

Original / Duplicate



# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Divya Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

Receipt

Date:

27/4/05

Received with thanks from

M/s. / Shri / Smt. : Ganpat Tadhar

In words Rs. One lac rupees only/-

For <sup>being</sup> Flat cost in Shri Sheela  
H-202, at Kamathe.

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
<u>10000/-</u>	<u>Nagar</u>	<u>120296</u>

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

**SHREE NIMULI DEVELOPER**

Proprietor

Original / Duplicate



# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Diva Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

**Receipt**

Date: 5/2/06

Received with thanks from

M/s. / Shri / Smt. : Anil Ganpat Jadhav

In words Rs. Twenty five thousand only

For being amount received against flat  
No. H-202 in Shree Sheela complex.

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
Rs 25000/-		120220

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

SHREE NIMULI DEVELOPER



Pl. J

Original / Duplicate



# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Divya Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

Receipt

Date : 27/8/05

Received with thanks from

Mrs. / Shri / Smt. : Manoj S. Jadhav


In words Rs. Fifty thousand Only

For Part payment against Flat No - 14-202  
at Shiv Sheela Complex, Sector 6 Col. Plot No-57  
Kamath.

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
50,000/-	Parasit Panata Sahakar Bank.	327049

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

SHREE NIMULI DEVELOPER

  
Proprietor

Original / Duplicate



# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Diva Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

**Receipt**

Date : 8/3/05

Received with thanks from

M/s. / Shri / Smt. : Ganpat Sakharam Sadhu

In words Rs. One Lakh Thirty Thousand Only

For Booking amount for Flat No - H-202  
at Shiv Coelex Complex, Sector 6 (A), Kamath

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
1,30,000/-	Pensik Bank Sakharam Bank Ltd. Mumbai	207870

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

**SHREE NIMULI DEVELOPER**



# SHREE KUMHIL DEVELOPER



100, The 2nd Floor, 2nd Street, 2nd Cross, 2nd Stage, 2nd Block, 2nd Phase, 2nd Area, 2nd Zone, 2nd District, 2nd State, 2nd Country.

8/2/20

SHREE KUMHIL DEVELOPER

SHREE KUMHIL DEVELOPER

SHREE KUMHIL DEVELOPER

SHREE KUMHIL DEVELOPER

SHREE KUMHIL DEVELOPER	SHREE KUMHIL DEVELOPER	SHREE KUMHIL DEVELOPER
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SHREE KUMHIL DEVELOPER	SHREE KUMHIL DEVELOPER	SHREE KUMHIL DEVELOPER

SHREE KUMHIL DEVELOPER





# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Divya Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

Receipt

Date: 10/4/02

Received with thanks from

Mrs. / Shri / Smt. : Manoj Jadhav

In words Rs. Eight thousand only

For Part payment against Flat No. W-202  
at Shree Sheela Complex Sak 6(a), Kambh

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
15,000/-	Cash	

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

SHREE NIMULI DEVELOPER



Original / Duplicate



# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Divya Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

**Receipt**

Date: 15/5/02

Received with thanks from

M/s. / Shri / Smt. : Mangal Jadhav

In words Rs. Fifteen Thousand Only

For Part payment against Flat No- 10202  
at Shiv Leela Complex, Sector (6A), Kandivli

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
15,000/-	Cash	

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

SHREE NIMULI DEVELOPER



Original / Duplicate



# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Divya Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

**Receipt**

Date: 8/2/05.....

Received with thanks from

Mrs. / Shri / Smt. : Kamla Jadhav

In words Rs. Twenty Thousand and Only

For Part payment against Flat No - 14-202  
at Shiv Sheela Complex, Sector 6(A), Kankar

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
20,000/-	Can	

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

SHREE NIMULI DEVELOPER





# Shree NIMULI DEVELOPER

B-102, F-65, Shankar Sheela Complex, Sector-9,  
Diva Nagar, Airoli, Navi Mumbai - 400 708. • Tel./Fax : 760 3193

No.

**Receipt**

Date : 11/6/05

Received with thanks from

M/s. / Shri / Smt. : Hanpat S. Jadhav

In words Rs. Ninety thousand only

For Part payment against flat No.  
H-202, at Shiv Lake Complex, Plot No-57  
Sector 6(a), Kandivli

Particulars of cheques / cash		
Amount	Drawn on which Bank	Cheque No.
90,000/-	Cash	

Without passing cheque receipt is not valid  
Flat Booking will be valid upto 15 days only.

SHREE ?

DEVELOPER



SHREE NINJI DEWALOKER

11/6/02

Number 2. Jadhav

Handy Provision only

Part of the amount of Rs. 14,500/- of the late Jadhav, 11/6/02  
Jadhav (S), Kaveri.

	Cash	20,000/-

SHREE NINJI DEWALOKER

~~Signature~~  
Signature

Handwritten notes and signatures at the bottom right.

10461

Share Certificate No. 26

Member's Regn. No. 26

No. of Shares 05

# Share Certificate

Manuji Nandan Co-op. Housing Society Ltd. CO-OPERATIVE HOUSING SOCIETY LTD.  
Plot No. 35, Sector - 8, Kamothe,  
Navi Mumbai - 410 209.

( Registered under the Maharashtra Co-operative Societies Act, 1960 )

Authorised Share Capital Rs. 145000 Divided into 05 Shares of Rs. 2500/- each  
Registration No. \_\_\_\_\_ Date 11/05/2009

This is to certify that Shri/ Smt. / Mrs. Anil Gunpat Jadhav.

\_\_\_\_\_ is the Registered Holder of 05 fully paid up shares

of Rs. FIFTY each numbered from 124 to 125 both inclusive, in

Manuji Nandan CO-OPERATIVE HSG. SOCIETY LTD., Remote  
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at \_\_\_\_\_

this 31st day of Jan 2010



भारुती नंदन को-ऑप. हाउसिंग सोसायटी लि.

*[Signature]*

सेक्रेटरी  
Secretary

*[Signature]*

चेअरमन  
Chairman

Authorised

M.C. Member

P.T.O.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>
			<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>
			<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>
			<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>



**Nirman Developers**  
BUILDERS & DEVELOPERS

Shop No. 8, Maruti Nandan, Plot No. 35, Sector-8, Kamothe, Navi Mumbai

DATE:- 04/04/08

## **POSSESSION LETTER**

To,  
Mr/Mrs. Anil Ganpat Jadhav

Ref.:- Agreement for Sale Dated 20/2/2008 entered between us in respect of Flat No. 101 in B Wing Known as "MARUTI NANDAN" situated at Plot No. 35, Sector-8, Kamothe, Navi Mumbai.

Sir/Madam,

This is to put on record the aforesaid Agreement; we have given possession to you Flat/shop no. B/101 at the aforesaid property. At the time of taking possession, you have verified and checked that we have provided in the said premises all the fittings, fixtures and facilities to provided by us under the said agreement and that the fitting, fixtures etc. are quite in good working condition. All the works in respect of the said premises of which the possession is given by us today to you is completed it all respect. The workmanship of all the works in the said premises and the defects pointed out by satisfactory and up to the mark. We have rectified all the aforesaid pointed out by you and now nothing is to be done by us in the connection with the aforesaid shop. If any repair of addition or alterations are hence forth required shall be carried out by you at your cost and we shall not to liable or required to carry out repairs, additions or renovation in the said flat. We may say that the aforesaid flat of which the possession is given by us in the said flat.

We may say that aforesaid flat of which the possession is given by us in order and perfect in all respect and nothing to be done by us in the said flat.

Thinking You,

**Yours Faithfully,**

**For NIRMAN DEVELOPERS**

  
**PARTNER**



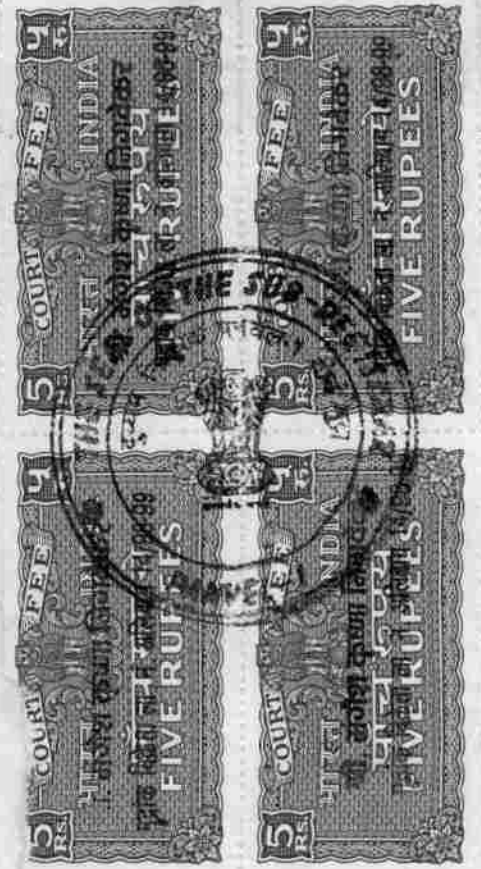
## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या करारनामा  
बाबतीत पट्टाकार आकारणी देतो करारनामा  
की पट्टेदार ते नमूद करावे) मोबदला रू. 436,000.00  
बा.भा. रू. 1,011,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णनः सदनिका क्र.101, पहिला मजला, बी विंग, मारुती नंदन, प्लॉट क्र.35,सेक्टर-नं.8, कामोठे, ता.पनवेल, जि.रायगड,तळ मजला अधिक 4 मजल्यांची इमारत
- (3)क्षेत्रफळ (1)426.96 चौ.फुट बिल्टअप + 20 चौ.फुट टेरेस
- (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) में/- निर्माण डेव्हलपर्स तर्फे भागीदार चंद्रकांत आर. पटेल - ; घर/फ्लॅट नं: शॉप नं.1, अजयदीप सोसा.,प्लॉट क्र.19,से.19, खारघर, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएजीएफएन 0395पी.  
(2) पिनाकिन डी पटेल यांचे अखत्यारी चंद्रकांत आर. पटेल - ; घर/फ्लॅट नं: शॉप नं.1, अजयदीप सोसा.,प्लॉट क्र.19,से.19, खारघर, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; 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) अनिल गणपत जाधव - ; घर/फ्लॅट नं: शीव लिता कॉम्प्लेक्स, एच 202, से. नं. 6, ए.कामोठे, ता.पनवेल, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 18/02/2008
- (8) नोंदणीचा 21/02/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 1544 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 43260.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 10110.00
- (12) शेरा

श्री. श्री. शिवाजी गोपा  
यांच्या दि. १०/३/०८ च्या अर्जनुसार भागणी  
केल्यावरून समक्ष नक्कल किती.  
दिनांक १२/३/२००८

शिवाजी गोपा  
सह दुय्यम निबंधक,  
पनवेल-१ (वर्ग-२)





# OM ENTERPRISES

Add.: LIG, first-1, H-39, Sector - 3, Kalamboli, Navi Mumbai - 410 218 Email : chandane.sandeep055@gmail.com

Ref No. :

Pan No. AYMP6977E

Date : \_\_\_\_\_

## CIVIL & INTERIOR DECORATORS

MR. ANIL GANPAT JADHAV  
ROOM NO.B- 101, PLOT NO.35, MARUTI NANDAN CHS.  
SECTOR -08, KAMOTHE, NAVI MUMBAI -410209.

SUB: - CIVILE WORK PAINTING & FURNITURE

Sr. No.	PARTICULARS	Qty.	Rate	Amount Rs.
1	FLORING	850	350	2,97,500.00
2	KICHAN PLAT FORM GREINIT MARBEL	28	2800	78,400.00
3	BATHROOM TIELS & PLABING WORK	-	-	99,650.00
4	KICHAN TIELS	750	200	1,50,000.00
5	KICHAN DOOR & TROLI	-	-	95,000.00
6	MAIN DOOR & SEFTY DOOR LAM SAM	-	-	65,000.00
7	BED BOX	-	-	2,75,000.00
8	CUBERT	-	-	45,000.00
9	WALL UNIT	-	-	65,500.00
10	MAIN DOOR MAT POLISH	-	-	85,000.00
11	ROYAL PAINT	-	-	1,45,700.00
12	HALL TV UNIT	-	-	35000.00
<b>TOTAL</b>				<b>14,36,750.00</b>

VERIFIED WITH ORIGINAL  
Bridly  
BHASKAR MANMATHAN  
5/4 - 32



*Handwritten signature*

# मारुती नंदन को. ऑप. हौसिंग सोसायटी लि.

एन.बी.ओ.एम. / सिडको / एच.एस.जी. (ओ.एच.) २९५६ / जेपीआर / २००९-१०

प्लॉट नं. ३५, सेक्टर - ८, कामोठे, नवी मुंबई - ४१० २१८.

To,  
The Branch Manager  
State Bank of Patiala  
Belapur  
Navi Mumbai-400614.

Ref: Flat No. **101**, B- wing First FLOOR of the Building known as **MURUTINANDAN** Co-Operative Housing Society Ltd., situated at **Plot No.35, Sector-8, Kamothe, Navi Mumbai - 410209.**

1. This is to confirm that our above named society registered under No. **NBOM/CIDCO/HSG(OH) 2956/JPR/2009-10** Is The Owner Of The above building pursuant to the conveyance dated \_\_\_\_\_ registered under No.

OR

1. The deed conveying /transferring the land and the said building tour society is not yet executed and it will be done in due course.
2. **Mr. ANIL GANPAT JADHAV** is the member of our society and share certificate No. 26 for 121 to 125 shares in his / her name and the said flat is in possession of **Mr. ANIL GANPAT JADHAV**.
3. The member has informed the Society that he /she has agreed to sell and transfer all his / her right, title, interest in the said share (in case issued) and the said flat to possession to **Mr. ANIL GANPAT JADHAV**.
4. We confirm that **Mr. ANIL GANPAT JADHAV** have paid their taxes and outgoing upto date and there are no arrears to recovered from them .
5. The society has no objection to the bank granting loan to **Mr. ANIL GANPAT JADHAV** and his/her mortgaging the said flat with you by way of security for he repayment of loan.
6. The society will not allow transfer of said Flat or additional of any name in Share Certificate without the prior written consent of the bank.
7. We confirm that the Society Has agreed to transfer the above flat in the name of **Mr. ANIL GANPAT JADHAV** subject to the completion of transfer formalities and the share certificate in respect thereof shall be directly sent to the bank. The society further undertake to registered the lien / charge of the bank on the said flat .
8. The society irrevocable agrees to accept as a member in future, either the bank or the purchaser to whom the said flat may be sold / transferred on enforcement of the said security.
9. We hereby assure you that the said flat, as well as the said building and the land appurtenant there to are not subject to any encumbrance, charges or liability of any kind whatsoever and that the entire property is free and marketable.
10. We further confirm that we have clear, legal and marketable title of the said property and every part hereof and that all taxes and dues in respect thereof have been paid up to date.

Thanking You,



*Jadhav*  
Yours faithfully,

सचिव  
मारुती नंदन को.ऑप. हौसिंग सोसायटी लि.





## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच पस जी (ओ एच) / २९५६ / जे टी आर / सन २००९ -२०१०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित मास्ती नंदन सहकारी  
मुंबई-३५ सेक्टर-०८,  
कामोठे, 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 **पाडेकरू - सहभागिदारी गृहनिर्माण** संस्था असे आहे.

कार्यालयीन मोहोर



साही

नवी मुंबई

[*र. के. पट्टणाम*]  
सहनिबंधक

दिनांक : ११/०५/२००९

सहकारी संस्था (सिडको), नवी मुंबई.

**CIDCO**

WE MAKE CITIES

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

## REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

## HEAD OFFICE :

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

Ref. No. REF NO: CIDCO/BP/ATPO/307

Date: 22/11/08

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA= 1230.56 Sq.mtrs., Comm. BUA=115.78 Sq.mtrs. Total BUA= 1346.340 Sq.mtrs. (No. of Units R-49, C-09 )]. on Plot no.35, Sector-08 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Vastushree has been inspected on 06/12/2007 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 16/08/2006 and that the development is fit for the use for which it has been carried out.



(V. Venu Gopal )  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

पिनाकी

कामो  
६३२५०

पावती क्र. ११५० विप्रुह विप्रि प्रह

नोंदणी ३९ म.  
Regn. 39 m.

दस्तऐवजाचा अर्जाचा अनुक्रमांक १५४४

दिनांक २०/२०८ सन २० वि प्रह

दस्तऐवजाचा प्रकार-

करारनामा रु. १०११०००

सादर करणाराचे नांव-

६३६०००

खालील प्रमाणे फी मिळाली:-

जाधव अनिल गणेश

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपाल खर्च

नकला किंवा ज्ञापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ )

इतर फी (मागील पानावरील) बाब क्र.

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दंड	१०००
प्रमाणित नकला	१०००
इतर	१०००
एकूण	११०३०००

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

सह दुय्यम निबंधक, पन्वेल-१ (वर्ग-२)  
नावे नोंदणीकृत डाकेने पाठवावा.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

हवाली करावा

सादरकर्ता

PAID

**ICICI Bank**  
ICICI Bank Limited

BANKER'S CHEQUE

VALID FOR THREE MONTHS  
FROM THE DATE OF ISSUE

A/C PAYEE ONLY  
NOT NEGOTIABLE

(ISSUING BRANCH)

BANK & BRANCH CODE

LOC DD. NO.

13001-2008

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ON DEMAND PAY

\*\*\*JOINT SUB REGISTRAR PANVEL \*\*\*\*\*

RUPEES  
Ten Thousand One Hundred Ten only

OR ORDER

\*\*\*RS\*\*\*\*\*10,110.00

FOR VALUE RECEIVED

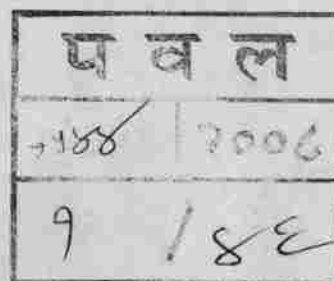
ICICI BANK LIMITED

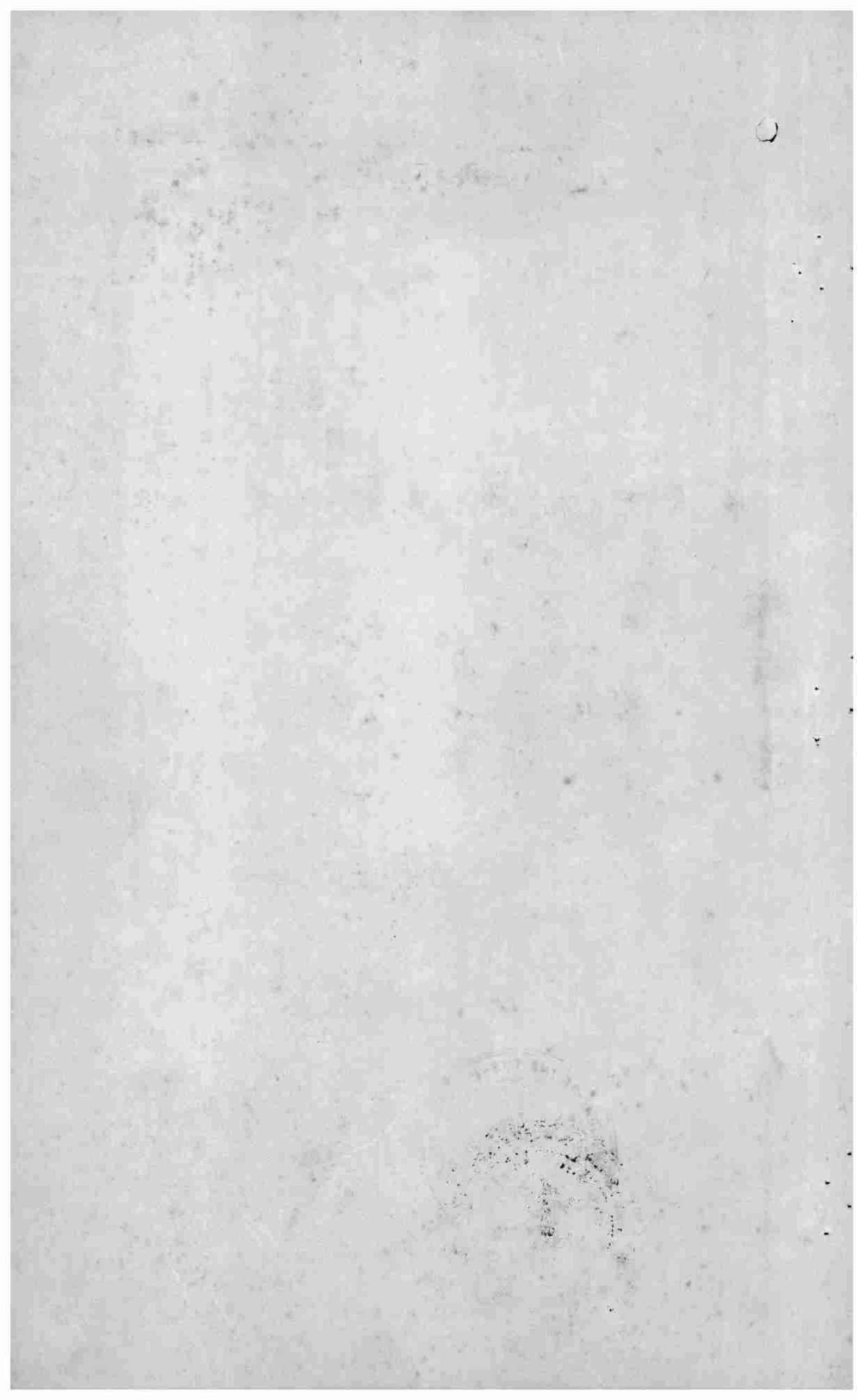
Drawee Branch

Panvel Branch: Neel Avenue, Pict No 5, sector 19, Panvel Matheran Road, New Panvel- 410 206. *Authorised Signatory*

*Authorised Signatory*

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ANIL Jadhav  
B/101

**FRANKING DEPOSIT SLIP**

<b>ICICI Bank</b>		Customer Copy	
Deposit Br. <b>N.P.</b>	Date <b>18/2/08</b>	Pay to : ICICI Bank Ltd. A/C Stamp Duty	
Franking Value	Rs. <b>43250/-</b>		
Service Charges	Rs. <b>10/-</b>		
Total	Rs. <b>43260/-</b>		
Name of Stamp duty paying party: <b>Anil Ganpat Jadhav</b> <b>Sector-19, Kharve</b>			
Received with Thanks Rs. .... Towards Payment of Stamp Duty			
DD / Cheque No. <b>col</b>			
Drawn on Bank _____			
(For Bank's Use only)			
Tran ID	Franking S/N No	Officer	
<i>[Signature]</i>			

**AGREEMENT FOR SALE**

THIS AGREEMENT made at Navi Mumbai on this 18 day of Feb. 2008 between **M/S. NIRMAN DEVELOPERS**, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office at Shop No.-1, Ajaydeep Co-op. Hsg. Soc. Ltd., Plot No.-19, Sector No.-19, Kharghar, Tal.-Panvel, Dist.-Raigad, hereinafter called "**THE DEVELOPERS**" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include Partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his assigns) OF THE FIRST PART

ICICI Bank Ltd, Neel Avenue  
Plot No.5, Sector 19,  
Panvel, Matheran Road  
New Panvel-410 206  
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SHRI/SMT./MISS/M/S. ANIL GANPAT JADHAV.

having his/her/their address at "Shiv-Teeta" complex,  
H-202, Sector-6(A), Kamothe, Panvel.  
Navi Mumbai.

hereinafter called "THE PURCHASER(S)" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) OF THE SECOND PART; and **SHRI PINAKIN DAHYABHAI PATEL**, an adult, Indian inhabitant, having his address at Shop No.-3, Maruti Angan, Plot No.-14, Sector No.-5, Kamothe, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as "THE OWNER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) OF THE THIRD PART.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as New Town Development Authority, under the provision of Sub Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub Section (1) of Section 113 of the said Act;



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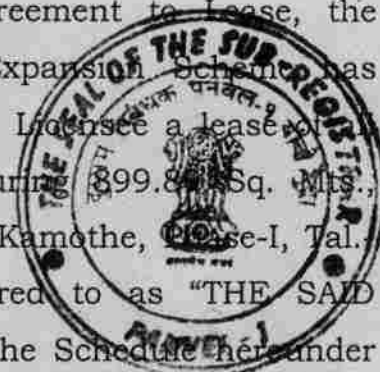
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AND WHEREAS the State Government has acquired the land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act;

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS an Agreement to Lease was executed on 10/09/2003, between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, hereinafter referred to as "THE SAID CORPORATION" and SHRI RAMA UNDRYA JOSHI, hereinafter referred to as "THE ORIGINAL LICENSEE", therein called "THE LICENSEE" as per the terms and conditions mentioned in the said Agreement to Lease.

AND WHEREAS as per the said Agreement to Lease, the Corporation under 12.5% Gaothan Expansion Scheme has consented to grant to the said Original Licensee a lease of that piece or parcel of land admeasuring 899.84 Sq. Mts., bearing plot number 35, Sector No.-8, Kamothe, Phase-I, Tal. Panvel, Dist.-Raigad, hereinafter referred to as "THE SAID LAND" more particularly described in the Schedule hereunder written.



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AND WHEREAS the said Original Licensee before execution of the said Agreement to Lease had effected the payment of Rs.13,500/- (Rupees Thirteen Thousand Five Hundred Only) to the Corporation being the premium agreed to be paid by the said Original Licensee to the Corporation.

AND WHEREAS on payment of the entire lease premium, the Corporation handed over the possession of the said plot to the Original Licensee.

AND WHEREAS the said Original Licensee by virtue of Tripartite Agreement dated 01/12/2005, has transferred and assigned all his rights, title, interest and benefits of the said plot of land in favour of the New Licensee i.e. SHRI RAVINDRA GANPAT JOSHI, and on the terms and conditions contained therein and CIDCO vide its letter has substituted the said New Licensee instead and in place of the aforesaid Original Licensee.

AND WHEREAS by virtue of another Tripartite Agreement dated 20/06/2006, the aforesaid New Licensee has sold, transferred and assigned all his rights, title, interest and benefits of the said plot of land in favour of the Subsequent New Licensee, the Owner herein and on the terms and conditions contained therein and CIDCO vide its letter has substituted the Owner herein as the Subsequent New Licensee instead and in place of the aforesaid New Licensee.



AND WHEREAS due to paucity of resources and lack of building construction experience and know-how, the Owner on his part,

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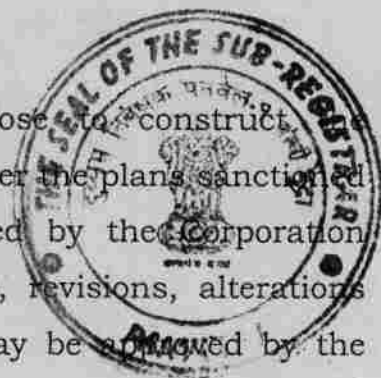
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requested the Developers herein to develop the said Plot of land and construct the building on it as per the plan approved and as per the terms and conditions of the Commencement Certificate issued by the Corporation. (A copy of the Commencement Certificate is hereto annexed and marked as annexure 'A'.

AND WHEREAS by virtue of a Development Agreement dated 25/09/2006 and Irrevocable General Power of Attorney dated 25/09/2006, the Owner has granted the development rights to the Developers herein for a proper consideration and on the terms and conditions mentioned therein as also the sole and exclusive right to deal with and dispose off flats/shops to be constructed in the building on the said Plot of land as also to receive and appropriate the consideration amount in respect thereof as per the terms and conditions contained in the said Agreement;

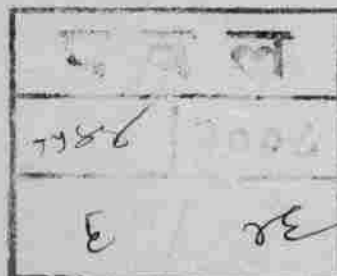
AND WHEREAS pursuant to the above, the Developers have right to alienate, sell and/or dispose off the flats/shops and other units in the proposed building on Ownership basis and to enter into Agreement(s) with the Purchaser(s) of the said flats, shops and other units therein and receive the sale price in respect thereof and appropriate the same;

AND WHEREAS the Developers propose to construct residential cum commercial building as per the plans sanctioned and the development permission granted by the Corporation including such additions, modifications, revisions, alterations therein if any, from time to time as may be approved by the Planning Authorities;



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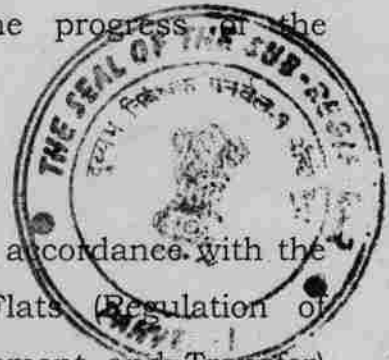


AND WHEREAS the Developers have expressed their intention to dispose off the Flats, shops and other units in the proposed new building to be known as "MARUTI NANDAN" on OWNERHIP BASIS to the prospective buyers.

AND WHEREAS at the request of the Purchaser(s) the Developers with the consent of Owner have agreed to sell to the Purchaser(s), Flat/~~Shop~~ bearing number 101, 'B' Wing, 1<sup>st</sup> Floor in the said building known as 'Maruti Nandan' constructed on the portion of the said land having approximate Carpet area of 355.80 Sq. Ft. (built up area 426.96 Sq. Ft.) which is equivalent to 39.666 Sq. Mts. and chargeable loft area/Open Terrace having carpet area 20 Sq. Ft. (built up area — Sq. Ft.) which is equivalent to — Sq. Mts. and the total built area of the Flat/~~shop~~ is 39.666 Sq. Mts. in the said building on ownership basis as agreed to by and between them which is hereinafter referred to as "THE SAID PREMISES" as per the floor plan annexed hereto and marked as 'Annexure-A'.

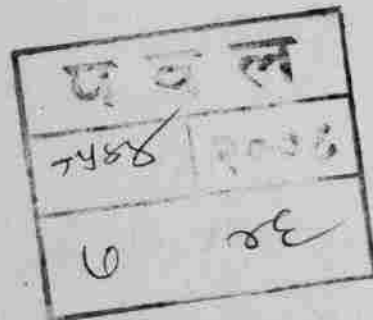
AND WHEREAS the Purchaser(s) has/have agreed to pay price/ consideration in respect of the said flat/shop in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said building;

AND WHEREAS this Agreement is made in accordance with the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sales, Management and Transfer)



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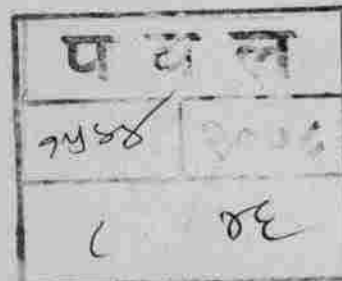
Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein;

AND WHEREAS by executing this agreement the Purchaser(s) has/have accorded his/her/their consent as required under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, whereby the Developers will be entitled to make such alterations in the structures in respect of the said flat/shop agreed to be purchased/acquired by the purchaser(s) and/or the building as may be necessary and expedient in the opinion of their Architect /Engineer;

AND WHEREAS the Developers/Owner have given inspection to the purchaser(s) of the Agreement to Lease dated 10/09/2003, the Development Agreement dated 25/09/2006 and the plans sanctioned and Commencement Certificate issued by the Corporation, designs and specifications, letters, documents and all other papers as required under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under;

**Now this Indenture witnesseth and it is hereby agreed by and between the Parties hereto as follows:**

- 1) The Developers shall under the normal conditions construct building known as "MARUTI NANDAN" on Plot No. 1234 Sector No.-8, Kamothe, Phase-I, Tal.-Panvel, Dist.-Raigad, as per



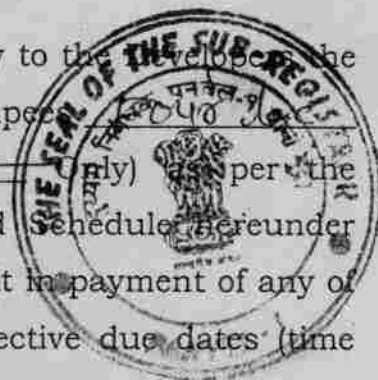
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the plans, designs and specifications inspected and approved by the Purchaser(s) with such variations and modifications as the Developers may consider necessary or as may be required by any public authority to be made in any of the Premises. The Purchaser(s) hereby consent to such variations. The Purchaser(s) has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Owner /Developers to the said Plot and no requisition or objection shall be raised upon the Owner/Developers in any matter relating thereto. A copy of the Certificate of the Title issued by Sumil J. George Advocate, High Court is hereto annexed and marked 'Annexure-C'

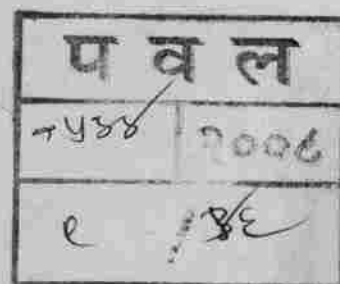
2) The Purchaser(s) hereby agree to acquire the said Flat/~~Shop~~ bearing number 101, Wing 'B', 1<sup>st</sup> Floor of the building known as 'MARUTI NANDAN' admeasuring 355.60 Sq. Ft. carpet area (built up area 426.96 Sq. Ft.) which is equivalent to 39.666 Sq. Mts. and chargeable loft area/ Open Terrace having carpet area 20 Sq. Ft. (built up area — Sq. Ft.) which is equivalent to — Sq. Mts. and the total built area of the Flat/~~shop~~ is 39.666 Sq. Mts. as shown on the plan (hereinafter called "THE SAID PREMISES") for the lump sum price of Rs 436,000/- (Rupees Four Lacs Thirty six thousand only Only).

3) The Purchaser(s) agree to pay to the Developer the purchase price of Rs. 436,000/- (Rupees Four Lacs Thirty six thousand only Only) as per the payment schedule set out in the Third Schedule hereunder written. If the Purchaser(s) commit default in payment of any of the installments aforesaid on their respective due dates (time



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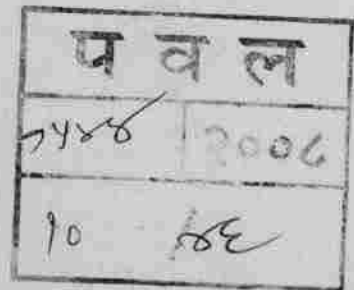
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being essence of the contract), the Developers shall be at liberty to terminate this Agreement. On the Developers terminating this Agreement under this clause, they shall be at liberty to sell the said Premises to any other person as the Developers may deem fit at such price as the Developers may determine and the Purchaser(s) shall not be entitled to question such sale or to claim any amount whatsoever from the Developers. The amount received till the date of termination of the Agreement will be refunded without any interest by the Developers to the Purchaser(s) only after the Developers have disposed off/sold the said premises to any other Purchaser(s).

4) The above purchase price does not include the following charges:

- a) Stamp duty, registration and other charges payable to the concerned authorities.
- b) Water connection charges, electricity connection charges, Infrastructure development charges and drainage charges.
- c) Electric cable lying charges.
- d) Land and development building charges.
- e) Legal charges for documentation.
- f) Transfer fees to CIDCO Ltd.
- g) Water Resource Development Charges.



*Auditor*

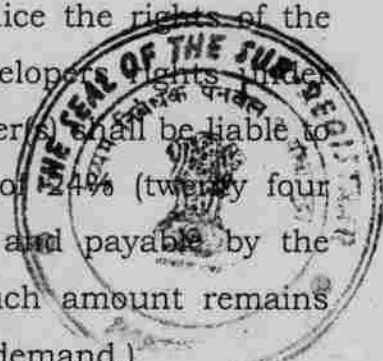
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h) Service charges of electric connection/ electric sub-station water connection deposit and meter charges, development charges and any other charges of deposits payable to any authority concerned.

i) Any other taxes, cesses that shall be levied or become leviable by CIDCO or any other Government Authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities. The aforesaid charges shall be paid by the Purchasers to the Developers directly.

5) The Developers shall in respect of any amount unpaid by the Purchaser(s) under this Agreement have a first lien and/or charge on the said Premises agreed to be acquired by the Purchaser(s).

6) Any delay or indulgence by the Developers in enforcing the terms of this Agreement or forbearance on their part or giving extensions of time by the Developers to the Purchaser(s) for payment of purchase price in installments or otherwise, shall not be construed as a waiver on the part of the Developers of any breach of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice the rights of the Developers. Without prejudice to the Developer's rights under this Agreement and/or in law, the Purchaser(s) shall be liable to pay delay payments charges at the rate of 24% (twenty four percent) per annum on all amounts due and payable by the Purchaser(s) under this Agreement. (If such amount remains unpaid for 10 (Ten) days after its due date/demand.)



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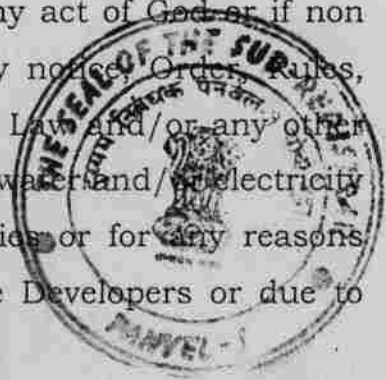
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7) The Developers shall not be liable for any loss, damage or delay due to M.S.E.D. causing delay in sanctioning and supplying electricity or due to the Corporation/Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said premises.

8) On getting the Occupancy Certificate the Developers shall be at liberty to handover the possession of the said Premises to the Purchaser(s) even though permanent electricity and water connections are not sanctioned by the respective authorities. The Purchaser(s) shall not be entitled to make any claim/demand on the Developers for the delay in getting the permanent electric and water connections. On the Developers offering possession of the said Premises to the Purchaser(s), the Purchaser(s) shall be liable to bear and pay their proportionate share in the consumption of electricity and water.

9) Possession of the said Premises shall be delivered by the Developers to the Purchaser(s) by the end of \_\_\_\_\_, 200\_\_\_\_. The Developers shall not incur any liability if they are unable to deliver possession of the said Premises by the date aforesaid if the completion of the Building is delayed by reasons of non-availability of steel or cement or such other materials or by reasons of war, civil commotion or any act of God or if non delivery of possession is a result of any notice, Order, Rules, Notification of the Government, Court of Law and/or any other public authority or for non availability of water and/or electricity connection from the concerned authorities or for any reasons unforeseen or beyond the control of the Developers or due to force majeure.



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10) Upon possession of the said Premises being delivered to the Purchaser(s), he/she/they shall be entitled to the occupation of the said Premises. The Purchaser(s) shall have no claim against the Developers in respect of any items of work in the said Premises commencing a week after notice is given by the Developers to the Purchaser(s) that the said Premises is ready for use and occupation. The Purchaser(s) shall then be liable to bear and pay all taxes and charges for electricity and other services and outgoings payable in respect of the said Premises from the date from which the Developers obtain the Occupancy Certificate from the Corporation.

11) The Purchaser(s) shall have no claim, save and except in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces etc. which will remain the property of the Developers until the whole property is transferred to the proposed co-operative society or a limited company or any other legal body as the case may be subject however to such conditions and covenants as the Developers may impose.

12) If there is any increase in FSI or any other benefits then such benefits shall go to the Developers. The Purchaser(s) or the member(s) of the proposed co-operative society, limited company or legal body shall not raise any objections to the Developers utilising such increased FSI or any other benefits or appropriating such benefits.

13) The Purchaser(s) agree(s) and binds himself/herself /themselves to pay regularly every month by the 5<sup>th</sup> (fifth) of



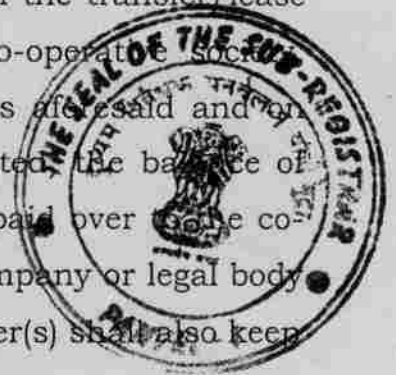
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each month to the Developers until the Lease or the transfer of the property is executed in favour of the co-operative society or limited company or other legal body as the case may be the proportionate share that may be decided by the Developers or co-operative society or limited company or legal body as the case may be in the following outgoing:

- a) Insurance Premium.
- b) All Municipal assessment bills and taxes and outgoing that may from time to time be levied against the said Plot and/or building, water taxes and other charges.
- c) Out goings for the maintenance and management of the Building, common light and other outgoings and collection charges incurred in connection with the said Plot.
- d) The Purchaser(s) shall initially deposit with the Developers before taking the possession of the said Premises a sum of Rs. 5500/- (Rupees Five thousand Five hundred only Only) towards the aforesaid expenses.
- e) The said sum shall not carry interest and will remain with the Developers until the transfer/lease is executed in favour of the co-operative society or limited company or legal body as the case may be and on such transfer/lease being executed, the balance of the amount of deposit shall be paid over to the co-operative society, the Limited company or legal body as the case may be. The Purchaser(s) shall also keep



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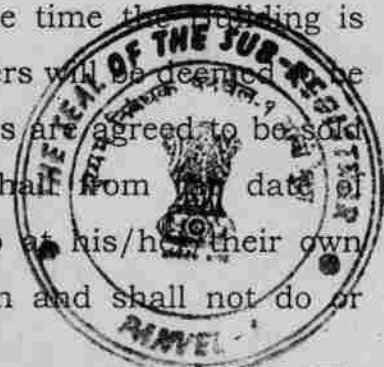
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deposited with the Developers at the time of taking possession a sum of Rs.350/- (Rupees Three Hundred Fifty Only) as the share money and membership fee.

f) It is agreed that in the event the Corporation levies any additional charges or cesses over and above the lease premium from the Developers by way of Deposits, Water Resources Development Charges and/or Land and Building Development Charges, Transfer Charges etc. the Purchaser(s) shall pay the proportionate of such charges, cesses, deposits as may be demanded by the Developers from time to time.

14) The Developers shall maintain separate account in respect of the sums received from the Purchaser(s) as advance or deposit, sums received on account of the share capital for the promotion of the co-operative society or limited company or any other legal body to be formed or towards the outgoings and shall utilise the amounts only for the purpose for which they have been received.

15) It is agreed that if any one or more of such Flats/ Shops are not taken possession/purchased or occupied by any person other than the Developers at the time the building is ready for part occupation(s), the Developers will be deemed to be the Owner thereof until such Flats/Shops are agreed to be sold by the Developers. The Purchaser(s) shall from the date of possession maintain the said Flat/Shop at his/herself their own cost in a good and tenantable condition and shall not do or



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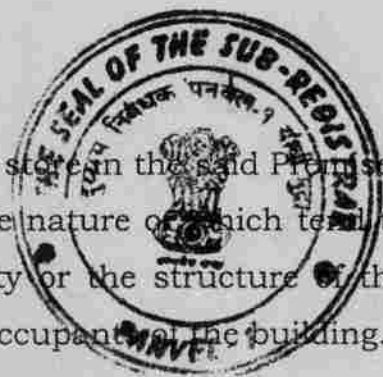
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suffer to be done anything to the said building or the said Flat/ shop, staircase and common passages which may be against the rules or bye-laws of the Corporation or of the Developers or the co-operative society or limited company or such other legal body as the case may be. No structural/architectural alteration/ modification or changes shall be carried out by the Purchaser(s) to the Flat/Shop. The Purchaser(s) shall be responsible for breach of any rules and regulations as aforesaid.

16) So long as each Purchaser(s) in the said building shall not be separately assessed, the Purchaser(s) shall pay proportionate part of the assessments, taxes, cesses etc. in respect of the co-operative society or limited company or the legal body as the case may be whose decision shall be final and binding upon the Purchaser(s).

17) The Purchaser(s) shall not at any time demolish or cause to be demolished the said Premises or any part thereof agreed to be taken by him/her/them nor shall he/she/they at any time make or cause to be made any additions or alterations of whatsoever nature to the said Premises. The Purchaser(s) shall not permit the closing of verandah or lounges or balconies or terrace or make any alteration in the elevation and outside colour scheme of the Flat/Shop to be acquired by him/her/ them.

18) The Purchaser(s) shall not store in the said Premises any goods of hazardous or combustible nature or which tend to effect the construction, safety, stability or the structure of the said building or cause damage to the occupants of the building.



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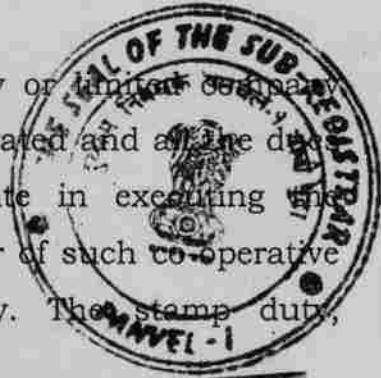
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19) The said building shall always be known as 'MARUTI NANDAN'. The name of co-operative society or limited company or other legal body to be formed, may bear the same name. The name of the building however shall not be changed.

20) On the completion of the said building and on receipt by the Developers of the full payments of all the amounts due and payable to them by all the Purchaser(s) in the said building, the Owner/Developers shall co-operate with the Purchaser(s) in forming, registering or incorporating a co-operative society or limited company or other legal body. The rights of the members of the co-operative society or limited company or other legal body, as the case may be, shall be, subject to the rights of the Owner/Developers under the said Agreements as aforesaid.

21) The Purchaser(s) shall be bound from time to time to sign all papers and documents with regard to the formation of the co-operative society or limited company and/or legal body and to do all the other things as the Developers may require him /her/them to do from time to time for safeguarding the interest of the Developers and of other Purchaser(s) of the other Premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto null and void.

22) When the co-operative society or limited company and/or legal body is registered or incorporated and all the dues paid in full, the Owner shall co-operate in executing the necessary assignments/transfers in favour of such co-operative society, limited company or legal body. The stamp duty,



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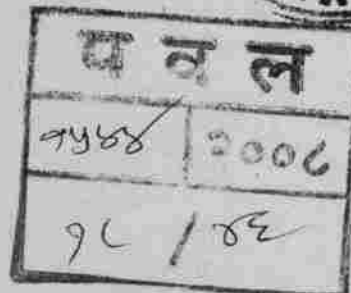
registration fee and legal charges shall be borne and paid by the Purchaser(s) proportionately.

23) Provided it does not in any way effect or prejudice the rights of the said Premises, the Developers shall be at liberty to sell, assign, transfer, or otherwise deal with their rights and interest in the said Plot and in the building to be constructed thereon.

24) Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment of the said Plot or any part thereof or of the said building thereon or any part thereof.

25) The Purchaser(s) shall not let, sub-let, transfer or assign or part with possession of the said flat/shop without the consent in writing of the Developers until all the dues payable by him/her/them to the Developers under this Agreement are fully paid. The Purchaser(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Developers and/or the co-operative society or limited company and/or legal body as the case may be, required for safeguarding the interest of the Developers and/or the other Purchaser(s) in the said building.

26) The Purchaser(s) and the person to whom the said Premises is let, sublet, transferred, assigned or given possession



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of, shall observe and perform all the bye-laws, rules and regulations which the co-operative society or limited company at the time of registration may adopt and all the provisions of the Memorandum and Articles of Association of the limited company when incorporated and all the additions, alterations, or amendments thereof for protection and maintenance of the said building and the said Premises, and all the rules and regulations and the bye-laws for the time being of the Corporation or local authority or Government or other public bodies. The Purchaser(s) and the persons to whom the said Premises is let, sublet, transferred, assigned or given possession of shall observe and perform and stipulate conditions laid down by such co-operative society or limited company or legal body as the case may be regarding the occupation and use of the building and/or the said Premises, and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.

27) Subject to what is mentioned hereinabove, the Developers/Owners will form the co-operative society or limited company or legal body after having sold all the Premises to the Purchaser(s). All the Purchaser(s) shall extend their necessary co-operation in the formation of the co-operative society or the limited company. On the co-operative society or legal body being registered or the limited company being incorporated, the right of the Purchaser(s) will be recognized by the said co-operative society or limited company or legal body and the rules and regulations framed by them shall be binding on the Purchaser(s).

28) The Builder's Advocate shall prepare and/or approve the documents to be executed in pursuance of this



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Agreement and also bye-Laws of the co-operative society or the Memorandum and Articles of Association of the limited company or of the legal body in connection with the formation and registration of the co-operative society or incorporation for the limited company or legal body. His costs shall be borne and paid by the Purchaser(s) proportionately.

29) The stamp duty and registration charges and other charges incidental to this Agreement for sale shall be borne and paid by the Purchaser(s) only.

30) In case any security deposit or any other charges are demanded by any Authority for the purpose of giving water, electricity, sewerage, drainage and/or any other appropriate connection to the said building the same shall be payable by all the Purchaser(s) in proportionate share and the Purchaser(s) agrees to pay on demand to the Developers his/her/their share of such deposits/charges.

31) If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the Corporation, Government and/or any other public authority in respect of the said Plot and/or building/s the same shall be the responsibility of the Purchaser(s) of the said building and the same shall be borne and paid by the Purchaser(s) in proportionate share.

32) The Developers shall have a right until execution of the Transfer/Assignment in favour of the proposed co-operative



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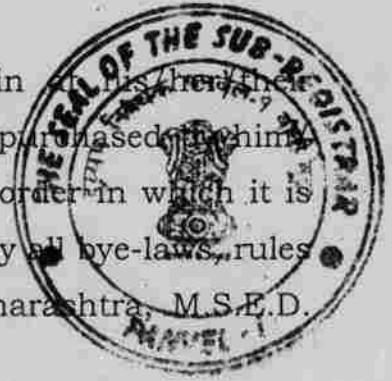
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society or limited company or legal body to make additions, alteration(s) put additional structure as may be permitted by the Corporation and other competent authorities. Such addition, alterations, structures will be the sole property of the Developers who will be entitled to dispose off the same in any way they choose and the Purchaser(s) hereby consent to the same.

33) The unsold terrace of the building including the parapet wall shall always remain the property of the Developers and the Developers shall also be entitled to display advertisement on the walls or the water tanks standing on the terrace and the Developers shall be exclusively entitled to the income that may be derived by display of the said advertisement(s). The agreement with the Purchaser(s) of the other Flats/shops in the said building shall be subject to the aforesaid right of the Developers who shall be entitled to use the unsold terrace including parapet wall and the walls and the water tank therein for any purpose including the display of advertisement and signboards. It is expressly agreed and confirmed by the Purchaser(s) that the terraces which are attached to the respective Flats/Shops will be in exclusive possession of the said Purchaser(s) of the said Flat and Purchaser(s) will not in any manner object to the Developers selling the Flat/Shop along with the attached terrace with exclusive rights of the said Purchaser(s) to use the said terraces.

34) The Purchaser(s) shall maintain at his/her/their own cost the said Flat/Shop agreed to be purchased by him/her/them in the same condition, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Government of Maharashtra, M.S.E.D.



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Co. Ltd., Corporation and any other Authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or byelaws and shall observe and perform all the terms and conditions contained in this Agreement.

35) All notices to be served on the purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by registered post or under certificate of posting at his/her/their address specified below:

As Above

36) The Purchaser(s) shall lodge this Agreement with the Sub-Registrar of Assurances at Panvel and intimate to the Developers well in advance the number under which the Agreement is lodged for registration and other particulars of lodging.

37) This Agreement shall always be subject to the terms and conditions of the Development Agreement dated 25/09/2006 and of the Agreement to Lease dated 10/09/2003 and also the lease to be granted by the Corporation and the rules and regulations, if any made by the Corporation and/or the Government of Maharashtra and/or any other authority.

38) The Purchaser(s) hereby agree to pay to the Developers the stamp duty and registration charges pertaining



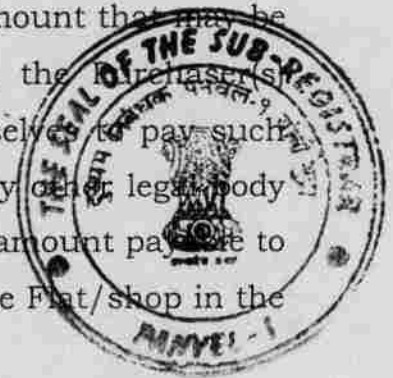
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to this Agreement and also to bear and pay his/her/their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed/Deed of Assignment to be executed by the Corporation in favour of the co-operative society or limited company or any other legal body as may be formed by the Purchaser(s) of the premises in the said building.

39) It is expressly agreed by and between the Parties hereto that notwithstanding anything herein contained, if the Corporation charges any premium and/or any other amount for the purpose of execution of the Deed of Lease by the Corporation in respect of the said Plot and the building constructed/to be constructed thereon in favour of the co-operative society or limited company or other legal body or if such Deed of Lease is already executed in favour of the Owner/Developers and if any premium or any other amount is required to be paid to the Corporation for the purpose of obtaining the permission for execution of the Deed of Assignment/Transfer of the said Lease by the Owner/Developers in respect of the said Plot and the building constructed/to be constructed thereon in favour of such co-operative society or limited company or other legal body, then such premium amount shall be borne and paid by the Purchaser(s) proportionately. In order to enable such co-operative society or limited company or other legal body to make payment of any premium and/or any other amount that may be demanded by the Corporation as aforesaid, the Purchaser(s) hereby agree and bind himself/herself/themselves to pay such co-operative society or limited company or any other legal body his/her/their share in such premium and/or amount payable to the Corporation in proportion to the area of the Flat/shop in the said building.



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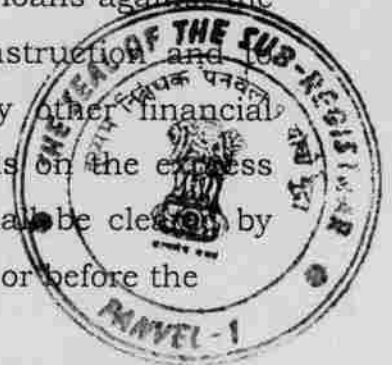
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40) The Purchaser(s) hereby covenants to keep the premises, walls, sewerage or drainage pipes and appurtenances thereon in good condition and in particular so as to support shelter and protect the parts of the building other than his/her/their own premises.

41) The Purchaser(s) shall at no time demand partition of his/her/their interest of their premises in the building. It is being hereby agreed and declared by the parties that in the interest of the Purchaser(s), the Developers shall not execute any document for that purpose in respect of the said premises in favour of the Purchaser(s).

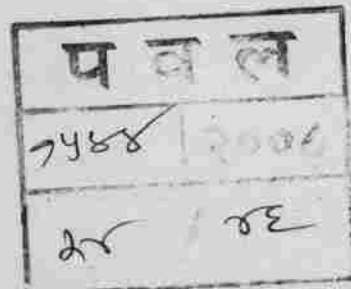
42) The Developers shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building. The Developers shall however, bear and pay the proportionate Municipal taxes and dues of the Corporation for the same. The Purchaser(s) undertake to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/ or other public authority.

43) The Purchaser(s) hereby gives his/her/their express consent to the Developers/Owner to raise any loans against the said Plot and/or the said building under construction and to mortgage the same with any bank(s) or any other financial institutions or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the Developers/Owner at their own expense on or before the



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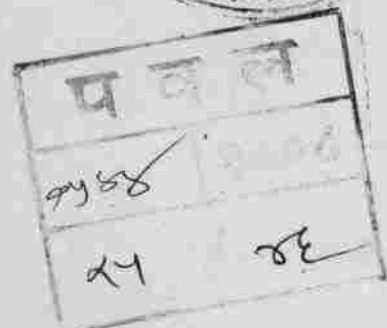
formation of the co-operative society, limited company or other legal body.

44) The Developers shall not be bound to carry out any extra additional work for the Purchaser(s) without there being a written acceptance by the Developers to carry out the said additional extra work for the Purchaser(s) which again shall be at the sole discretion of the Developers. If the Developers have agreed to do any additional extra work for the Purchaser(s), the Purchaser(s) shall deposit the amount within seven days from the date when the Developers inform the Purchaser(s) the estimated cost for carrying out the said additional extra work. If the Purchaser(s) fails to deposit the estimated cost for carrying out the said additional extra work of the purchaser(s) agreed to be carried out by the Developers, then the Developers shall not be liable to carry out the additional/extra work in the premises of the Purchaser(s).

45) The Purchaser(s) undertake to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.

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**FIRST SCHEDULE**

**The Schedule above referred to**

All that piece and parcel of land known as Plot No.-35 under 12.5% Gaothan Expansion Scheme, Sector No.-8 situated at Kamothe, Phase-I, Tal.-Panvel, Dist.-Raigad, admeasuring 899.89 Sq. Mts. or thereabout; bounded as follows:

On or towards the North by : 15.00 Mts. Wide Road  
On or towards the South by : Plot No.-22  
On or towards the East by : Plot No.-33 & 34  
On or towards the West by : Plot No.-36



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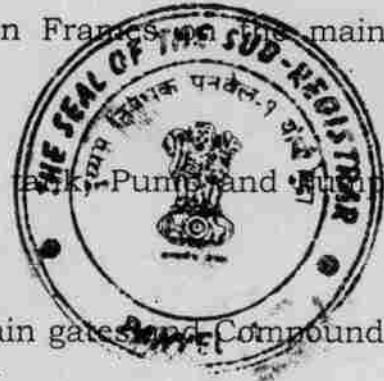
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**SECOND SCHEDULE**

AMENITIES

Plot No.-35, Sector No.-8, KAMOTHE, DIST.-RAIGAD

1. RCC Frame Work.
2. Superior quality Construction.
3. Best quality of Ceramic (Spartex) Flooring.
4. Sufficient Electric Points of Concealed copper wiring.
5. Concealed plumbing with quality fittings in kitchen, Bathrooms & W.C.
6. Internal white wash with external waterproof paint.
7. Marble Kitchen platform with 2 feet dado tiles with Kitchen sink.
8. Aluminum sliding plain glass windows with sill.
9. 4.5 feet Full Ceramic tiles in Bathroom and W.C. 2 feet height.
10. Water Proof Doors for Bathrooms and W.C.
11. Decorative Entrance with wooden Frames on the main door.
12. Above and below separate water tank - Pump and Pump House.
13. Best quality decorative Society Main gates and Compound Wall.



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**THIRD SCHEDULE**

**PAYMENT SCHEDULE**

TOTAL AMOUNT : Rs. 4,36,000/-  
AMOUNT RECEIVED : Rs. 4,16,050/-  
BALANCE AMOUNT : Rs. 19,950/-

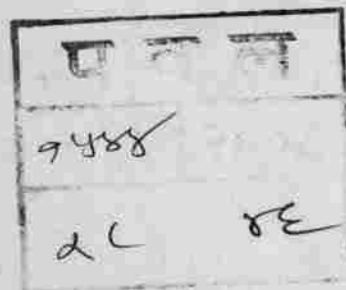
1. 15% EMD at the time of booking : Rs. 65,100/-
2. 05% Commencement of Work : Rs. 21,800/-
3. 10% On Completion of Plinth : Rs. 43,600/-
4. 09% On Completion of 1<sup>st</sup> Slab : Rs. 39,240/-
5. 09% On Completion of 2<sup>nd</sup> Slab : Rs. 39,240/-
6. 09% On Completion of 3<sup>rd</sup> Slab : Rs. 39,240/-
7. 09% On Completion of 4<sup>th</sup> Slab : Rs. 39,240/-
8. 09% On Completion of 5<sup>th</sup> Slab : Rs. 39,240/-
9. 06% On Completion of Brick Work : Rs. 26,160/-
10. 06% On Completion of External Plastering : Rs. 26,160/-
11. 05% On Completion of Internal Plastering : Rs. 21,800/-
12. 05% On Flooring & Tiling : Rs. 21,800/-
13. 03% On Possession : Rs. 13,080/-

4,36,000/-



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IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED BY)

THE WITHINNAMED DEVELOPERS )

M/S. NIRMAN DEVELOPERS ) *Patel*

CHANDRAKANT R. PATEL

PAN. NO. - AAGFN 0395 P  
IN THE PRESENCE OF

1) J.V. Parab *JP*

2) S.P. Shinde *Shinde*

SIGNED & DELIVERED BY THE )

WITHINNAMED PURCHASER(S) )

ANIL GANPAT JADHAV ) *Anil*

\_\_\_\_\_ )

Pan No.

IN THE PRESENCE OF

1) J.V. Parab *JP*

2) S.P. Shinde *Shinde*

SIGNED & DELIVERED BY THE )

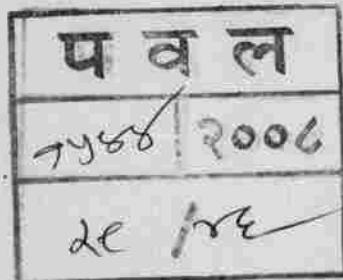
WITHINNAMED OWNER )

SHRI PINAKIN D. PATEL ) *Pinakin*

IN THE PRESENCE OF

1) J.V. Parab *JP*

2) S.P. Shinde *Shinde*



RECEIPT

RECEIVED OF AND FROM THE PURCHASER(S) within named  
the day and the year first herein above written the sum of  
Rs. 200,000/- (Rupees TWO Lacs only  
                   \*                    Only) being part/full and final  
payment of the consideration as per the following details :

WE SAY RECEIVED

WITNESS:



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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to

M/s. Nirman Developers

Plot No 35 Road No. - Sector 08 Node Kamothe of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (G+4)

Total Net B.U.A. = 1346.34 sq.m. (Resi B.U.A. = 1230.56 sq.m.)

Comm B.U.A. = 115.78 sq.m.)

(Nos. of Residential Units 49 Nos. of Commercial units 09)

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

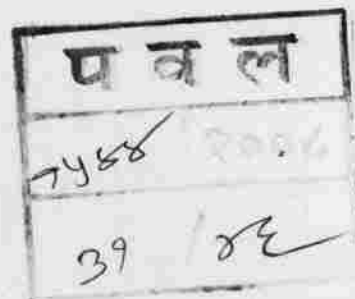
- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

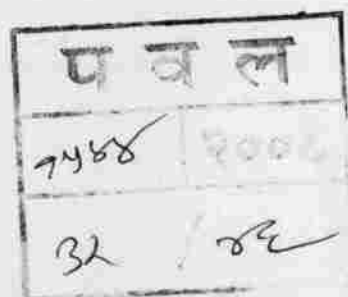
- Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain Occupancy Certificate from the Corporation.
- Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area) prescribed in the National Building Code or and/or G.D.C.R. - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue. The revalidation of the same shall be done in accordance with provision of MRTP Act- 1966 and as per regulation no. 16.1(2) of the G.D.C.R. - 1975.



5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 4500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July,1994 for all buildings following additional conditions shall apply
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number. Plot. Number/Sector & Nexle of Land under reference alongwith description of its boundaries
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas
    - e) Address where copies of detailed approved plans shall be available for inspection
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers should be in regional language.



11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

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

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

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

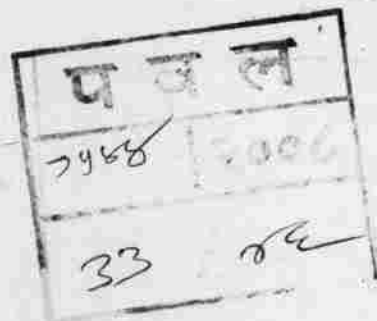
- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

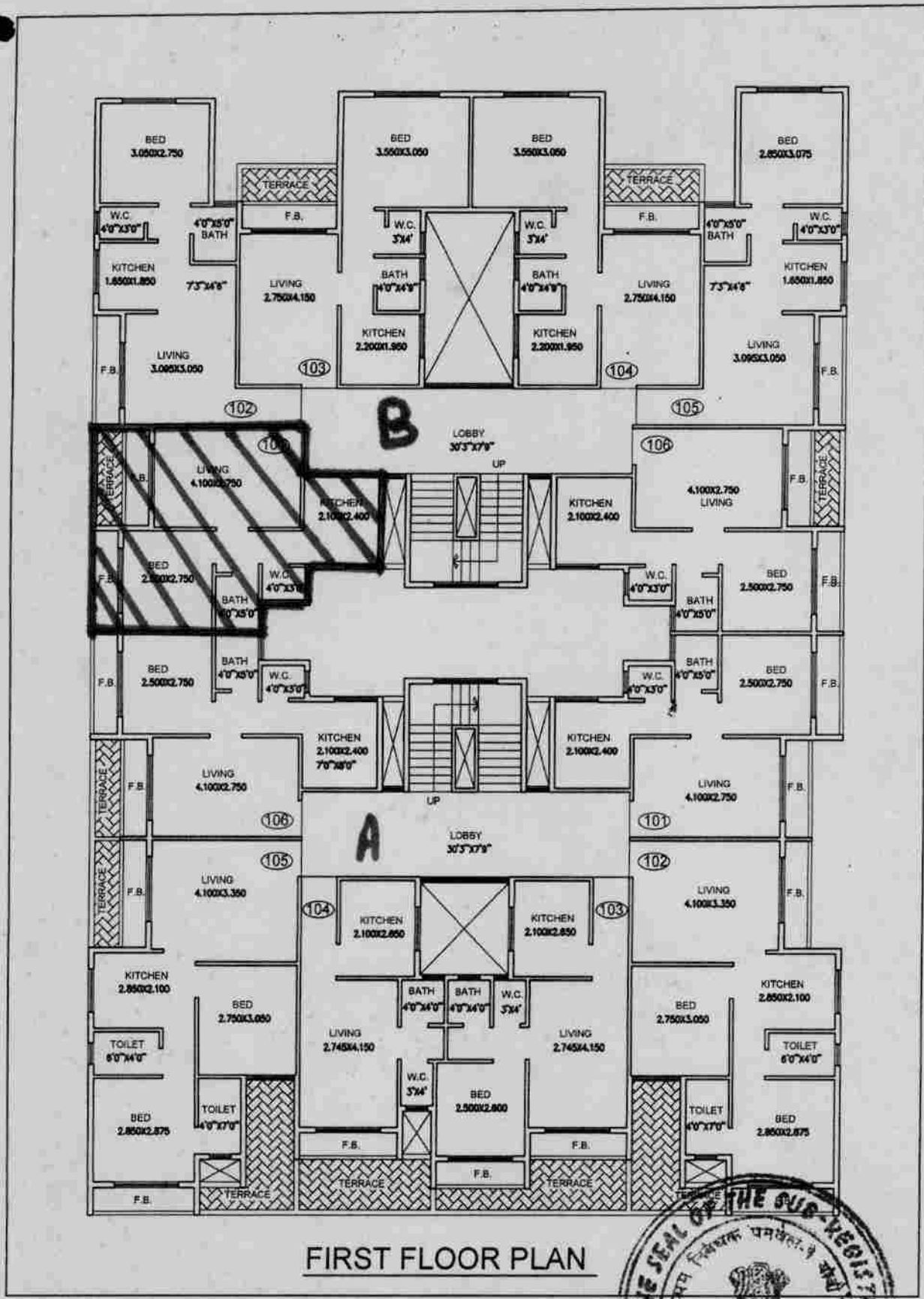
C.C.TO: ARCHITECT  
Vasushree

*[Signature]* 14/08/06  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)





**FIRST FLOOR PLAN**

← 15.000M. WIDE ROAD →



FLAT NO.	WING	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
101	'B'	1st	PROPOSED BUILDING ON PLOT NO.35 SECTOR-08, KAMOTHE , NAVI MUMBAI	<i>[Signature]</i>	<i>[Signature]</i>

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दस्तावेजाचा/अर्जाचा अनुक्रमांक 88804

दिनांक २०/०६/०७ सन २०

दस्तावेजाचा प्रकार-

अर्जाचा प्रत

सादर करणाराचे नाव-

चक्रांत आर परत

खारीलप्रमाणे फी मिळाली:-

२५ - २५४२

नोंदणी फी

नक्कल फी (फोलिओ )

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

अप्रामाणित नकला (कलम ५७) (फोलिओ )

इतर फी (मागील पानावरील) बाब क्र.

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या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तावेज खारी नाव दिलेल्या व्यक्तीच्या

मावे नोंदणीकृत

हसा



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१५४४ २००६
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:: पावती ::

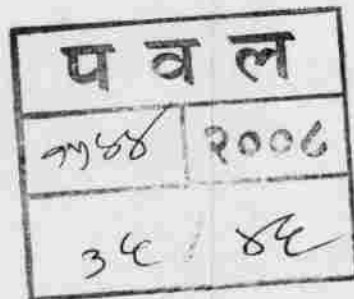
मी खाली सही करणार श्री. विरेंद्र श्यामलाल गुप्ता, रा- रोनक झेरॉक्स, शॉप नं. १, सिलव्हर आर्केड, शिवाजी रोड, पनवेल, ता. पनवेल, जि. रायगड, कारणे पावती लिहून देतो की,

माझा स्टॅम्प वेंडर अनुज्ञप्ती क्रमांक पनवेल ८/१७-१८ असा माझे नावे आहे व मी श्री. खड्गेकांत पटेल यांना ११/१६/२००७ रोजी अनुक्रमांक ५७६८ ने खालीलप्रमाणे स्टॅम्प विक्री केले आहे.

अ.नं.	स्टॅम्पची रक्कम	स्टॅम्पची संख्या	रक्कम
०१.	२०/-		
०२.	५०/-		
०३.	१००/-	१	१००/-
०४.	५००/-		
०५.	१०००/-		
०६.	५०००/-		
	एकूण		

पनवेल,

दिनांक :- ११/१६/०७



(विरेंद्र श्यामलाल गुप्ता)  
मुद्रांक विक्रेता

पुण्या नं. : पनवेल ८/१७-१८  
विरेंद्र एस. गुप्ता  
स्टॅम्प वेंडर पनवेल.

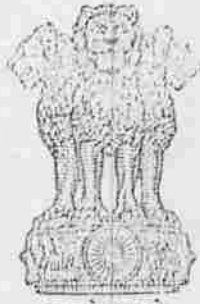


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

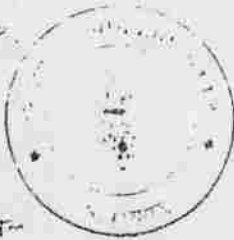
ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

राज्य MAHARASHTRA

14 JUN 2006



चे 100 अ. क्र. 4748 रोगक जेठेंवळ, पनवेल.

नांव चंद्रकांत विठ्ठल म. मारुते

वर्तने विरगाड जवडे

दिनांक 12/06/06

अनुज्ञप्ती क्र. : पनवेल 6/99-96

विठ्ठल एम. गुप्ता

स्टेम्प वेंडर, पनवेल.

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I MR. PINAKIN D. PATEL, Age - 26 years, Occupation - Business, residing at - Shree Sadguru Co-op. Housing Society, Flat No.206, Plot No.36, Sector - 21, Kharghar, Navi Mumbai.

2/-

*Patel*

*Patel*

*Patel*

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SEND GREETINGS :

WHEREAS I am residing on the above said address for residential purposes and hence I am desirous of appointing some fit and proper person to look after all our affairs stated hereunder and as such requested.

1) SHRI. CHANDRAKANT R. PATEL, Age – 23 years, residing at - Shree Sadguru Co-op. Housing Society, Flat No.206, Plot No.36, Sector – 21, Kharghar, Navi Mumbai. 2) SHRI. MITESH C. PATEL, Age – 25 years, Occupation – Business, Residing at – Ankur Co-op. Hsg. Society, B/103, Plot No.68, Sector – 21, Kharghar, Navi Mumbai hereinafter called as “THE ATTORNEY” ) to act for me and to look after my affairs, which the said Attorney has consented to do for the mentioned property below :-

Plot No. 35, Sector – 8, Kamothe , Navi Mumbai

Building constructed on this plot for all flats and shops

NOW know to all and by these presents witness that I MR. PINAKIN D. PATEL executant herein do hereby nominate, constitute and appoint 1) SHRI. CHANDRAKANT R. PATEL, Age – 23 years, 2) SHRI. MITESH C. PATEL, Age as our true and lawful attorneys to do execute and perform the acts deeds and things and for the purposes aforesaid. I hereby confer upon the Attorney the following power and authorities for the below mentioned condition

- 1) To execute, declare and affirm on our behalf the application documents, declarations and affidavits as may be necessary for the purpose of Registration of document, to file Appeal revision and to compound, compromise , settle the matters as our attorney thinks fit and proper , in Municipal Corporation, Tahasildar, Grampanchayat (MDCO) M.S.E.B., all Financial Institutions and Banks also Court Matters.



*officer*

*mitesh*

*Pinakin*

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- 2) To sign on the application forms, affidavits, indemnity bond and other documents for the purpose of formation of co-operative housing society or apartment.
- 3) AND GENERALLY to do , execute and perform any other act deed and thing whatsoever which in the opinion of our said attorney ought to have done, executed and performed in relation to our concern or affairs ancillary or incidental thereto as fully and effectually as I myself could have done the said if I was personally present.
- 4) To admit and execute before the Sub Registrar Panvel or any other Offices necessary for all Agreement for Sale, correction deed, cancellation deed or any other documents as may be required.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under the power in that behalf herein before contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, under and by virtue of this deed.

CONSTRAIN

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7588  
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*Handwritten signature*

*Handwritten initials*

*Handwritten signature*



IN WITNESS WHEREOF, I the said MR. PINAKIN D. PATEL has hereto set and subscribed our hands these presents on this 20<sup>th</sup> day of June 2007 at Panvel, Navi Mumbai.

1) SHRI. CHANDRAKANT R. PATEL,





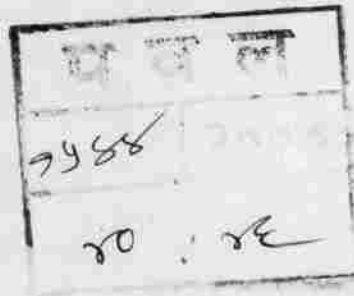
2) SHRI. MITESH C. PATEL  
(ATTORNEY)



MR. PINAKIN D. PATEL  
(EXECUTANT)

WITNESS :-

1.  (किरण गठस)
2.  (शरद भोपा)



① Pinakini



② Official



③ Matt



पि. अ. २२६०७

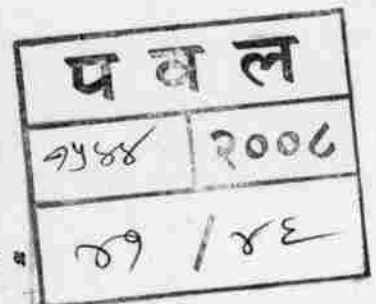
मूलतः सार्वजनिक माल २०/०६/२००७  
पिनाकिनि डि. पदेल व. इतर  
वय २६ व. शवारधर नवी. मुकाई  
वादी व. व. व. त्याचे भाऊवडी  
किरण गवई. व. अरुण मोदी  
यांनी बांधी पटविली.

पुण्यप विवेक, पनवेल

१/ किरण गवई

वय- ३६ म. आकुली  
पनवेल

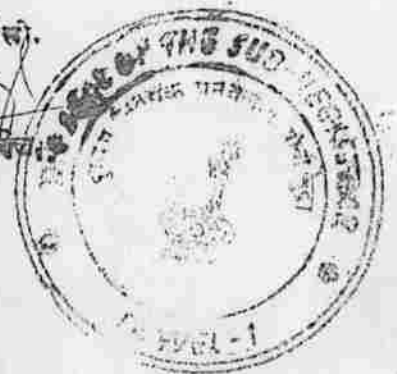
अरुण मोदी  
वय- ३९ म. पनवेल



पवल मालमालकीत आडाखोड व  
पुण्यपती वादी.

वसिष्ठाथन पी २२५/- कसून केली.

पुण्यप विवेक, पनवेल



॥ घोषणापत्र ॥

मा. कार्यकारी दंडाधिकारी साहेब, पनवेल यांचे समोर.....

मी श्री पुंजुकांत डार. पेरे या द्वारे घोषित करतो

की, दुय्यम निबंधक १ यांचे कार्यालयात करावनामी

या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

श्री. फिनाकीण डी. पेरे

व इ. यांनी 20/6/2007 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केली आहे. / निष्पन्न करून कट्टीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्केस मी पात्र राहिल याची मला जाणीव आहे.

पेरे

कुलमुखत्यारपत्रधारकाचे नाव व राहण



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११४४	२००८
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शाखा Branch 18-05-04

पता Address

दूरध्वनी क. Tel. No.

BR. NAME : PANVEL BRANCH  
PANVEL  
PHONE : 27490126, 27452306

NAME :  
BHOPJI SHARAD GANU

ADDRESS : AT RITGHAR  
PO MORBE  
TAL PANVEL

TIMING:  
MON TO FRI : 09.30 A.M TO 02.30 P.M  
SAT : 09.30 A.M TO 12.00 NOON

OP. MODE : SINGLY

AC. NO : SB 36850



दिनांक  
Date

- C. Closure of Account Within a year Rs. 20/- Per Account.
- D. Inoperative Account Rs. 20/- p.a.
- E. Withdrawals Exceeding 50 per half year Rs. 1/- per exceeded Withdrawal will

be charged at the time of Int. application,

II. MICR Cheques

Rs. 2/- per additional leaf Exceeding 60 leaves p.a.

Non MICR

Rs. 1/- per additional leaf exceeding 60 leaves p.a.

III. Advance cheque book

Rs. 5/- per cheque leaf for advance cheque book for purchase of consumer durables.

IV. Cheque charges

Rs. 10/- per cheque besides the action by bank as mentioned in point no. 8 above.

V. Cheque charges

Rs. 20/- per cheque

VI (i) Standing Instruction

Rs. 50/- x Rs. 50/- 10/- per SI+DD/MT/PO

charges. No charges for SI from a/c to RD/TD/Loan/Locker rent.

VI (ii) Insufficient bal. to Carry out S.I.

Rs. 10/- per transactions.

VII Stop Payment Instructions.

Rs. 20 per cheque.

VIII For cheque collection & DD/MT/TT charges

PI. enquire with the concerned Clerk/Officer.



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MH06/ 14156 /PEN/05



1 size



FORM 6  
[See Rule 16(1)]

MH06/ 14156 /PEN/05  
Driving Licence

Driving Licence No. ....  
Date of issue 30/8/05

Name of the Licence Holder

Ms. Ratan Keni

Son/wife/daughter of

Shri. Pandalik Keni

2

Temporary address/ Official address (if any)

Permanent Address

At - Palidevat, Sakhapur

Tal - Panvel

Dist - Raigad

Date of birth 28/2/34

Educational qualifications

Blood group with RH factor (Optional)

① M/cycle only

The holder of this licence is licensed to drive throughout India the vehicles of the following description :-

M/Cycle with Gear

Rs-40/- 588756/276/30/8

The licence to drive a motor vehicle other than transport vehicle is valid

From 30/8/05 to 29/8/2025

Signature and designation of the Licensee  
H. T. ...  
Maharashtra



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१५४८ | २००६  
२४/४६







दस्त गोधवारा भाग - १

दुयम निबंधक

सह दु. नि. पनवेल (१)

दस्त क्रमांक :- १५४०१०८

दस्तावा प्रकार :- पक्षानामा

अ. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
①	मेधाप निमणो देवकपूर गड पिनेकींग डी घट्टे शांत बुळभुळवारी म्हुळ सं. १३, पं. १३, पं. १३ पोस्ट नं. १३, पोस्ट-१३, कारवार			
②	अनिल राजपत नाशप तप पिप-सिमा कोळी म-२०२, से. नं. ६(आ) कामोड, पनवेल	दोषी		

प व ल	
१५४०	२००८
४५ / ४६	



दस्त गोषवारा भाग - २

दस्त कमांक (पनेवेल १५४०१) वा गोषवारा पत्राती कं. ११५० दिनांक २०/१०/०८  
 बाजार मुल्या: १०,११,०००/- मोटवट्या ५,३६,०००/- भरलेले मुद्रांक शुल्क ५३९५०/- नाव: श्रीमती गणपत गोरेप

दस्त हजर केल्याचा दिनांक १०/१०/०८ वेळ १२ व १  
 नि. दनाचा दिनांक १०/१०/०८ : नोंदणी फी १०९१०  
 दस्त हजर करणाऱ्याची सही : Am : नक्कल १२०  
 : पुष्टांकनाची नक्कल फी  
 एकूण ११०३०

दुय्यम निबंधक, पनेवेल-१ (द.१-२)

सह दुय्यम निबंधक पनेवेल - १

ओळख :  
 खालील इसम असे निलेदीत करतात की, ते दस्तऐवज करून देणाऱ्या व्यक्तींशी ओळखतात, व त्यांची ओळख पटवितात.

१. रत्न सी. केणी वय २२  
 रा. कुलापूर ता. पनेवेल



२. सरप सी. मोशी वय २०  
 रा. शिरवार ता. पनेवेल



दु. निबंधकाची सही सह. दु. नि. पनेवेल - १

प्रमाणित करणेत येते की सदर दस्तास एकूण ११६ पावे आहेत व दस्त एक नंबर बुकाचे १५४०१ नंबरी नोंदला.

दि. २०/१०/०८

दुय्यम निबंधक पनेवेल - १



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१५४०१	२००८
४२	४२

