gift Deed to evince the voluntary and gratuitous transfer of his 50% rights, title and interest Share Certificate No. 29, which is also being simultaneously executed by the Donee to signify the acceptance of such transfer.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS: -

1. The Parties hereto intend to treat the Recital Clauses set out supra as the integral part of this Deed for all purposes including for the true and correct interpretation of the intent and propose hereof.
2. The Donor hereby voluntarily and gratuitously transfers onto the Donee by way of gift his 50% rights, title and interest in the flat bearing Flat No. A-1501 admeasuring 92.60 sq.mts carpet area on the 15th floor of the Mahavir Amrut Co-operative Housing Society, lying being and situate at Plot No.2, Sector 19, Sanpada, Navi Mumbai more particularly described in the schedule hereunder written and in the said flat bearing nos 141 to 145 under Share Certificate No. 29 and the membership rights in the Mahavir Amrut Co-operative Housing Society Limited, along with furnitures, fixtures, appurtenance, common area et al so also the rights and interest in Share Certificate No. 29 together with membership rights in the said Society made by the Donor with effect from the date of the execution of this Deed.



The Donor, voluntarily and gratuitously, doth hereby grant and transfer by way of gift the said 50% rights titles and interest of the Donor in the said flat along with furnitures, fixtures, appurtenance, common area et al so also the rights and interest in Share Certificate No. 29 together with membership rights in the said Society made by

[Handwritten signatures]



एन नं - ३
१४४६२ / २०२२
१६/२३

all such further and other acts, deeds, things and assurances in law whatsoever for better and more perfectly assuring the said flat and the said shares to the use of the Donee in the manner aforesaid as by the Donee, her heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

IN WITNESS WHEREOF the parties hereto (by way of acceptance of the said gift) have hereunder set and subscribed their respective hands on the day and the year first hereinabove written.

THE SCHEDULE OF THE PREMISES



Measuring 92.60 sq.mts carpet area on the 15th floor
 situated at Plot No. 2, Sector 19, Sanpada, Navi Mumbai.

दान - 3
 9888E/10000
 90/23

SIGNED AND DELIVERED)

by the within named "DONOR")

MR. RAJESH DHARAMVEER GULATI)

in presence of)

- 1) Kachare M. D.)
- 2) Bhalchandra S. K.)



SIGNED AND DELIVERED)

by the within named "DONEE")

MRS. SHOBHA RAJESH GULATI)

in presence of)

- 1) Kachare M. D.)
- 2) Bhalchandra S. K.)



दान - 3
 9888E/10000
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJESH DHARAMVIR GULATI
DHARAMVIR SANTRAM GULATI

15/08/1982

Member's Account Number

ACAPG8989G

Rajesh Gulati
3 July 2018



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No. 1498/30913/29236

Rajesh Gulati

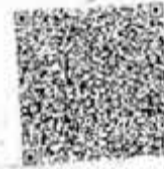
To
राजेशकुमार धारवीर गुलटी
Rajeshkumar Dharamvir Gulati
Mahavir Amrut, Flat no. A/1501/1502 Plot No. 2,
Sector 19 Palm Beach RD
Navi Mumbai
Sanpada
Thane THANE

26/04/2017
36013006

Maharashtra 400705
982009517



MD360136088FH



आपला आधार क्रमांक / Your Aadhaar No.:

8169 0277 8582

माझे आधार, माझी ओळख



भारत सरकार
Government of India



राजेशकुमार धारवीर गुलटी
Rajeshkumar Dharamvir Gulati
जन्म तारीख / DOB: 15/08/1982
पुरुष / Male



8169 0277 8582

माझे आधार, माझी ओळख



ट न न - 3
9888E/2022
9E/23

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHOBHA RAJESH GULATI

BALRAJ SETHI

15/02/1967
Permanent Account Number
AERPG7069N

S. Gulati
Signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No. 148940700/08574.

To,
श्रीमती शोभा राजेश गुलाटी
Shobha Rajesh Gulati
W/O Rajesh Gulati
Mahavi Anant Flat No. 5-1501/1507
Plot No-2
Palm Beach Road Sector 19, Sion
Kavi Mumbai
Sionpada Thane Thane
Maharashtra-407705
9324903357

Ref: 1839 / 197 / 103468 / 103521 / P



56402715890FH

S. Gulati

आपका आधार क्रमांक / Your Aadhaar Number

2614 6566 5585

मेरा आधार, मेरी पहचान



टन नं- ३
दल क्र. 98868/2022
१८/२३



भारत सरकार
Government of India

श्रीमती शोभा राजेश गुलाटी
Shobha Rajesh Gulati
जन्म तिथि / DOB 15/02/1967
महिला / Female



2614 6566 5585

मेरा आधार, मेरी पहचान

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAMDAS UTTAMRAO GAVHANE
 UTTAMRAO BHIMAAJI GAVHANE
 01/05/1979
 Permanent Account Number
 AGDPG9746J
Bawhane
 Signature

भारत सरकार
 GOVT. OF INDIA



Bawhane



ट न न - 3
सं. १४४६६/२०२२
20/23



आयकर विभाग
 INCOME TAX DEPARTMENT
 SUJATHA RAO
 R R RAO
 13/06/1967
 Permanent Account Number
 AGNPR7540M
 Signature

भारत सरकार
 GOVT. OF INDIA

Prakash

75/14469

दस्त गोपबारा भाग-1

दनन3

29-23

गुरुवार, 11 ऑगस्ट 2022 9:23 म.पू.

दस्त क्रमांक: 14469/2022

दस्त क्रमांक: दनन3/14469/2022

वाजारा मूल्य: रु. 01/-

मोजवला: रु. 01/-

भरणेले मुद्रांक शुल्क: रु. 500/-

द. नि. मह. द. नि. दनन3 यांचे कार्यालय

पावनी: 16078

पावनी दिनांक: 11/08/2022

ज. क्र. 14469 वर दि. 11-08-2022

मादरकरणाचे नाव: शोभा राजेश गुलाटी - -

रोजी 9:19 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

दस्त हजर करणाऱ्याची मंत्री:

एकूण: 560.00

Joint Sub Registrar Thane 3
Joint Sub Registrar Thane 3

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: *दुरुस्ती विधानपत्र

शिक्षा क्र. 1 11 / 08 / 2022 09 : 19 : 09 AM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 11 / 08 / 2022 09 : 20 : 42 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

पर १ दस्तावेज नोंदणी कायदा १९०८ विद्यम १९६९ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तानधील संदर्भ मजबूर विवादाक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील विवादाक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / विद्यम / परिपत्रक यांचे उल्लंघन होत नाही.

महान वेपार सही

सिंहन देवार सही



दस्त गोपवारा भाग-2





दस्त 22-23

दस्त क्रमांक:14469/2022

11/08/2022 9 26:47 AM

दस्त क्रमांक:दस्त3/14469/2022

दस्ताचा प्रकार :-65-चुक दुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रीभा राजेश गुजारी -- पत्ता:प्लॉट नं. -, माळा नं. - इमारतीचे नाव: -, ब्लॉक नं. -, गोंड नं: सदनिका क्र ए 1501 /1502 प्लॉट न 2 महावीर अमृत सी एच एम नि पाम वीच रोड सेक्टर 19 मानपाडा नवी मुंबई, महाराष्ट्र, टाणे. पिन नंबर:AERPG7069N	विहण पेशार वय :-55 स्वाक्षरी:- <i>S. Shale</i>		
2	नाव:राजेश धर्मवीर गुलारी -- पत्ता:प्लॉट नं. -, माळा नं. - इमारतीचे नाव: -, ब्लॉक नं. -, गोंड नं: सदनिका क्र ए 1501 /1502 प्लॉट न 2 महावीर अमृत सी एच एम नि पाम वीच रोड सेक्टर 19 मानपाडा नवी मुंबई, महाराष्ट्र, टाणे. पिन नंबर:ACAPG8999G	विहण देशार वय :-60 स्वाक्षरी:- <i>Deepsankar</i>		

वरील दस्तांघबज करून देणार तयारकीत 65-चुक दुस्ती पत्र चा दस्त एबज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 08 / 2022 09 : 21 : 46 AM

ओळख:-

खालील इमम अमे निवेदीन करतान की ते दस्तांघबज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांनी ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुजाना श्रीनिवामन राव -- वय:55 पत्ता:सेक्टर 17 मानपाडा नवी मुंबई पिन कोड:400705	स्वाक्षरी <i>Sujat</i>		
2	नाव:रामदाम उत्तमराव गळगाणे -- वय:43 पत्ता:सेक्टर 19 पाम वीच रोड मानपाडा नवी मुंबई पिन कोड:400705	स्वाक्षरी <i>Ramhome</i>		

शिक्का क्र.4 ची वेळ:11 / 08 / 2022 09 : 22 : 28 AM

शिक्का क्र.5 ची वेळ:11 / 08 / 2022 09 : 22 : 34 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BM 828261	1201028	500	SD		
2		DHC		02211403	200	RF	1008202211403D	11/08/2022
3		DHC		0908202201381	260	RF	0908202201381D	11/08/2022
4		eCh...		MH030350202223E	100	RF	0003146251202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

14469 /2022



Know Your Rights as Registrants

1. Verify Scanned Document for correctness and get a thumbnail (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

ट न न - ३
दस्ता क्र. १४४६६ / २०२२
२३ / २३

प्रमाणित करणवात येने की सदर दस्तास
रकून २३ पामे आहेत.

उसह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

पुस्तक क्र. ६
क्रमांक १४४६६ चर नोंदला

उसह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

दिनांक ११ माहे ८ सन २०१२



Mishra
Anamika

SRI
CHAMECE
Ramesh

6

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this ___ day of ___ 2022.

① Agreement for sale dated 30/5/20
② Gift Deed-19/11/2016
③ copy of OC
④ Share Certificate

BETWEEN

MRS. SHOBHA RAJESH GULATI, age 55 years, (PAN NO. AERPG7069N), (AADHAR CARD NO. 2614 6566 5585), an adult, Indian Inhabitant, residing at Mahavir Amrut CHS. Ltd., Flat No. A-1501/1502, Plot No. 2, Palm Beach Road, Sector 19, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and permitted assigns) OF THE ONE PART.

AND

(1) **MR. RAMDAS UTTAMRAO GAVHANE**, age 43 years, (PAN NO. AGDPG9746J), (AADHAR CARD NO. 2880 2754 2819) & (2) **MRS. SAVITA RAMDAS GAVHANE**, age 40 years, (PAN NO. ASFPG4236P), (AADHAR CARD NO. 5397 2402 9445), both adults, Indian Inhabitants, residing at Flat No. 2203, B-Wing, Kshitij, PlotNo. 3, Sector 19, Palm Beach Road, Sanpada, Navi Mumbai-400705, hereinafter for brevity's sake called and referred to as "THE TRANSFEREE/S" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the OTHER PART.

DESCRIPTION OF PROPERTY

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FLAT NO. 1501, 15TH FLOOR, "A" WING, BUILDING KNOWN AS "MAHAVIR AMRUT", ON PLOT NO. 2, SITUATED AT SECTOR 19, SANPADA, NAVI MUMBAI, TAL. & DIST. THANE.

=====

SOC. : MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.
REG. NO. : NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007.

=====

CARPET AREA : 899 SQ. FTS.
BUILT UP AREA : 92.60 SQ. MTRS.

=====

BUILDING CONSISTS : STILT + 21ST UPPER FLOORS

=====

SALE PRICE : RS.3,00,00,000/- (RUPEES THREE CRORE ONLY)

=====

(hereinafter referred to as "THE SAID FLAT").

1. The City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter called "the Corporation") is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers vested under 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").
2. The State Government in pursuant to section 113(A) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and disposal.
3. By an Agreement to Lease dated : **17th December, 2003** made at CBD, Navi Mumbai, between the Corporation of the One Part and the Developers i.e. **M/S. ABHISHEK ENTERPRISES** therein referred to as "the Licensee" of the Other Part (hereinafter for the sake of brevity referred to as "said Agreement") the Corporation agreed to grant lease to the said Licensee, of plot of land known as **Plot No. 2, in Sector 19, admeasuring 4496.59 Sq. Mtrs., for Residential purpose at Sanpada, Navi Mumbai**, and by a Supplementary Agreement dated : **08th September, 2004** executed between M/S. CIDCO Ltd., & **M/S. ABHISHEK ENTERPRISES** thereafter has allotted the additional area of **1959.30 Sq. Mtrs.** adjacent to the **Plot No. 2, Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane** (hereinafter for the sake brevity referred to as "the said Plot") more particularly described in the schedule written hereunder and thereunder, for a consideration and subject to the terms and conditions as contained in the said Agreement.
4. In pursuance of the said Lease Agreement, the Corporation handed over the possession of the said plot to the Developers/Licensee to enable them to construct the building on the said plot for Residential purpose.
5. In pursuance of the said

6. The plans, designs and specifications for constructing the building on the said plot are approved by the Corporation and other connected authorities in respect thereof.
7. The Navi Mumbai Municipal Corporation by its Development Permission – cum - Commencement Certificate No. **NMMC / TPD / BP / Case No. A-1800 / 1173 / 04**, dated : **16.04.2004** and by amended on dated : **30.11.2004** having reference No. **NMMC/TPD/BP/CASE No. A-1800/3932/04** granted its permission to commence the construction work on the said plot subject to the terms and conditions as contained therein. It has been proposed to construct Stilt on the Ground Floor & Residential flats on the upper floors.
8. The Building being constructed on the said Plot shall be known as **"MAHAVIR AMRUT"**.

AND WHEREAS : The Developers i.e. **M/S. ABHISHEK ENTERPRISES** through its Partners **MR. ASHOK B. CHHAJER**, has sold the Flat No. 1501, on 15th Floor, "A" Wing, Building known as **"MAHAVIR AMRUT"**, on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, (hereinafter referred to as the said "FLAT") to (1) **MR. RAJESH DHARAMVIR GULATI** & (2) **MRS. SHOBHA RAJESH GULATI** vide **AGREEMENT FOR SALE** executed on Dated: **30.05.2005**, and duly registered with Sub-Registrar of Assurance Thane-6, vide Document No. **TNN6-03884-2005**, Receipt No. 3904, Dated: **10.06.2005**, and transferred the above said Flat in favour of (1) **MR. RAJESH DHARAMVIR GULATI** & (2) **MRS. SHOBHA RAJESH GULATI**.

AND WHEREAS : The said Developers have completed the construction and obtained the Occupancy Certificate from NMMC vide letter No. **tk-dz-@ujfo@Hkksiz@iz-dz-ch&3856@3312@06]**

AND WHEREAS : The Member/s i.e. (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI & OTHER MEMBERS, have formed the Society namely "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD." under Maharashtra Co-operative Societies Act, 1960 vide its Registration No. NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007 (hereinafter referred to as the said Society).

AND WHEREAS : (1) MR. RAJESH DHARAMVIR GULATI & (2) MRS. SHOBHA RAJESH GULATI are the Registered Member/s of the "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", holding 05 fully paid up Shares of Rs.50/- each vide Share Certificate No. 29, Member's Regn. No. 29 and shares Sr. No. 141 to 145 and interest and title in the property of the said Society, i.e. the Flat No. 1501, on 15th Floor, "A" Wing, Building known as "MAHAVIR AMRUT", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, (hereinafter called 'The said Flat).

AND WHEREAS : By an Lease deed made on dated 14.05.2018 between the Corporation of THE FIRST PART & MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. the Lessee of the SECOND PART & M/S. ABHISHEK ENTERPRISES the Confirming Party of the THIRD PART in respect of the Plot No. 2, Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane & the said Lease Deed was followed by an AGREEMENT made on dt. 28.05.2013 and duly registered with the Sub-Registrar of Assurance Thane-3, vide its Document No. TNN3-4821-2013, Receipt No. 5086, on dated : 31.05.2013 and CIDCO LTD., has transferred the said Plot in favour of "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", vide its Final Order No. CIDCO/EMS/Pit/San/2013/2518, dt. 11.06.2013.

AND WHEREAS : The MR. RAJESH DHARAMVIR GULATI, has gifted his 50% share of the Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19 Sanpada Navi Mumbai Tal. & Dist. Thane

TNN3-18046-2019, Receipt No. 20629, Dated: 19.11.2016, and CIDCO LTD., transferred the above said Flat in favour of **MRS. SHOBHA RAJESH GULATI**, vide its Final Order No. _____ dt. _____.

AND WHEREAS : **MRS. SHOBHA RAJESH GULATI** (i.e. Present Transferor) is the 100% lawful Owner of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up.

AND WHEREAS : The Transferor has sold the said Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, together with all fitting of electricity, sanitary fitting and built in fixtures, to the Transferee/s for the consideration of **RS.3,00,00,000/- (RUPEES THREE CRORE ONLY)**.

The Transferor do hereby covenant as follows :

- a. There are no suits, litigations, Civil or any other proceedings pending as against the Transferor personally affecting the said Flat.
- b. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and/or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The Transferor has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- c. The said Flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.
- d. The Transferor has paid all the necessary charges of any nature

- e. The Transferor in the past has not entered into any agreement either in the form of sale, lease exchange, assignment or in any other way whatsoever and has not created any tenancy leave and license or any other rights of the like nature in the said Flat and have not dealt with or disposed off the said Flat in any manner whatsoever.
 - f. Neither the Transferor nor any of his predecessor-in-title had received any notice either from the Municipal Corporation and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.
 - g. The Transferor has good and clear title free from encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Transferor and/or against the said Flat or any part thereof.
 - h. The Transferor is not restricted either in the Income Tax Act, Gift Tax Act, wealth Tax Act or under any other statute from disposing off the said Flat or any other statute from disposing stated in the Agreement.
 - i. The Transferor has not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and condition as stated herein in favor of the Transferee/s and the Transferor has all the rights, title, interest to enter into this Agreement with the Transferee/s on the various terms and conditions as stated herein.
- Relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferee/s have agreed to purchase the said Flat.

NOW THIS AGREEMENT FOR SALE WITNESSTH AS FOLLOWS :

1. The Transferor hereby agrees to sell transfer and assign all his rights, titles and interests in and upon the said Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE

the Transferee/s for a total consideration of **RS.3,00,00,000/- (RUPEES THREE CRORE ONLY)**.

2. The Transferee/s have agree to pay to the Transferor said consideration of **RS.3,00,00,000/- (RUPEES THREE CRORE ONLY)**, being the Full & Final Payment of the Sale Price by following manner :
 - i) A sum of **Rs. _____/- (Rupees _____ Only)** Transferee/s have paid to the Transferor being the token/part payment amount by way of, towards sale, transfer of said Flat for which the receipt is herewith acknowledged & enclosed hereinafter separately.
 - ii) And balance amount of **Rs. _____/- (Rupees _____ Only)** shall be paid after getting loan from bank or any other financial institution within 45 working days from the date of execution of this Part Payment Registration Agreement.
 - iii) The parties hereto agree and understood that, as per section 194IA of Income Tax Act, all the applicable TDS @ 1% on total price consideration of **Rs.3,00,00,000/-** which comes to **Rs.3,00,000/-** will be deducted and paid by the Transferee/s to the Income Tax Authorities at the time of full & final payment Registration Agreement.

(the payment and receipt whereof the Transferor doth hereby acknowledge and the every acquit, release and discharge for the Transferor).
3. The Transferor do hereby undertake to handover the peaceful and vacant possession of the said Flat to Transferee/s on receiving full and final payment.
4. The Transferor has submitted all the chain of documents photo copy of the said Flat to the Transferee/s and the same have been submitted by the Transferee/s to their financial institution for Housing Loan. If any Documents related to title of above said property required by Bank/Financial Institution

5. The Transferor hereby agree to pay all the outstanding, dues for payment, maintenance, and service charges or any other dues payable to the Concerned Authorities i.e. Electricity bill, NMMC Property Tax or any other charges and the Transferor shall be liable for the payment till the date of possession.
6. That the Transferor herein doth hereby assign and transfer all his share/interest in the capital/property of the Society i.e. Share Certificate No. 29, Member's Regn. No. 29, holding 05 fully paid up shares of Rs.50/- each bearing distinctive nos. from 141 to 145 and Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, inclusive of all his rights of ownership, membership rights, share amounts, deposits, etc. payable/paid by him to the Society, Municipal, Government, etc. till the execution of this Agreement. The assignment of the said rights is incidental to the transfer of the relevant shares which the Transferor are holding in respect thereof and as such the ownership rights of the said Flat and the rights accrued to the Transferor is incidental to the above referred shares which he is holding in the society.
7. In Pursuance of the said agreement as stated hereinabove, the Transferee/s have paid to the Transferor being the Part Payment of the consideration amounting of Rs. _____/- (Rupees _____ Only) on or before execution of this agreement. The Transferor doth hereby admit and acknowledge receipt of the payment of Rs. _____/- (Rupees _____ Only) and after receiving full and final payment release and discharge the Transferee/s and the Transferor doth hereby assign, transfer and assure all their rights, title interest and benefit in the said Flat contributions and other status enjoyed by them in respect of the said Flat and the rights under the shares which they are holding in the said society.

ABHISHEK ENTERPRISES

Adm. Office : 108, Agarwal Corner, Plot No. 21, Sector - 21, Nerul, Navi Mumbai- 400706. Ph.: 2770 6814 / 2770 0898

To,
Mr. Rajesh Dharamvir Gulati
Mrs. Shobha Rajesh Gulati
Flat no. 202, Akshardham,
Plot No. 86, Sector-10A,
Vashi, Navi Mumbai.

Date:-05-04-2005

Dear Sir or Madam,

SUB: - ALLOTMENT LETTER OF 3 BHK FLAT No. A - 1501 IN "Mahavir Amrut".

As per your request we have reserved for you a 3 BHK FLAT No. A-1501 in the proposed project "Mahavir Amrut" situated on Plot No. 2, in Sector No. 19, Sanpada, Navi-Mumbai.


Please note that we have agreed to reserve for you the above 3 BHK FLAT by virtue of rights acquired by us by the way of allotment letter dated 18/8/2003 no. 1301. The reservation of the 3 BHK FLAT is subject to the various terms & conditions laid down by CIDCO.

The 3 BHK FLAT purchaser has verified & accepted the consideration lump sum value of Rs.38,63,000/- (Rupees Thirty Eight Lac Sixty Three Thousand Only) for the 3 BHK FLAT containing super covered area of approximately 1455 Sq.ft. It is accepted by the party that the super covered area shall mean the area of the rooms as to be approved by NMMC plus the notional balcony area, the door jambs area, cupboard area, flower bed area, projection area, Chajjas, loft area, recessed area below the window sills, terrace area, (if any) which are exclusively attached to the 3 BHK FLAT internally or externally, and also proportionate area towards Non-Car parking stilt area, stair case, common passage, common toilets rooms, lift machine room area and all other common areas apportioned to the said 3 BHK FLAT It is clearly understood that the total consideration is payable as per the schedule attached. The time payment of the installments being the essence of the contract any delay in payment shall be charged interest @ 2% per month basis, and further if the payment of two or more installments remain unpaid the reservation of the 3 BHK FLAT shall be liable to be cancelled without prior notice, resulting in termination of this offer letter, after which the 3 BHK FLAT allottee will claim no right for the said 3 BHK FLAT reserved by us in your favour. The 3 BHK FLAT will be put to sale and any damages if any occurred will be beaked by you, in addition to the delayed payment charges. The discretion will rest absolutely with the builders. You also agree that delayed payments in installments shall cause the delay in handling over

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ABHISHEK ENTERPRISES

Adm. Office : 108, Agarwal Corner, Plot N0. 21, Sector - 21, Nerul, Navi Mumbai- 400706. Ph.: 2770 6814 / 2770 0898

possession of the said unit.

In addition to the lumpsum price agreed, you have to bear the charges towards the Stamp duty, Registration, Electric & Water connection, Electric transformer charges, Water resources development charges, Electric cable laying, Legal fees, Development charges, Municipal taxes, Property tax applicable to land & Building, Lease deed charges & stamp duty, registration charges applicable to Land, Fees if any payable to the corporation, local authority, or by the government, and also such other charges, penalties, escalation, which shall if at any time here in after be imposed by the corporation, government or local authority as the case may be.

If for any reason, any changes in the plans of the proposed buildings are to be made by the sanctioning authorities, or by the architects, resulting in reduction or increase in the above mentioned area no claims, monetary or otherwise be raised or accepted except that the lump sum price as mentioned above will be reduced or increased on prorata basis.

If for any reason, whether within or outside our control, the whole or part of the project is abandoned, no claim will be preferred except that your money will be refunded without interest to you.

In case of increase in the total area of the available FSI, we reserve the rights to construct, transfer, sale the additional FSI area received and the building members individually or collectively shall claim no rights on the additional FSI. You will not transfer benefits and rights to this unit to any other party without taking a prior permission from builders and on payment of transfer amount as decided by the builder.

If you do not agree to any of the terms and conditions mentioned herein, you will write to us within 15 days from the date of this letter. If we do not receive any such letter from you, it will be understood that you have agreed to all the terms and conditions of the allotment letter mentioned here in.



ABHISHEK ENTERPRISES

Adm. Office : 108, Agarwal Corner, Plot NO. 21, Sector - 21, Nerul, Navi Mumbai- 400706. Ph.: 2770 6814 / 2770 0898

PAYMENT Schedule of 3 BHK FLAT No. A-1501, Mahavir Amrut

Sr. No.	STAGE OF WORK	AMOUNT
1.	On time of BOOKING	5,87,000/-
2.	On Commencement of Work	3,86,000/-
3.	On Completion of Plinth	3,86,000/-
4.	On Commencement of 1 st & 2 ND Slab	1,94,000/-
5.	On Commencement of 3 rd & 4 TH Slab	1,54,000/-
6.	On Commencement of 5 TH & 6 TH Slab	1,54,000/-
7.	On Commencement of 7 th & 8 th Slab	1,54,000/-
8.	On Commencement of 9 th & 10 th Slab	1,54,000/-
9.	On Commencement of 11 th & 12 th Slab	1,54,000/-
10.	On Commencement of 13 th & 14 th Slab	1,54,000/-
11.	On Commencement of 15 th Slab & 16 th Slab	1,54,000/-
12.	On Commencement of 17 th Slab & 18 th Slab	1,54,000/-
13.	On Commencement of 19 th Slab & 20 th Slab	1,54,000/-
14.	On Commencement of 21 st Slab & 22 nd Slab	1,54,000/-
15.	On Commencement of Brickwork	77,000/-
16.	On Commencement of Electric-conducting	77,000/-
17.	On Commencement of Inner Plaster	77,000/-
18.	On Commencement of Outer Plaster	77,000/-
19.	On Commencement of Plumbing work	77,000/-
20.	On Commencement of Flooring & Tiling	77,000/-
21.	On Commencement of Doors & Windows	77,000/-
22.	On Commencement Of Clubhouse Structure	77,000/-
23.	On Commencement of Lift Installation	77,000/-
24.	On Possession	77,000/-
	Total	Rs.38,63,000/-

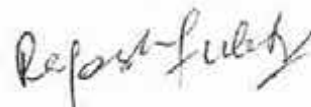
You shall be called upon after obtaining commencement permission from NMMC for stamp duty & registration of documents of this unit with registrars of Vashi. The draft agreement to sale of the flat has been shown to you and you have agreed to all the terms & conditions therein, irrespective of the agreement to sale being executed by you or not.

THANKING YOU,
For Abhishek Enterprises

Partner

Subjected to realisation of all cheques given.

Confirmed by the purchaser



(Mr. Rajesh Dharamvir Gulati)

(Mrs. Shobha Rajesh Gulati)

the said Flat transferred in the name of the Transferee/s in all the relevant records/documents of the above referred society and also get the name of the Transferee/s endorsed on all the records, documents of the said society and also do all the needful for getting the ownership rights, title, interest and benefits etc. of the said Flat duly transferred to the Transferee/s.

9. That the Transferor hereafter shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferee/s his predecessor – in – title and to the said society and on the said Flat. The Transferor shall do all the needful in all respects to secure the title of the said Flat to the Transferee/s and shall always keep the Transferee/s indemnified from all liabilities and/or claim on the said Flat.
10. The Transferee/s shall be entitled to have a hold on the occupation after full & final payment for unto and to the use and benefit for their heirs, executors, successors forever without any claim, charge, interest, demand or lien of the Transferor any person or his behalf or who may claim through them in trust for him subject only to on the part of the Transferee/s to pay the taxes, assessment, charges, duties, Municipal authority Government or any local authority or corporation or Co-op. society in respect of the said Flat.
11. ON RECEIVING THE FULL AND FINAL SALE PRICE, the Transferor hereby further covenants with the Transferee/s that the Transferor shall from time to time and at all times whenever called upon by the Transferee/s or their Advocate or Attorney do and execute or cause to be done an executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Transferee/s in the Flat agreed to be hereby sold unto and to the use of the purchase as shall or may be reasonably required but at the cost of the Transferee/s.

13. That the Transferee/s hereby covenants with the Transferor that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the Co-Op. Society and Government etc. may make hereafter in respect of the said Flat.
14. That the Transferor doth hereby return and handover to the Transferee/s all documents referred to hereinabove and undertake that from time to time and at all time hereafter and at the cost of the Transferee/s, his heirs, executors, administrators and counsels in law shall reasonably require to be done or execute and procure all document and such further assurances in law and better and very perfectly transfer, rights, title, interest and benefits in the said premises every part thereof unto and to the Transferee/s use as aforesaid.
15. The Transferee/s shall also observe and perform all the stipulations and conditions laid down by the concerned authorities and shall pay and contribute regularly and punctually towards taxes, expenses or other outgoing in accordance with terms of this Agreement.
16. That the Transferor hereby declare that he has paid all taxes and outgoings up to date in respect of the said Flat and that any amount is due from him to concern Authorities, the corporation or government and/or to any other person, persons or authorities relating the said Flat the same shall be paid by the Transferor and if any such amount is recovered from the Transferee/s, the Transferor doth hereby agrees to indemnity and keep the Transferee/s indemnified there from.
17. It is agreed by and between the parties hereto that the amounts due in respect of the taxes and outgoings in respect of the said Flat up to the period of possession shall be borne by the Transferor and amounts due in respect of the taxes and outgoings in respect of the said Flat of and from the month of possession shall be borne and paid by the

18. The Transferor declare that he has handed over all the original/photo copy documents of the said Flat after the execution of this Registration Agreement for the loan purpose. Similarly the Transferor has also handed over all other receipts to the Transferee/s. The Transferor states that save and excepts the aforesaid papers, he do not possess any other documents of title in respect of the said Flat nor he has deposited nor pledged the with anyone and as such he undertake to indemnity and keep indemnified the Transferee/s.
19. The Transferee/s hereby agrees to pay the concerned Authorities the dues, water charges service and maintenance charges, including periodical ground/lease rent in respect of the said FLAT from the date of possession and shall not without and shall INDEMNIFY and keep indemnified the Transferor in this behalf.
20. The Transferee/s do hereby agrees to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the agreement as it is mandatory to pay the Stamp Duty, Registration Charges as per the provisions of the Bombay Stamp Act, 1958.
21. The Society Transfer charges/fee payable to the said Society for the transfer of the said Flat in the name of TRANSFEREE/S shall be borne by the TRANSFEREE/S only.
22. The Transferor hereby declare that the Transferor has not or before the date of this Agreement, mortgaged, transferred, assigned or alienated their interest in the capital of the said property of the said Society that is to the FLAT hereinabove referred to. The Transferor agrees and undertakes to remove all such objections or demands, if any; at his own cost.
23. The Transferor hereinafter at the request and cost of the Transferee/s shall execute any document, paper and writing as may be necessary for perfectly vesting said Flat

24. The party of the First part shall all time thereafter at the cost of and request of the Transferee/s execute by document as the Transferee/s all the rights, title and interest and of the said FLAT in the said agreement and upon the said FLAT hereunder.
25. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Ownership Flat Rules, 1964, and The Provisions of Maharashtra Co - Op. Societies Act. 1960 as amended upto date or any other provisions of law applicable thereto.

SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF PLOT

ALL THAT piece or parcel of land known as Plot No. 2, admeasuring 4496.59 Sq. Mtrs. respectively situated in Sector 19, Sanpada, Navi Mumbai, within the jurisdiction of Registration District Thane and Registration Sub-District Thane, Taluka Thane and District Thane and bounded as under :

that is to say :

ON TOWARDS THE NORTH BY :	Plot No. 1
ON TOWARDS THE SOUTH BY :	Plot No. 3
ON TOWARDS THE EAST BY :	High-Tension Electric Supply line
ON TOWARDS THE WEST BY :	15.00 Mtrs. Wide Road

SECOND SCHEDULE ABOUT REFERRED TO ABOVE

DESCRIPTION OF FLAT

situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area
 admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs.

Built up.

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

SIGNED SEALED AND DELIVERED BY THE
 Withinnamed "TRANSFEROR"

MRS. SHOBHA RAJESH GULATI

X

In the presence of

1.

2.

SIGNED SEALED AND DELIVERED BY THE
 Withinnamed "TRANSFEE/S"

(1) MR. RAMDAS UTTAMRAO GAVHANE

XX

In the presence of

1.

2.

RECEIVED with thanks a RECEIPT sum of Rs. _____/- (Rupees _____ Only) being the Part Payment of THE SALE PRICE from the within named TRANSFEEE/S i.e. the party of the second part (1) MR. RAMDAS UTTAMRAO GAVHANE & (2) MRS. SAVITA RAMDAS GAVHANE, in respect of Flat No. 1501, on 15th Floor, "A" Wing, Society known as "MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.", on Plot No. 2, situated at Sector 19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, area admeasuring 899 Sq. Fts. Carpet which is equivalent to 92.60 Sq. Mtrs. Built up, as aforesaid in the Agreement.

DETAILS OF PAYMENT

Date	Cheque	Bank	Amount

(Subject to realization of Cheque's)

I SAY RECEIVED.

Rs.

X

(MRS. SHOBHA RAJESH GULATI)

TRANSFEROR

WITNESS :

1.

2.

AGREEMENT FOR SALE

(REGISTERED UNDER THE MAHARASHTRA
CO-OP. SOCIETIES ACT, 1960)

=====

SOC. : MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.
REG. NO. NBOM/CIDCO/HSG(OH)/2536/JTR/ Year-2007-2008, Dt. 29.06.2007.

=====

NODE : FLAT NO. 1501, ON 15TH FLOOR, "A" WING, ON PLOT NO. 2,
SITUATED AT SECTOR 19, SANPADA, NAVI MUMBAI, TAL. & DIST.
THANE, AREA ADMEASURING 899 SQ. FTS. CARPET WHICH IS
EQUIVALENT TO 92.60 SQ. MTRS. BUILT UP.

=====

MARKET VALUE	:	RS.
STAMP DUTY	:	RS.

DATE: - 20/11/06

POSSESSION RECEIPT

I / WE, THE UNDERSIGNED HAVE INSPECTED THE Flat AND HEREBY TAKEN THE PHYSICAL POSSESSION OF THE Flat No.A-1501, IN THE BUILDING "MAHA... ..", LOCATED ON Plot No. 2, Sector No. 19, Sanpada, Navi Mumbai FROM M/s. AZHISHEK ENTERPRISES. I / WE HAVE TAKEN OVER THE POSSESSION OF THE Flat IN SATISFACTORY CONDITIONS AND CLAIM NO DEFICIENCY IN THE QUALITY OF THE Flat. THE KEYS OF THE UNIT HAS BEEN RECEIVED BY ME / US. I / WE ALSO AGREE TO PAY MY CONTRIBUTION TOWARDS THE MAINTAINANCE OF THE BUILDING FROM THE DATE OF OCCUPANCY CERTIFICATE OR AS FROM A LATER DATE DECIDED BY THE DEVELOPER M/s. AZHISHEK ENTERPRISES.

THANKING YOU ,

- 1. Mr. Rajesh D. Gulati *Rajesh Gulati*
- 2. Mrs. Shobha L. Gulati *S. Gulati*

WITNESS :

- 1. *Anam Singh Akdiya*
- 2. *Vishal Doshi*

Ramdas Gawne
Convenience deed.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE

REARWALL, 2nd Floor, Nariman Point,
Mumbai - 400 012
PHONE : (Reception) - 91-22-6650 0900 / 6650 0926
FAX : - 91-22-2262 2509 / 6650 0933

HEAD OFFICE

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614
PHONE : - 91-22-67918100
FAX : - 91-22-67918166

Sl. No.

Date:

CIDCO/EMS/Plt/San/2013/ 2518

11.6.2013

To

Confirming Party:

M/s Abhishek Enterprise,
108, Agarwal Corner
Plot No.21, Sector.21
Nerul

Lessee:

M/s Mahavir Amrut CHS Ltd.,
Plot no.2, sector-19,
Sanpada,
Navi Mumbai

Sir

Consequent upon the execution of Lease Deed made on 14th May 2008, followed by an Agreement made on 28th May 2013, in between the Corporation of the one part, M/s Mahavir Amrut CHS Ltd., the Lessee of the second part and M/s Abhishek Enterprise, the Confirming Party of the third part and registered under its sl. No. TNN/4821/2013 dtd 31/5/2013, with the Sub Registrar Office Thane, the plot no.2 measuring 4496.59 Sq.mtr. in sector-19, Sanpada in stands vested in the name of M/s Mahavir Amrut CHS Ltd., in the records of the corporation.

Thanking you,

Yours faithfully,

Estate Officer (HQ)

Estate Officer

CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614.

75/4821

पावती

Original/Duplicate

Friday, May 31, 2013

नोंदणी क्र. :39म

12:17 PM

Regn.:39M

पावती क्र.: 5086 दिनांक: 31/05/2013

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन3-4821-2013

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: महावीर अमृत को ऑप ही सांता लि तर्फे घेअरमन

मुलशन कुमार कपूर . .

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 4040.00

पृष्ठांची संख्या: 202

एकूण: रु. 4140.00

आपणास मूळ दस्त ,धंबनेल प्रिंट व सीडी अंदाजे 12:35 PM ह्या वेळेस
मिळेल.

Joint Sub Registrar Thane

3

बाजार मूल्य: रु.0/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क :
रु. 100/-

येवजाचा प्रकार: By Cash रक्कम: रु 100/-

येवजाचा प्रकार: By Cash रक्कम: रु 4040/-

मुळ दस्तऐवज परत दिला

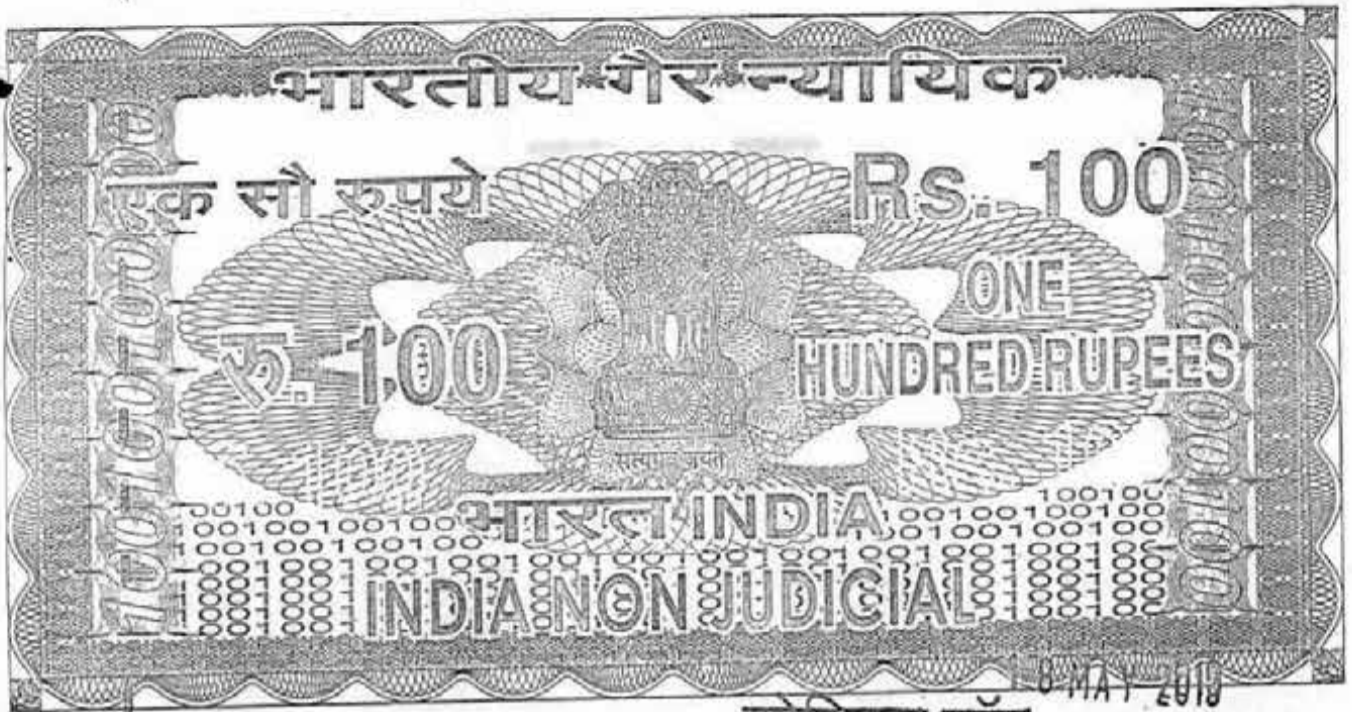
लिपीक

सह दुय्यम निबंधक, ठाणे क्र. ३

मुळ दस्तऐवज परत मिळाला

पुस्तकाची सही





महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय,
ठाणे.
13 MAY 2013
मुद्रांक प्रमुख लिपिक/लिपीक

13/5/2013

फोनिक्स शॉप

HC 725393

एस. एस. ०४/२१८, सेक्टर-२, वाशी नवी मुंबई.

परवाना क्र. १२०१०२९

अनुक्रमांक: 24208 दिनांक 10/5/13
नाम: Mahavir Amrut C.H.S Ltd

हस्ता: Dharmar

दिनांक: 18 MAY 2013

[Signature]
संजय आर. जाधव

AGREEMENT

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.,

AND

MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.,

AND

M/S.ABHISHEK ENTERPRISES



[Signature]
Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614.

दनन-३
पत्ता क्र. ०१२९ १०१३
१/२०२

For MAHAVIR AMRUT C.H.S. LTD.

[Signature] Chairman
[Signature] Secretary
[Signature] Treasurer

For ABHISHEK ENTERPRISES

[Signature]
PARTNER



ढनन-३
दस्ता नं. ४(२) / २०१३
३/२०२


AGREEMENT

THIS AGREEMENT is made at CBD Belapur, Navi Mumbai, on this ३१^{दि} day of May 2013 between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company Incorporated under the Companies Act, 1956(I of 1956) and having its registered office at "Nirmal" 2nd Floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as the LESSOR" which expression shall where the context so admits, be deemed to include its successors and assigns) of the ONE PART AND MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD., a Society duly registered under the Maharashtra Cooperative Societies Act 1960, under Registration No N.B.O.M./CIDCO/HSG(O.H.)/2536/JTR/07-08 Dated 29.06.2007 having its Registered Office at Plot No.02, Sector No.19, Sanpada, Navi Mumbai,

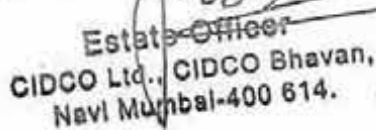
..2

For MAHAVIR AMRUT C.H.S. LTD.


Chairman


Secretary


Treasurer


Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614.

For ABHISHEK ENTERPRISES


PARTNER

hereinafter referred to as the **LESSEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its members, their respective heirs, executors, administrators, successors in title and/or its permitted assigns) **SECOND PART.**

AND

M/S.ABHISHEK ENTERPRISES a Partnership firm, duly registered under the Indian Partnership Act, 1932, having address at 108, Agarwal Corner, Plot No.21, Sector No.21, Nerul, Navi Mumbai, hereinafter referred to as "the **CONFIRMING PARTY**" (which expression shall unless it repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) **OTHER PART**

WHEREAS:

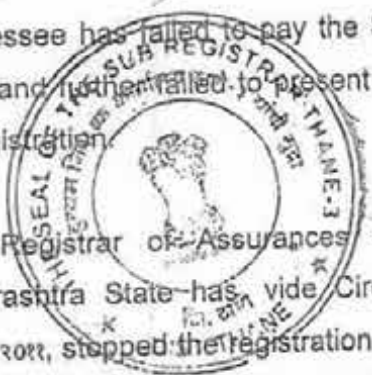
a) By its Lease made at CBD Belapur, Navi Mumbai on 14th day of May, 2008 between the Lessor of the One Part and the Lessee of the Other Part, the Lessor has granted, a lease of the piece of land described in the Schedule thereunder written (hereinafter referred to as the **Principal Lease Deed**), said **Principal Lease Deed** is annexed hereto and marked thereon as Annexure-A.

दस्तावेज - ३
दस्तावेज क्र. (२) / २०१३
Stamp Duty प्र. क्र. २

b) It was obligatory on the part of the Lessee to pay the **Stamp Duty** on the **Principal Agreement** and present the same before the Sub-Registrar within the period stipulated in the Indian Registration Act, 1908.

c) The Lessee has failed to pay the **Stamp Duty** on the **Principal Lease Deed** and further failed to present the same before the Sub-Registrar for registration.

d) The Registrar of Assurances and Collector of Stamps, Pune, Maharashtra State has vide Circular क्र. का/प्र.क.११७/२०११/३००८ दिनांक २२.१२.२०११, stopped the registration of the documents, which are barred by limitations and which are submitted for Registration, on the basis of the Confirmation Deed.



..3

For **MAHAVIP AMPUT C.H.S. LTD.**

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

For **ABHISHEK ENTERPRISES**

[Signature]
PARTNER

Stamp Officer
8158 Ltd., BIDCO Bhavan,
Navi Mumbai-400 814.

e) It is now necessary for both the parties hereto to execute the documents for revalidation of the Principal Lease Deed for the limited purpose of enabling the Lessee to pay the Stamp Duty thereon and further to register the same with the Sub-Registrar.

THIS AGREEMENT IS THEREFORE WITNESSESTH AND NOW IT IS HEREBY MUTUALLY AGREED BY & BETWEEN THE PARTIES AS FOLLOWS:

i) Without prejudice to the terms and conditions stipulated therein, the Principal Agreement made on 14th day of May, 2008 for Plot No.02, Sector No.19, Sanpada, Navi Mumbai, Lease premium of the said Plot is Rs.7,84,48,725/- (Rupees Seven Crores Eighty Four Lakhs Forty Eight Thousand and Seven Hundred and Twenty Five Only) annexed herewith as Annexure-A, is hereby revalidated for the Limited Purpose of enabling the Lessee to pay the Stamp Duty thereon and thereafter admit the same to the Sub Registrar for Registration.

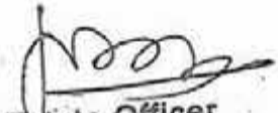
ii) This Agreement is now executed and submitted for Registration only for the Limited Purpose of fulfilling Lessee's obligation of paying Stamp Duty and Registration of the Principal Agreement which is annexed herewith as Annexure-A.

Registration only for
दस्तावेज - 3
of paying Stamp
दस्तावेज - 29 / 2013
which is annexed
61202

IN WITNES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET THEIR HANDS AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

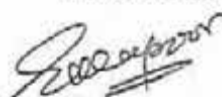
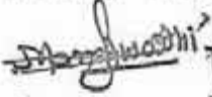

SIGNED AND DELIVERED FOR)
And on behalf of the)
INDUSTRIAL DEVELOPMENT CORPORATION)
OF MAHARASHTRA LTD, Lessor by the hand of)
SHRI. J.N. BODDULA)
Asst. Estate Officer)
In the presence of. THANE)

- 1) SHRI. M. D. KOLI
- 2) SHRI. A. J. ZOPE


Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614.

..4

For MAHARAJ AMRUT C.H.S. LTD.

 Chairman
 Secretary
 Treasurer

For ABHISHEK ENTERPRISES


PARTNER

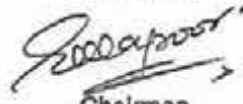
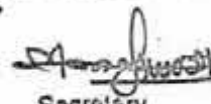

SIGNED SEALED AND DELIVERED by)

the within named LESSEE by the hand of)

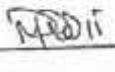
MAHAVIR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.]


Through its

For MAHAVIR AMRUT C.H.S. LTD.


 Chairman
 
 Secretary
 
 Treasurer

In the presence of

1) M. D. KOLI )

2) A. J. ZOPE )



SIGNED SEALED AND DELIVERED by)

the within named for and on behalf of)

M/S. ABHISHEK ENTERPRISES]

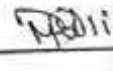
Through its Partner


SHRI. BHAWARLAL V. CHAJER)

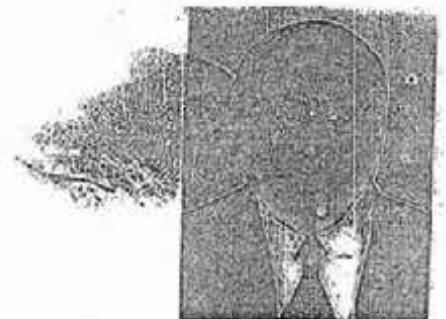
For ABHISHEK ENTERPRISES


 PARTNER

In the presence of

1) M. D. KOLI )

2) A. J. ZOPE )



टनन-३
दस्तावेज क्र. (२) १२०१३
२१२०२



महाराष्ट्र MAHARASHTRA

वेभय लक्ष्मी स्टॅम्प वेंडर लायसन्स क्र. 92/2000

AW 638533

बी-2/6/0:2, सेक्टर 2, वाशी, नवी मुंबई.

अनुक्रमांक... 52292... किंमत रु... 100/-

नाव... mahavir Amrut chs. 1ta

तारीख... 14 FEB 2008

V-S-Saraf
सौ. व. सु. सराफ
(मुद्रांक विक्रेता)
फोन :- 7823995

LEASE DEED

दस्तावेज - 3
दस्ता क्र. 8(2) 1202
90/1202

BETWEEN

THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
AS THE LESSOR OF THE ONE PART

&



M/S. MAHAVIR AMRUT CO.OP. HSG. SOCIETY LTD.

AS THE LESSEE OF THE OTHER PART

&

M/S. ABHISHEK ENTERPRISES
AS THE CONFIRMING PARTY

Estate Officer
CIN 9 Ltd. CIBCO Bhavan,
Navi Mumbai - 400 614

For Mahavir Amrut Co-op. Hsg. Soc. Ltd.

For ABHISHEK ENTERPRISES

Secretary

PARTNER

टनन-३
 वस्तु क्र. २९ / २०१३
 १२/२०२

RECEIPT
Valbhav Laxmi Stamp Vendor
 STAMP VENDOR - VAIBHAV SARAF
 License No. 12/2000
 B-3/6/0:2, Sector 2, Vashi, Navi Mumbai.
 553

Sr. No. _____ Date 14/11/18
 Name Mahavir Anand Ch
 146

Through _____

No.	Amt.	Nos.	Total Amt.
52292-93	100	2	200
Two Hundred Only			
TOTAL		200	

MRS. V. S. SARAF



३३०६१० ११२००
 १२/११/१८ ११/११/१८
 ११/११/१८ ११/११/१८

WHEREAS by an Agreement dated the 17th day of December 2003 made between the Lessor of the One part and the Confirming Party of the Other part, (hereinafter referred to as "the said agreement"), the Lessor granted a license to the Confirming Party to enter upon a land i.e. Plot No.2, Sector No.19, Sanpada, Navi Mumbai, admeasuring the area of 4496.59 Sq.mtrs., earmarked for the purpose of erecting Residential building or buildings thereon and further agreed to grant a lease for a term of 60 years in favour of a Co-operative Housing Society constituted of the buyers of apartments in the buildings to be constructed by the Confirming Party on the said land, commencing from the date of the said agreement.

AND WHEREAS the Confirming Party requested to the Lessor to allot the strip of land admeasuring 1959.30 sq.mtrs. under the Electric High Tension Line of MSEB which is adjacent to the Plot No.2 of the Confirming Party. The Lessor consented and agreed to allot the adjoining strip of land admeasuring 1959.30 sq.mtrs. provided the Confirming Party pays to the Lessor Lease Premium of Rs.2,60,13,626/- further provided that this allotment of strips of land will be treated as an additional land of Plot No.2, Sector No.19, Sanpada and no construction of any type will be undertaken on the land under the MSEB corridor and the FSI admissible thereto will be consumed on Plot No.2, Sector No.19, Sanpada, Navi Mumbai subject to observance of the terms and conditions of the Agreement to Lease dated 17th December 2003.

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AND WHEREAS the Confirming Party accepted the terms and conditions of allotment and paid Lease Premium of Rs.2,60,13,626/- on account of this additional strip of land. The Supplementary Agreement is executed on 8th September 2004 on account of allotment of this additional strip.

AND WHEREAS under the said agreements, the Confirming Party was required to pay to the Lessor Premium of Rs.5,24,35,099/- (Rupees Five Crore Twenty Four Lac Thirty Five Thousand Ninety Nine Only) for allotment of land admeasuring 4496.59 Sq.mtrs. plus Rs.2,60,13,626/- (Rupees Two Crores Sixty Lacs Thirteen Thousand Six Hundred Twenty Six Only) for allotment of adjoining strip of land adm. 1959.30 sq.mtrs. under High Tension Line. Hence, the total area of the plot is 6455.89 sq.mtrs. for a total Lease Premium to the tune of Rs.7,84,48,725/- (Rupees Seven Crore Eighty Four Lac Forty Eight Thousand Seven Hundred Twenty Five Only). AND WHEREAS the Confirming Party had prior to the execution of the said agreements paid on 17/12/2003 & 08/09/2004 to the Lessor the said premium of Rs.7,84,48,725/- (Rupees Seven Crore Eighty Four Lac Forty Eight Thousand Seven Hundred Twenty Five Only).

AND WHEREAS the Confirming Party has erected residential buildings (Ground + Podium + 21 Floor - A & B Wings) comprising of 84 residential units on the said plot of land i.e. Plot No.2, Sector No.19, Sanpada, Navi Mumbai, in accordance with the terms of the said agreement and the Confirming Party has observed all the stipulations and conditions contained in the said agreement. AND WHEREAS the

Executive Officer
SIDCO, 10, MIDCO Bhavan,
Navi Mumbai - 400 614

For ABHISHEK ENTERPRISES
PARTNER

For MAHAVIR AMRUT C.H.S. LTD.

Secretary / Chairman / Treasurer

certificate of completion thereby contemplated has been granted by the Assistant Director of Town Planning, NMMC vide letter dated 20/10/2006 for the Residential BUA 6455.56 sq.mtrs. and area covered under Balcony 1215.368 sq.mtrs. AND WHEREAS the buyers of the flats in the said buildings have constituted a Co-operative Housing Society viz. the Lessee herein.

AND WHEREAS the Confirming Party has now requested the Lessor to grant to the Lessee a Lease of the piece of land hereinafter described and buildings and erections thereon. AND WHEREAS the Lessor has agreed to grant such lease to the Lessee.

NOW THIS LEASE WITNESSETH AS FOLLOWS

1. In these presents, the term 'Managing Director' shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorised by him by a general or special order.

DESCRIPTION OF LAND

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अस्तित्व की sum of
Rs. 7,84,48,725/-
Only paid by the

2. In consideration of the premises and Rs.7,84,48,725/- (Rupees Seven Crores Eighty Four Lac Forty Eight Thousand Seven Hundred Twenty Five) Confirming Party to the Lessor as premium under the aforesaid agreements dated 17/12/2003 & 08/09/2004 between the Lessor and the Confirming Party and of the rent hereby observed and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land as more particularly described in the Schedule hereunder written continuing by measurement 6455.89 square meters with FSI 1.00 or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by red colour boundy line together with the building and erections now or at any time hereafter standing and being thereon. AND TOGHEATER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of sixty years computed from the 17th December 2003 subject nevertheless to the provisions of the Maharashtra Regional & Town Planning Act 1966 (Mah. XXXVI of 1966) and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registration Office of the Lessor or as otherwise required the yearly rent of Rs.100/ (Rupees One Hundred only) from 1st April to 31st March or any part thereof. The said rent, to be paid in advance without any deduction whatsoever on the 1st day of April in each and every year or within 15 days therefrom.

Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

For ABHISHEK ENTERPRISES

Manager
PARTNER

For MAHAVIR AMRUT C.H.S. LTD.

Secretary / *Chairman* / *Treasurer*

CONVENANTS BY THE LESSEE

3. The Lessee with intent to bind all persons into whatsoever hand the demised premises may come both hereby convenient with the Lessor as follows:

TO PAY RENT

(a) During the said term hereby created to pay unto the Lessor the said rent at times, on the days and in the manner here before appointed for payments thereof clear of all deductions.

TO PAY RATES AND TAXES

(b) To pay all existing and future taxes, rates, assessment, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

NOT TO EXCAVATE

(c) Not to make any excavation upon any part of the said land hereby demised not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming of foundations of buildings or for the purpose of executing of any works pursuant to the terms of this Lease.

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NOT TO ERECT BEYOND THE BUILDING LINE

(d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

NOT TO AFFIX OR DISPLAY SIGN BOARDS, ADVERTSIMENT etc.

(e) Not to any time during the continuance of the said term to affix or display on or from the demised premises any sign-board, sky-signs, neon-sign or advertisement with or without illumination or otherwise, unless the consent in writing of the Managing Director has been previously obtained therefor.

NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION OF THE LESSOR

(f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land or add to any existing building, erection or structure except with the previous written permission of the Lessor which the lessor shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment of additional premium.



Estate Officer
CIBCO Ltd CIBCO Bhavan,
Navi Mumbai - 400 614

For ABHISHEK ENTERPRISES
Blazer
PARTNER

For MAHARAJ AMRUT C.H.S. LTD.
[Signature]
Secretary / Chairman / Treasurer

ALTERATIONS

- (g) That no alteration or addition shall at any time to be made to the façade or elevation of any building or erection, erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Directors.

TO REPAIR

- (h) Throughout the said term at the Lessee's expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belonging and all fixtures and all additions thereto.

TO ENTER AND INSPECT

- (i) To permit the Managing Director and the Officers, Surveyors, workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into the upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

NUISANCE

- (j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

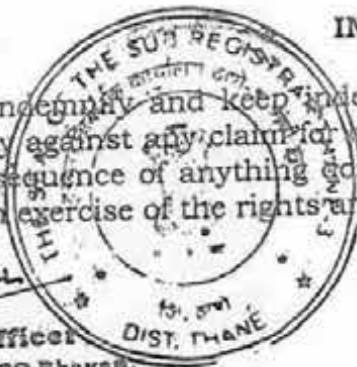
USER

- (k) To use the demised premises for residential purpose and for no other purpose.

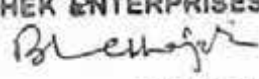
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INDEMNITY

- (l) To indemnify and keep indemnified the Lessor and the Confirming Party against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.



 Estate Officer
 CIDCO Ltd. CIDCO Bhavan,
 Navi Mumbai - 400 614

For ABHISHEK ENTERPRISES

 PARTNER

For MAHAVIR AMRUT C.H.S. LTD.

 Secretary / Chairman / Treasurer

DELIVERY OF POSSESSION AFTER EXPIRATION

(m) At the expiration or sooner determination of the said term quietly to deliver up to the lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessee shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to himself all buildings, erections and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall delivery up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor such building, erections or structures shall stand forfeited to the Lessor.

PAYMENT OF SERVICE CHARGES

(n) To make to the Lessor a yearly payment of such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintain civic amenities such as roads, water drainage, conservancy for the demised premises regardless of the extent of benefit derived by the Lessee from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of April in each year or within 30 days therefrom.

NOT TO ASSIGN

(o) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or its interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the Satisfaction of the Lessor the following conditions:

- 1) BEFORE TRANSFERRING THE DEMISED PREMISES the Lessee shall pay to the Lessor the transfer charges at such rate or rates as may be determined by the Lessor from time to time for obtaining the Lease of the demised land, subject to a minimum of
- 2) In the instruments by which the Lessee shall transfer the demised premises the Lessee shall impose upon the person to whom the demised premises are so transferred obligation to perform and observe all the conditions and covenants of the Lease granted to it including this condition.

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Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

FOR ABHISHEK ENTERPRISES
Shengal
PARTNER

For MANAVIR AMRUT C.H.S. LTD.

Secretary *[Signature]* Chairman *[Signature]* / Treasurer *[Signature]*

EXPLANATION: (1) "Nothing contained herein shall apply to mortgage of the demised land or any part thereof, to the Central Government, a State Government, Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Housing Development Finance Corporation Ltd. or an employer of the Lessee or any other financial institution as may be approved by the Board of Directors of the Lessor from time to time."

EXPLANATION: (2) "For the purpose of this covenant, the term 'transfer of the demised premises' shall mean and include the transfer of a share or shares by its shareholders or member or any Agreement or act or omission whatsoever of such shareholder or member which has the effect of transferring or enabling the enjoyment of such demised premises or a part thereof. In case of such transfer, the Lessee shall pay the transfer charges at such rate or rates as may be determined by the Lessor from time to time and the premium paid by the Lessee as is allocable to the land or building or part thereof so transferred or agreed to be transferred by its shareholder or its members and such allocation shall be with reference to the proportion which the floor space index (as defined in the General Development Control Regulation constituting the development plan for the New Bombay 1975 for the time being enforce) of the land or building permitted by the Lessor shall bear to such floor space index of the land or building or buildings or part thereof so transferred or agreed to be transferred."

INSURANCE

(p) To keep the building erected or which may hereafter be erected on the demised premises excluding foundations and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in a nationalised insurance Company and on demand to produce to the Managing Director a policy or policies of such insurance and the current year's receipt for the premium. And Also as often as any of the buildings which are or shall be erected on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the moneys which shall be received by virtue of any such insurance in the building or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director and whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire, tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the Managing Director and shall nevertheless continue to pay the rent here reserved as if no destruction or damage by the fire, tempest, hurricane or otherwise has happened.

Stamp: 20/12/2012



[Signature]
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614
For ABHISHEK ENTERPRISES
[Signature]
PARTNER

For MAHAVIR AMRUT C.H.S. LTD.
[Signature] / *[Signature]* / *[Signature]*
Secretary / Chairman / Treasurer

CHANGE IN STATUS OF THE LESSEE

- (q) No change in the legal status of the Lessee shall be recognised by the Lessor nor is the Lessee entitled to appoint any agent by a Power of Attorney or otherwise, except its officer or servant nor any member of the Lessee shall appoint any person as his/her agent by a Power of Attorney or otherwise for the purpose to perform any act or deed in connection with his/her membership with the Lessee.

RECOVERY OF RENT AS LAND REVENUE

- (4) Where any sum payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966). Whether any sum is so payable by the Lessee shall be determined by the Lessor and every such determination by the Lessor and the Confirming Party shall not be disputed by the Lessee and shall be final and binding upon it.

RE-ENTRY

- (5) If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same has been legally demanded or not or if and whenever there shall be a breach of any to the covenant by the Lessee or by its share holders or members hereinbefore contained or if the Lessee be adjudicated insolvent or bankrupt or renounce his character as such by setting a title in the third person or claiming a title absolute in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built, or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made, PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the power of re-entry hereinabove contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of convenient in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving out of such notice.

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Estate Officer
 CIDCO Ltd. CIDCO Shevan,
 Navi Mumbai - 400614
 For ABHISHEK ENTERPRISES



[Signature]
 PARTNER

For MAHAVIR AMRUT C.H.S. LTD.

[Signature] / *[Signature]* / *[Signature]*
 Secretary / Chairman / Treasurer

SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND IN DETERMINATION OF THE LEASE

- (6) If on the determination of the Lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966).

NOTICE AND DEMANDS

- (7) Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have delivered in the usual course of post.

COMPLIANCE WITH THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966, THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 AND THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (LEASE OF LAND TO Co-operative Housing Society) REGULATIONS, 1999.

7-A) It is hereby agreed and declared by and between the parties hereto that the lessor has leased and demised premises unto the Lessee and the Lessee has taken such lease upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to Section 118 and other applicable provisions of the Maharashtra Regional & Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules and regulations made thereunder including the New Bombay Disposal of lands Regulation, 1975, and the City and Industrial Development Corporation of Maharashtra Ltd. (lease of land to Co-operative Housing Society) Regulations - 1999 for the time being in force and as amended from time to time.

- 8. The Confirming Party hereby records its consent to the grant of the lease herein by the Lessor in favour of the Lessee.

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IN WITNESS WHEREOF the Lessor, the Lessee and the Confirming Party have hereunto set and subscribed their hands and seal the day and year first above written.



Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

For ABHISHEK ENTERPRISES

[Signature]
PARTNER

For HAVIR AMRUT C.H.S. LTD.

[Signature] / *[Signature]* / *[Signature]*
Secretary / Chairman / Treasurer

SCHEDULE

Description of Land

ALL THAT piece or parcel of land known as Plot No. 2, by admeasurement 4496.59 sq.mtrs. plus 1959.30 sq.mtrs. as additional strip of land falling under the Electric High Tension Line. The total area of the Plot is 6455.89 sq.mtrs. or thereabout in Sector No.19, of the layout of land situated at Sanpada, Navi Mumbai lying and being at Village Sanpada, Taluka & District - Thane within the Registration District Thane and Sub-District - Thane and bounded as follows:

- On or towards the North by : 35.0 Mtrs. wide Corridor.
- On the or towards South by : 15.0 Mtrs. wide road.
- On or towards the East by : Plot No.3.
- On the or towards West by : Plot No.1

Signed and Delivered for and on behalf of the City And Industrial Development Corporation of Maharashtra Limited, Lessor by the hand of

Shri. S.B. Deshmukh
Estate Officer
In the presence of:

M.C. Bonda
R.R. Kambale

[Signature]
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai-400 614

[Signature]
[Signature]

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दस्तावेज (२) / २०२३
३१/२०२

Signed and Delivered For Co-operative Housing Society Ltd., Lessee by the hand of M/s. MAHAVIR AMRUT C.H.S. LTD. Shri D. AJIT KUMAR Chairman Shri VITTHAL B. MAHALE Secretary

In the presence of:

R.R. Kambale
M. C. Bonda

[Signature]
Estate Officer
CIDCO Ltd. CIDCO
Navi Mumbai - 400 614
FOR ABHISHEK ENTERPRISES



[Signature]
PARTNER

[Signature]
[Signature]

[Signature]

For MAHAVIR AMRUT C.H.S. LTD.
[Signature] Secretary / *[Signature]* Chairman / *[Signature]* Treasurer

Signed and Delivered for and
On behalf of confirming Party
M/s. ABHISHEK ENTERPRISES
by the hand of
Shri BHANWARLAL V. CHHAJER
Partner
In the presence of:

Rg. R. Kamble
.....
Anur Singh *AKS* *M*
.....

For ABHISHEK ENTERPRISES

Bhanwarlal

PARTNER

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[Signature]

Estate Officer
CIDR Ltd. CIDR Bhavan,
Navi Mumbai - 400 614

For MAHAVIR AMRUT C.H.S. LTD.

[Signature] Secretary
[Signature] Chairman / Treasurer

शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादीत.

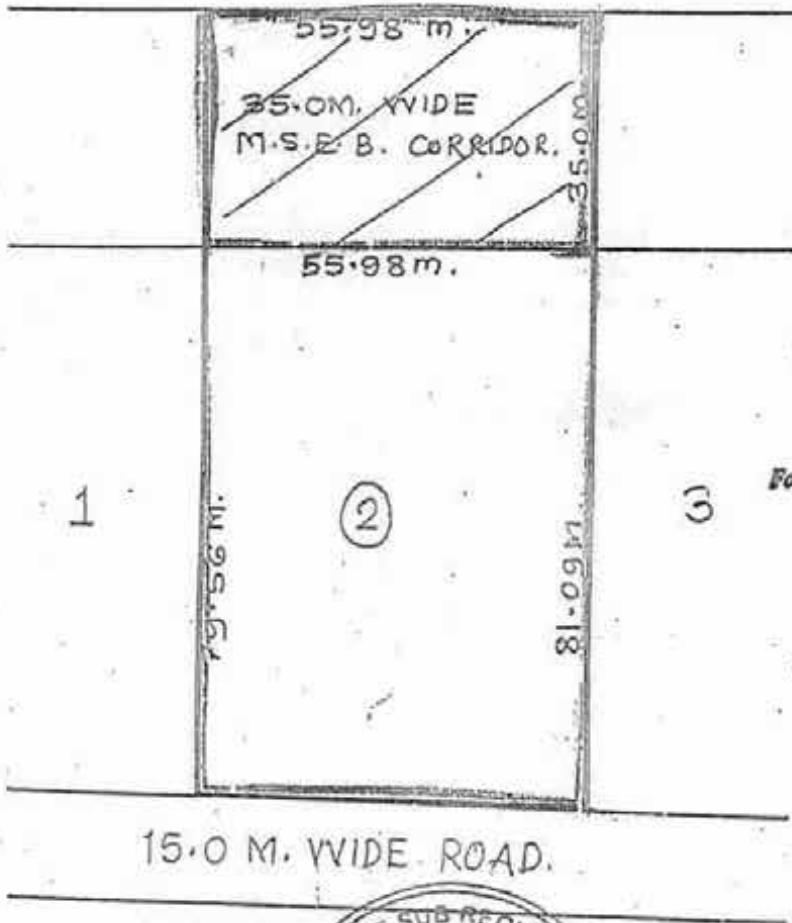
भूमापन विभाग, सिडको भवन.

मोजमापासह स्नानपाटी नगरामधील क्षेत्र क्रमांक 19 भूखंड क्र. 02

यांचा सिमांकनाचा नकाशा करिण्ड नियोजनकार (उ) यांचे पत्र क्र. सिडको. एस्.पी 3/751

दिनांक 21/07/04 च्या नुसार सिमांकनाचा नकाशा तयार केला.

क्षेत्रफळ 6455.89 चौ. मी.



Estate Officer
CIDCO Ltd. CIDCO Bhavan,
New Mumbai - 400 614

For Mahavir Anant Co-op. Hsg. Soc. Ltd.

Secretary / Chairman

For ABHISHEK ENTERPRISES

PARTNER

15.0 M. WIDE ROAD.



डनन-३
दस्ता क्र. ३०२३ १२०१३
३५१२०२

प्रमाण:- 1:1000

नकाशा तयार करणार.



नवी मुंबई
महानगरपालिका

Nav Mumbai
Municipal Corporation

पहिला भागा, बेलपुर धायन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी ३८५६/ 3892/0E
दिनांक :- 20/10 /2006

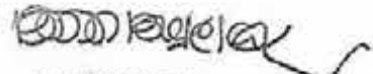
भोगवटा प्रमाणपत्र

- वाचले :- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांघ/ १६८२/२००५, दि. २४/०५/२००५.
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद डिझाईनो यांनी दि. ०५/१०/२००६ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ०२, सेक्टर १९, सानपाडा, नवी मुंबई या जागेचे मालक मेसर्स अभिवेक इंटरप्रायजेस यांनी जागेवरील बांधकाम दि. १५/०३/२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, डिझाईनो यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २४/०५/२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- १) निवासी वापराखालील बांधकाम क्षेत्र - ६४५५.५६ चौ.मी.
(निवासी वापराखालील एकूण सदनिका - ८४)
- २) बाल्कनी खालील बांधकाम क्षेत्र - १२१५.३६८ चौ.मी.

यानुसार वापर करणेस पस्वानगी देण्यात येत आहे.


नगर रचनाकार

नवी मुंबई महानगरपालिका



ट न न - ३
दत्त क्र. २८०९ / २०११
३७ / २०२

“जन्म असो विकल्पेण आवश्यक नोंदणीकरण”
DIST. THANE

For Mahavir Amrut Construction Soc. Ltd.

For ADVISHK ENTERPRISES
PARTNER



-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच एस् जी (ओ एच) / २५३६ / जे टी आर / तन २००७ -२००८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित महाविर अमृत सहकारी
मुळठे क्र-०२, तेक्टर-१९,
तानपाडा, नवी मुंबई.

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

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

कार्यालयीन मोहर



नवी मुंबई.

दिनांक : २९/०६/२००७

सही

टन न - ३
वस्तु क्र. ४८२९ / २०११
३९/२०२

[स.के. पट्टाण]
सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई.



For Mahavir Amrut Co-op. Soc. Ltd.

For ABMISHEK ENTERPRISES
Secretary / Chairman PARTNER

MEMBER LIST OF MAHAVIR AMRUT C.H.S. LTD.
Plot No. 2, Sector No. 19, Sanpada, Navi Mumbai

Sr. No.	Flat No.	MEMBER'S NAME
1	A-0101	Mrs. Kumudini Marathe & Mr. Vinayak Marathe
2	A-0102	Mr. Sunil Vichare & Mrs. Neeta Vichare
3	A-0201	Mr. Tapan Kumar Ghosh & Mrs. Arundhati Ghosh & Mr. Deep Ghosh
4	A-0202	Mrs. Punita Gandhi & Mr. Rajeev Ranjan Singh
5	A-0301	Mr. UnniKrishnan Nair
6	A-0302	Mr. Umesh Ramchandra Hatwar & Mrs. Pallavi U. Hatwar
7	A-0401	Mrs. Preeti Saroop & Mr. Aseem Saroop
8	A-0402	Mrs. Poonam Rai & Mr. Brijesh Kumar Rai
9	A-0501	Mr. Rajesh Kumar Sharma
10	A-0502	Mr. Bhadresh Ashok Sheth & Mrs. Anuradha B. Sheth
11	A-0601	Mrs. Dhanwanti Dungariya
12	A-0602	Mrs. Renu Mital
13	A-0701	Mr. Rajesh B. Sharma & Mrs. Anju R. Sharma
14	A-0702	Mr. Thyagarajan Pillai
15	A-0801	Mr. Girish Weling HUF
16	A-0802	Mrs. Pushpa Devi Verma & Mr. Sham Lal Verma
17	A-0901	Capt. Biswajit Majumdar
18	A-0902	Mr. Janardan Shivram Ghadge & Mr. Rakesh J. Ghadge
19	A-1001	Mr. Sitaram Rane
20	A-1002	Mr. Mahabal B. Kuckian & Mrs. Hemavathi M. Kuckian
21	A-1101	Mr. Gulshan Kumar Kapoor
22	A-1102	Mrs. Sushila K. Kapoor
23	A-1201	Mrs. Mini K. Paul & Mr. Paul Raphael
24	A-1202	Mr. Gulshan D. Kohli (HUF)
25	A-1301	Mr. Abhishek Menon
26	A-1302	Mrs. Usha R. Menon
27	A-1401	Mr. Varghese Thomas Kaithackal & Mrs. Jennie V. Thomas
28	A-1402	Mr. Mathew Thomas Kaithackal & Mrs. Veena M. Thomas
29	A-1501	Mr. Rajesh D. Gulati & Mrs. Shobha R. Gulati

दन न-३
दस्ता क्र. ४२९/२०१९
४९/२०२



For ABHISHEK ENTERPRISES

Bhenu

PARTNER

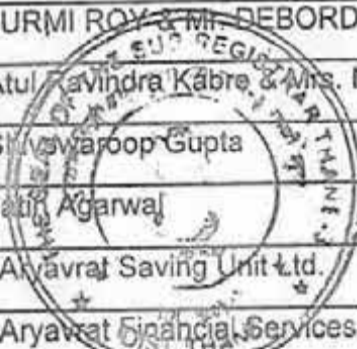
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
W-VI Mumbai - 400 014

Sr. No.	Flat No.	MEMBER'S NAME
30	A-1502	Mrs. Shobha R. Gulati
31	A-1601	M/s. Amrut Sagar Trading Pvt Ltd.
32	A-1602	Mr. Vitthal B. Mahale & Mrs. Surekha V. Mahale
33	A-1701	Mr. Sunder Alimchandani
34	A-1702	Mrs. Jaya S. Alimchandani
35	A-1801	Capt. R. S. Gautam & Mrs. Shiva Chauhan Gautam
36	A-1802	Mr. Kiran K. Patel & Mr. Kantilal B. Patel
37	A-1901	Mrs. Reena Awasthi & Mr. Manoj Awasthi (HUF)
38	A-1902	Mr. Manoj Awasthi (HUF)
39	A-2001	Mr. Surender Sablok
40	A-2002	Mrs. Renu Sablok
41	A-2101	M/s. Isha Metal (P) Ltd.
42	A-2102	M/s. Star Finsec (P) Ltd.
43	B-0101	Mr. Jaideep Pathria
44	B-0102	Mr. Mayur Shridhar Dhuri
45	B-0201	Mr. Ashok R. Bhuta
46	B-0202	Mr. A.P.S. Narayanan & Mrs. Uma Narayanan
47	B-0301	Mr. Pratap Adepu & Mrs. Shakuntala Adepu
48	B-0302	Mr. K. Satheesh & Mrs. Bindu K. Satheesh
49	B-0401	Dr. Prithviraj R. Agarwal & Dr. Usha P. Agarwal
50	B-0402	Dr. Usha P. Agarwal & Dr. Prithviraj R. Agarwal
51	B-0501	Mr. Pudupadi Krishnamurthy Nagarajan & Mrs. Rajasri Nagarajan
52	B-0502	Mr. Prakash .G. Chaurasia
53	B-0601	Mrs. Dimple Pillai & Mrs. Hemalatha K. Pillai
54	B-0602	Dr. D.A. Bhiwgade & Mrs. Jyoti D. Bhiwgade
55	B-0701	Mrs. URMI ROY & Mr. DEBORDHI ROY.
56	B-0702	Mr. Atul Ravindra Kabre & Mrs. Mangala Atul Kabre
57	B-0801	Mr. Shivwaroop Gupta
58	B-0802	Mr. Jatin Agarwal
59	B-0901	M/s. Aryavrat Saving Unit Ltd.
60	B-0902	M/s. Aryavrat Financial Services Ltd
61	B-1001	Mr. J. C. Kumar & Mr.. Raghunandan Jagdish

टन-३

वस्त क्र. ४०२ / १०१३

४३/२०२



Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai-400 614

For ABHISHEK ENTERPRISES

Bhuvan

PARTNER

Sr. No.	Flat No.	MEMBER'S NAME
62	B-1002	Mr. D. Ajith Kumar
63	B-1101	Mr. Sunil Kumar Karan
64	B-1102	Mr. Gotam Bardichand Kothari & Mrs. Kusum G. Kothari
65	B-1201	Mr. Sukhdeep .H. Singh & Mrs. Manmeet Sukhdeep Singh
66	B-1202	Mr. Omprakash B. Chhajer
67	B-1301	Mr. Mohandas Raghavan Velambath
68	B-1302	Mr. Sangram .V. Patil & Mrs. Vaishali Sangram Patil
69	B-1401	Mr. Santosh Kumar
70	B-1402	Mr. Karnani Tulsidas Nanikram
71	B-1501	Mr. Ashok .M. Dhariwal & Mrs. Sushila A. Dhariwal
72	B-1502	Mr. Harish Laddha & Mrs. Meeta Laddha
73	B-1601	Dr. Deepa Jayaram
74	B-1602	Mr Jayaram Sitaram
75	B-1701	Prashant Pundalik Patil & Mrs. Shilpa P. Patil
76	B-1702	Mr. Alok Tewari & Mrs. Noopur Tewari
77	B-1801	Mr. P. V. Raviprasad
78	B-1802	Mrs Mukta Naresh Lulla
79	B-1901	Mr. Dilip Mishrilal Jindal
80	B-1902	Mrs. Rachana D. Jindal
81	B-2001	Mr. ASHOK KUMAR B. CHHAJER (HUF)
82	B-2002	Mr. ASHOK KUMAR B. CHHAJER (HUF)
83	B-2101	Mr. Rajendra Vijan & Mrs. Kiran Vijan
84	B-2102	Mrs. Kiran Vijan

[Signature]
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

For ABHISHEK ENTERPRISES

[Signature]

PARTNER



दनन-३
वस्त क्र. १०२१/१०१३
४५१२०२

Flat No.	Share Cert. No	Dist Nos.	Name/s of original member	Transferred to	Name of existing member
A-101	1	1-5	Kumudini Marathe Vinayak Marathe		Kumudini Marathe Vinayak Marathe
A-102	2	6-10	Sunil Vichare Neeta Vichare		Sunil Vichare Neeta Vichare
A-201	3	11-15	Tapankumar Ghosh Arundhati Ghosh Deep Ghosh		Tapankumar Ghosh Arundhati Ghosh Deep Ghosh
A-202	4	16-20	Punita Gandhi Rajeeve Ranjan Singh		Punita Gandhi Rajeeve Ranjan Singh
A-301	5	21-25	Unnikrishnan Nair		Unnikrishnan Nair
A-302	6	26-30	Umesh Hatwar Pallavi Hatwar		Umesh Hatwar Pallavi Hatwar
A-401	7	31-35	Preeti Saroop Aseem Saroop		Preeti Saroop Aseem Saroop
A-402	8	36-40	Poonam Rai Brijesh Kumar Rai		Poonam Rai Brijesh Kumar Rai
A-501	9	41-45	Rajesh Kumar Sharma		Rajesh Kumar Sharma
A-502	10	46-50	Bhadresh Sheth Anuradha Sheth		Bhadresh Sheth Anuradha Sheth
A-601	11	51-55	Dhanawanti Dungaria		Dhanawanti Dungaria
A-602	12	56-60	Renu Mital		Renu Mital
A-701	13	61-65	Rajesh Sharma		Rajesh Sharma
A-702	14	66-70	Thygarajan Pillai		Thygarajan Pillai
A-801	15	71-75	Girish Welling (HUF)		Girish Welling (HUF)
A-802	16	76-80	Pushpadevi Verma Shamlal Verma		Pushpadevi Verma Shamlal Verma
A-901	17	81-85	Capt. Biswajit Majumdar		Capt. Biswajit Majumdar
A-902	18	86-90	Janardan S. Ghatge		Janardan S. Ghatge
A-1001	19	91-95	Sitaram Rane		Sitaram Rane
A-1002	20	96-100	Mahabal Kuckian		Mahabal Kuckian
A-1101	21	101-105	Gulshankumar Kapoor		Gulshankumar Kapoor
A-1102	22	106-110	Sushila Kapoor		Sushila Kapoor



Flat No.	Share Cert. No	Dist Nos.	Name/s of original member	Transferred to	Name of existing member
✓ A-1201	23	111-115	Mini K. Paul		Mini K. Paul
✓ A-1202	24	116-120	Gulshan D. Kohli	Subhash Hingad Sudha Hingad	Subhash Hingad Sudha Hingad
✓ A-1301	25	121-125	Abhishek Menon		Abhishek Menon
✓ A-1302	26	126-130	Usha P. Menon		Usha P. Menon
✓ A-1401	27	131-135	Varghese T. Kaithackal Jennie V. Thomas		Varghese T. Kaithackal Jennie V. Thomas
✓ A-1402	28	136-140	Mathew T. Kaithackal Veena M. Thomas		Mathew T. Kaithackal Veena M. Thomas
✓ A-1501	29	141-145	Rajesh D. Gulati Shobha R. Gulati		Rajesh D. Gulati Shobha R. Gulati
✓ A-1502	30	146-150	Shobha Gulati		Shobha Gulati
✓ A-1601	31	151-155	Amrut Sagar Trading		Amrut Sagar Trading
✓ A-1602	32	156-160	Vitthal B. Mahale Surekha V. Mahale		Vitthal B. Mahale Surekha V. Mahale
✓ A-1701	33	161-165	Sunder Alimchandani		Sunder Alimchandani
✓ A-1702	34	166-170	Jaya Alimchandani		Jaya Alimchandani
✓ A-1801	35	171-175	Capt. R.S. Gautam Shiva Chauhan Gautam		Capt. R.S. Gautam Shiva Chauhan Gautam
✓ A-1802	36	176-180	Kiran K. Patel Kantilal B. Patel		Kiran K. Patel Kantilal B. Patel
✓ A-1901	37	181-185	Reena Awasthi Manoj Awasthi (HUF)		Reena Awasthi Manoj Awasthi (HUF)
✓ A-1902	38	186-190	Manoj Awasthi (HUF) Reena Awasthi		Manoj Awasthi (HUF) Reena Awasthi
✓ A-2001	39	191-195	Surender Sabhlok		Surender Sabhlok
✓ A-2002	40	196-200	Renu Sabhlok		Renu Sabhlok
✓ A-2101	41	201-205	Isha Metal Pvt. Ltd.		Isha Metal Pvt. Ltd.
✓ A-2102	42	206-210	Star Fensec Pvt. Ltd.		Star Fensec Pvt. Ltd.



टनन - ३
दस्ता क्र. ४८२ / २०१३
४८२/२०२

Flat No.	Share Cert. No	Dist Nos.	Name/s of original member	Transferred to	Name of existing member
B-101	43	211-215	Jaldeep Pathria		Jaldeep Pathria
B-102	44	216-220	Anjali Pathria		Anjali Pathria
B-201	45	221-225	Ashok Bhuta		Ashok Bhuta
B-202	46	226-230	APS Narayanan		APS Narayanan
B-301	47	231-235	Pratap Adepu Shakuntala Adepu		Pratap Adepu Shakuntala Adepu
B-302	48	236-240	K. Satheesh		K. Satheesh
B-401	49	241-245	Dr. P. Agarwal Dr. Usha Agarwa;		Dr. P. Agarwal Dr. Usha Agarwa;
B-402	50	246-250	Dr. Usha Agarwa; Dr. P. Agarwa;		Dr. Usha Agarwa; Dr. P. Agarwa;
B-501	51	251-255	P.K. Nagarajan		P.K. Nagarajan
B-502	52	256-260	Prakash Chaurasia		Prakash Chaurasia
B-601	53	261-265	Dimple Pillai Hermlata Pillai	Dr. D.A. Bhiwgade Jyothi Bhiwgade Dr. Rohan Bhiwgade	Dr. D.A. Bhiwgade Jyothi Bhiwgade Dr. Rohan Bhiwgade
B-602	54	266-270	Dr. D.A. Bhiwgade Jyothi Bhiwgade		Dr. D.A. Bhiwgade Jyothi Bhiwgade
B-701	55	271-275	Urmi Roy Deobardhi Roy	Gurmit Ahluwalia Leena Ahluwalia	Gurmit Ahluwalia Leena Ahluwalia
B-702	56	276-280	Atul R. Kabre Mangala A. Kabre		Atul R. Kabre Mangala A. Kabre
B-801	57	281-285	Shivswaroop Gupta		Shivswaroop Gupta
B-802	58	286-290	Jatin Agarwal		Jatin Agarwal
B-901	59	291-295	Aryavrat Saving Unit		Aryavrat Saving Unit
B-902	60	296-300	Aryavrat Financial Ser.		Aryavrat Financial
B-1001	61	301-305	J.C. Kumar Raghunandan Jagdish	Rajesh D. Gulati Shobha R. Gulati	Vimla D. Dugar Chandrakanta Dugar
B-1002	62	306-310	D. Ajithkumar		D. Ajithkumar
B-1101	63	311-315	Sunilkumar Karan		Sunilkumar Karan
B-1102	64	316-320	Gotam B. Kothari Kusum G. Kothari		Gotam B. Kothari Kusum G. Kothari
B-1201	65	321-325	Sukhdeep Singh Manmeet Singh		Sukhdeep Singh Manmeet Singh
B-1202	66	326-330	Omprakash Chhager		Omprakash Chhager
B-1301	67	331-335	Mohandas Velambhat		Mohandas Velambhat
B-1302	68	336-340	Sangrami Patil Vaishali Patil		Sangrami Patil Vaishali Patil



टनन-३
 पत्ता क्र. ४८२ / २०१३
 ५९/२०२

Flat No.	Share Cert. No	Dist Nos.	Name/s of original member	Transferred to	Name of existing member
✓ B-1401	69	341-350	Santosh Kumar		Santosh Kumar
✓ B-1402	70	351-355	Karnani Nanikram		Karnani Nanikram
✓ B-1501	71	356-360	Ashok Dhariwal Sushila Dhariwal	Mukta Naresh Lulla Kunal Naresh Lulla	Mukta Naresh Lulla Kunal Naresh Lulla
✓ B-1502	72	361-365	Harish Laddha		Harish Laddha
✓ B-1601	73	366-370	Deepa Jayram	Kavita N. Aswani Naresh P. Aswani	Kavita N. Aswani Naresh P. Aswani
✓ B-1602	74	371-375	Jayram Sitaram	Nareh P. Aswani Kavita N. Aswani	Nareh P. Aswani Kavita N. Aswani
✓ B-1701	75	376-380	Prashant P. Patil		Prashant P. Patil
✓ B-1702	76	381-385	Alok Tewari Noopur Tewari		Alok Tewari Nupoor Tewari
✓ B-1801	77	386-390	P.V.Raviprasad		P.V.Raviprasad
✓ B-1802	78	391-395	Mukta Naresh Lulla		Mukta Naresh Lulla
✓ B-1901	79	396-400	Delip M. Jindal	Santosh V. Patil	Delip M. Jindal
✓ B-1902	80	401-405	Rachana D. Jindal		Rachana D. Jindal
✓ B-2001	81	406-410	Ashok Kumar Chhager		Ashok Kumar Chhager
✓ B-2002	82	411-415	Ashok Kumar Chhager		Ashok Kumar Chhager
✓ B-2101	83	416-420	Rajendra Vijan		Rajendra Vijan
✓ B-2102	84	421-425	Kiran Vijan		Kiran Vijan



टनन-३
दस्ता क्र. ४८२/२०१३
५३१२०२

3



Wednesday, July 07, 2004
11:50:24 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4987

दिनांक 07/07/2004

गाव्याचे नाव सागपाळा

दस्तऐवजाचा अनुक्रमांक टनन 3 - 04873 - 2004

दस्ता ऐवजाचा प्रकार पुस्तक दुरुस्ती पत्र

सादर करणाराचे नाव: मे. अमिषेक एन्ट. लॉफ श्री अशोक बी. छाजर

नोंदणी फी	:	100.00
नक्कल (अ. 11(1)), पुष्टीकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)	:	640.00
एकूण	रु.	740.00

आपणास हा दस्त अंदाजे 12:05PM ह्या वेळेस मिळेल

11
दुय्यम नियधक
ठाणे 3

बाजार मूल्य: 0 रु. मोबदला: 1 रु.
भरलेले मुद्रांक शुल्क: 100-रु.

रीख

मु. २५/७/०४
श्री अशोक बी. छाजर



TRUE COPY
ATTESTED BY ME

G. H. SHUKLA
NOTARY GR. MUMBAI
Jagedamba Bhavan, Gr. Floor
G. M. Marg, Lower Park
Mumbai-400 012.

टनन-३
दस्ता क्र (२) / १४९३
५६/२०२

1-8 SEP 2007

No. **1434**

Stamp Vender No. : 06 / 2002

Date : **3.7.04**

Name of Vender : **SAMEER SATISH DOKE**

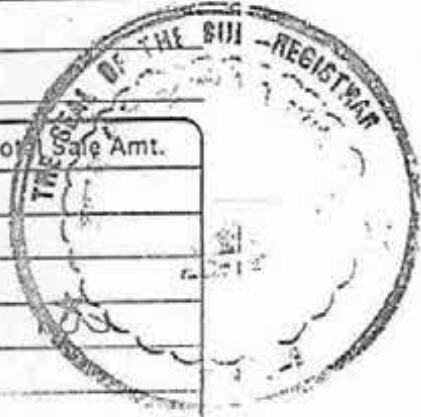
Address : **Sai Prasad Xerox & Typing Centre
Shop No. 40, Central Facility Building,
A.P.M.C. Fruit Market, Turbhe, Navi Mumbai**

Name of Purchaser : **Abishale Enterprises**

Address of Purchaser : _____
(Tel. No.) _____

Registration No. : **40835**

Stamp Amt.	No. Stamp Sale	Total Sale Amt.
10		
20		
50		
100	1	
500		
1000		
5000		
Total		100



Amt. in Words (Rs. **One hundred only**)

ब.प्र.म-३
40835/9-32
 ४

S
Signature of Vender



४०८३५
 वस्तु क्र. (२) / २००४
 ५/०७/२००४



100Rs.



Handwritten signature and date: 29 JUN 2004

साईप्रसाद इन्डिया एन्ड ट्रास्टिंग सेन्टर
मुंबई विद्यापीठ बाजार क्र. ०६/२००२
फोन : २७६५९०९६
शाखा नं. १०, जे. सी. एम. सी. फुडमार्केट,
सेंट्रल बिल्डिंग, डी. विल्डिंग, मुंबई, मधी मुंबई-४०० ००५.
दिनांक ५ JUL 2004
४०८३५- दिनांक
नाव... Abhishek Enterprises

स्टॅम्प वेंडर
समीर स. डोळे

DEED OF RECTIFICATION

द. नं. ३
२७३१२-३२

This Deed of Rectification made in NAVI MUMBAI on 5TH day of July 2004 BETWEEN THIS DEED OF Rectification made in Navi Mumbai BETWEEN M/S. CITY & INDUSTRIAL SUB DEVELOPMENT CORPORATION A company incorporated under MAHARASHTRA LIMITED A company incorporated under the Companies Act, 1956, having its registered office at Nirval 2nd Floor, Nariman Point, Mumbai 400 021 hereinafter called as THE CORPORATION (which expressions shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART For ABHISHEK ENTERPRISES



PARTNER

AND

M/s. ABHISHEK ENTERPRISES, A Partnership firm duly registered under Indian Partnership Act 1932 and having its registered office at 108, Agarwal Corner, Plot No.21, Sector No. 21, Nerul, Navi Mumbai hereinafter called "THE LICENSEE" (which expression shall unless or meaning thereof be deemed be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

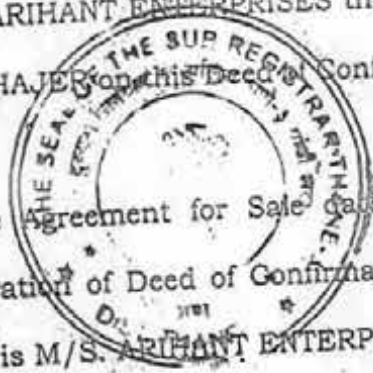
WHEREAS the Deed of Confirmation dated 05/07/2004 Plot No. 2, Sector 19, Sanpada, Navi Mumbai admeasuring area 4496.59 sq. mtrs. specified in this Confirmation Deed dated 5/7/2004 registered document No. 04802 receipt No. 4914.

AND WHEREAS

Due to over site mistake it is Input form in Licensee name is M/S. ARIHANT ENTERPRISES through its Partner SHRI. ASHOK B. CHHAJER on this Deed of Confirmation.

In the Agreement for Sale dated 05/07/2004 registration of Deed of Confirmation the Input form in Licensee name is M/S. ARIHANT ENTERPRISES, through its Partner SHRI. ASHOK B. CHHAJER but correct Input form in Licensee name is M/S. ABHISHEK ENTERPRISES through its Partner SHRI. ASHOK B. CHHAJER on this Deed of Confirmation.

एच.ए.ए.
२२०१३-३२



REG. NO. 04802
RECEIPT NO. 4914

Estate Officer
CIDCO LTD., CIDCO
Navi Mumbai-400

Handwritten signature and initials.

AND WHEREAS

The party of other part have paid the stamp duty as well as Registration fees dated 05/07/2004 document No.04802-2004.

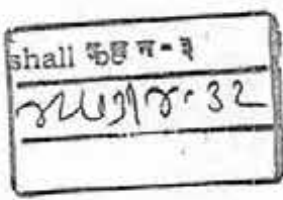
AND WHEREAS

The both of parties have found it is necessary, to correct term and conditions governing in the said agreement and have by mutual consent rectify the same and carried out incidental and consequential charges therein and have revised the same as hereabove specified.

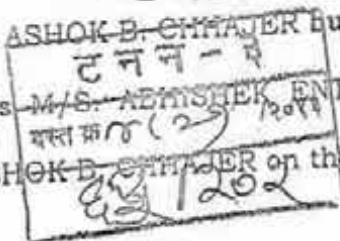


AND THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The said Agreement for sale dated 05/07/2004 shall be rectified and under.



In the recitals, substituted the Deed of Confirmation the Input form in Licensee name ~~M/S. ARISHANT ENTERPRISES~~ through its Partner ~~SHRI. ASHOK B. CHHAJER~~ but correct Input form in Licensee name is ~~M/S. ARISHANT ENTERPRISES~~ through its Partner ~~SHRI. ASHOK B. CHHAJER~~ on this Deed.



The Agreement for Sale has been executed on Dated 05/07/2004 on this Commencement Certificate attached to this Agreement also on 05/07/2004.



For ARISHANT ENTERPRISES

[Signature]
PARTNER

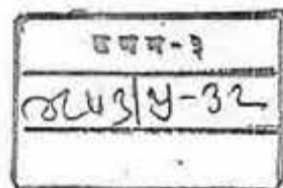
Estate Officer
CIDCO LTD., CIDCO Bhavan,
Navi Mumbai-400 014.

The party of other part have paid stamp duty as per rules and regulations and if any deficit stamp duty is to be paid the same shall be borne by the party of the other part.

The said Agreement for Sale dated 05/07/2004 is deemed to have been rectified as aforesaid with retrospective effect as from the date of the said deed.



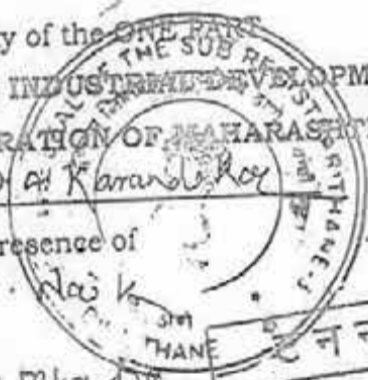
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written.



SINGED SEALED AND DELIVERED
By the withinnamed CORPORATION

The party of the ONE PART
CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA
SHRI. D. A. Karandikar

In the presence of
S. S. Nair



Estate Officer
CIDCO LTD., CIDCO Bhavan,
Navi Mumbai - 400 614.

Asstt. Estate Officer (HQ)
CIDCO Limited
CIDCO Bhavan, Navi Mumbai.

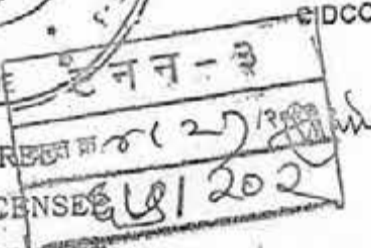
SINGED AND DELIVERED
By the withinnamed LICENSEE
The party of the OTHER PART.

M/S. ABHISHEK ENTERPRISE

Through its Partner
Mr. ASHOK CHHAJER

In the presence of
S. S. Nair

Y. L. Mahale



For ABHISHEK ENTERPRISES

Asstt. Estate Officer
CIDCO Limited
CIDCO Bhavan, Navi Mumbai.





Manday, July 05, 2004
11:22:39 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4914

भावाचे नाव सागवाडा

दिनांक 05/07/2004

दस्तऐवजाचा अनुक्रमांक

टनन 3 - 04802 - 2004

दस्ता ऐवजाचा प्रकार

सागवाडा देण



सादर करणाऱ्याचे नाव मे. अरीहंत एन्ड. सागवाडा देण श्री अशोक पी. छाजर

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 12(2)),

460.00

रजवतल (अ. 12) व छायाचित्रण (अ. 13) -> अतिरिक्त फी (23)

एकूण

30460.00

आपणाला हा दस्त अंदाजे 11:37AM ह्या वेळेस मिळेल

11/07/04
दस्तावेज निदेशक

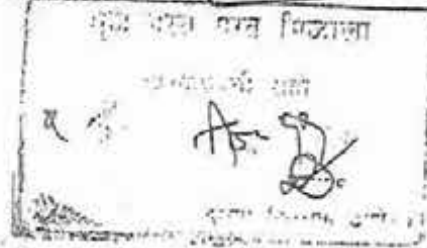
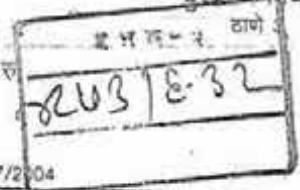
बाजार मूल्य: 0 रु.

मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

दस्ताऐवजाचा प्रकार : घसणाने;

घसण क्रमांक: 24; रक्कम: 30000 रु.; दिनांक: 02/07/2004



टनन-३
दस्त क्र. २१७/२००३
६/७/२००४



100Rs.



विशेष टिकप :- एन.एल. ५/१२ सेक्टर २, नेरुल

अनुक्रमांक... २२९.५... क्रमांक रुपये १००/-

नांव Abhishek Enterprises

हस्ता Vinod Dubey या

मुद्रांक प्रत्यक्ष लिपिक
खोदानगर कार्यालय, ठाणे
२७.०५.२००४

१२

१२ MAY २००४

[Handwritten signature]

दिनांक..... (प्रकाश लेखन केंद्र)

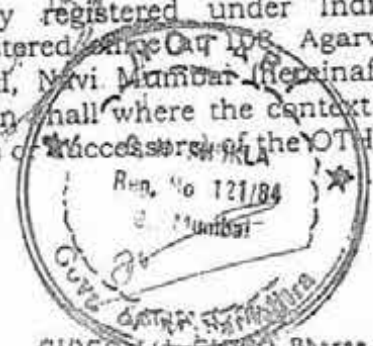
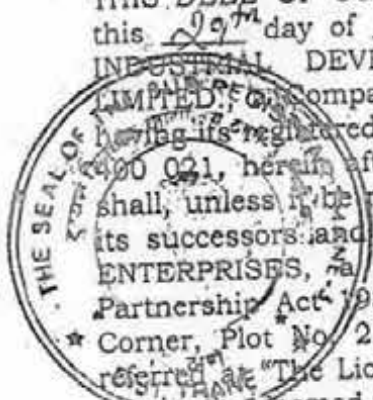
मुद्रांक विभागाच्या कार्यालय क्र. ५/१२८९.

दूरध्वनी : ७७०७५२५, ७७०७३३३

दमन - ३
दस्तावेज DEED OF CONFIRMATION
७७/२०२

दमन - ३
७७०२/२-१३
२००४

THIS DEED OF CONFIRMATION made at CBD Belapur, Navi Mumbai this 29th day of June 2004 between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1936 having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021, herein after referred as "The Corporation" (which expression shall, unless the repugnance to the context or meaning thereof include its successors and assigns) of the ONE PART AND M/s. ABHISHEK ENTERPRISES, a Partnership Firm duly registered under Indian Partnership Act, 1932 and having its registered office at Dr. Agarwal Corner, Plot No. 21, Sector No. 21, Nerul, Navi Mumbai (hereinafter referred as "The Licensee" (which expression shall where the context so admits, be deemed to include its successors of the OTHER PART. PAN NO AAFFA 8139 J



For ABHISHEK ENTERPRISES

CIDCO - 1st Floor Bhabra,
Navi Mumbai - 400 614

[Handwritten signature]
PARTNER

WHEREAS the Corporation had entered into an Agreement to lease with the Licensee on 17th December 2003 at CBD Belapur, Navi Mumbai for lease of Plot No. 2, Sector No. 19, Sanpada, Navi Mumbai in consideration of Rs.5,24,35,099/- (Rupees Five Crore Twenty Four Lac Thirty Five Thousand Ninety Nine Only) on "Lease Basis" upon certain terms & conditions contained to the said Agreement to Lease.

The Corporation agreed to lease and the Licensee agreed to accept lease of the plot bearing Plot No. 2, Sector No. 19, Sanpada, Navi Mumbai admeasuring 4496.59 Sq.Mtrs. for the price of Rs. 5,24,35,099/- (Rupees Five Crore Twenty Four Lac Thirty Five Thousand Ninety Nine Only) which the Licensee has paid the receipt whereof the Corporation doth hereby acknowledge.

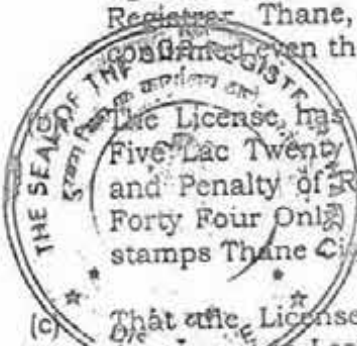
That due to some bonafied mistake and oversight this Agreement of Lease could not be produced by the Licensee before the Sub-Registrar at Thane for registration and execution, hence no further could be done.

That though the execution of the Agreement of Lease has done but could not be registered in the office of the Sub-Registrar office. Now today hereby both the parties i.e. the Corporation and Licensee are desirous of Registering the Agreement to Lease with the Sub-Registrar of Assurances Thane, by this Agreement of Confirmation executed today both the confirmed and agreed to original Agreement to Lease dated 17th December 2003 by producing it before the Sub-Registrar, Thane and desirous to register the same and agreed to it and confirm the by this writing.

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

दस्तावेज-३
दस्तावेज-३
४८२/२००४/३-२३
२००४
०५/१२/०२

(a) That the Corporation hereby confirms the Agreement to Lease dated 17th December 2003. That the Corporation has no objection whatsoever to complete all the formalities and executing the Agreement to Lease dated 17th December 2003 before the Sub-Registrar Thane, as the license has agreed, consented and confirmed even though there is a delay.



The Licensee has paid the Stamp Duty of Rs.5,24,351/- (Rupees Five Lac Twenty Four Thousand Three Hundred Fifty One Only) and Penalty of Rs.5,244/- (Rupees Five Thousand Two Hundred Forty Four Only) on dated 05/04/2004 in the office of collector of stamps Thane City.

४८३/१९-३२

(c) That the Licensee has agreed that consented and confirmed the Agreement to Lease dated 17th December 2003 annexed as Exhibit "A" hereto that the corporation sold the plot to the Licensee as lease basis described in the schedule hereunder written to Licensee



For ABHISHEK ENTERPRISES

Signature
PARTNER

Estate Officer
CIDCO Ltd CIDCO Bhavan,
Navi Mumbai - 400 614

and the Corporation confirms that the Licenses of the full owner thereof by virtue of the said agreement. The Corporation and undertakes to admit the execution of this agreement in the office of the Sub-Registrar of Assurances at Thane and will admit the execution there of, and the same may be treated as admission of the agreement dated 17th December 2003 and deemed to the duly registered and confirmed by both the parties thereto



SCHEDULE

ALL THAT piece or parcel of land known as Plot No. 3 measuring 4496.59 Meters or thereabout being plot of the layout situated lying and being at Sector No. 19, Sanpada, Tehsil - Thane, Dist. Thane, in the registration Sub-District Thane and Dist. Thane bounded as follows that is to say:-

- On or towards the North by : 35.0 Mtrs. wide MSE
- On or towards the South by : 15.0 Mtrs. wide road.
- On or towards the East by : Plot No. 3.
- On or towards the West by : Plot No. 1.

Corridor
 8027-23
 20

IN WITNESS WHEREOF the parties hereto have hereto and to a duplicate hereof set and subscribed their respective hands the day and year first herein above written

SIGNED, SEALED DELIVERED BY THE WITHIN NAMED CORPORATION BY THE HANDS OF

SHRI D. A. Karandikar

[Signature]
 Estate Officer
 CIDCO Ltd. CIDCO Bhavan,
 Navi Mumbai - 400 614

IN THE PRESENCE OF:

1. S. S. Naik
2. V. L. Mhule

समन-३
 803/19032
 2006

[Signature]
 Asstt. Estate Officer (HQ)
 CIDCO Limited
 CIDCO Bhavan, Navi Mumbai.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED

M/S. ADHISHEK ENTERPRISES Through their partner Mr. ASHOK CHHAJER

IN THE PRESENCE OF:

1. S. S. Naik
2. V. L. Mhule



समन-३
 8029/19044
 801/202

For ADHISHEK ENTERPRISES

[Signature]
 Estate Officer (HQ)
 CIDCO Limited
 CIDCO Bhavan, Navi Mumbai.

Plot no-02
Soupsda

Gen-26

DDO [Stamp]

EVN

[Faint text and stamps]

दनन-३

वस्त क्र-४८२

गुणवत्तर का. नि. ६

मिपान ११२ [दि]

७०० [दि]

दणन-३

४८०२/१५-२३

३०० [दि]

३१०७६

Gen-26-M

या ठिकठपण्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रेष खमये चलन भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

<p>भरणा करणाऱ्याचे भरवयाचे</p> <p>Thane</p> <p>विषयावरील कोषागार भरवला आहे त्या व्यक्तीचे नाव [दि]</p> <p>108, Agnew Corner, Plot No: 21, Sector - 31, Nerul, Dist. Mumbai - 400 076</p> <p>भरणा करणाऱ्याचा उद्देश</p> <p>५२५५५</p> <p>भरणा केलेली रक्कम</p> <p>(अक्षरी) Five Thousand Rupees</p> <p>भरणा करणाऱ्याची स्वाक्षरी दिनांक २५/०५/८४</p>	<p>विभागीय अधिकाऱ्याने दिनांक [दि]</p> <p>लेखाचे वर्गीकरण</p> <p>विभाग : नोंदणी व मुद्रांक</p> <p>प्रधानशीर्ष : ००३० नोंदणी व मुद्रांक</p> <p>उपप्रधानशीर्ष : ०२/८०० रेट</p> <p>नोजशीर्ष :</p> <p>संयोजक संकेतांक</p> <p>० ० ३ ० ० १ १ ५ ०</p> <p>चचेवर आहे, पैसे स्वीकारणे व पावती घावी.</p> <p>दिनांक</p> <p>Collector of Stamps Thane (C...)</p>	<p>कोषागारने/उपकोषागारने/भारतीय रिझर्व बँकेने/भारतीय स्टेट बँकेने/हजाराद स्टेट बँकेने भरवयाचे</p> <p>रक्कम निव्वळी, Rs. 5244/-</p> <p>रुपये (आकड्यात) Five Thousand Rupees</p> <p>(अक्षरी) Five Thousand Rupees</p> <p>भारतीय स्टेट बँकेचे कॅशियर ब्रांच</p> <p>Collectorate CASH BRANCH</p> <p>५१/११/८४</p> <p>५१/११/८४</p> <p>रोख रकमेची/RECEIVED</p> <p>दिनांक/५१/११/८४</p> <p>(४१)</p>
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येथे कोषागारात/वैतनिक रकम भरण्यात आलेल्या चलनाचा अर्थव्यवस्थापक ठिकठ ठिकाण

PERMISSION / LICENSE TO ENTER UPON THE LAND

I/WE SHRI/MESSRS Achishek Enterprises Through their partner
HAVE THIS 17th DAY OF 01 RECEIVED PERMISSION / LICENSEE
TO ENTER UPON A PLOT NO. 2 ROAD NO. 17 ADMEASURING
THE AREA OF 4496.59 SQ METERS OUT OF SECTOR NO. 17
PERTAINING TO REVENUE VILLAGE Sampada TALUKA Thane DISTRICT
Thane EARMARKED FOR erecting a building for residential purpose
AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED
BOUNDARY LINE.



FOR ABHISHEK ENTERPRISES
Achishek
PARTNER



CRS
17.11.2018
MARKETING OFFICER
CIDCC Ltd. CED-Deleg
HANDLED OVER TO

दलन-३
2018/11-32
३००४

For ABHISHEK ENTERPRISES

Achishek
दलन-३
TAKEN OVER
2018/11-29
३००४

दलन-३
दलन क्र. ३०२९ 12018
2018/1202



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

**FOR RESIDENTIAL-CUM-COMMERCIAL
AGREEMENT TO LEASE**

For residential purpose

For ABHISHEK ENTERPRISES

AN AGREEMENT made at CBD, Belapur the 17th day of July Dec. Two Thousand three BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmaal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part AND (1) Name of Person _____

Of (Address and Occupation) _____

(hereinafter referred to as "the Licensee" _____

which expression shall, where context so admits be deemed to include his heirs, executors, administrators and representatives).

टनन-३
वस्तु क्र. ४७५ / २०१३

G. N SHIRLA
Reg. No. 121/89
Mumbai

(2)-(2) when the Licensee (s) are more than one individual

(2) Name of Person _____

(Address and Occupation) _____

and (Name of Person) _____

of Address and Occupation _____

and (Name of Person) _____

of Address and Occupation _____

वस्तु क्र-३
२२०३१५-३२

२२०३१५-३२

(hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include their respective heirs, executors, administrators and representatives) (3) and (4)

(3)-(4) the Licensee is registered firm or syndicate

Person) Shri Bhanwarlal Vitthichand

Address 88 Agarwal Corner Plot No. 21 Sector 21, New

and (Name of Person) Shri Omprakash Bhanwarlal Chatur

Shri Bhanwarlal Chatur 10 Narwarlal Chatur

of Address 88 Agarwal Corner Plot No. 21 Sector 21, New

all carrying on business in partnership at (Address of the Firm) 88

Syndicate 88 Agarwal Corner Plot No. 21 Sector 21, New

under the name and style of _____

(Name of firm of syndicate) M/S Abhishek Enterprises

registered under the Indian Partnership Act 1932 _____

(hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors and administrators).

THE SEAL OF THE CORPORATION OF MAHARASHTRA LIMITED

REGISTRATION NO. 121/89
MUMBAI

Signature
17.7.2013
MARKETING OFFICER
CIDCO Ltd. CBD-Belapur,
Mumbai-400 614.

For ABHISHEK ENTERPRISES
Signature



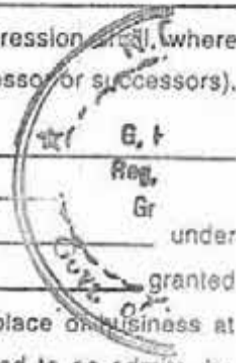
(5)-(6) when the Licensee is a registered Company

(7)-(7) when the Licensee is a Co-op. Society.

(5)-(6) Name of the Company _____
A Company registered under the Companies Act, 1956 (1 of 1956) and having its registered office at (Address) _____

(hereinafter referred to as "the Licensee" which expression, where the context so admits, be deemed to include its successor or successors).

(7) Name of Society _____
A Co-operative Society registered under the _____
Co-operative Societies Act, _____ under
the certificate of Registration No. _____ granted
by _____ and having its principal place of business at
_____ (hereinafter referred to as admits, be
deemed to include, its successor or successors) of the Other Part.



WHEREAS

(a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under Subsection (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").

तनन-१
०५०२-१९०-२३
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(b) The State Government is pursuant to section 113(A) of the said Act acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

(c) The Licensee has by his application dt. 12/6/03 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.



The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 4496.59 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of construction a building or buildings for ^{Residential purpose} ~~commercial user~~ having a bank/offices/hotel etc. ~~that is out applicable or add to set-out use specifically permitted~~ and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.

तनन-३
०५०३-१९८-३२

(e) The Licensee has before the execution of this Agreement paid on the 17/12/02 ₹ 16,03,000 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which

Signature of the Managing Director

MANAGING DIRECTOR
CORPORATION OF THE SAID AREA
New Mumbai-400 614.

तनन-३
वसत नं. ४ (२) १२०१३
१८/१२/०२

For ABHISHEK ENTERPRISES
PARTNER

Signature of the Partner

expression shall include any other officer of the Corporation as may be notified by the Corpn. from time to time by a general or special order, a sum of Rs. 5,24,35,099 (Rupees Five Crores twenty four lacs thirty five thousand ninety nine being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

RESIDENTIAL-CUM-COMMERCIAL :

For ABHISHER ENTERPRISES

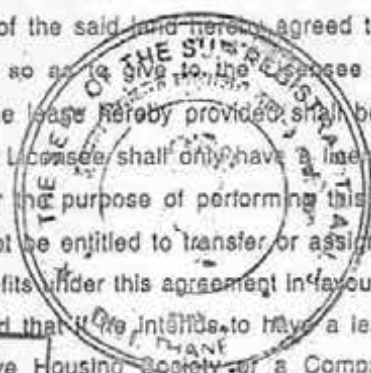
1. During the period of Five years from the date hereof, the Licensee shall have licence and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose except that the ground floor thereof will be permitted to be used for shopping and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed. The Licensee shall not use or permit to be used any part of the said building or buildings otherwise than the purpose specified herein.

[Signature]
PARTNER

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement. The Licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of Apartment in a building constructed on the said land, he will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be a conveyance of his rights, title and interest in the said land building thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, sale, Management and Transfer) Act 1963 or any other corresponding law for the time being in force.



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26/2022



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For ABHISHER ENTERPRISES
[Signature]
PARTNER

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say :-

SUBMISSION OF PLANS FOR APPROVAL :

(a) That they will within six months of the date hereof, submit to the Town Planning Officer of the Corporation/NMMC for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as they may be called upon to do so, amend, all or any such plans, elevations, details and specifications shall be finally approved by the TPO and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the TPO. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible FSI under the provisions of CIDCO General Development Control regulations for New Bombay, 1975.

PLANS TO COMPLY WITH THE FOLLOWING RULES :

- aa) i) The Maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be One only.
- ii) The Maximum height upto which the building shall be constructed shall be as per GDCR 1975 ~~30-40~~ metres.
- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.

FENCING DURING CONSTRUCTION :

b) That the said shall be fenced properly by the Licensee at their expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Municipal Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee; and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

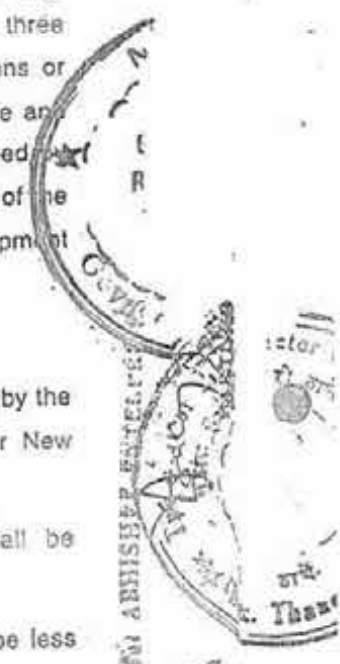
(c) That no work shall be commenced or carried out on which infringes CIDCO General Development Control Regulations for New Bombay,

THE SUB-REGISTRAR
DIS. THANE

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16. DEVELOPMENT CONDITIONS

For ANISHKAR ENTERTAINMENT

Anishk
PARTNER

1. The maximum permissible FSI will be 1.0 (ONE)
2. The plots are offered on "as is where is basis"
3. Sub-division of the plots shall not be permitted.
4. The buildings shall be constructed strictly in accordance with the urban design guidelines, which are described along with the drawings enclosed hereto.
5. **Parking Requirements** :-
Residential use : A minimum parking space of one car (2.50m x 5.00m) shall be provided at the rate of :
 - i). One car space for every four tenements of built-up area upto 45 sq.mtrs
 - ii) One car space for every two tenements of built-up area more than 45 sq.mtrs Upto 60 sq.mtrs
 - iii) One car space for every one tenement having built-up area more than 60 sq.mtrs.

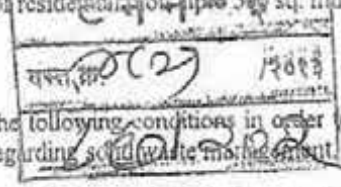
In addition to parking area specified above parking space for visitor's shall be provided to the extent of 10% of the above number, subject to minimum of one and 10% of the above parking space for two-wheelers. In case of Residential land-use 25% of the open space around the building may be used for parking. In case of other land uses 50% of the open space around buildings may be used for parking and loading-unloading. Provide that a minimum distance of 3.0 m around the building shall be kept free from any parking and loading-unloading spaces. If any parking space is provided under the stilts, the clear height of the stilt shall be 3.0m from the floor to floor and the floor level shall not be more than 15.00 centimetre above the plot level. The stilted parking space shall be at the disposal of the residence of the same plot and proof to this effect shall be submitted at the time of occupancy along with the details of the parking layout. Individual parking space shall be properly paint marked.

6. For the plots exceeding 1000 sq. mtr in area lay bye shall be carved out for visitors parking at the location indicated on the plan
7. The General Development Control Regulations of Navi Mumbai Municipal Corporation at the time of development proposal and plan to Town Planning Officer, NMMC shall be applicable in addition to above conditions.
8. The intending lessee shall provide necessary infrastructure for electric supply as per the requirement of MSEB including sub-station if necessary.
9. Lay-bye shall be carved out for visitor's parking from the front area of plots. The lay-bye indicated in the drawing is indicative and can be modified suitably to suit the design.
10. The minimum depth of the lay-by should be 5.0 m.
11. The FSI of the land under lay-bye is consumable on the balance piece of land.
12. The lay-bye will be in the possession of the applicant. However no physical barrier should be put that will abstract the lay-by
13. On the ground floor, minimum 3 m margin shall be kept from the rear edge of the lay-bye subject to provision of regulation No. 1 of the GDCR. The building line from first floor onwards may start from the rear edge of the lay-bye subject to provision of Regulation 17.1 of the GDCR.
14. The regulation No. 13.7 shall be read as "in case of residential land use 25% of the open space around the building may be used for parking. In case of other land uses 50% of the open space around the building may be used for parking and loading-unloading provide that a minimum distance of 3.0 mtr around the building shall be kept free from any parking and loading-unloading spaces." Notwithstanding the above, the entire marginal open space around the building in case of residential plots upto 500 sq. mtr may be utilised for parking with adequate manoeuvring spaces.

15) Solid Waste Management

The intending lessee shall observe scrupulously the following conditions in order to ensure the directions and recommendations of the Hon'ble Supreme Court regarding solid waste management

- a) The intending lessee shall keep two streams of waste one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.
- c) The intending lessee shall make ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous household waste such as used batteries Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.
- e) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.



1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter they shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK :

(d) That they shall within a period of 6 months from the date hereof, commence and within a period of ^{Five} Four years from the date hereof at their own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plans, elevations, sections, specification and details to the satisfaction of the Town Planning Officer and comfortably to the building lines marked on the plan and completely finish fit for occupation a building to be used as residential-commercial building with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.



For ARHISHEK ENTERPRISES
Arshik
 PARTNER

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RATE AND TAXES :

(e) That they will pay all rates, taxes charges, claims and outgoings chargeable against an owner or occupier in respect of the said land any building erected thereon.

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PAYMENT OF SERVICE CHARGES

(f) That they will, on the efflux of ⁵ 4 years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from time to time by the Corporation as their contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived therefrom from such amenities provided that no payment shall be made once after such civic amenities have been transferred to a local authority constituted under any law from the time being in force. The payment hereunder shall be paid on the first day of January in each year or within 20 days therefrom.



MARKETING OFFICER
 CIDCO Ltd. CBD-Deolapur,
 Navi Mumbai-400 614

For ARHISHEK ENTERPRISES
Arshik
 PARTNER

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PAYMENT OF LAND REVENUE :

- (g) That they shall pay the land revenue and cesses assessed or which may be assessed on the said land.

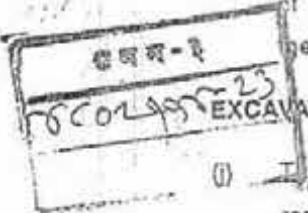
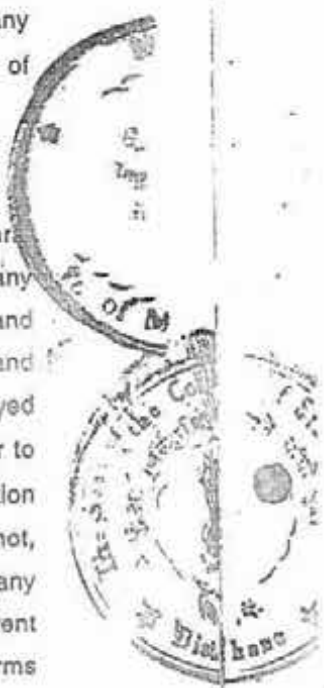
INDEMNITY :

- (h) That they will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.



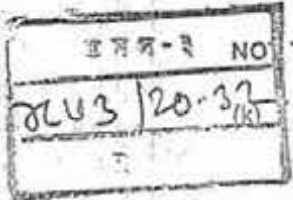
SANITATION :

- (i) That they shall observe and conform to the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms hereof.



EXCAVATION :

- (j) That they will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.



TO AFFIX OF DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC. :

- That he/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained therefor.

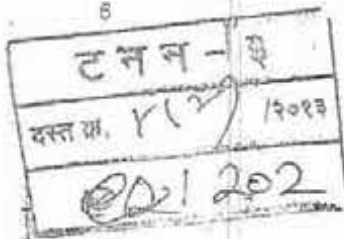


NUISANCE :

- (k) That he/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any purpose which is not granted.

Handwritten signature

MARKETING OFFICER
CIDCO Ltd. CDO-Catapur
New Mumbai-400 014.



For ARMISHEK ENTERPRISES

Handwritten signature
PARTNER

INSURANCE :

(m) That he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION

(n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputable by the Licensee and shall be final and binding upon him/them/it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE :

(o) The Licensee shall not appoint any person as his/their/its agent by a power of Attorney or otherwise, for the purpose of this Agreement except their partner or partners of the firm his/her spouse, father, mother, brother, sister or a minor child and if the Licensee shall be a Company, Society or such body Corporate, its Officer or Servant.

EXPLANATION :

The Board vide its Resolution No. 8083 dtd. 28.02.2000 relaxed condition in all agreement regarding restrictions on appointment of Agent / Power of Attorney in case of first transaction.

POWER TO TERMINATE AGREEMENT :

Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and to enter upon the said land and thereupon the licence shall come to an end.

POWER OF CORPORATION :

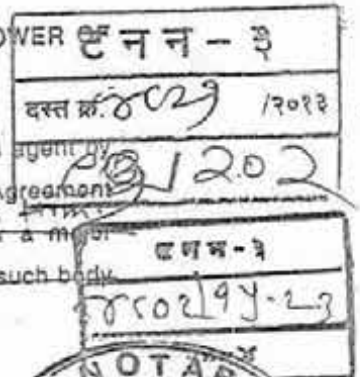
5. Until the building and works have been completed and certified as

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ENTERPRISES

For ABHISHEK ENTERPRISES
Ananya
PARTNER



completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers :

TO ENTER UPON LAND :

- (a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .

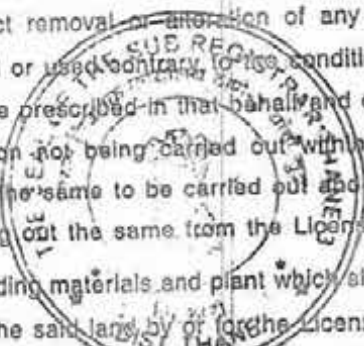
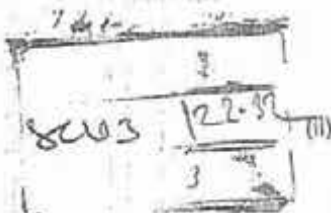
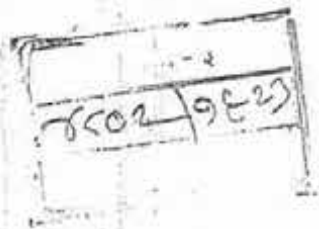
TO RESUME LAND :

- (b) Power (i) in case the Licensee (i) shall fail to submit to the Town Planning Officer of the Corporation for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance to the Licensee for and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

(ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.

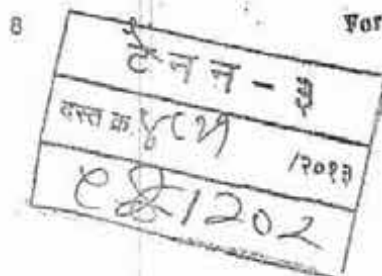
(iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.

(iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered



TOWN PLANNING OFFICER
CIDCO, W. CBO-Betapur,
Navi Mumbai-400 614.

Signature



For ABHISHEK ENTERPRISES

Signature
PARTNER

Immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

EXPLANATION - 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (l) of clause (b) hereof and any extension, accommodation, consent, compromise, release or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right or power under the said sub-clause (l) clause (b).

EXPLANATION - 2.

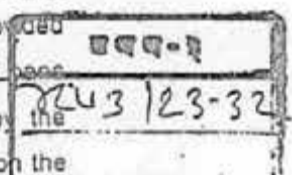
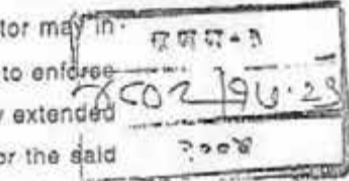
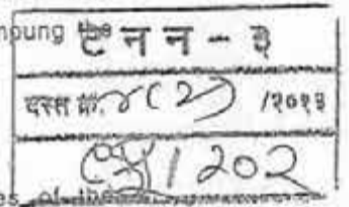
Nothing contained in the foregoing clauses shall be construed to suffer from, in consistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defence based on such inconsistency to impound the exercise of any right or power by the Corporation.

EXTENSION OF TIME :

6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 27 of the New Bombay Disposal of Land Regulation, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under by the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE :

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms thereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the



Signature

For ABHISHEK ENTERPRISES
Signature
PARTNER

ENTERPRISES

parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

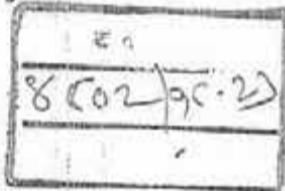
COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 :



is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations 1975 for the time being in force.

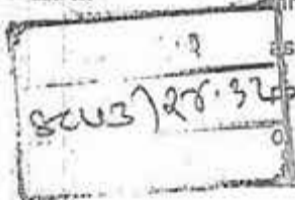
FORM OF LEASE :

8. The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.



NOTICE :

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be leased or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

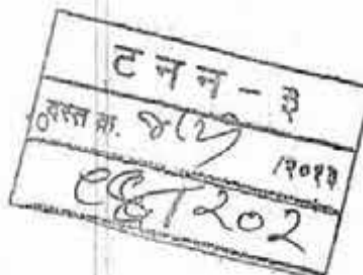


Q.R.S

MANAGING OFFICER
CIDCO, 2nd Floor, Colaba
Mumbai-400 006



ABHISHEK ENTERPRISES
Abhishek
PARTNER

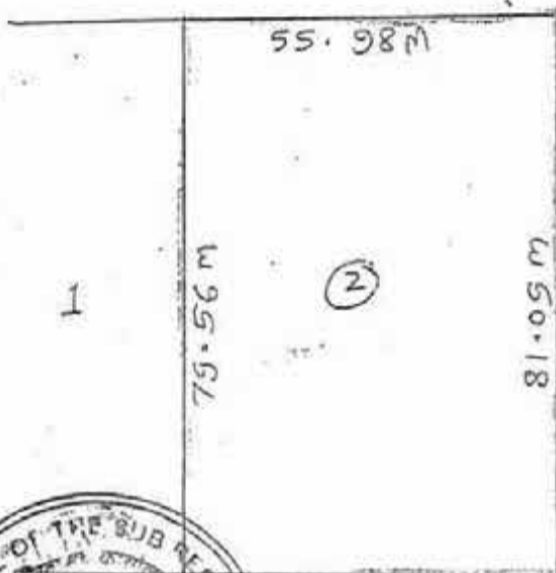


भूमापन विभाग, सिडको भवन.

मोजमापासह सोनपाडा नगरामधील क्षेत्र क्रमांक 19 भूखंड क्र. 02
घांचा सिमांकनाचा नकाशा वरिष्ठ निगोजवकार (3) याचे पत्र क्र. सिडको/एस्पी (3)/790
दिनांक 3/12/03 च्या नुसार सिमांकनाचा नकाशा तयार केला.
क्षेत्रफळ 4496.59 चौ.मी.



35.0 M. WIDE MSEB CORRIDOR.



उपपत्र-३
४८०२/२०-२३
२-०४

QR
12/12/2003



10.0 M. WIDE ROAD.

उपपत्र-३
४८०३/२८-३२
२-०४

For ARHISHEK ENTERPRISES



मालिकापत्र नं. निगोजवकार (3) याचे
पत्र क्र. सिडको/एस्पी (3)/790
दि. 3/12/03

उपपत्र-३
जिल्हा क्र. ४(२)/२०१३
४८०१/२०२

[सिडको] *QR* [भूमापक].

05/07/2004

दुय्यम निबंधक:

11:24:07 am

ठाणे 3

दस्त गोषवारा भाग-1



दस्तावज

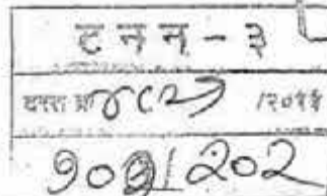
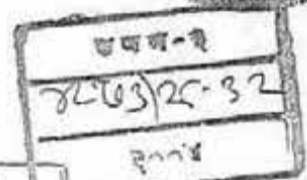
दस्त क्र 4802/2004

22-23

दस्त क्रमांक : 4802/2004

दस्ताचा प्रकार : मान्यता पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	<p>नाम: अरोहित एन्ट. सर्व भागीदार श्री अशोक बी. राजुर</p> <p>पत्ता: घर/फ्लॅट नं: 108</p> <p>मन्सी/रस्ता: -</p> <p>इमारतीचे नाव: अश्याल कॉर्नर</p> <p>इमारत नं: -</p> <p>पेट/पत्ताहस्ता: -</p> <p>शहर/गाव: सेक्टर 21 नेरळ</p> <p>तालुका: मदी मुंबई</p> <p>रे</p>	<p>लिहून देणार</p> <p>वय 34</p> <p>सही</p> <p><i>[Signature]</i></p>		
2	<p>गाव: सालमता अधिकारी सिडको लि.सर्फ श्रीमती डी. एम. बाळ</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>मन्सी/रस्ता: -</p> <p>इमारतीचे नाव: -</p> <p>इमारत नं: -</p> <p>पेट/पत्ताहस्ता: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>दिन नम्बर: -</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही</p>	उपलब्ध नाही	उपलब्ध नाही



दस्तावेज करून देणार सहाय्यीत [मान्यता पत्र] दस्तावेज करून दिव्याचे फूट करतात.



दस्त गोधवारा भाग - 2

दनन3

दस्त क्रमांक (4802/2004)

23-23

दस्त क्र. [दनन3-4802-2004] चा गोधवारा
बाजार मुल्य : 0 मोबदला 1 भरलेले गुद्राफ शुल्क : 100

दस्त हजर केल्याचा दिनांक : 05/07/2004 11:20 AM
निष्पादनाचा दिनांक : 29/06/2004
दस्त हजर करणा-याची सही :

[Handwritten signature]

दस्ताचा प्रकार : 25) मान्यता पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 05/07/2004 11:20 AM
शिक्का क्र. 2 ची वेळ : (फी) 05/07/2004 11:22 AM
शिक्का क्र. 3 ची वेळ : (फधुली) 05/07/2004 11:23 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 05/07/2004 11:23 AM

दस्त नोंद केल्याचा दिनांक : 05/07/2004 11:24 AM

ओळख :
खातील इसन असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-याना व्यक्तीला ओळखतात,
व त्याची ओळख पटवितात.

- 1) श्री दिलीप - गावडे, घर/फ्लॅट नं. :
गल्ली/रस्ता :
इमारतीचे नाव :
इमारत नं. :
पेट/वसाहत :
शहर/गाव:सेक्टर 19 वाशी
तालुका: नवी मुंबई
पिन: -
- 2) यु. सुवर्णा - जाधव, घर/फ्लॅट नं. :
गल्ली/रस्ता :
इमारतीचे नाव :
इमारत नं. :
पेट/वसाहत :
शहर/गाव:सेक्टर 19 वाशी
तालुका: नवी मुंबई
पिन: -



पावती क्र. 4914 दिनांक: 05/07/2004
पावतीचे घर्जन
नाव: स. अरीहत एन्ट. तर्फे भागीदार श्री अर
वी. छाजर

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

30460: एकूण

[Handwritten signature]
ड. निबंधकाची सही, ठाणे 3

दनन - 3
दस्त क्र. 4802/2004
१० जुलै २००४



[Handwritten notes and signatures]

[Handwritten notes and signatures]

Wednesday, July 07, 2004
11:59:03 AM

नोंदणीपूर्व गोपवारा

- (1) विलेखाचा प्रकार चुक दुरुस्ती पत्र
(2) मोबदला रु. 1.00
(3) बाजारभाव (माडेपेट्ट्याच्या बाबतीत पेट्ट्याकार आकारणा देतो फी पेट्टेदार ते नमूद करावे) रु. 0.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 20.00
(5) बाजारभावाप्रमाणे नोंदणी फी रु. 0.01
(6) दस्त निष्पादित केल्याचा 05/07/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्म आधारित आहे.
2) दस्तावी माहिती संगणकावर घेण्यात आली याचा अर्थ दर नोंदणीसाठी रबीकारला असा नाही. दुय्यम निबंधक दस्त ना शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
3) बदल/दुरुस्ती कराव्यात.
लागू नसलेला मजकूर खोडावा
4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (7) पृष्ठांची संख्या 32
(8) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1)
(9) मालमसंचे इतर वर्णन (1)

(1) वर्णन: सेक्टर 19 सामपादा, घरस क्र. 4802 दि. 5.7.2004 च्या दस्तात मे. अरिहत एन्ट. लिहिले होते त्याऐवजी मे. अमिषक एन्ट. हि चुक दुरुस्ती केली आहे. (1)4496.59 चौ.मी.

- (10) क्षेत्रफळ
(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
(12) *दस्तऐवज करून देण्या-चा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता (1)
(13) *दस्तऐवज करून घेण्या-चा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व पत्ता (1)

(1) मालमता अधिकारी सिडको लि.तर्फे श्री डी. ए. करदीकर; घर/प्लॉट नं. :- गल्ली/रस्त इमारतीचे नाव :- इमारत नं. :- पेट/वसाहत :- शहर/गाव :- तालुका :- पिन :- पॅन नं :-
(1) मे. अमिषक एन्ट. तर्फे श्री अशोक बी. छाजर; घर/प्लॉट नं. :- गल्ली/रस्ता :- इमारतीचे नाव :- अग्रवाल कॉन्गर; इमारत नं. :- पेट/वसाहत :- तालुका :- गवी मुंबई; पिन :- पॅन नम्बर :-

पूर्व नोंदणी गोपवा-यामध्ये इनपुट फॉर्म प्रमाणे अचुक डाटा एंटी करण्यात आले आहे.

(डाटा एंटी ऑपरिटर ची स्वाक्षरी)

नोंदणीपूर्व गोपवारा इनपुट फॉर्म प्रमाणे अचुक डाटा एंटी करण्यात आले आहे. *बदल/दुरुस्ती याचा समावेश करण्यात आला आहे.

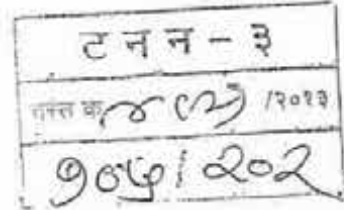
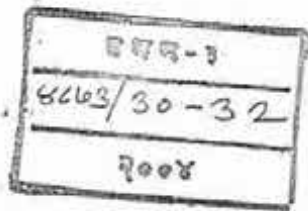
(दुय्यम निबंधकाची स्वाक्षरी)



पूर्व नोंदणी गोपवारा तर्फे पत्रावर
* तो बरोबर आहे/त्याच्यात नमूद केल्या
बदल/दुरुस्ती कराव्यात.

(पक्षकाराची स्वाक्षरी)

यांचा सेल मूळ दस्तारी देण्यात आला आहे. पक्षकाराने नमूद केलेले



दुय्यम निबंधक ठाणे नं. ३

07/07/2004

दुय्यम निबंधक

दस्त गोषवारा भाग-1

दस्त क्र 4873/2004




11:52:18 am

पृष्ठ 3

33-32

दस्त क्रमांक : 4873/2004

दस्ताचा प्रकार : धुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	<p>नाम: अमरेंद्र एन्ट. लॉस वी. अशाक वी. राजर</p> <p>पत्ता: घर/फ्लॉट नं. 108/21</p> <p>माली/रस्ता:</p> <p>हंमारातीचे नाव: धुकवारा जीनर</p> <p>हंमारात नं.:</p> <p>पैठ/पत्ताहात:</p> <p>शहर/गाव: सेक्टर 21 वेरळ</p> <p>तालुका: नवी मुंबई</p> <p>पिन: -</p> <p>०</p>	<p>लिहून देणार</p> <p>वय 34</p> <p>सही</p> 	 <p>26539-81791</p>	
2	<p>नाम: मालमता अधिकारी सिद्धार्थो लि. लॉस वी. जी. ए.</p> <p>करदीकर</p> <p>पत्ता: घर/फ्लॉट नं. -</p> <p>माली/रस्ता: -</p> <p>हंमारातीचे नाव: -</p> <p>हंमारात नं. -</p> <p>पैठ/पत्ताहात: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>दैन संख्या: -</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>



टनन-३

दस्त क्र. ०७५ / २०२३

१०/०७/२०२३



दस्त गोपवारा भाग - 2

टनन3

दस्त क्रमांक (4873/2004)

32-32

दस्त क्र. [टनन3-4873-2004] चा गोपवारा
भाजार मुल्य 10 मोबदला 1 भरलेले मुद्राक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 07/07/2004 11:47 AM

निष्पादनाचा दिनांक : 05/07/2004

दस्त हजर करणा-याची सही :

[Handwritten signature]

दस्ताचा प्रकार : 05; युक्त दुरुस्ती पत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/07/2004 11:47 AM

शिक्का क्र. 2 ची वेळ : (फी) 07/07/2004 11:50 AM

शिक्का क्र. 3 ची वेळ : (कबुली) 07/07/2004 11:51 AM

शिक्का क्र. 4 ची वेळ : (ओळख) 07/07/2004 11:52 AM

दस्ता नोट केल्याचा दिनांक : 07/07/2004 11:52 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींचा ओळखतात,
व त्यांची ओळख घटवितात.

1) श्री दिलीप - गावडे, घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/घसाहत -

शहर/गाव: सेक्टर 16 घाशी

तालुका: नवी मुंबई

पिन -

2) कु. सुवर्णा - जायट, घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/घसाहत -

शहर/गाव: सेक्टर 19 घाशी

तालुका: नवी मुंबई

पिन -

[Handwritten mark]

[Handwritten signature]

टनन-३
दस्त क्र. ४८७३ / २००४
९००१२०२



5. निबंधकाची सही
ठामे 3

प्रमाणित करण्यात येते की
वा दस्ताचल्ले एकूण 32
पाने

[Handwritten signature]
सुवर्णा निबंधक ठामे क्र. 3



दस्त क्रमांक 4873
दस्ताकार नोंदना

THE COPY
मार्गे ७
ATTESTED BY ME

[Handwritten signature]
G. H. SHUKLA
NOTARY GR. MUMBAI
Jagadamba Ekhavan, Gr. Floor
G. M. Marg, Lower Park,
Mumbai-400 043.

- 8 SEP 2007



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी ३८५६/३३९२/०६
दिनांक :- २०/१० /२००६

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप/
१६८२/२००५, दि. २४/०५/२००५.
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद डिझाईनो यांनी दि. ०५/१०/२००६ रोजी सावर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ०२, सेक्टर १९, सानपाडा, नवी मुंबई या जागेचे मालक मेसर्स अभिवेक इटरप्रायजेस यांनी जागेवरील बांधकाम दि. १५/०३/२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, डिझाईनो यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २४/०५/२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क घसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सावर जागेत.

- १) निवासी वापराखालील बांधकाम क्षेत्र - ६४५५.५६ चौ.मी.
(निवासी वापराखालील एकूण सदनिका - ८४)
- २) बालकनी खालील बांधकाम क्षेत्र - १२१५.३६८ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे.



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

For Mahavir Amrit Soc. Ltd. **MAHAVISMEK ENTERPRISES**

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ABHISHEK ENTERPRISES



17/03/2003

Permanent Account Number

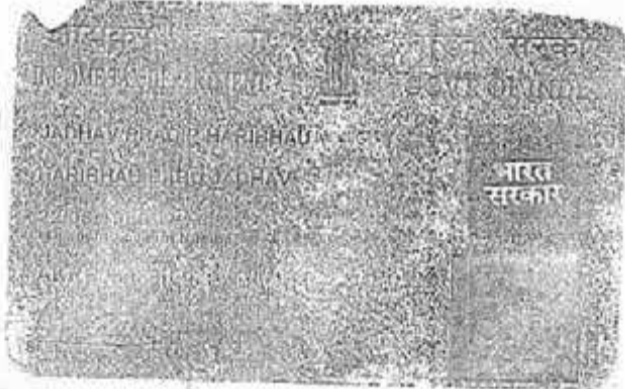
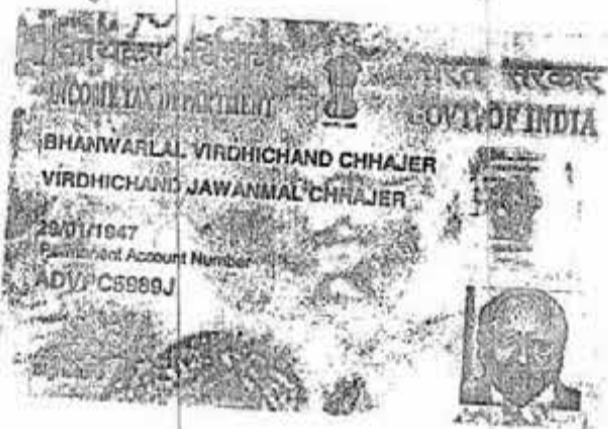
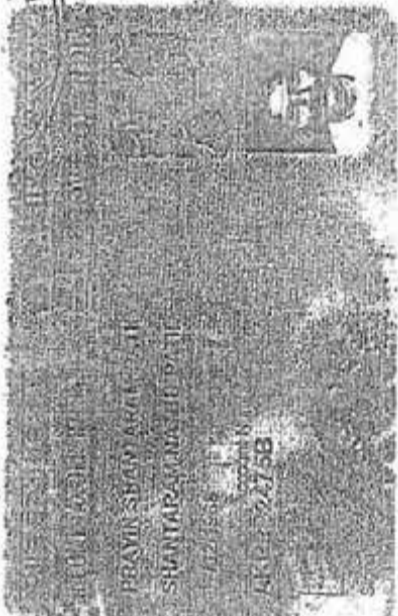
AAJFA8641E

Signature

ट.न. - ३

दस्तावेज क्र. ४८२९ १२०१३

९००१२०२



Summary I (GoshwaraBhag-1)

75/4821

शुक्रवार, 31 मे 2013 12:17 म.नं.

दस्त गोपबारा धाल-1

टनन3 200) 202

दस्त क्रमांक: 4821/2013

दस्त क्रमांक: टनन3 /4821/2013

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात

पावती:5086

पावती दिनांक:

अ. क्र. 4821 वर दि.31-05-2013

31/05/2013

रोजी 12:14 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: महावीर अमृत को ऑप ही सोसा
लि तर्फे चेअरमन गुलशन कुमार कपूर . .

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 4040.00

पृष्ठांची संख्या: 202

दस्त हजर करणाऱ्याची सही:

एकुण: 4140.00

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: लीजडी

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

शिकका क्र. 1 31 / 05 / 2013 12 : 14 : 10 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 31 / 05 / 2013 12 : 15 : 49 PM ची वेळ: (फी)

Summary-2(दस्त गोपवारा भाग - २)

756147

31/05/2013 12 20:00 PM



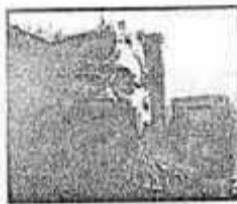





दस्त गोपवारा भाग-2

टनन3 209/202

दस्त क्रमांक:4821/2013

दस्त क्रमांक :टनन3/4821/2013

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:महावीर अमृत को ऑप हॉ सोसा लि तर्फे चेअरमन गुलशन कुमार कपूर . . पत्ता:.. , भूखंड क्र 02 सेक्टर 19 सानपाडा नवी मुंबई, .. , Sanpada, Maharashtra, Thane, Non-Government. पॅन नंबर:AACPK3314P	भाडेकरू वय :-72 स्वाक्षरी:-		
2	नाव:महावीर अमृत को ऑप हॉ सोसा लि तर्फे खजिनदार दिलीप झुगड . . पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: भूखंड क्र 02 सेक्टर 19 सानपाडा नवी मुंबई, ब्लॉक नं: .. रोड नं: पॅन नंबर:	भाडेकरू वय :-43 स्वाक्षरी:-		
3	नाव:सिडको लि तर्फे जे एन बोदुला . . पत्ता:.. , सिडको भवन पहिला मजला सीबीडी बेलापूर नवी मुंबई , .. , Belapur Node- III, Maharashtra, Thane, Non-Government. पॅन नंबर:	मालक वय :-40 स्वाक्षरी:-		
4	नाव:मेसर्स अभिवेक इंटरप्रायसेस तर्फे भागीदार कोर्नर भूखंड क्र 21 सेक्टर 31-नेरुळ नवी मुंबई Nerul Node-II, Maharashtra, Thane, Non- Government. पॅन नंबर:	मान्यता देणार वय :-65 स्वाक्षरी:-		

वरील दस्तपत्राचे कक्षाद्वारे तयार केलेले लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:31 / 05 / 2013 12 : 17 : 02 PM

ओळख:-

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

अनु पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

iSarita v1.0

Summary-2(दस्त गोपवारा भाग - २)

क्र.

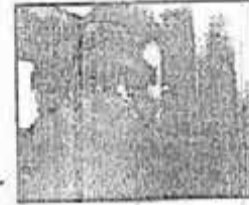
1 नाव:प्रवीण पाटील ...
वय:42
पत्ता:305 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई
पिन कोड:400703

स्वाक्षरी



2 नाव:प्रदीप जाधव ...
वय:26
पत्ता:305 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई
पिन कोड:400703

स्वाक्षरी



शिकका क्र.4 ची वेळ:31 / 05 / 2013 12 : 17 : 44 PM

शिकका क्र.5 ची वेळ:31 / 05 / 2013 12 : 18 : 04 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3

4821 /2013

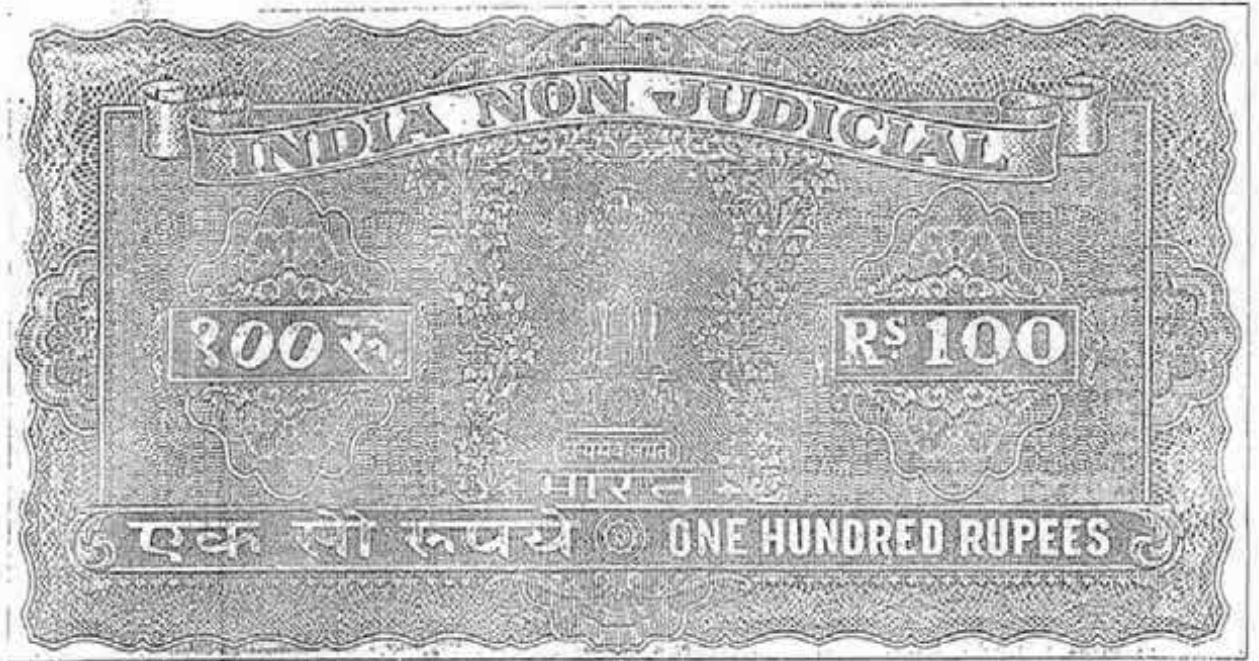
टनन-३
दस्ता क्र.४(२) 12093
2021 202

प्रमाणित करण्यात येते की सदर दस्तऐवज
एकूण 202 पाने आहेत.
सह दुय्यम निबंधक, ठाणे-३ (जर्न-२)

पुस्तक क्र. 9
क्रमांक 29
सह दुय्यम निबंधक, ठाणे-३ (जर्न-२)
दिनांक 39 मा 5 मर 2013



100Rs.



मुद्रांक विभाग अधिनियम सं. 48/2002
 भारत सरकार द्वारा जारी किया गया
 मूल्य 100 रुपये
 दिनांक 08 DEC 2003
 4806
 Abhishek Ent.
 01 NOV 2003



to Leak between

Impounded under Section 33 of Bombay Stamp Act 1958

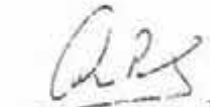
Collector of Stamps Thane

टनन-३
 वस्तु क्र. ७८२ / १९९९
 ७९१२०२

CIDCO
 वस्तु क्र-३
 ७८५१९२३३



M/s Abhishek Enterprises
 Through their Partners
 1) Shri Bhanwarlal Vishwchand Chajer
 2) Shri Omprakash Bhanwarlal Chajer
 3) Shri Ashokkumar Bhanwarlal Chajer


 17.11.2003
 EXAMINING OFFICER
 CIDCO Ltd. CAD-Jelapur,
 Navi Mumbai-400 614.

For ABHISHEK ENTERPRISES

 PARTNER

सं. १४३१११
 दि. १०/१२/८४
 मुंबई
 Maharashtra

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OFFICE OF THE COLLECTOR OF STAMPS

No. Evn... 145/03-a Date: 7/14/04
 Received from Smt. Abhishek Enterprises residing at
Banpada Insufficient Stamp Duty Rs. 52435/7
 (Rupees five lakh twenty four thousand three hundred fifty one)
 No. 92 of the 514104 of State Bank of India, Thane
 Branch chargeable under Article 59A of schedule I of Bombay Stamp Act 1950

Certified under Section 41 of the Bombay Stamp Act, 1950 that the proper Stamp
 Duty of Rs. 52435/7 (Rupees five lakh twenty four thousand
three hundred fifty one) and penalty of Rs. 5244/- (Rupees five thousand
two hundred forty four Only) vide challan No. 81 under
 Article 59A of Schedule I have been paid in respect of this instrument.

This certificate is subject to the provision of section 53(A) of Bombay Stamp Act 1950

Place: Thane
 Date: 6/11/04 Collector of Stamps Thane City

Collector of Stamps
 Thane City

m.v. 524355001-

दस्तावेज-३
 ४८०२/१०२३

Seal of the Collector of Stamps, Thane
 दि. १४/११/०४
 Dist. Thane

THE SEAL OF THE SUB-REGISTRAR
 Thane

दस्तावेज-३
 ४८०३/१९३३२

THE SEAL OF THE SUB REGISTRAR THANE-3

दस्तावेज-३
 दस्तावेज नं. ४८०२/२०२३
 १०१२०२

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