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SSL

For Proposals upto ₹ 50 Lacs Please

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Saving A/C No: 30957576759 Branch FILE No.:

CIF NO.: Tie up no. (if applicable)

LOS Reference No.: 15338827 PAL/Take Over/NEW/Resale/Top up

Applicant Name: Rakesh Deshmukh 85663580880

Co-Applicant Name: Vidya Deshmukh 90292164883

Contract (Resi.): 9175120568 Mobile: 8087490955

Loan Amount: 21 lakh Tenure: 30 yrs

Interest Rate: EMI:

Loan Type: Term loan SBI LIFE: YES

Hsg. Loan Maxgain

Realty Home Top up

Property Location: Karjat

Property Cost: 25 lakh

Name of Developer / Vendor:

RBO - ZONE - Branch: Karjat (Code No) 12869

Contact Person: Navnath Patil Mobile No. 897691204

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1	22/10	RESIDENCE VERIFICATION	
SEARCH - 2	22/10		
VALUATION - 1	22/10		
VALUATION - 2	22/10		

HLST / MPST / BM / FS / along with

LOS ID: 15338827
 A/C: 38362953619
 COLL: 77818104546
 SBI Life: 38363764279
 Amount: _____
 NAME: _____
 CERSAI NO.: 400033332587
 ASSET NO.: 200033277511
 COMPECTOR NO.: _____
 S. C. NO.: _____

MARKIN SYSTEM
 UNDER PMAY ABL
 REASON: ✓

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MR. RAKESH NAGESH DESHMUKH &
MRS. VIDYA NAGESH DESHMUKH,
Flat No. 501, 5th Floor, Building Known as "SHREE NEMINATH
HEIGHTS" Survey No. 20/3B, Plot No. 1 & 2, 3, 4, & 5, S. No. 20/3A of
Village Mudre Budruk, Near Neminath Residency, Karjat (E),
Tal. Karjat, Dist. Raigad-410201.

**VALUATION REPORT
OF
IMMOVABLE PROPERTY
STATE BANK OF INDIA,
RASMEC PANVEL**



**Prepared By
SATISH PAWAR**

Govt. Regd. Valuer - CAT-I- NO. 374 OF 1995
Address: A-703, Odyssey, Lodha Paradise, Majiwada, Thane (W) 400 061.
Email: satishpassociates@gmail.com / sb_pawar55@rediffmail.com
Mobile: +91.9022134187 / +91.9850046534

SATISH PAWAR

CHARTERED ENGINEER & GOVT. APPROVED VALUER

Address: A-703, Odyssey, Lodha Paradise, Majiwada, Thane (W) 400 061.

Email: sb_pawar55@rediffmail.com Mobile: +91.9022134187 / +91.9850046534

VALUATION REPORT

Ref: SPA/SBI/RAS/PANVEL/2018/G-12/13

Date: 12.12.2018

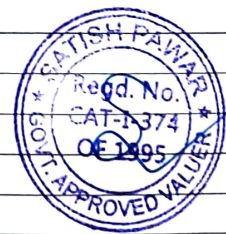
Name & address Of Bank : STATE BANK OF INDIA,
PANVEL RASMEC, BELAPUR, NAVI MUMBAI.

Name of Costumer : MR. RAKESH NAGESH DESHMUKH
MRS. VIDYA NAGESH DESHMUKH

1	Coustomer details	
	Name	MR. RAKESH NAGESH DESHMUKH MRS. VIDYA NAGESH DESHMUKH
	Application No.	8087440955
1a	Purpose of Valuation	To Assess Present Fair Market Value for Housing Loan Purpose
2	Property Details	
	Address of Property	Flat No. 501, 5 th Floor, Building Known as "SHREE NEMINATH HEIGHTS" Survey No. 20/3B, Plot No. 1 & 2, 3, 4, & 5, S. No. 20/3A of Village Mudre Budruk, Near Neminath Residency, Karjat (E), Tal. Karjat, Dist. Raigad-410201.
	Near By Land Mark	Near Neminath Residency
3	Document Details	
	Layout Plan	KARJAT MUNICIPAL COUNCIL
	Building Plan	KARJAT MUNICIPAL COUNCIL
	Construction Permission/ Commencement Certificate	J.NO. 2569/15-16 DT. 24.11.2015
	Legal Document	Index II Copy 1508/2018 Dt. 04.04.2018
4	Physical Details	
	Adjoining Properties	East : Neminath Residency West : Registration Office North : Revenue Colony South : Road
	Matching of Boundaries	N/A
	Plot Demarcated	Yes
	Approved Land Use	Residential
	Type of Property	Residential Flat
	Total No. of Floors	Stilt + 8 th upper floors.

Report Scrutinized

Asst. Dy. Manager




	No of Rooms Living/ Dining	1 No.
	Bed Rooms	1 No.
	Kitchen	1 No.
	Toilets	1 No.
	Floor on which Property is	5 th Floor
	Approx. Age of Property	Building is Under Construction
	Residual Age of Property	60 Yrs. (After Completion)
	Type of structure	RCC Frame structure
5	Tenure / Occupancy Details	
	Status of Tenure	Developer
	Owned / Rented	
	No of years of Occupancy	NA
	Relationship of tenant or owner	N/A
6	Stage of Construction	
	Stage of Construction	Building is 85% Completed, At Present Building RCC Framed Completed and Brick work 7 th Floor Completed and Other Civil work in progress.
7	Violations if any observed	Not observed
8	Area Details of the property	
	Site Area	N/A
	Carpet Area	<ul style="list-style-type: none"> As Per Document Carpet Area 264 sq. ft. + 8 sq. ft. CB Area + 86 sq. ft. Balcony Area. As Per Physical Measurement Carpet Area 445 sq. ft.
	Built-Up Area	<ul style="list-style-type: none"> 326 sq. ft.
	Saleable Built-Up Area	<ul style="list-style-type: none"> 441 sq. ft.
	Remarks	Nil
9	Valuation	
	Value as per Govt. App. Rates	
	Justification on variation	The property under valuation is a developed area
10	Summary of Valuation	
	i. Guideline Value	
	a. Land	N/A
	b. Building	Rs. 11,74,000.00
	Fair Market value	Super Built up Area X Rate = 358 sq. Ft. X Rs. 6300/- = Rs. 22,55,400.00
	Work completed (80%)	Rs. 18,04,320.00
	Realizable Value	Rs. 16,23,888.00
	Forced / Distress Sale Value	Rs. 14,43,456.00
	Insurable Value	Rs. 6,52,000.00
	Rental Value	Rs. 3500.00 per month

As per our knowledge & Information from this valuation of property appears to be correct

[Signature]
 Manager / GM



11	<p>Assumptions/Remarks</p> <p>i. Qualifications in TIR/Mitigation suggested, if any N/A</p> <p>ii. Property is SARFAESI compliant:: YES</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. N/A</p> <p>iv. Whether entire piece of land on which the unit is set up / property is - situated has been mortgaged or to be mortgaged. : mortgaged</p> <p>v. Details of last two transactions in the locality/area to be provided, - Not available</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property- Nil</p>
12	<p>Declaration</p> <p>i. The property was inspected by the undersigned on...01.11.2018.....</p> <p>ii. The undersigned does not have any direct/indirect interest in the above property</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank</p> <p>v. I/we have not seen legal aspects of the property.</p>
13	<p>Name & address of valuer with Wealth Tax Registration No.</p> <p>Satish B. Pawar A-703, Odyssey, Lodha Paradise, Majiwada, THANE (W) 400 061 CAT-I- NO. 374 OF 1995</p> <p><i>Satish Pawar</i> Signature</p> <p></p>
14	<p>Date: 12.12.2018</p> <p>Enclosures Documents & Photographs (Geo stamping with date) etc</p> <p>1. Valuation Report 2. Part II (Calculations) 3. Photographs</p>

Assessment of Market value

While arriving at Market Value, we have considered Open Market Enquiry, Recent Sale Instances, and Ready Reckoner rate for reference.

The market survey in this case revealed that the rates of old/new, completed/ in progress Residential premises in the vicinity in identical buildings with similar specifications are in the range of Rs. 6000/- to Rs. 6500/- per Sq. ft. on carpet area. So we are of the opinion that average rate of Rs. 6300/- per Sq. Ft. is fair and reasonable for the Residential Unit Apartment value under valuation and can be taken as replacement rate for this property.

The replacement rate considered for this valuation is therefore=Rs. 6300/- per sq. ft.



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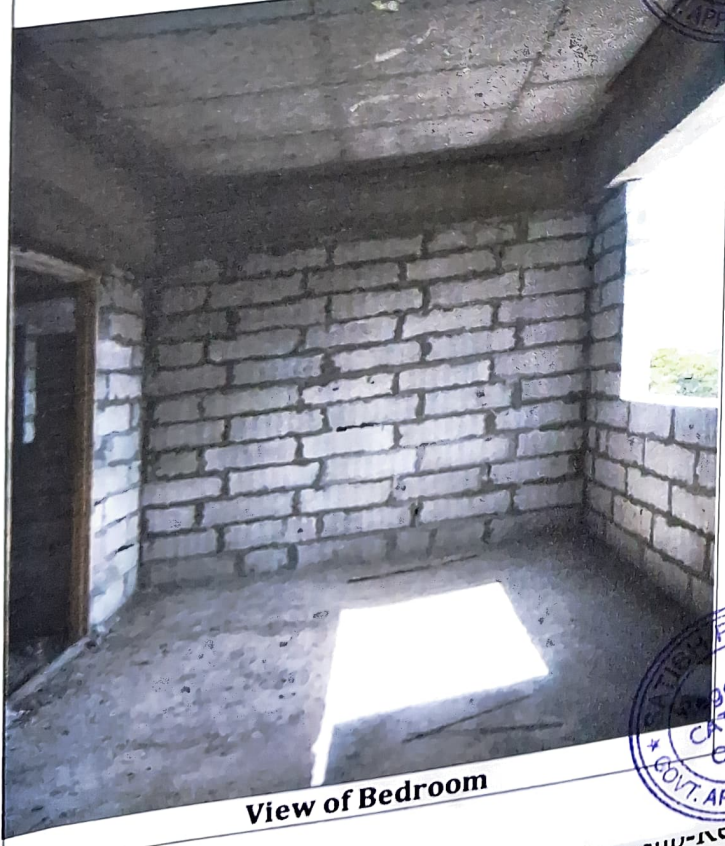
to gallery client Name MR. RAKESH NAGESH DESHMUKH & MRS. VIDYA NAGESH DESHMUKH,
Plot No. 501, 5th Floor, Building Known as "SHREE NEMINATH HEIGHTS" Survey No. 20/3B, Plot No. 1 &
3, 4, & 5, S. No. 20/3A of Village Mudre Budruk, Near Neminath Residency, Karjat (E), Tal. Karjat, Dist.
Raigad-410201.



View of Hall



View of Kitchen



View of Bedroom



View of Under Construction Building



... records maintained by the Registrar of Assurances,
Collector and/or other revenue authorities for ascertaining
... is any outstanding mortgage or charge on the
... the Bank?

com
22/2/2019.

SATISH PAWAR

CHARTERED ENGINEER & GOVT. APPROVED VALUER

Address: A-703, Odyssey, Lodha Paradise, Majiwada, Thane (W) 400 061.
Email: sb_pawar55@rediffmail.com Mobile: +91.9022134187 / +91.9850046534

BILL

Ref: SPA/SBI/RAS/PANVEL/2018/G-12/13

Date: 12.12.2018

To,
The Chief Manager,
State Bank of India,
RACPC BELAPUR,
Navi Mumbai.

Sub- Valuation of Residential Apartment owned by MR. RAKESH NAGESH DESHMUKH & MRS. VIDYA NAGESH DESHMUKH, Flat No. 501, 5th Floor, Building Known as "SHREE NEMINATH HEIGHTS" Survey No. 20/3B, Plot No. 1 & 2, 3, 4, & 5, S. No. 20/3A of Village Mudre Budruk, Near Neminath Residency, Karjat (E), Tal. Karjat, Dist. Raigad-410201.

Consultancy Charges for Valuation

Dear Sir,

As per details given below, kindly release the payment of above subject matter,

SR. No.	Name of Borrower	Ref. No.	Valuation Charges Rs.
1.	MR. RAKESH NAGESH DESHMUKH & MRS. VIDYA NAGESH DESHMUKH	SPA/SBI/RAS/PANVEL/2018 /G-12/13	1500.00
	Add.: C GST @ 9%		135.00
	Add.: S GST @ 9%		135.00
	Total (Rs. One Thousand Seven Hundred & Seventy Only)		1770.00

Thanking You with regards,


(Satish Pawar)
(CHARTERED ENGINEER &
GOVT APPROVED VALUER)



Bank Details:
State Bank of India, A/C no. 30597668361
Saket Road, Thane (W), Branch.,
IFSC-SBIN0016417.

Pan No.AAUPP8995KSD001
Provisional GST ID - 27AAUPP8995K1ZB

... records maintained by the sub-Registrar of Assurances,
Collector and/or other revenue authorities for ascertaining
... is any outstanding mortgage or charge on the
... Bank?



27/12/2019

ANNEXURE – E : Checklist for scrutiny of TIR by the branches/operating units

The officials scrutinizing the TIR need to verify and examine each and every columns/ paragraphs in the TIR and the certificate. This checklist is not in substitution but in addition to such a scrutiny.

Name of the borrower : **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH.**

Name of the Advocate submitted the TIR : **C.R. Raisinghani And Associates**

Number & Date of TIR: **REF.NO./CRR/RND-VND/TCC/1548/18/ DATE:- 27/10/2018**

Short description of the property covered by TIR: **"Flat No. 501, On 5th Floor, Adm. Area 24.57 Sq. Mtrs. (Carpet Area), in Complex known as "SHREE NEMINATH HEIGHTS", situated at Village Mundre Budruk, Kacheri Road, Karjat, Taluka Karjat, Dist. Raigad-410 201."**

S.No.	Details	Y/N
1.	Whether the Advocate submitted the TIR is in Bank's panel of lawyers identified for submission of TIR?	<input checked="" type="checkbox"/> Yes
2.	Whether the report and certificate submitted by the advocate are in the Bank's prescribed format?	<input checked="" type="checkbox"/> Yes
3.	Whether the TIR by the advocate is unconditional?	<input checked="" type="checkbox"/> Yes
4.	If the TIR has any conditions, whether the same are complied with?	<input checked="" type="checkbox"/> N.A.
5.	As per the TIR, whether the documents of title are complete in all respects and sufficient to convey a clear, absolute and marketable title to the property.	<input checked="" type="checkbox"/> Yes
6.	As per the TIR, whether the property offered as security to the Bank is unencumbered/unattached?	<input checked="" type="checkbox"/> Yes
7.	As per the TIR, whether the persons seeking to secure the property to the Bank have a clear and marketable title thereto and are legally capable of creating the charge thereon in favour of the Bank?	<input checked="" type="checkbox"/> Yes
8.	As per the TIR, whether the property is subject to any tenancy law which will affect the Bank's rights eventually to take possession thereof or cause it to be sold or otherwise exercise its rights as mortgagee?	<input checked="" type="checkbox"/> No
9.	As per the TIR, whether the property offered is an agricultural property and if so additional precautions in respect of the acceptability of such security has been examined?	<input checked="" type="checkbox"/> No
10.	Whether the advocate has made searches of the registers and other records maintained by the Sub-Registrar of Assurances, Collector and/or other revenue authorities for ascertaining whether there is any outstanding mortgage or charge on the property to be mortgaged to the Bank?	<input checked="" type="checkbox"/> Yes



CM
27/10/2018


MU. CHS. VINE Office
 C. Kalyan Chm
 Shiv. Off. - 5
 Shiv Road, Newak. A.
 J. trimbakti 1932@gmail.com
 Date: 19/10/2019

inghani
 M.A. LL.B.
 Aisinghani
 B.Com. LL.B.
 B. T. Gwalani
 B.Com. LL.B.
 K. Raisinghani
 B.Sc. LL.B.

JCATES HIGH COURT
 E & CORRES. ADD.: 7 & 8, 1st Floor, Pat
 Off. - 0251-2712082 Mob. 9883478151

REF.NO./CRR/19
 To:
 The Ass
 State
 R

11.	Whether the advocate has confirmed that he has conducted independent Search in the Records of Sub-Registrar Office(s) concerned and that the documents convey Clear, Absolute and Marketable Title and are sufficient for creation of a valid Mortgage?	Yes
12.	Whether the TIR reveals involvement of any gift deed, POA or other circumstances attracting special precautions?	No
13.	Whether the advocate has also submitted the fee receipt for conducting Search in the Office of Sub-Registrar(s) along with the TIR?	Yes
14.	Whether the property particulars mentioned in the Title Deeds (Sale Deed/ Khatauni) tally with those in the Non Encumbrances Certificate, approved Building Plan and TIR, ect.?	Yes
15.	Whether all the Original Documents and other Link Documents as stipulated by the advocate in the TIR are obtained?	Yes
16.	In respect of loans of Rs.1.00 crore and above: (a) Whether search of title/encumbrance was made by the advocate for a period of not less than 30 years? (b) Whether satisfactory search report (TIR) is obtained from two panel advocates?	Yes P.P.A. P.P.A.
17.	Whether the TIR or any other documents in the matter reveal any pending or concluded litigation in respect of the property offered as security and whether the impact of such litigation has been satisfactorily explained/ got examined?	Yes However Advocate certify that pending lawsuit will not affect mortgage
18.	(a) Findings, if any in respect of the property offered as the security in the valuation report? Whether there is any inconsistency in the TIR and valuation report in respect of the property?	No

	CSO/Field Officer/ Authorised Officer	Relationship Manager/Branch Head/ Unit Head
Signature	<i>C.S. Mahajan</i>	<i>Nitin A Patil</i>
Name	C.S. Mahajan	NITIN A PATIL
Designation	Dy Manager	CHIEF MANAGER
Branch/Unit	RASMECC P... 	PF-4195434 SS NO. AP-1552
Date of scrutiny	27/3/19	27 MAR 2019

A. Raisinghani
M.A., LL.B.

C. Raisinghani
B.Com., LL.B.

B. T. Gwalani
B.Com., LL.B.

R. K. Raisinghani
B.Sc., LL.B.



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

OFFICE & CORRES. ADD.: 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.
Tel : Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/RND-VND/TCC/1548/18

DATE:- 27/10/2018

To,
The Asst General Manager,
State Bank of India,
RACPC, Belapur,
Navi Mumbai.

Dear Sir,

TITLE INVESTIGATION REPORT IN RESPECT OF THE PROPERTY PURCHASED BY MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (BORROWERS).

Sub: Under your instructions and advise for preparing the Title Verification and Search report for the property "Flat No. 501, On 5th Floor, Adm. Area 24.57 Sq. Mtrs. (Carpet Area), in Complex known as "SHREE NEMINATH HEIGHTS", situated at Village Mundre Budruk, Kacheri Road, Karjat, Taluka Karjat, Dist. Raigad-410 201.", to be Mortgaged by MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH, for securing the financial assistance from State Bank of India, RACPC, Belapur, Navi Mumbai. I, Shri K. C. Raisinghani OF C.R Raisinghani & Associates, the undersigned resident of Ulhasnagar having office at 7, First Floor, Ratan Shopping Centre, Hira Marriage Hall, Ulhasnagar-2, Telephone No. 0251-2712082, M- 9890478189 have to submit my report as under:-

ANNEXURE - B

SEARCH REPORT CUM TITLE CLEARANCE CERTIFICATE

1. a) Name of the Branch/Business Unit Office seeking opinion.	State Bank of India, RACPC, Belapur Navi Mumbai.
b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
c) Name of the Borrower.	MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH
2. a) Name of the unit/concern / company person offering the property (ies) as security.	MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH
b) Constitution of the unit/concern/ person body authority offering the property for creation of charge.	Persons.
c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor. etc.)	MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (BORROWERS).

Reports Scrutinized
Asst. Manager / CA



20/10/2020
www.dmv.com



5) Name of documents received and to
6) Whether they are originals or
copy certified copies or photostatic copies
7) Date of original or certified
copies
8) Name and address of
the person presenting

PAGE # 2	
3. Complete or full description of the immovable property/ (ies) offered as security including the following details.	
(a) Survey No.	N.A. Lands bearing A] Survey No.20, Hissa No.3 B, Plot No.1, Area Admeasuring about-304.50 Sq. Meters. B] Survey No.20, Hissa No 3 B, Plot No 2, Area admeasuring about 409 Sq. Meters as per 7/12 extract, as per Village Form No. 6, 408 Sq. Meters. C] Survey No.20, Hissa No.3A, and Area Admeasuring 1300 Sq. Meters. D] Survey No.20, Hissa No.3B, Plot No-3, Area Admeasuring 437.50 Sq. Meters. E] Survey No.20, Hissa No.3B, Plot No.4, Area Admeasuring About 486 Sq. Meters. F] Survey No.20, Hissa No.3B, Plot No.5, Area Admeasuring About 1481.50 Sq. Meters and G] Survey No.20, Hissa No.2, Area admeasuring 6260 Sq.Meters, All the aforesaid plots lying and situated at Village Mundre Badruk, Taluka Karjat.
(b) Door / House No. [in case of house property]	"Flat No. 501, On 5 th Floor, Adm. Area 24.57 Sq. Mtrs. (Carpet Area), in Complex known as "SHREE NEMINATH HEIGHTS", situated at Village Mundre Budruk, Kacheri Road, Karjat, Taluka Karjat, Dist. Raigad-410 201.", Adm. Area 24.57 Sq. Mtrs. (Carpet Area).
(c) Extent / area including plinth / built up area in case of house property.	
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	At Village Mundre Budruk, Taluka Karjat, District. Raigad, within the Registration District Raigad and Sub-Registration District of Karjat, within the local limits of Karjat Municipal Council, State Maharashtra."
4. a) Particulars of the documents scrutinized chronologically. serially and	



Handwritten signature or initials.



PAGE # 3				
b) Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only original or certified extracts from the registering/land/revenue / other authorities be examined.				
Sr. No	Date	Name / Nature of the Document	Original/ Certified Extract/ Photocopy	Whether the original was scrutinized
1	19/11/1988	N.A. Permission issued by Tahsildar Karjat, vide Order No. L.N.A/SR-120/88 dated 19/11/1988, regarding non-agricultural use of the abovesaid property.	Photocopy	N.A.
2	16/3/2009	7/12 Extracts dated 16/3/2009 issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Land Owners) , in respect of the survey no.20/2 of above said property.	Photocopy	N.A.
3	3/8/2009	N.A. Permission issued by Karjat Municipal Council vide Order No. 1014/9-10 dated 3/8/2009, regarding non-agricultural use of the abovesaid property.	Photocopy	N.A.
4	8/12/2009	N.A. Permission issued by Collector of Raigad, Alibag, vide Order No. MASHA/L.N.A1(B)/SR-120/2009 dated 8/12/2009, regarding non-agricultural use of the abovesaid property.	Photocopy	N.A.
5	4/6/2010	7/12 Extracts dated 4/6/2010 issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of Ravindra Mohan Mudholkar (Land Owner) , in respect of the survey no.20/3B of above said property.	Photocopy	N.A.





10/10/19



PAGE # 4			
6	4/6/2010	7/12 Extracts dated 4/6/2010 issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of SOU. INDUBAI HARICHAND THAKARE (Land Owner) , in respect of the survey no.20/3B of above said property.	Photocopy N.A.
7	4/6/2010	7/12 Extracts dated 4/6/2010 issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of SHRI MEHERWAN KEKI PARBHOO & SHRI HORMUZ KEKI PRABHOO (Land Owner) , in respect of the survey no. 20/3A/3B of above said property.	Photocopy N.A.
8	21/6/2010	Search & Title Report dated 21/6/2010 issued by Mr. Anthony P D'Mello, Advocate High Court, in respect of the said property.	Photocopy N.A.
9	3/7/2010	Agreement for Sale dated 3/7/2010 executed between SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser) , in respect of the survey/hissa no. 20/2, of above said property. The said Agreement for Sale is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.4925/2010 dated 6/7/2010.	Photocopy N.A.

10	38/10	Sale Deed executed RAVIN
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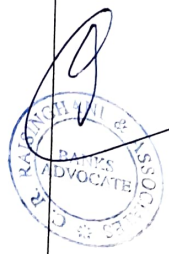


10/03/10
Date: 19/



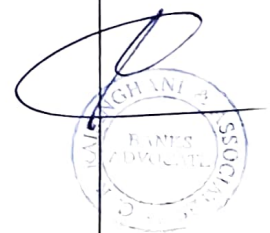
10 3/8/10

PAGE # 4				
6	4/6/2010	7/12 Extracts dated 4/6/2010 issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of SOU. INDUBAI HARICHAND THAKARE (Land Owner) , in respect of the survey no.20/3B of above said property.	Photocopy	N.A.
7	4/6/2010	7/12 Extracts dated 4/6/2010 issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of SHRI MEHERWAN KEKI PARBHOO & SHRI HORMUZ KEKI PRABHOO (Land Owner) , in respect of the survey no. 20/3A/3B of above said property.	Photocopy	N.A.
8	21/6/2010	Search & Title Report dated 21/6/2010 issued by Mr. Anthony P D'Mello, Advocate High Court, in respect of the said property.	Photocopy	N.A.
9	3/7/2010	Agreement for Sale dated 3/7/2010 executed between SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser) , in respect of the survey/hissa no. 20/2, of above said property. The said Agreement for Sale is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.4925/2010 dated 6/7/2010.	Photocopy	N.A.





PAGE # 5				
10	3/8/10	Sale Deed dated 3/8/2010 executed between MR. RAVINDRA MOHAN MUDHOLKAR (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY through its Partners MR.DILIP MOTIRAM DALAL & OTHER (Purchaser) , in respect of the survey/hissa no. 20/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.5790/2010.	Photocopy	N.A.
11	3/9/2010	N.A. Permission issued by Collector of Raigad, Alibag, vide Order No. MASHA/L.N.A1(B)/P.K.-120/2010 dated 3/9/2010, regarding non-agricultural use of the abovesaid property.	Photocopy	N.A.
12	8/9/2010	Building Construction Permission issued by Karjat Municipal Council, vide their Permission No. IMARAT/KAT-1/SR-38/1342/10-11 dated 8/9/2010, regarding construction of building on the above said property.	Photocopy	N.A.
13	23/9/2010	Sale Deed dated 23/9/2010 executed between SHRI MEHERWAN KEKI PARBHOO & SHRI HORMUZ KEKI PRABHOO (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser) , in respect of the survey/hissa no. 20/3A/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.7296/2010 dated 04/10/2010.	Photocopy	N.A.



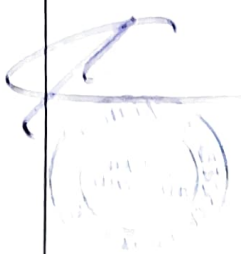
14	16.12.10	Sale Deed dated 16.12.2010 executed between SHRI MEHERWAN PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser), in respect of the survey/hissa no. 202, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.10325/2010.	Photocopy	N.A.
15	24.11.2015	Building Construction Permission issued by Karjat Municipal Council, Karjat, vide Outward No.2569/15-16 Permission No. Building Kar-1 SR.41/15-16 dated 24.11.2015, regarding construction of the building on the said property.	Photocopy	N.A.
16	1.12.2016	Building Plans duly approved by Karjat Municipal Council, Karjat, vide Permission No. SR-31/16-17 dated 1.12.2016, regarding construction of the building on the said property.	Photocopy	N.A.
17	12.9.2011	Title Certificate dated 12.9.2011 issued by Mr. Mallesh P Chalwadi, Advocate High Court, in respect of the said property.	Photocopy	N.A.
18	10.11.2011	7/12 Extracts dated 10.11.2011 issued by Talathi Saja Karjat, Taluka Karjat, District Raigad, in favour of M/s SHREE NEMINATH CONSTRUCTION COMPANY through its Partner MR.MAHENDRA AMICHAND JAIN (Land Owner), in respect of the above said property.	Photocopy	N.A.

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		PAGE # 7		
19	29/4/2017	Building Construction Permission issued by Karjat Municipal Council, Karjat, vide Outward No.688/17-18 Permission No. Building Kat-1/SR.5/17-18 dated 29/4/2017, regarding construction of the building on the said property.	Photocopy	N.A.
20	1/8/2017	Certificate dated 1/8/2017 issued by Authorised Officer, Maharashtra Real Estate Regulatory Authority, bearing Registration No.P52000002465, in respect of Project "Shree Neminath Heights" being registered under the Maha RERA	Photocopy	N.A.
21	31/10/2017	Power of Attorney dated 31/10/2017 executed by M/s SHREE NEMINATH CONSTRUCTION COMPANY through its Partner MR. DILIP MOTIRAM DALAL & OTHER in favour of MR. PRAVIN VINAYK VISHE, regarding registration of documents executed by them on behalf of the firm with prospective buyers. The said power of attorney is duly registered with the office of the Sub-Registrar, Ulhasnagar-3, bearing Registration No. ULN3-10065-2017.	Photocopy	N.A.
22	26/2/2018	Work Progress Certificate dated 26/2/2018 issued by Architect sachin Vilas Sahane, regarding progress of construction of the said building on the abovesaid property.	Photocopy	N.A.
23	4/4/2018	MTR Challan dated 4/4/2018 issued by HDBI Bank, for Rs. 1,54,600/- in favour of MR. RAKESH NAGESH DESHMUKH, regarding deposit of amount towards stamp duty and registration charges payment for registration of the agreement in respect of the abovesid flat	Photocopy	N.A.





5a i) Whether all pages in the certified copies of title documents which obtained directly from sub-registrar office have been submitted?
 ii) Where title

24	4/4/2018	<p style="text-align: center;">PAGE # 8</p> <p>Agreement for Sale dated 4/4/2018 executed between M/s SHREE NEMINATH CONSTRUCTION COMPANY through its Partner MR. DILIP MOTIRAM DALAL and admitted for registration before sub-registrar through his C.A. MR. PRAVIN VINAYAK VISHE (Promoters) and MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (Purchasers), in respect of the above said flat. The said agreement for sale is duly registered with the office of sub-registrar, Karjat, bearing Registration No.1508/2018.</p>	Photocopy	N.A.
25	4/4/2018	Receipt No. 2782 dated 4/4/2018 bearing Registration No. KJR-1508-2018 issued by office of Sub-Registrar, Karjat, in favour of MR. RAKESH NAGESH DESHMUKH , regarding registration of agreement for sale in respect of the said flat.	Photocopy	N.A.
26	20/10/2018	No Objection Certificate dated 20/10/2018 issued by M/s SHREE NEMINATH CONSTRUCTION COMPANY regarding mortgage of the said flat by MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH in favour of bank.	Photocopy	N.A.

5. Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? [please also enclose all such certified copies and relevant fee receipts along with the TIR.]

No Instructions Hence Not Obtained.



Sale Deed



PAGE # 9	
5a i) Whether all pages in the certified copies of title documents which are obtained directly from sub Registrar's office have been verified page by page with the original documents submitted?	Not Applicable.
5b ii) where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)	Not Applicable.
6 a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	Yes available records are verified
b) If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.	No.
c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	No.
7. a) Property offered as security falls within the jurisdiction of which sub-registrar office ?	Office of Sub Registrar, Karjat.
b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar / district registrar / registrar - general. If so, please name all such offices ?	No
c) Whether search has been made at all the offices named at (b) above ?	No.
d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question.	No.



8 Chain of the tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

In case of property offered as security for loans of Rs.1.00 crore and above, search of title / encumbrances for a period of not less than 30 years is mandatory. [separate sheets may be used].

Ans. The flow of the title is as under :

AND WHEREAS the vendors/developers/promoters are the owners in respect of following plots/properties A] Survey No.20, Hissa No.3 B, Plot No.1, Area Admeasuring about-304.50 Sq. Meters. B] Survey No.20, Hissa No 3 B, Plot No 2, Area admeasuring about 409 Sq. Meters as per 7/12 extract, as per Village Form No. 6, 408 Sq. Meters. C] Survey No.20, Hissa No.3A, and Area Admeasuring 1300 Sq. Meters. D] Survey No.20, Hissa No.3B, Plot No-3, Area Admeasuring 437.50 Sq. Meters. E] Survey No.20, Hissa No.3B, Plot No.4, Area Admeasuring About 486 Sq. Meters. F] Survey No.20, Hissa No.3B, Plot No.5, Area Admeasuring About 1481.50 Sq. Meters and G] Survey No.20, Hissa No.2, Area admeasuring 6260 Sq.Meters, All the aforesaid plots lying and situated at Village Mundre Budruk, Taluka Karjat, Dist.Raigad within the precincts of Karjat Municipal Council, herein after referred to as the said property.

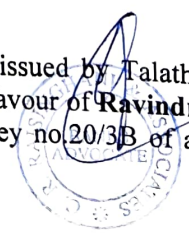
AND WHEREAS M/s Shree Neminath Construction Co with intention of development over the said property had purchased the said property from previous owner under registered instruments for valuable considerations as mentioned hereinabove.

AND WHEREAS necessary building plans & permission and revised building plan & permissions have been obtained by the promoters from the karjat municipal council vide their IMARAT/KAT-1/SR-38/1342/10-11 dated 8/9/2010, IMARAT/KAT-1/SR-18/752/14-15 dated 29/5/2014, IMARAT/BA2-KAT-1/SR-41/2569/15-16 dated 24/11/2015 and IMARAT/BA3-KAT-1/SR-5/668/17-18 dated 29/4/2017, thereby the promoter herein allowed to carry construction of building namely Shree Neminath Heights consisting of residinetal and commercial use on said property.

AND WHEREAS 7/12 Extracts dated 16/3/2009 is issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of **SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Land Owners)**, in respect of the survey no.20/2 of above said property.

AND WHEREAS 7/12 Extracts dated 4/6/2010 is issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of **Ravindra Mohan Mudholkar (Land Owner)**, in respect of the survey no.20/3B of above said property.

AND WHEREAS
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Chain of the tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

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AND WHEREAS 7/12 Extracts dated 4/6/2010 is issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of **Ravindra Mohan Mudholkar (Land Owner)**, in respect of the survey no.20/3B of above said property.

AND WHEREAS
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PAGE # 11

AND WHEREAS 7/12 Extracts dated 4/6/2010 is issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of **SOU. INDUBAI HARICHAND THAKARE (Land Owner)**, in respect of the survey no.20/3B of above said property.

AND WHEREAS 7/12 Extracts dated 4/6/2010 is issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of **SHRI MEHERWAN KEKI PARBHOO & SHRI HORMUZ KEKI PRABHOO (Land Owner)**, in respect of the survey no. 20/3A/3B of above said property.

AND WHEREAS Agreement for Sale dated 3/7/2010 is executed between **SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/2, of above said property. The said Agreement for Sale is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.4925/2010 dated 6/7/2010.

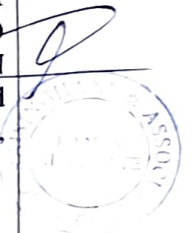
AND WHEREAS Sale Deed dated 3/8/2010 is executed between **MR. RAVINDRA MOHAN MUDHOLKAR (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.5790/2010.

AND WHEREAS Sale Deed dated 3/8/2010 is executed between **SOU. INDUBAI HARICHAND THAKARE (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.5792/2010.

AND WHEREAS N.A. Permission is issued by Collector of Raigad, Alibag, vide Order No. MASHA/L.N.A1(B)/P.K.-120/2010 dated 3/9/2010, regarding non-agricultural use of the abovesaid property.

AND WHEREAS Sale Deed dated 23/9/2010 is executed between **SHRI MEHERWAN KEKI PARBHOO & SHRI HORMUZ KEKI PRABHOO (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/3A/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.7296/2010 dated 04/10/2010.

AND WHEREAS Sale Deed dated 16/12/2010 is executed between **SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/2, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.10325/2010 dated 13/1/2011.





PAGE # 11

AND WHEREAS 7/12 Extracts dated 4/6/2010 is issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of **SOU. INDUBAI HARICHAND THAKARE (Land Owner)**, in respect of the survey no.20/3B of above said property.

AND WHEREAS 7/12 Extracts dated 4/6/2010 is issued by Talathi (Village Mundre Budruk, Taluka Karjat, District Raigad, in favour of **SHRI MEHERWAN KEKI PARBHOO & SHRI HORMUZ KEKI PRABHOO (Land Owner)**, in respect of the survey no. 20/3A/3B of above said property.

AND WHEREAS Agreement for Sale dated 3/7/2010 is executed between **SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors)** and **M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/2, of above said property. The said Agreement for Sale is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.4925/2010 dated 6/7/2010.

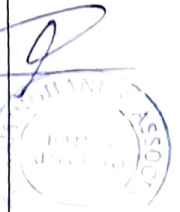
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AND WHEREAS Building Construction Permission is issued by Karjat Municipal Council, Karjat, vide Outward No.2569/15-16 Permission No. Building/Kat-1/SR.41/15-16 dated 24/11/2015, regarding construction of the building on the said property.

AND WHEREAS Building Plans is duly approved by Karjat Municipal Council, Karjat, vide Permission No. SR-31/16-17 dated 1/12/2016, regarding construction of the building on the said property.

AND WHEREAS 7/12 Extracts dated 10/11/2011 is issued by Talathi Saja Karjat, Taluka Karjat, District Raigad, in favour of **M/s SHREE NEMINATH CONSTRUCTION COMPANY through its Partner MR.MAHENDRA AMICHAND JAIN (Land Owner)**, in respect of the above said property.

AND WHEREAS Building Construction Permission is issued by Karjat Municipal Council, Karjat, vide Outward No.688/17-18 Permission No. Building/Kat-1/SR.5/17-18 dated 29/4/2017, regarding construction of the building on the said property.

AND WHEREAS Certificate dated 1/8/2017 is issued by Authorised Officer, Maharashtra Real Estate Regulatory Authority, bearing Registration No.P52000002465, in respect of Project "**Shree Neminath Heights**" being registered under the Maha RERA

AND WHEREAS Agreement for Sale dated 4/4/2018 is executed between M/s **SHREE NEMINATH CONSTRUCTION COMPANY through its Partner MR. DILIP MOTIRAM DALAL and admitted for registration before sub-registrar through his C.A. MR. PRAVIN VINAYAK VISHE (Promoters) and MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (Purchasers)**, in respect of the above said flat. The said agreement for sale is duly registered with the office of sub-registrar, Karjat, bearing Registration No.1508/2018.

AND WHEREAS the online verification of RERA Site the following litigation is found pending in respect of the said project.

Civil Suit No.83/12 in Civil Court Karjat Raigad in respect of said property

We have verified the online records there are no adverse orders passed as on date.



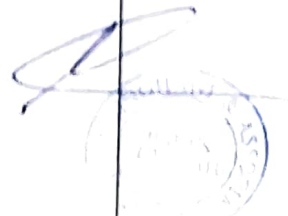
AND WHEREAS
COMPANY are
said property
are valid
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Sale Deed

AND WHEREAS M/s SHREE NEMINATH CONSTRUCTION COMPANY are the authorized lawful owners and developers of the above said property and the abovementioned agreements and other documents are valid, subsisting, enforceable in law and binding upon the parties.

9	Nature of Title of the interest Mortgagor over the property [whether full ownership rights, Leasehold Rights, Occupancy / Possessory Rights or Inam Holder or Govt. Grantee/ Allottee, etc.]	Absolute Ownership
10	If leasehold, whether,	No.
	a) Lease Deed is duly stamped and registered.	Not Applicable.
	b) lessee is permitted to mortgage the leasehold right.	Not Applicable.
	c) duration of the lease/unexpired period of lease.	Not Applicable.
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable.
	e) Whether the leasehold rights permits for the creation of any superstructure [if applicable]?	Not Applicable.
	f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable.
11	If Govt grant / allotment / Lease-cum/Sale Agreement, whether :	No.
	a) Grant / agreement, etc. provides for alienable rights to the mortgagor with or without conditions.	Not Applicable.
	b) The mortgagor is competent to create charge on such property.	Not Applicable.
	c) Whether any permission from Govt or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable.
12	If occupancy right, whether	No.
	a) such right is heritable and transferable,	Not Applicable.
	b) Mortgage can be created	Not Applicable.

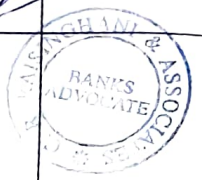


A handwritten signature in blue ink is written over a circular stamp. The stamp contains some illegible text, possibly a date or a reference number.



AND WHEREAS M/s SHREE NEMINATH CONSTRUCTION COMPANY are the authorized lawful owners and developers of the above said property and the abovementioned agreements and other documents are valid, subsisting, enforceable in law and binding upon the parties.

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10	If leasehold, whether,	No.
	a) Lease Deed is duly stamped and registered.	Not Applicable.
	b) lessee is permitted to mortgage the leasehold right.	Not Applicable.
	c) duration of the lease/unexpired period of lease.	Not Applicable.
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable.
	e) Whether the leasehold rights permits for the creation of any superstructure [if applicable]?	Not Applicable.
	f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable.
11	If Govt. grant / allotment / Lease-cum/Sale Agreement, whether :	No.
	a) Grant / agreement, etc. provides for alienable rights to the mortgagor with or without conditions.	Not Applicable.
	b) The mortgagor is competent to create charge on such property.	Not Applicable.
	c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable.
12	If occupancy right, whether	No.
	a) such right is heritable and transferable,	Not Applicable.
	b) Mortgage can be created	Not Applicable.



13 Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion

No.

14 If the property has been transferred by way of Gift / Settlement Deed whether :

Not Applicable.

a) The Gift / Settlement Deed is duly stamped and registered;

Not Applicable.

b) The Gift / Settlement Deed has been attested by two witnesses;

Not Applicable.

c) The Gift / Settlement Deed transfers the property to Donee;

Not Applicable.

d) Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separated writing or by implication or by actions.

Not Applicable.

e) Whether there is any restriction on the Donor in executing the gift / settlement deed in question.

Not Applicable.

f) Whether the Donee is in possession of the gifted property;

Not Applicable.

g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.

Not Applicable.

h) Any other aspect affecting the validity of the title passed through the gift / settlement deed.

Not Applicable.

15 a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.

Not Applicable.

b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.

Not Applicable.

c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.

Not Applicable.



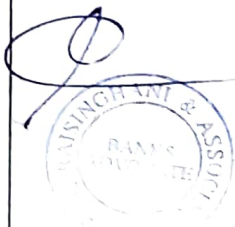


		PAGE # 15
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	Not Applicable.
	e) Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	Not Applicable.
16	Whether the title documents include any testamentary documents / wills ?	No.
	a) In case of wills, whether the will is registered will or unregistered will ?	Not Applicable.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not Applicable.
	c) Whether the property is mutated on the basis of will ?	Not Applicable.
	d) Whether the original will is available ?	Not Applicable.
	e) Whether the original death certificate of the testator is available ?	Not Applicable.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? [comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc. which are relevant to reply on the will, availability of Mother / Original title deeds are to be explained.]	Not Applicable.
17	a) Whether the property is subject to any wakf rights ?	Not Applicable.
	b) Whether the property belongs to church / temple or any religious / other institutions having any restriction in creation of charges on such properties ?	Not Applicable.
	c) Precautions / permissions, if any in respect of the above cases for creation of mortgage ?	Not Applicable.





		PAGE # 15
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	Not Applicable.
	e) Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	Not Applicable.
16	Whether the title documents include any testamentary documents / wills ?	No.
	a) In case of wills, whether the will is registered will or unregistered will ?	Not Applicable.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not Applicable.
	c) Whether the property is mutated on the basis of will ?	Not Applicable.
	d) Whether the original will is available ?	Not Applicable.
	e) Whether the original death certificate of the testator is available ?	Not Applicable.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? [comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc. which are relevant to reply on the will, availability of Mother / Original title deeds are to be explained.]	Not Applicable.
17	a) Whether the property is subject to any wakf rights ?	Not Applicable.
	b) Whether the property belongs to church / temple or any religious / other institutions having any restriction in creation of charges on such properties ?	Not Applicable.
	c) Precautions / permissions, if any in respect of the above cases for creation of mortgage ?	Not Applicable.





		Not Applicable.
18	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection / join in execution, minor's share if any, rights of female members, etc.	Not Applicable.
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases ?	Not Applicable.
19	a) Whether the property belongs to any trust or is subject to the rights of any trust ?	Not Applicable.
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable.
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable.
20	a) If the property is Agricultural land, whether the local laws permits, mortgage of Agricultural land and whether there are any restrictions for creation / enforcement of mortgage.	Not Applicable.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	Not Applicable.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N. A. Permission has been obtained in respect of the above said property, as mentioned above.
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environment Clearance, etc.)	No.

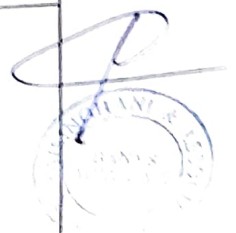


22 a) W am

19/10/2019



22	a) Whether the property is subject to any pending or proposed land acquisition proceedings ?	No.
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search enquiry.	No.
23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	Yes. Civil Suit No.83/12 in Civil Court Karjat Raigad in respect of said property is pending and no adverse orders are passed No.it will not affect creation of mortgage.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	No.
	c) Whether the title documents have any court seal / marking which points out any litigation / attachment / security to court in respect of the property in question ? In such case, please comment on such seal / marking.	No.
24	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable.
	b) Property belonging to partners, whether thrown on hotchpot ? Whether formalities for the same have been completed as per applicable laws ?	Not Applicable.
	c) Whether the person (s) creating mortgage has have authority to create mortgage for and on behalf of the firm.	Not Applicable.
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage / execution of documents. Registration of any prior charges with the Company Registrar (ROC), Articles of Association/ Provision for common seal, etc.	Not Applicable.
25 b	i)Whether the property (to be mortgaged) is purchased by the above company from any other company or Limited Liability Partnership (LLP) Firm? Yes/No.	Not Applicable.



20/05/2022
19/05/2022



ii) If Yes. Whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (seller) and the Vendee company (Purchaser)?	Not Applicable.
iii) Whether the above search of charge reveals any prior charges/encumbrances, on the property(proposed to be mortgaged) created by the vendor company (seller)? Yes/No.	Not Applicable.
iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied? Yes/No.	Not Applicable.
26 In case of Societies, Association, the required authority / power to borrow and whether the mortgage can be created and the requisite resolutions, bye-laws.	Not Applicable.
27 a) Whether any POA is involved in the chain of title ?	No.
b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder / developer and as such is irrevocable as per law.	Not Applicable.
c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/ individual or Proprietary concerns in favour of their partners/ employees / authorized representatives to sign Flat Allotment Letters, NOCs, Agreements of sale, Sale Deeds, etc. in favour of buyers of flats / units (Builder's POA) or (ii) other type of POA (Common POA).	Yes, it is executed by Promoters in favour of their authorized representatives for registration of agreements with buyers of flats and same is valid, legal and proper

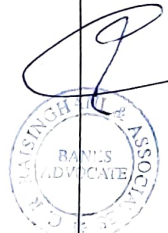


		Verified Copy of POA.
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified /compared with the original POA.	
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA:	
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA ?	Not Applicable.
	ii. Whether the POA is registered one ?	Not Applicable.
	iii. Whether the POA is a special or general one ?	Not Applicable.
	iv. Whether the POA contains a specific authority for execution of title documents in question.	Not Applicable.
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? [please clarify whether the same has been ascertained from the office of sub-registrar also?].	Not Applicable.
	g) Please comment on the genuineness of POA ?	Not Applicable.
	h) The unequivocal opinion on the enforceability and validity of the POA ?	Not Applicable.
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped/authenticated in terms of the Law of the place where it is executed.	Not Applicable.





		Verified Copy of POA.
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified /compared with the original POA.	
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA:	
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA ?	Not Applicable.
	ii. Whether the POA is registered one ?	Not Applicable.
	iii. Whether the POA is a special or general one ?	Not Applicable.
	iv. Whether the POA contains a specific authority for execution of title documents in question.	Not Applicable.
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? [please clarify whether the same has been ascertained from the office of sub-registrar also?].	Not Applicable.
	g) Please comment on the genuineness of POA ?	Not Applicable.
	h) The unequivocal opinion on the enforceability and validity of the POA ?	Not Applicable.
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped/authenticated in terms of the Law of the place where it is executed.	Not Applicable.





- 29 If the property is a flat / apartment or residential / commercial complex, check and comment on the following :
- a. Promoter's / Land owner's title to the land / building.
 - b. Development Agreement / Power of Attorney.
 - c. Extent of authority of the Developer/ Builder.
 - d. Independent title verification of the land and/or building in question.
 - e. Agreement for sale (duly registered).
 - f. Payment of proper stamp duty.
 - g. Requirement of registration of sale agreement, development agreement, POA, etc.
 - h. Approval of building plan, permission of appropriate/ local authority, etc.
 - i. Conveyance in favour of Society / Condominium concerned.
 - j. Occupancy certificate / allotment letter / letter of possession;
 - k. Membership details in the Society, etc.
 - l. Share Certificates;
 - m. No Objection letter from the society.
 - n. All legal requirements under the local / Municipal laws, regarding ownership of flats / apartments/ building Regulation, Development Control Regulations, Co-operative Societies Laws, etc.
 - o. Requirement for noting the Bank charges on the records of the Housing Society, if any.
 - p. If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.
 - q. Whether the numbering pattern of the units / flats tally in all documents such as approved plan, agreement plan, etc.

Ans. The necessary papers and documents viz. 7/12 Extracts, N.A. Permission, Building Construction Permission, Building Plans, Sale Deeds and Agreements for sale, RERA Certificate, Power of Attorney, Agreement for sale and Title of Land Owner have been verified. I have also verified and examined the copy of Agreement for Sale dated 4/4/2018 and other papers and documents of the property and the said Agreement for Sale dated 4/4/2018 is duly stamped and registered and hence they are legally proper as per the provisions of the law.



30 Encu
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bearing CTS/na/S
P/14/N/2
Sale



PAGE # 21

- | | | |
|----|--|-----------------|
| 30 | Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, liens, etc. and details thereof. | Not Applicable. |
| 31 | The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. | Not Applicable. |
| 32 | Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ? | Not Applicable. |
| 33 | a) Urban Land ceiling clearance, whether required and if so, details thereon.
b) Whether No Objection Certificate under the income tax act is required/obtained. | Not Applicable. |
| 34 | Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question. | Not Applicable. |
| 35 | Whether the name of mortgagor is reflected as owner in the revenue / Municipal/ village records ? | Not Applicable. |
| 36 | a. Whether the property offered as security is clearly demarcated ?
b. Whether the demarcation / partition of the property is legally valid ?
c. Whether the property has clear access as per documents. | Not Applicable. |





37 Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny?
a. Document in relation to electricity connection.
b. Document in relation to water connection.
c. Document in relation to Sales Tax Registration, if any applicable.
d. Other utility bills, if any.

38 In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual / current boundary? if so please elaborate / comment on the same.

39 If the valuation report and/or approved / sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.
[If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provided these comments subsequently on making the same available to the advocate.]

40 Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty, etc.

41 Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?

No.

The Valuation Reoprt is not submitted and plans are verified and same are proper.

No

Yes



37	<p>Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny ?</p> <p>a. Document in relation to electricity connection.</p> <p>b. Document in relation to water connection.</p> <p>c. Document in relation to Sales Tax Registration, if any applicable.</p> <p>d. Other utility bills, if any.</p>	
38	<p>In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual / current boundary ? if so please elaborate /comment on the same.</p>	No.
39	<p>If the valuation report and/or approved / sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.</p> <p>[If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provided these comments subsequently on making the same available to the advocate.]</p>	The Valuation Reoprt is not submitted and plans are verified and same are proper.
40	<p>Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty, etc.</p>	No
41	<p>Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security ?</p>	Yes



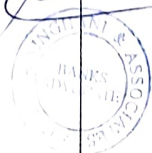
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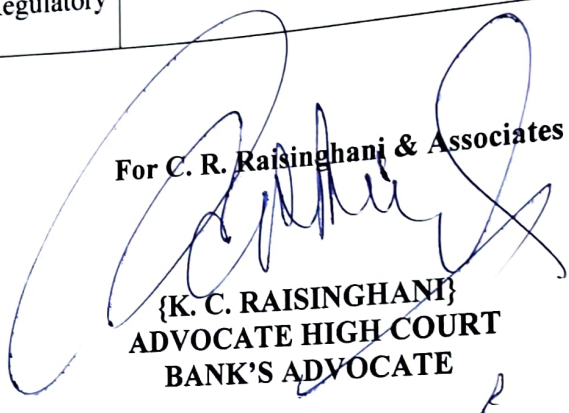
		PAGE # 23
42	In case of absence of original title, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not Applicable.
43	Whether the governing law/ constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable.
44	Additional aspects relevant for investigation of title as per local laws.	Not Applicable.
45	Additional suggestions, if any to safeguard the interest of the Bank/ensuring the perfection of security.	<u>I have to certify that the bank should inspect the property and should follow the necessary banking procedures and norms before disbursement of the loan and should also take on record the building occupancy certificate as and when issued by the concerned authorities.</u>
46	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (BORROWERS).
47	1. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Yes/No	Yes.
	2. Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Registration No. P52000002465.



	PAGE # 24
	Yes
3. Whether the details of the apartment plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	

Date: 27/10/2018.
Place: Ulhasnagar

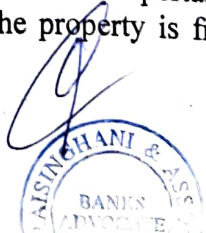


For **C. R. Raisinghani & Associates**

{K. C. RAISINGHANI}
ADVOCATE HIGH COURT
BANK'S ADVOCATE

ANNEXURE-C
CERTIFICATE OF TITLE

I have examined the Copies of Title Deeds intended to be deposited relating to the schedule property and offered as security by way of Equitable Mortgage and that the certified copies of documents of title referred to in the Opinion are valid evidence of Right. title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of equitable mortgage and I further certify that:

2. I have examined the Documents in details, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records/ **Office of the Sub-Registrar Karjat, for the period of 30 years from 1989 to 2018 the challan of govt. search charges paid is enclosed herewith, in respect of the above said property.** I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part agent in making search.
4. Following scrutiny of Land Records / Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious / Doubts, if any has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1989 to 2018 pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all Encumbrances





PAGE # 25

6. In case of second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank [Delete whichever is inapplicable].
Ans N.A

CLAUSE NO. 7 NOT APPLICABLE

7. Minor/(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (BORROWERS)**.

9. I certify that **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (BORROWERS)** has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of following Original Title Deeds/Documents would create a valid and enforceable mortgage, in favour of bank:

a. MTR Challan dated 4/4/2018 issued by IDBI Bank, for Rs. 1,54,600/- in favour of **MR. RAKESH NAGESH DESHMUKH**, regarding deposit of amount towards stamp duty and registration charges payment for registration of the agreement in respect of the above said flat

b. Agreement for Sale dated 4/4/2018 executed between **M/s SHREE NEMINATH CONSTRUCTION COMPANY** through its Partner **MR. DILIP MOTIRAM DALAL** and admitted for registration before sub-registrar through his C.A. **MR. PRAVIN VINAYAK VISHE (Promoters)** and **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (Purchasers)**, in respect of the above said flat. The said agreement for sale is duly registered with the office of sub-registrar, Karjat, bearing Registration No.1508/2018.

c. Receipt No. 2782 dated 4/4/2018 bearing Registration No. KJR-1508-2018 issued by office of Sub-Registrar, Karjat, in favour of **MR. RAKESH NAGESH DESHMUKH**, regarding registration of agreement for sale in respect of the said flat.

d. No Objection Certificate dated 20/10/2018 issued by **M/s SHREE NEMINATH CONSTRUCTION COMPANY** regarding mortgage of the said flat by **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH**, in favour of bank.





PAGE # 25

6. In case of second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank [Delete whichever is inapplicable].

Ans N.A

CLAUSE NO. 7 NOT APPLICABLE

7. Minor/(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (BORROWERS)**.

9. I certify that **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (BORROWERS)** has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of following Original Title Deeds/Documents would create a valid and enforceable mortgage, in favour of bank:

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d. No Objection Certificate dated 20/10/2018 issued by M/s **SHREE NEMINATH CONSTRUCTION COMPANY** regarding mortgage of the said flat by **MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH**, in favour of bank.



c. Receipts issued by M/s SHREE NEMINATH CONSTRUCTION COMPANY in favour of MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH, regarding part payments made for purchase of the said flat.

f. Copy of RERA Certificate.

g. Copy of Approved Building Plans.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

12. It is certified that the Property is SARFESI Compliant.

SCHEDULE OF PROPERTY

“Flat No. 501, On 5th Floor, Adm. Area 24.57 Sq. Mtrs. (Carpet Area), in Complex known as “SHREE NEMINATH HEIGHTS”, situated at Village Mundre Budruk, Kacheri Road, Karjat, Taluka Karjat, Dist. Raigad-410 201.”, situated and constructed on N.A. Lands bearing A] Survey No.20, Hissa No.3 B, Plot No.1, Area Admeasuring about-304.50 Sq. Meters. B] Survey No.20, Hissa No 3 B, Plot No 2, Area admeasuring about 409 Sq. Meters as per 7/12 extract, as per Village Form No. 6, 408 Sq. Meters. C] Survey No.20, Hissa No.3A, and Area Admeasuring 1300 Sq. Meters. D] Survey No.20, Hissa No.3B, Plot No-3, Area Admeasuring 437.50 Sq. Meters. E] Survey No.20, Hissa No.3B, Plot No.4, Area Admeasuring About 486 Sq. Meters. F] Survey No.20, Hissa No.3B, Plot No.5, Area Admeasuring About 1481.50 Sq. Meters and G] Survey No.20, Hissa No.2, Area admeasuring 6260 Sq.Meters, All the aforesaid plots lying and situated at Village Mundre Budruk, Taluka Karjat, District. Raigad, within the Registration District Raigad and Sub-Registration District of Karjat, within the local limits of Karjat Municipal Council, State Maharashtra.”

Signed under my hand and seal this 27th Day of October, 2018.

For C. R. Raisinghani & Associates



{K. C. RAISINGHANI}
ADVOCATE HIGH COURT
BANK'S ADVOCATE

CHALLAN
MTR Form Number-6



700513201819E		BARCODE	Date 27/10/2018-12:29:37		Form ID
Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)		
Other Items			PAN No.(If Applicable)		
Office Name KJT_KARJAT SUB REGISTRAR			Full Name K C RAISINGHANI		
Location RAIGAD			Flat/Block No. FLAT NO. 501		
Year 2018-2019 One Time			Premises/Building		
Account Head Details		Amount In Rs.	SURVEY NO. 20 HISSA NO. 38		
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality VILLAGE MUDRE BUDRUK		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			SEARCH FEE FOR 30 YEARS FROM 1989 TO 2018		
			Amount In		
			Seven Hundred Fifty Rupees Only		
		750.00	Words		
Total			FOR USE IN RECEIVING BANK		
Payment Details IDBI BANK		Bank CIN	Ref. No.	69103332018102711326	187982745
Cheque-DD Details		Bank Date	RBI Date	27/10/2018-12:29:46	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. . Date		Not Verified with Scroll	
Name of Branch					

Department ID :
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन 'ट्रिप ऑफ पेमेंट' मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9890478189



CHALLAN
MTR Form Number-6



27/10/201813201819E		BARCODE		Date 27/10/2018-12:28:37		Form ID	
Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Other Items				PAN No. (If Applicable)			
Office Name		KJT_KARJAT SUB REGISTRAR		Full Name		K C RAISINGHANI	
Location		RAIGAD		Flat/Block No.		FLAT NO. 501	
Year		2018-2019 One Time		Premises/Building		SURVEY NO. 20 HISSA NO. 3B	
Account Head Details			Amount In Rs.	Road/Street		VILLAGE MUDRE BUDRUK	
0030072201 SEARCH FEE			750.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				SEARCH FEE FOR 30 YEARS FROM 1989 TO 2018			
			Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words			
Payment Details				FOR USE IN RECEIVING BANK			
IDBI BANK				Bank CIN		Ref. No.	
Cheque-DD Details				09103332010102711328		107002745	
Cheque/DD No.				Bank Date		RBI Date	
				27/10/2018-12:20:46		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 reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 सद्यः चालन "सर्च फी" मध्ये नसत कारणामुळे लागू आहे. इतर कारणामुळे किंवा नोंदणी न करताच तयार झालेले लागू नाही.





Date:27/10/2018

SEARCH REPORT

I have taken search in the Office of the Sub-Registrar Karjat, for the period of 30 years from 1989 to 2018 the challan of govt. search charges paid is enclosed herewith, in respect of the above said property. I have verified and examined the necessary Index-II Records and Inspection Books and I have carried out the detailed necessary Search and I have not come across any adverse entry pertaining to the above said property which may affect the TITLE of the above said property and the year wise search report is as under :-

2. **The search conducted has revealed the following entries :-**

Year	Transaction
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Entry

a. Agreement for Sale dated 3/7/2010 executed between SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser), in respect of the survey/hissa no. 20/2, of above said property. The said Agreement for Sale is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.4925/2010 dated 6/7/2010.

b. Sale Deed dated 3/8/2010 executed between MR. RAVINDRA MOHAN MUDHOLKAR (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser), in respect of the survey/hissa no. 20/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat bearing Registration No.5790/2010.





Date:27/10/2018

SEARCH REPORT

I have taken search in the Office of the Sub-Registrar Karjat, for the period of 30 years from 1989 to 2018 the challan of govt. search charges paid is enclosed herewith, in respect of the above said property. I have verified and examined the necessary Index-II Records and Inspection Books and I have carried out the detailed necessary Search and I have not come across any adverse entry pertaining to the above said property which may affect the TITLE of the above said property and the year wise search report is as under :-

The search conducted has revealed the following entries :-

2. Year	Transaction
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Entry

a. Agreement for Sale dated 3/7/2010 executed between **SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors)** and **M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/2, of above said property. The said Agreement for Sale is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.4925/2010 dated 6/7/2010.

b. Sale Deed dated 3/8/2010 executed between **MR. RAVINDRA MOHAN MUDHOLKAR (Vendors)** and **M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.5790/2010.





PAGE # 2

c. Sale Deed dated 3/8/2010 executed between **SOU. INDUBAI HARICHAND THAKARE (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.5792/2010.

d. Sale Deed dated 23/9/2010 executed between **SHRI MEHERWAN KEKI PARBHOO & SHRI HORMUZ KEKI PRABHOO (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/3A/3B, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.7296/2010 dated 04/10/2010.

e. Sale Deed dated 16/12/2010 executed between **SHRI MEHERWAN KEKI PARBHOO & SOHANLAL PRATAPCHAND OSWAL (Vendors) and M/s SHREE NEMINATH CONSTRUCTION COMPANY (Purchaser)**, in respect of the survey/hissa no. 20/2, of above said property. The said Sale Deed is duly registered with the office of Sub Registrar, Karjat, bearing Registration No.10325/2010 dated 13/1/2011.

2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Entry

a. Power of Attorney dated 31/10/2017 executed by **M/s SHREE NEMINATH CONSTRUCTION COMPANY** through its Partner **MR. DILIP MOTIRAM DALAL & OTHER** in favour of **MR. PRAVIN VINAYAK VISHE**, regarding registration of documents executed by them on behalf of the company with prospective buyers. The said power of attorney is duly registered with the office of the Sub-Registrar, Ulhasnagar-3, bearing Registration No. ULN3-10065-2017.

2018 Record Not Ready Entry Verified from Index II available.

a. Agreement for Sale dated 4/4/2018 executed between **M/s SHREE NEMINATH CONSTRUCTION COMPANY** through its Partner **MR. DILIP MOTIRAM DALAL** and admitted for registration before sub-registrar through his C.A. **MR. PRAVIN VINAYAK VISHE (Promoters) and MR. RAKESH NAGESH DESHMUKH AND MRS. VIDYA NAGESH DESHMUKH (Purchasers)**, in respect of the above said flat. The said agreement for sale is duly registered with the office of sub-registrar, Karjat, bearing Registration No.1508/2018.

Signed under my hand and seal this 27th Day of October, 2018.

For C. R. Raisinghani & Associates



{K. C. RAISINGHANI}
ADVOCATE HIGH COURT
BANK'S ADVOCATE

ANNEXURE - F

checklist on identification and physical verification of the properties

CERTIFICATE

Confirm that we have personally visited the property to be accepted as mortgage on _____ and certify that the details given in the TIR/property documents _____
firm to our finding.

ANNEXURE - G : PROCEDURE AND PRECAUTIONS

To safeguard the interest of the Bank, a letter (contents printed in the Inland r) confirming the deposit of the title deeds with intent to create the mortgage in of the bank as security for the advances should be obtained from the mortgagor(s) st)

When the mortgagor who has already created an equitable mortgage in favour of the s security for existing advance, is granted additional/fresh advance sought to be by extension of the existing mortgage, the following procedure should be d:

supplementary recital on the lines of the Bank's standard format should be in the title deeds register and.

mentary confirmatory letter should be obtained from the mortgagor confirming t of title deeds pertaining to the properties made earlier which shall continue as r the enhanced/additional/fresh loan granted to the borrower.



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

Raisinghani
Bsc., LL.B.

Raisinghani
Bsc., LL.B.

ADVOCATES HIGH COURT

OFFICE & CORRES. ADD. : 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002
Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/RND-VND/TCC/1548/18

DATE:- 29/10/2018

BILL OF COST

STATE BANK OF INDIA, RACPC BELAPUR,
NAVI MUMBAI

MR. RAKESH NAGESH DESHMUKH
AND
MRS. VIDYA NAGESH DESHMUKH

"Flat No. 501, On 5th Floor, Adm. Area 24.57 Sq. Mtrs. (Carpet Area), in Complex known as "SHREE NEMINATH HEIGHTS", situated at Village Mundre Budruk, Kacheri Road, Karjat, Taluka Karjat, Dist. Raigad-410 201."Rs.4,000=00

Professional fees for Issuing
Search Report & Title Clearance Certificate
Search Expenses in respect of Property
Total

.... Rs 3250/-

.... Rs. 750/-

Rs. 4,000=00

(RUPEES FOUR THOUSAND ONLY)



For C.R. Raisinghani & Associates

{K. C. RAISINGHANI}
ADVOCATE HIGH COURT
BANK'S ADVOCATE

Kindly credit the amount to saving SBI A/c. No.10931289635, Ulhasnagar Branch,
IFSC Code:-sbin0001202,
PAN No. AAZPR8677H
Cheque Pending Navnath Sir



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

Raisinghani
B.Sc., LL.B.

ADVOCATES HIGH COURT

CORRES. ADD. : 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.
Off - 0251-2712082 **Mob :** 9890478189 **E-mail :** kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/RND-VND/TCC/1548/18

DATE:- 29/10/2018

BILL OF COST

STATE BANK OF INDIA, RACPC BELAPUR,
NAVI MUMBAI

MR. RAKESH NAGESH DESHMUKH
AND
MRS. VIDYA NAGESH DESHMUKH

"Flat No. 501, On 5th Floor, Adm. Area 24.57 Sq. Mtrs. (Carpet Area), in Complex known as "SHREE NEMINATH HEIGHTS", situated at Village Mundre Budruk, Kacheri Road, Karjat, Taluka Karjat, Dist. Raigad-410 201."Rs.4,000=00

Professional fees for Issuing
Search Report & Title Clearance Certificate
Search Expenses in respect of Property
Total

.... Rs 3250/-

.... Rs. 750/-

Rs. 4,000=00

(RUPEES FOUR THOUSAND ONLY)

For C.R. Raisinghani & Associates

{K. C. RAISINGHANI}
ADVOCATE HIGH COURT
BANK'S ADVOCATE



Kindly credit the amount to saving SBI A/c. No.10931289635, Ulhasnagar Branch,
IFSC Code:-sbin0001202,
PAN No. AAZPR8677H
Cheque Pending Navnath Sir

सत्यता/TRUE COPY
 तारीख: 1/2018
 भाग/Name: श्री. श्री. गणेश गणेश गणेश / Dist. तारास
 विशेष निदेशिका/ Special Executive Officer
 ऑफिस नं. Registration No. 2018/08322161487016
 वैधता/Validity: 2/1/2018 to 2/1/2023

प्रकारित/प्रमाणित

Handwritten signature

देखात बाकी ही दिवसा.

भागी प्रमाणित करताना देखात बाकी

श्री. श्री. गणेश गणेश गणेश - श्री. श्री. श्री. श्री.

श्री. श्री. गणेश गणेश गणेश

adjusted fees

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

नॉटिफिकेशन नं. 1760/-

(2) देखात बाकी करताना: By Cash रकम: ₹ 1760/-

बँकचे नाव व पत्ता: IDBI

टीडी/घनदेश/वॉर्डर क्रमांक: MH000101620201819R दिनांक: 04/04/2018

(1) देखात बाकी करताना: eSBTR/SimpleReceipt क्रमांक: ₹.22100/-

भरलेला मुदतक शुल्क: ₹. 132500/-

मोबाइल नं. 2207550/-

बाजार मूल्य: ₹. 1174000/-

Sub Registrar Kanjar

4:26 PM रोजी देखात बाकी

₹. 23860.00

मुदतक

₹. 22100.00

नॉटिफिकेशन नं. 1760.00

देखात बाकी रकम: 88

भागी करताना-भागी नाव: श्री. श्री. गणेश गणेश

देखात बाकी करताना: करताना

देखात बाकी अग्रक्रमांक: क्रमांक-1508-2018

भागी नाव: श्री. श्री. गणेश

भागी नं.: 2782 दिनांक: 04/04/2018

Regn: 39M

भागी नं.: 39M

Original/Duplicate

भागी

Wednesday, April 04, 2018

4:19 PM

ગણ/Validity: 2/1/2018 to 2/1/2023
 ગણ/Registration No. 2018/03022101467016
 ગણ/Name: M. Bhavin Patel / Special Executive Officer
 તા. / 2018
 ક્ર. / 2018
 સત્યગત/TRUE COPY



૧ / ૬
 ૨૫૦૯ / ૨૦૧૮
 ૬ ૩ ૫

Home Print

વર્ગ/Type	કાનૂની મુજબ/As per Law	વ્યાજ/Interest	કુલ/Total	વ્યાજ/Interest	કાનૂની મુજબ/As per Law
વ્યાજ/Interest	1-૩૪૪ સી. સી. 2૧ ઠાકલી માટર	ફાઇટીંગ વાગર ફાઇટીંગ વા. 0 TO 2૪૫	ફાઇટીંગ વાગર ફાઇટીંગ વા. 0 TO 2૪૫	ફાઇટીંગ વાગર ફાઇટીંગ વા. 0 TO 2૪૫	ફાઇટીંગ વાગર ફાઇટીંગ વા. 0 TO 2૪૫
વ્યાજ/Interest	5th to 10th Floor	માલિક મુદતર • વ્યાજ-વાગર માત્ર ૨૨ • માલિકી વિભાગ મુદતર/22/22	માલિકી મુદતર • વ્યાજ-વાગર માત્ર ૨૨ • માલિકી વિભાગ મુદતર/22/22	માલિકી મુદતર • વ્યાજ-વાગર માત્ર ૨૨ • માલિકી વિભાગ મુદતર/22/22	માલિકી મુદતર • વ્યાજ-વાગર માત્ર ૨૨ • માલિકી વિભાગ મુદતર/22/22
વ્યાજ/Interest	3.7956	37956	37956	37956	37956
વ્યાજ/Interest	3.7956	37956	37956	37956	37956
વ્યાજ/Interest	3.7956	37956	37956	37956	37956
વ્યાજ/Interest	3.7956	37956	37956	37956	37956
વ્યાજ/Interest	3.7956	37956	37956	37956	37956

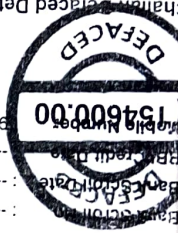
Data of Bank Receipt for GRN MH000101620201819R

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn Id : 160869719
 Pmt DTime : 04/04/2018 11:28:56
 ChallanIdNo : 69103332018040450203
 District : 1301 / RAIGAD
 Office Name : IGR149 / KJT_KARJAT SUB REGISTRAR
 Simple Receipt :
 Print DTime :
 GRAS GRN : MH000101620201819R
 GRN Date : 04/04/2018 11:28:57

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 1,32,500.00/- (Rs One Lakh Thirty Two Thousand Five Hundred Rupees Only)
 TignFee Schm : 0030063301-70 / Registration Fee
 TignFee Amt : Rs 22,100.00/- (Rs Twenty Two Thousand Two Hundred Rupees Only)

Article : B25
 Prop Mvbrty : Immovable
 Prop Descr : FLAT NO 5015TH FLOOR SHREENEMINATH HEIGHTSBLD , MOUJE MUDRE BUTA KARJAT DISTRAIGAD
 Maharashtra
 : 410201
 Duity Payer : PAN-BFMPD8369H RAKESH NAGESH DESHMUKH
 Other Party : PAN-ABTFS223H SHREE NEMINATH CONSTRUCTION CO



Handwritten text in a box: १३३३३३ / १३३३३३ / १३३३३३

Sr. No.	Remarks	Deacement No.	Deacement Date	UserId	Deacement Amount
1	(IS)-90-1508	0000080376201819	04/04/2018-16:16:24	IGR149	22100.00
2	(IS)-90-1508	0000080376201819	04/04/2018-16:16:24	IGR149	132500.00
Total Deacement Amount					1,54,600.00



सही/Valid: 2/1/2018 to 2/1/2023
 सही/Registration No. 2018/53322181467016
 सही/Name: A. M. ...
 सही/Date: 1/2018
 सही/TRUE COPY

Hot Payment Successful. Your Payment Confirmation Number is 160869719

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH000101620201819R	BARCODE	Form ID :	Date: 04-04-2018
------------	--------------------	---------	-----------	------------------

Department	IGR	Receipt Type	RM
------------	-----	--------------	----

Office Name	IGR149-	Location	REGISTRAR
	KJT KARJAT		SUB REGISTRAR

Year	Period:	From : 03/04/2018	To : 31/03/2019
------	---------	-------------------	-----------------

Object	Amount in Rs.	Flat/Block	No.	Area/Locality	Road/Street,	Town/City/District	Pin
	Rs.	122100.00	FLAT NO 501 5TH FLOOR	SHREE	NEMINATH HEIGHTS BLDG	MOJIE MUDRE BU 7	4

Remarks (If Any) :	Amount in words	Thousand Six Hundred Only
	Rapes	One Lakh Fifty Rupees

फ ३५ क
१५०८/३०१८

Total	154600.00
Payment Details: IDBI NetBanking	Payment ID : 160869719
Cheque- DD Details:	
Cheque- DD No.	
Name of Bank	IDBI BANK
Name of Branch	
Bank-Branch	899/KA/KARJAT
Scroll No.	



FOR USE IN RECEIVING BANK	Bank CIN No : 69103332018040450203
Date	04-04-2018
Bank-Branch	899/KA/KARJAT
Scroll No.	

V. N. Deshpande
K. S. L. B.

Form 1
Date: 1/2018
Name: V. N. Deshpande
District: Karjat
Special Executive Officer
Registration No. 2018/55322181487016
Date/Validity: 2/1/2018 to 2/1/2023

https://corp.idbitbank.co.in/corp/BANKAWAYTRAN?sessionid=000e1LaMhb1sIT4zx... 4/4/2018

AGREEMENT FOR SALE

This article of Agreement made at Karjat, Taluka Karjat on This 4th Day of APRIL 2011

BETWEEN

M/s Shree Nemnath Construction Company, (Pan No. ABTFSS2223H), a Registered Partnership Firm, having its office, 7, Janild Darsan, Opposite water Tank, Sai Section, Ambarmath (E), Dist - Thane, through its one of partner Shri. DILIP MOTIRAM DARRL, hereinafter called and referred to as the "THE VENDOR/DEVELOPER/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm from time being its successors, survivors, executors, administration and assigns) the PARTY OF THE FIRST PART.

AND

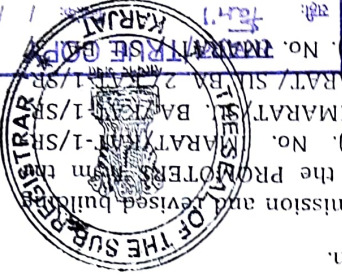
MR/MRS. RAKESH NAGESH DESHMUKH aged about 28 Years
MR/MRS. VIDYA NAGESH DESHMUKH aged about 59 Years
R/at SHIRASE, Post: KONDWARE, Tal: KARJAT, RAJGAD - 410201

herinafter called and referred to as "PURCHASER/ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executive heirs, executors, administration and assigns) (THE PARTY OF THE SECOND PART.

WHEREAS the Vendors/developer/promoter are the owners in respect of the following plots/properties A] Survey No.20, Hissa No.3 B, Plot No.1, Area Admeasuring about 304.50 Sq. Meters. B] Survey No.20, Hissa No.3 B, Plot No.2, Area admeasuring about 409 Sq. Meters as per 7/12 extract, as per Village Form No. 6, 408 Sq. Meters. C] Survey No.20, Hissa No.3A, and Area Admeasuring 1300 Sq. Meters. D] Survey No.20, Hissa No.3B, Plot No.3, Area Admeasuring 437.50 Sq. Meters. E] Survey No.20, Hissa No.3B, Plot No.4, Area Admeasuring About 486 Sq. Meters. F] Survey No.20, Hissa No.3B, Plot No.5, Area Admeasuring About 1481.50 Sq. Meters and G] Survey No.20, Hissa No.3B, Plot No.5, Area Admeasuring 6260 Sq. Meters. All the aforesaid plots lying and situated at Village Mundre Badruk, Taluka Karjat, Dist - Rajgad within the precincts of Karjat Municipal Council, herein after for the sake of brevity and convenience collectively called and referred to as the "SAID PROPERTY" and more particularly described in the SCHEDULE hereunder written.

41/2016
18/752/14-15 DATED 29/05/2014, 3). No. IMARAT/SL/BA-27/14-1/SP
38/1342/10-11 DATED 08/09/2010, 2). No. IMARAT/SL/BA/27/14-1/SP
KARJAT MUNICIPAL COUNCIL, vide their 1), No.

AND WHEREAS the party of first part with the intention of development over said property, had purchased the said property from previous owners under registered instruments for valuable consideration.



41/2569/2015-16 DATED 24/11/2015 AND 4). No. IMARAT/SL/BA-27/14-1/SP
18/752/14-15 DATED 29/05/2014, 3). No. IMARAT/SL/BA-27/14-1/SP
38/1342/10-11 DATED 08/09/2010, 2). No. IMARAT/SL/BA/27/14-1/SP
KARJAT MUNICIPAL COUNCIL, vide their 1), No.
AND WHEREAS necessary building plan & permission and revised building plan and permission have been obtained by the PROMOTERS from the KARJAT MUNICIPAL COUNCIL, vide their 1), No.
Date: 1/2011
Page No. 1/2011
Special Executive Officer
Registration No. 2016/53322151457016
Date/Validity: 2/1/2016 to 2/1/2023

N. Deshmukh
Kardulali

332/51/18

सत्य/TRUE COPY
 पृष्ठ 1 / Page 1
 पं.नाम/Project Name/श्री नर्मदा शॉपिंग सेंटर/Shopping Center
 पं.नाम/Registration No. 2019/95322181487010
 वैधता/Validity: 2/1/2018 to 2/1/2023

K. Kulkarni
 V.N. Deshpande

Shri Narmada Heights

Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Sachin Sahane;

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 'E';

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'E-1';

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure 'F';

AND WHEREAS after inspection of the documents and plans and permission, the purchaser herein offered to purchase Flat/Shop No. 501 on 5TH Floor, in "Wing for an area admeasuring about 24.57 Sq. Meters equivalent to 264.37 Sq. Ft (Carpet) of the said complex "Shree Narmada Residency/Shree Narmada Shopping Center/Shree Narmada Heights" at and for price/consideration of Rs. 22,07,550/- (Rupees TWENTY TWO LAKH SEVEN THOUSAND FIVE HUNDRED FIFTY ONLY) (The consideration and carpet area of said flat/shop is inclusive of area of internal wall and exclusive of the area of Open Terrace admeasuring --- sq. Meters, Cup Board area admeasuring about 0.72 Sq. Meters, balconies admeasuring 8.01 Sq. Meters and Ornamental Projection admeasuring --- Sq. Feet, Ota admeasuring about --- Sq. Feet)

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AND WHEREAS the BUILDER/DEVELOPER has accepted the said offer made by the Purchaser.

AND WHEREAS the carpet area of the said Flat/Apartment/Shop is 24.57 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony apartment to the said Apartment for exclusive use of the Allottee or veranda area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the terms, conditions and stipulations contained in this Agreement and all representations and assurances of each party to faithfully abide by all the applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



as the DEVELOPER may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.

3. THE Purchaser hereby agrees to purchase from the VENDOR/ DEVELOPER and the VENDOR/ DEVELOPER hereby agrees to sell to the purchaser/s the flat/Shop/office No 501 on 5TH Floor, in " - " Wing in area admeasuring about 24.52 Sq. Meters equivalent to 264.37 Sq. ft (Carpet) of the complex "Shree Nemmath Residency/Shree Nemmath Shopping Center/Shree Nemmath Heights", as shown on the floor plan thereof hereto annexed and marked as annexure "D"(hereinafter referred to as "the said premises") for the consideration of Rs. 22,07,550/- (Rupees TWENTY TWO LAKH SEVEN THOUSAND FIVE HUNDRED FIFTY ONLY) and The Purchaser agrees to pay the above consideration in the following manner:

a) Rs. 10,00,000/- (Rupees ONE LAKH ONLY) x

only) paid prior to/on execution of this present agreement as an earnest amount by crossed cheque bearing no. NEFT, dated 06/03/2018, drawn on AXIS BANK, KARNATA

Bank, (cheque subject to realization), (the receipt of which does hereby acknowledge by the Vendor/Developer)

Balance payment to be made in the following manner:

b) Rs. 8,93,500/- On completion plinth.

c) Rs. 5,22,000/- On completion of slabs.

d) Rs. 2,21,000/- On completion of walls, internal plaster.

e) Rs. 1,10,000/- On completion of external plumbing, external plaster, elevation, terraces with water proofing.

f) Rs. 88,000/- On completion of Sanitary fittings, staircases, lift wells, lobbies upto the floor level.

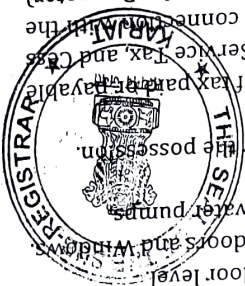
g) Rs. 88,000/- On completion of floorings doors and Windows.

h) Rs. 88,000/- On completion of the lifts, water pumps electrical fittings.

i) Rs. 6,10,500/- At the time of handing over the possession.

)) The Total Price above excludes Taxes (consisting of tax payable by the Promoter by way of GST, Value Added Tax, Service Tax, and other or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

k) The Total Price is escalation-free, save and except charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to



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 विशेष अधिकारी/Registration No. 2018/98822181487010
 निकाश/Validity: 2/1/2018 to 2/1/2024

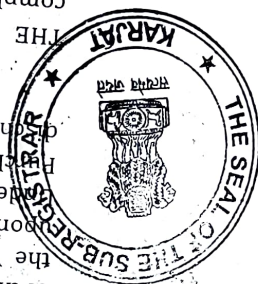
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7. The Promoter hereby declares that the Floor Space Index available on date in respect of the project land is 13,050.24 square meters and Promoter has planned to utilize Floor Space Index of 12,140 Meters by availing of TDR or FSI available on payment of premium FSI available as incentive FSI by implementing various schemes mentioned in the Development Control Regulation or expectation of increased FSI which may be available in modification to Development Control Regulations, which are applicable to the project.

THE VENDOR/ DEVELOPER hereby agree to observe performance have been imposed by the terms, conditions, stipulations if any which sanctioning the said plans or thereafter.



THE VENDOR/ DEVELOPER hereby agree to observe performance have been imposed by the terms, conditions, stipulations if any which sanctioning the said plans or thereafter.

4. THE Purchaser agree and assures to pay the requisite amount and/or prior to taking the possession of the said account of or towards, legal charges, entrance fees and share society formation charges, electric procurement, meter deposit/electric cable charges, lift generator and its accessories and transformer charges, service tax, value added tax, connection Deposit and charges, water bill, common expenses and other maintenance, Development charges, and other charges payable to Municipal Council.

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1) The Promoter shall confirm the final carpet area that has been completed and the occupancy certificate is granted by the authority, by furnishing details of the charges, if any, in the carpet area shall be recalculated upon confirmation of the carpet area. If there is any reduction in the carpet area within the limit then Promoter shall refund the excess money with annual interest rate specified in the Rules, from the date when such an excess was paid by the Allottee/purchaser. If there is any increase in carpet area allotted to Allottee/purchaser, the Promoter shall pay additional amount from the Allottee as per the next milestone Payment Plan. All these monetary adjustments shall be made same rate per square meter as agreed in Clause 3 of this Agreement.

to the said Project. The Promoter has disclosed the Floor Space Index of 4,268.00 Sq. Meters being proposed to be utilized in said property and balance 901.75 Sq. Meters being proposed to be utilized by him on the project land in the said Project and Allottee/purchaser has agreed to purchase apartments based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only and the Purchaser herein has granted his/her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection hindrance and will render sincere cooperation for the DEVELOPER to consume and avail the transfer of Development Rights, FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation and/or staircase Floor Space Index along with other increases and incentives in floor space and complete the additional construction as per the plans and permissions granted by the Municipal Council.

8. THE DEVELOPER hereby declare that they may enclose the balcony area of the said flat, by paying necessary premium/charges to Karjat Municipal Council as per DCR and purchaser does hereby agree to consent and confirm for such enclosing of balcony area by the developer.

9. THE VENDOR / DEVELOPER hereby agrees that they shall maintain clear and marketable title before handing over the possession of the premises to the purchaser and event before the execution of the conveyance of the said property in favour of a co-operative society/corporate Body to be formed by the purchasers of the Flat/shop/other Unit in the building to be constructed on the said property and ensure that the said property shall be free from all encumbrances and that the VENDOR / DEVELOPER has absolute clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the DEVELOPER in favour of the said Society.

10. THE Purchaser agrees to pay to the VENDOR / DEVELOPER interest @ SBI Lending Rate + 2% per annum on all the amounts which becomes due and payable by the Purchaser to the VENDOR / DEVELOPER under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the VENDOR / DEVELOPER.

11. ON Committing default by the Purchaser in payment on due dates of any amount due and payable by the Purchaser to the VENDOR / DEVELOPER under this agreement including his/her proportionate share of taxes levied by the local concerned Authority and other charges and expenses outgoings claimed by the VENDOR / DEVELOPER and on the Purchaser /s committing breach of any of the terms and

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 मालिक/Owner's Name: ...
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to the said Project. The Promoter has disclosed the Floor Space Index of 4.00 sq. Meter and proposed to be utilized in said property and project land in the said Project and Allottee/purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only and the Purchaser herein has granted his/her express and irrevocable consent for the name and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection and will render sincere cooperation for the DEVELOPER to consume and avail the transfer of Development Rights, FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation and/or staircase Floor Space Index along with other increases and incentives in floor space and complete the additional construction as per the plans and permissions granted by the Municipal Council.

3. THE DEVELOPER hereby declare that they may enclose the balcony area of the said flat, by paying necessary premium/charge to Karim Municipal Council as per DCR and purchaser does hereby agree to consent and confirm for such enclosing of balcony area by the developer.

9. THE VENDOR / DEVELOPER hereby agrees that they shall hand over the clear and marketable title before handing over the possession of the premises to the purchaser and event before the execution of the conveyance of the said property in favour of a co-operative society/corporate body to be formed by the purchaser of the flat/shop/other flat in the building to be constructed on the said property and ensure that the said property free from all encumbrances and that the VENDOR / DEVELOPER is absolute and clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title to the said Society of a conveyance of the said property by the execution of a conveyance of the said property by the DEVELOPER in favour of the said Society.

10. THE Purchaser agrees to pay to the VENDOR / DEVELOPER interest @ SBI Lending Rate + 2% per annum on all the amounts which becomes due and payable by the Purchaser to the VENDOR / DEVELOPER under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the VENDOR / DEVELOPER.

11. ON Committing default by the Purchaser in payment on due dates of any amount due and payable by the Purchaser to the VENDOR / DEVELOPER under this agreement including his/her proportionate share of taxes levied by the local concerned Authority and other charges and expenses outgoings claimed by the VENDOR / DEVELOPER and on the Purchaser /s committing breach of any of the terms and

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Date/Validity

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12. PROVIDED always that the power of termination hereinafter contained shall not be exercised by the / DEVELOPER in favour of the Vendor / Developer shall have given to the Purchaser / Developer prior notice in writing of the Vendor / Developer in respect of the specific breach or breach of terms and conditions in respect of which they intend to terminate the agreement and default shall have been made by the Purchaser / Developer in breach of such (reasonable time is agreed by both the parties as remedying such breach or breaches within a reasonable time from the day of notice).

13. PROVIDED further that upon the termination of this Agreement the Vendor / Developer shall refund to the Purchaser / Developer the earnest money and all other amounts which may then have been paid by the Purchaser/s to the Vendor / Developer but the Vendor / Developer shall not be liable to pay to the Purchaser/s any amount on the amount so refunded any upon termination of this agreement and refund of aforesaid amount by the Vendor / Developer by Draft/Pay-slip at address given herein by Registered Post A.D. address provided by the allottee/purchaser and mail at the Vendor / DEVELOPERS may deem fit. The / DEVELOPER shall refund the said amount only after the sell of the said flat and execution of the Deed of Cancellation by the purchaser hereafter. The Vendor / DEVELOPER shall be at liberty to dispose off and to sell the flat to such present and at such price as the Vendor / DEVELOPER may in their absolute discretion deem fit.

14. An amount equal to 20% of the amount paid by the purchaser of the total cost price of the flat/shop whichever is higher shall be deducted while making the payment as liquidated damages. 15. THE BUYER / DEVELOPER shall give possession of the said premises to the Purchaser or his/her nominee or nominees on or possession of the premises to the purchaser or his / her nominee by the aforesaid date or dates prescribed in said Act BUILDER / DEVELOPER shall forthwith refund to the Purchaser amount already received by him in respect of the premises with interest @ SBI Lending Rate + 2% p.a. from the date of BUILDER / DEVELOPER received the sum till date the entire amount and thereon is refunded by the BUILDER / DEVELOPER to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the land as well as the construction or building in which the premises situated or were to be situated.



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21. ON the completion of the purchase of the premises in the Vendor / DEVELOPER / BUILDER / DEVELOPER shall give possession of the said premises to the Purchaser or his/her nominee or nominees on or possession of the premises to the purchaser or his / her nominee by the aforesaid date or dates prescribed in said Act BUILDER / DEVELOPER shall forthwith refund to the Purchaser amount already received by him in respect of the premises with interest @ SBI Lending Rate + 2% p.a. from the date of BUILDER / DEVELOPER received the sum till date the entire amount and thereon is refunded by the BUILDER / DEVELOPER to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the land as well as the construction or building in which the premises situated or were to be situated.

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17. THE VENDOR / DEVELOPER shall not be liable to pay to the Purchaser / Developer any amount on the amount so refunded any upon termination of this agreement and refund of aforesaid amount by the Vendor / Developer by Draft/Pay-slip at address given herein by Registered Post A.D. address provided by the allottee/purchaser and mail at the Vendor / DEVELOPERS may deem fit. The / DEVELOPER shall refund the said amount only after the sell of the said flat and execution of the Deed of Cancellation by the purchaser hereafter. The Vendor / DEVELOPER shall be at liberty to dispose off and to sell the flat to such present and at such price as the Vendor / DEVELOPER may in their absolute discretion deem fit.

18. THE Purchaser shall not be liable to pay to the Vendor / Developer any amount on the amount so refunded any upon termination of this agreement and refund of aforesaid amount by the Vendor / Developer by Draft/Pay-slip at address given herein by Registered Post A.D. address provided by the allottee/purchaser and mail at the Vendor / DEVELOPERS may deem fit. The / DEVELOPER shall refund the said amount only after the sell of the said flat and execution of the Deed of Cancellation by the purchaser hereafter. The Vendor / DEVELOPER shall be at liberty to dispose off and to sell the flat to such present and at such price as the Vendor / DEVELOPER may in their absolute discretion deem fit.

19. THE Purchaser shall not be liable to pay to the Vendor / Developer any amount on the amount so refunded any upon termination of this agreement and refund of aforesaid amount by the Vendor / Developer by Draft/Pay-slip at address given herein by Registered Post A.D. address provided by the allottee/purchaser and mail at the Vendor / DEVELOPERS may deem fit. The / DEVELOPER shall refund the said amount only after the sell of the said flat and execution of the Deed of Cancellation by the purchaser hereafter. The Vendor / DEVELOPER shall be at liberty to dispose off and to sell the flat to such present and at such price as the Vendor / DEVELOPER may in their absolute discretion deem fit.

20. THE Purchaser shall not be liable to pay to the Vendor / Developer any amount on the amount so refunded any upon termination of this agreement and refund of aforesaid amount by the Vendor / Developer by Draft/Pay-slip at address given herein by Registered Post A.D. address provided by the allottee/purchaser and mail at the Vendor / DEVELOPERS may deem fit. The / DEVELOPER shall refund the said amount only after the sell of the said flat and execution of the Deed of Cancellation by the purchaser hereafter. The Vendor / DEVELOPER shall be at liberty to dispose off and to sell the flat to such present and at such price as the Vendor / DEVELOPER may in their absolute discretion deem fit.

21. ON the completion of the purchase of the premises in the Vendor / DEVELOPER / BUILDER / DEVELOPER shall give possession of the said premises to the Purchaser or his/her nominee or nominees on or possession of the premises to the purchaser or his / her nominee by the aforesaid date or dates prescribed in said Act BUILDER / DEVELOPER shall forthwith refund to the Purchaser amount already received by him in respect of the premises with interest @ SBI Lending Rate + 2% p.a. from the date of BUILDER / DEVELOPER received the sum till date the entire amount and thereon is refunded by the BUILDER / DEVELOPER to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the land as well as the construction or building in which the premises situated or were to be situated.

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 layout are constructed and the Flats / Units therein are sold out to the
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 wings/ building in the said property undertaken by VENDOR /
 clearly brought to the notice of the Purchaser that there are number of
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 premises in favour of such society, such conveyance shall be keeping
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 the adjacent part of the said property together with building by
 society all the rights title and interest of the VENDOR/ DEVELOPER in
 etc. the VENDOR / DEVELOPER shall cause to be transferred to the
 the flats and other units and other portions in the said building, garages
 amounts due and payable to the VENDOR / DEVELOPER in respect of
 society a registered body, when the society is registered and all the
 VENDOR / DEVELOPER in forming and registering or incorporating a
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 पंजीकृत नाम: N. Deshmukh
 पंजीकृत अधिकारी/ Special Executive Officer
 पंजीकृत नं. 2018/5832151487016
 वैधता/ Validity: 2/1/2018 to 2/1/2023

N. Deshmukh
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Prashant Deshmukh

prospective buyers.
 layout are constructed and the Flats / Units therein are sold out to the
 Purchaser shall not raise any objection till all the buildings in the said
 DEVELOPER, the execution of the conveyance may be delayed and the
 wings/ building in the said property undertaken by VENDOR /
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 with the terms and conditions and provisions of this agreement. It is
 premises in favour of such society, such conveyance shall be keeping
 executing the necessary conveyance of the said property and the said
 the aliquot part of the said property together with the building by
 society all the rights, title and interest of the VENDOR/ DEVELOPER in
 etc, the VENDOR / DEVELOPER shall cause to be transferred to the
 the flats and other units and other portions in the said building, garages
 amounts due and payable to the VENDOR / DEVELOPER, in respect of
 society a registered body, when the society is registered and all the
 VENDOR / DEVELOPER in forming and registering or incorporating a
 premises in the said building, the purchasers shall co-operate with the
 amounts due and payable to him by all the Purchaser of all the Flat/
 receipt by the VENDOR / DEVELOPER of the full payment of all the
 21. ON the completion of the all buildings (with all its wings) and on

Registrar of Co-operative Societies or any other competent authority
 Memorandum and /or Article of Association, as may be required by the
 any changes or modification are made in the draft by laws or the
 over to the Promoters. No objection shall be taken by the Purchaser
 the bye laws of the proposed society and duly fill in, signed and hand
 for the formation and registration of the co-operative society including
 necessary applications and/ or other papers and documents necessary
 this purpose he / she also from time to time sign and execute the
 society to be known by such name as the Promoters may decide and for
 the building shall join in forming and registering the co-operative
 20. THE Purchaser along with the other Purchaser of the Flats / Shops in

rules, regulation, and bylaws of the concerned authorities.
 the Purchaser by the VENDOR / DEVELOPER only as per the prevailing
 permit the same to be used only for the purpose for which it allotted to
 19. THE Purchaser shall use the said premises or any part thereof or
 occupation.
 Purchaser intimating that the said premises are ready for use and
 days of the VENDOR/ DEVELOPER giving written notice to the
 18. THE Purchaser shall take possession of the said premises within 7

public or competent
 (iii) Any notice order, rule, notification of the Government and / or other
 (ii) War, civil commotion or Act of God,
 supply or labour;
 (i) Non-availability of steel, cement other materials, water or electric
 flat/shop/other unit is situated as delayed on account of :-
 of time for delivery of the said flat/shop/tenement/other unit on the
 aforesaid date, if the completion of building in which the said
 17. THE VENDOR / DEVELOPER shall be entitle for reasonable extension

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22. THE VENDIOR / DEVELOPER shall if necessary purchase a building from the society in respect of the VENDIOR / DEVELOPER or otherwise if the benefits conferred hereon or otherwise off the VENDIOR / DEVELOPER benefits at any time to anybody such assignee of the society or any member of the said rights and benefits. The purchaser shall not charge any fees or other members of the society and shall not be liable to pay any such charges or other will not have any objection to admit such assignee or transferee of the purchaser's thereof shall become the member of the society and shall be entitled to the said rights and benefits. The purchaser shall be entitled to the said rights and benefits of the society and shall not be liable to pay any such charges or other members of the society and shall not be liable to pay any such charges or other

23. THE VENDIOR / DEVELOPER may complete the said building or part thereof or floor and obtain part occupation certificate and give possession thereof and give possession of flat therein to the acquirer of the same no right to object to the same and will not object to the same. The purchaser hereby gives his specific consent to the same and will not object to the same and will not object to the same. The purchaser takes possession of flat in such part completed and will not object to the same and will not object to the same. The purchaser or otherwise the VENDIOR / DEVELOPER and or its agents shall be entitled to carry on the remaining work in which the flat are, the said building or any part thereof the purchaser shall further and additional construction work of building in which the flat are, that such construction will cause inconvenience to the purchaser and assures to the VENDIOR / DEVELOPER that the purchaser agrees and professes to or obstruct the execution of such work shall not protest, object to or obstruct the execution of such work and / or the purchaser shall be entitled to any compensation and / or the claim or to complain for any inconvenience and / or the which may be caused to him / her or other any other person/s



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25. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever. The Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favour of the society.

26. THE BUILDER/DEVELOPER hereby declare that the said premises is not subject to any mortgage, charge, lien or any other encumbrances.

27. THE Purchaser premises shall from the date of possession maintain the premise Purchaser's own cost in good tenable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulation of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.

28. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause. The Purchaser hereby agrees that he/she will not keep any things including pots of plants, gas cylinders, weather sheds, etc. at the outer surface or the exterior side of the building so that the building elevation, ambience, aesthetic, and dignity of the building doesn't spoil and further, will not do such acts which will damage/harm the building, elevations and paint of the building.

29. The Purchaser shall at their cost carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the VENDOR /DEVELOPER and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to any concerned local authorities and or the other public authority for anything so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.

30. THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall the time made or cause to be made any additions or alterations or whatsoever

2024/2025
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 2024/2025



20/11/24
 N. Desai

20/11/24

25. VENDOR / DEVELOPER to the (Co-operative Society) shall be paid over by the actual expenses incurred in various account) shall be paid over by the VENDOR / DEVELOPER to the (Co-operative Society) or the case may be. contribution and such proportional share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever. The Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favour of the society.

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28. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause. The Purchaser hereby agrees that he/she will not keep any things including pots of plants, gas cylinders, weather sheds, etc. at the outer surface or the exterior side of the building so that the building elevation, ambience, aesthetic, and dignity of the building doesn't spoil and further, will not do such acts which will damage/harm the building, elevations and paint of the building.

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Redduli Ag
 N. Desai

2907/2082

Roidal Ag
V. N. Reddy

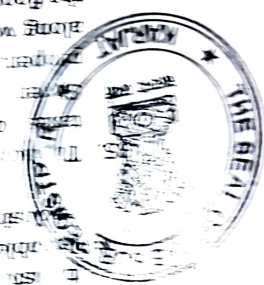
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the said building.

and/or the Purchaser and the other purchasers of the said
require for siting the interest of the VENDOR
deeds and things by the VENDOR/DEVELOPER and/or the
time sign all appropriate papers and document and do all

30

The Purchaser at the VENDOR/DEVELOPER shall
at the Vendor/Developer shall be liable in respect of
the development and/or treatment charges, M.A. taxes
and other charges levied by the concerned local
authority and/or other public authority in respect
of the building shall be borne and paid by the
Purchaser and the other purchasers of the building in
the proportion of their respective interests
along with the other purchasers of the building in the



the concerned planning authority in connection
with the development and/or treatment charges, M.A. taxes
and other charges levied by the concerned local
authority and/or other public authority in respect
of the building shall be borne and paid by the
Purchaser and the other purchasers of the building in
the proportion of their respective interests
along with the other purchasers of the building in the

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5	5	5

33. The Purchaser shall not throw dirt, rubbish, rags, garbage
or other things from the said building
or any portion of the said property or building
which may be injurious to the health of the
neighbourhood or which may be an offence
under any law for the time being in force.

33

32. The Purchaser shall not do or permit to do any act or
omission which may be liable to attract any
penalty or which may be an offence
under any law for the time being in force.

32

31. The VENDOR/DEVELOPER may make alterations in the
structure of the building or any part thereof
which may be necessary for the purpose of
improving the building or for the purpose of
complying with the provisions of any law
for the time being in force.

31

30. The VENDOR/DEVELOPER shall be liable in respect of
the development and/or treatment charges, M.A. taxes
and other charges levied by the concerned local
authority and/or other public authority in respect
of the building shall be borne and paid by the
Purchaser and the other purchasers of the building in
the proportion of their respective interests
along with the other purchasers of the building in the

Radhika
V.N. Deshpande
(Signature)

36. THE Purchaser and/or the VENDOR/DEVELOPER shall time sign all applications, papers and document and do deeds and things as the VENDOR/DEVELOPER and/or the require for safe-guarding the interest of the VENDOR and/or the Purchaser and the other Purchasers of the said building along with the Purchaser flats in the building in premises.



35. The development and/or betterment charges, N.A. taxes, or other taxes levied by the concerned local authority and/or any other public authority in respect of the property and/or building shall be borne and paid by the Purchaser and/or the other Purchasers of the said building along with the Purchaser flats in the building in premises. The Purchaser also agrees to contribute proportionate expenses for water, electricity, gas, etc., if insisted by M.S.E.D.C Ltd. charges and other expenses. The Purchaser's share of such amount of deposit shall be paid to the VENDOR/DEVELOPER within seven days of the date of the agreement. The Purchaser shall be liable to pay to the VENDOR/DEVELOPER within seven days of the date of the agreement. The Purchaser shall be liable to pay to the VENDOR/DEVELOPER within seven days of the date of the agreement. The Purchaser shall be liable to pay to the VENDOR/DEVELOPER within seven days of the date of the agreement.

36	37
38	39

33. THE Purchaser shall not throw dirt, rubbish, rags, garbage, refuse or permit the same to be thrown from the said premises. The Purchaser shall not throw dirt, rubbish, rags, garbage, refuse or permit the same to be thrown from the said premises. The Purchaser shall not throw dirt, rubbish, rags, garbage, refuse or permit the same to be thrown from the said premises.

32. THE Purchaser shall not do or permit to do any act or thing which may result in an increase in premium payable in respect of the insurance. The Purchaser shall not do or permit to do any act or thing which may result in an increase in premium payable in respect of the insurance.

31. The VENDOR/DEVELOPER may make alterations in structure or additions to the building after the said building has been completed. The VENDOR/DEVELOPER may make alterations in structure or additions to the building after the said building has been completed. The VENDOR/DEVELOPER may make alterations in structure or additions to the building after the said building has been completed. The VENDOR/DEVELOPER may make alterations in structure or additions to the building after the said building has been completed. The VENDOR/DEVELOPER may make alterations in structure or additions to the building after the said building has been completed.

1. N. Seshan
G. L. M. S.

Handwritten signature

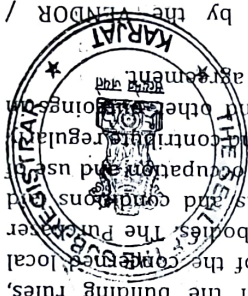
- 47. NOTHING contained in this agreement is intended to be nor shall the same be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim and right, save except in respect of the said premises hereby agreed to be sold to him/her and all open space, parking spaces, parking spaces (open or closed), stilt, lobbies, staircases, terraces, recreation space, society office, club house etc., shall belong to and will remain the property of the VENDOR /DEVELOPER only who are entitled to dispose off the same until the said land and the said building is transferred to the co-operative society as herein before mentioned with liberty to reserves from amongst them as per requirement but subject to the rights of the VENDOR /DEVELOPER under this agreement. The VENDOR /DEVELOPER have all rights, power and authorities to sell any premises, units, terraces, parking spaces except the flats/unit allotted to the Purchasers under this agreement and the Purchaser has no objection for the same and will not raise any objection thereto.
- 38. THE Purchaser shall not let, sub-let, transfer, assign or part with his / her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the VENDOR / DEVELOPER under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the VENDOR / DEVELOPER.
- 39. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additional alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the competent local authority and of government and other public bodies. The purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other charges in accordance with the terms and conditions of this agreement.
- 40. ANY delay tolerated or indulgence shown by the VENDOR / DEVELOPER in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the VENDOR /DEVELOPER shall not be construed as a waiver on the part of the VENDOR / DEVELOPER of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the VENDOR / DEVELOPER. ALL costs, charges and expenses, penalties, GST, Sales-Tax, Service-Tax if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance, or instrument of transfer, lease assignment

Handwritten notes in a box:

2087/2082

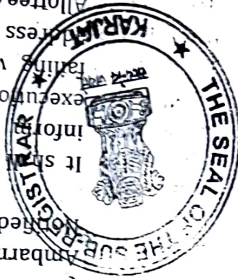
2087/2082

2087/2082



Pradyumn Singh

Rajul An
V. M. Deshpande



That in case there are Joint Allottees all communications shall be addressed to the address given by him/her which shall for all intents and purposes be deemed to be the address of the Allottee/Purchaser, as the case may be. It shall be the duty of the Allottee/Purchaser and the Promoter to take all necessary steps for the registration and the execution of this Agreement in the above address by Registering the Agreement in the above address and letters posted at the address shall be deemed to have been received by the Allottee/Purchaser, as the case may be.

M/s promoter Name: M/s Shree Nemnath Construction Co
(Promoter Address): 7, Janki Darshan, Opp. Water Tank
Registered Email ID: shreenemnathkarjat@gmail.com
Registered Email ID: 97/c

९७/८
०१९८/२०१६
४३

RAI4AD - 410201

MR. SHIRASE, POST: KODIWADE, TAL.

MR. RAKESH NARESH DESHMUKH

MR. VIDYA NARESH DESHMUKH

42. That all notices to be served on the Allottee/Purchaser shall be deemed to have been served if sent to the Allottee/Purchaser or the Promoter as contemplated by this Agreement shall be deemed to have been received by the Allottee/Purchaser at their respective addresses specified below :

Registered Post A.D. and notified Email ID/Under Certificate
Promoter as contemplated by this Agreement shall be deemed to have been received by the Allottee/Purchaser at their respective addresses specified below :

deed and other documents and the formation, registration, shared and other units or as the case may be... shall present this Agreement as well as the conveyance or other documents shall be... of transfer, lease assignment deed and other documents within the time limits... the Registration Act and the VENDOR / DEVELOPER shall admit the execution thereof... office and admit the execution thereof. The Purchaser shall be bound to pay... with the VENDOR / DEVELOPER a sum of which will be used to pay the share of... the prevailing rates being proportionate share of final deed of... would be needed for execution of final deed of... instrument of transfer, lease, assignment deed and other documents... favour of the Co-operative Housing Society or Co-operative... Apartments. It is agreed that unless and until the Purchaser... flats/shops/units in the said building pay the proportionate... stamp duty and registration charges, if any, the DEVELOPER shall not be obliged to execute or cause to be executed... final deed of conveyance or instrument of transfer, lease, assignment deed and other documents in favour of the Co-operative... Society/Condominium of Apartments/Federal Society.

44 reasonable time to enter upon the said property and premises or any part thereof to view and examine the state and condition thereof.

IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the VENDOR / DEVELOPER or the society.

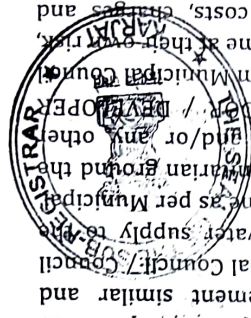
a) The VENDOR / DEVELOPER shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terraces, silt, garage etc, to anybody. The Purchaser along with the other Purchasers will not raise any objection of whatsoever nature. The silt, terraces on any floor and open spaces shall always be the property of the VENDOR / DEVELOPER and the VENDOR / DEVELOPER shall have full right and absolute authority to enclose the said silt area of the building and further shall have the right to sell the same to any prospective purchaser.

b) The VENDOR / DEVELOPER shall become the member of the society in respect of its rights and benefits concerned above. If the VENDOR / DEVELOPER transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferee as the member/s of the Society.

c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the VENDOR / DEVELOPER or its nominee or nominees or transferee any amount by way of pointing out maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement and or hoardings etc, for the purpose mentioned hereinabove.

45. IT is specifically agreed and understood by and between the VENDOR /

DEVELOPER and the Purchaser / s of the premises (the other premises incidental to this one) if for any reason the Municipal Council / Council building though ready for occupation for certain time as per Municipal Council's time schedule and if on humanitarian ground the VENDOR / DEVELOPER allow the Purchaser/s and/or any other premises, buyer (at the sole discretion of VENDOR / DEVELOPER alone) to obtain a temporary water connection from Municipal Council / Council on humanitarian ground on their own name at their own risk, cost and expenses then and in that event all costs, charges and expenses in respect of obtaining and maintaining or renewal of such temporary water supply shall be borne and paid by the Purchaser / s and the other premises buyers proportionately from time to time till proper authorized regular water supply is made available to the said building by the Municipal Council. In the event for the purpose of the furnishing, the VENDOR / DEVELOPER on the request of the



S. S. Desai
10/11/14

Prabhakar

RECEIPT

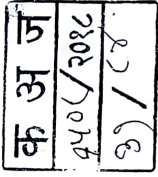
Received With Thanks From The Within named Purchaser The Sum Of

1) Rs. 1,00,000/- (Rs. ONE LAKH ONLY
Rupees Only) by Ch. No. NEFT, Drawn on AXIS BANK, KARJAT
* dated 06/03/2018

2) Rs. (Rs.
Rupees Only) by Ch. No. Drawn on
 dated Being The Earnest/Part
Consideration In Respect Of The Sale Of the Flat Hereinabove
Mentioned

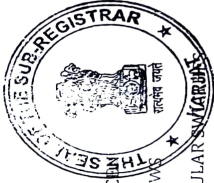
I SAY RECEIVED

Bhagyam Lakhi
VENDOR/DEVELOPER



ANNEXURE "A"
LIST OF AMENITIES

- DECORATIVE MAIN DOOR WITH PREMIUM FITTINGS
- BEST QUALITY VERTIFIED TILES 2'x2'
- DESIGNER TILES FOR BATH, WC & KITCHEN
- BEST QUALITY STAINLESS STEEL SINK IN KITCHEN
- POWDER COATED ALUMINIUM SLIDING WINDOWS
- CONCEALED ELECTRICAL FITTINGS WITH MODULAR SWITCHES
- CONCEALED PLUMBING WITH QUALITY FIXTURES
- PURE WHETHER PROOF EXTERIOR PAINTS



Bhagyam Lakhi

Subj. No. 4406/2082
N. N. Deshmukh

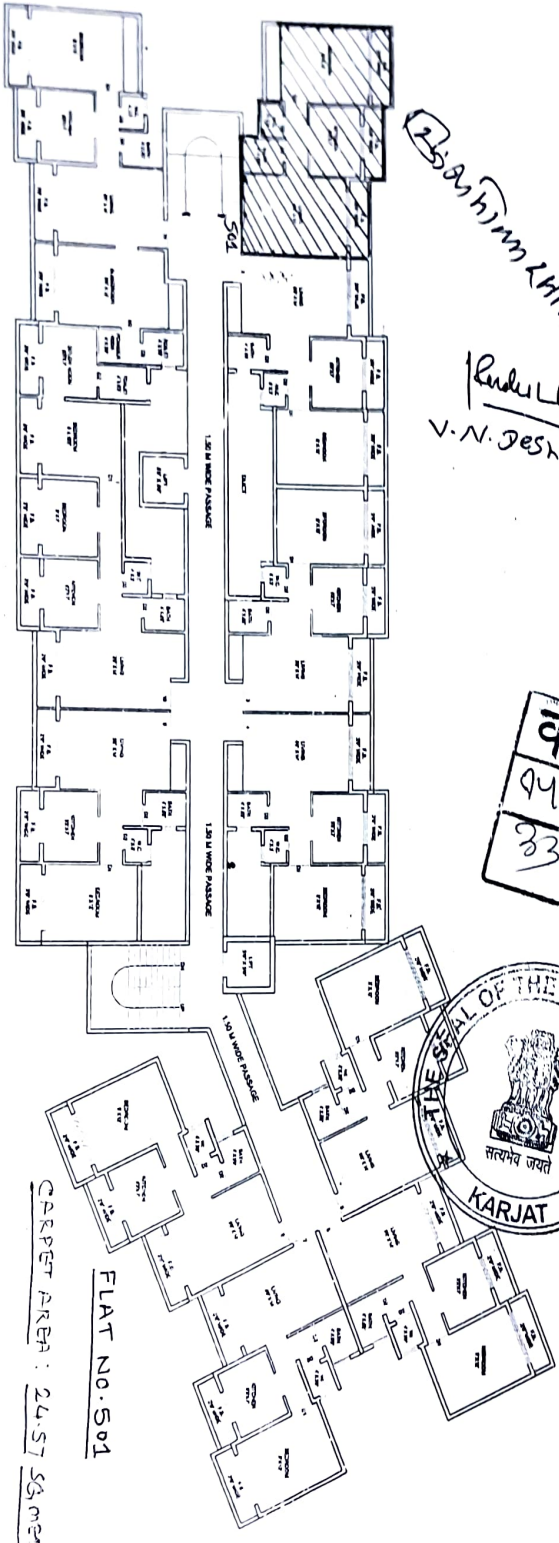
SHREE NEMINATH CONSTRUCTION CO. 5TH FLOOR PLAN

DEVELOPERS:

SHREE NEMINATH HEIGHTS

ARCHITECT

SACHIN SAHANE



CARPET AREA: 24.57 sq.meter

Handwritten signature/initials

Handwritten signature: V.N. Deshpande

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940C	/	208C
33	/	68



All the Plans, Drawings, Assurances, Specifications, Facilities etc. are subject to approval of the developers & would be changed if necessary, without any notice. The discretion remains with the developers.



गाव नमुना सार

अवकाश दिनांक : १०/११/२०११

अधिकार अधिकारीचे पत्रक

[महाराष्ट्र जमीन मारसुल अधिकार अधिनियम आणि नोंदवकाश (नकार करणे व सुविहित ठेवणे) नियम, १९७१ यान्वये नियम ३, ५, ६ आणि ७]

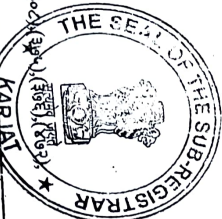
तातुका : कर्ना

दिनांक : रायगड

वर्ग : पूर्व सुटका	परत करमांकचा	पुनरावकाश	गावाचे नाव	क्षेत्र	आकार आणि प	गोंडऱ फा.का.	आले क्रमांक
परत करमांक	अधिकारवा	पारदर्शी	भावावटकराचे गाव				

मिळवणूक करणे व क्षेत्र २ करणे यांचे नाव	श्री. जे.जी.राव कान्हेरकरांना तर्फे	मूलाचे नाव	१३३
दिनांक	०६.०७.७०	इतर अधिकार	
		इतर	
		तातुकी विनयवती पत्रकानुसार (७२३)	
		इतर	
		मा.निलदर्शककारी सो.रायगड अलिढागा	
		यॉन कडील आदेश (७४२)	
		क्र.भागा	
		दल.एम.ए.९/एम.आर./१२०१२००६	
		अन्वये कमी रेट२३ प्रमाणे निवासी व पुढक	
		वाणिज्य	
		कार्यापवादी विनयवती पत्रकानुसार देण्यात	
		आली आहे	

क अ ज
१५०८/२०१८
१५/८२



रकम	०.६०.७०	श्री. जे.जी.राव कान्हेरकरांना तर्फे	सौभाग्य आणि मूल्यापन विनये
उत्पन्न (लागवडी अयोग्य)		मूलाचे नाव	
बां (अ)	०.०१.९०	इतर अधिकार	
दफ्तार	०.०१.९०	इतर	
अधिकारवा	१०.६९	तातुकी विनयवती पत्रकानुसार (७२३)	
दो विना		इतर	
श्री आकारवाणी		मा.निलदर्शककारी सो.रायगड अलिढागा	
		यॉन कडील आदेश (७४२)	
		क्र.भागा	
		दल.एम.ए.९/एम.आर./१२०१२००६	
		अन्वये कमी रेट२३ प्रमाणे निवासी व पुढक	
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		कार्यापवादी विनयवती पत्रकानुसार देण्यात	
		आली आहे	

गाव नमुना बागा
फिकाची नोंदवती
नियम, १९७१ यान्वये नियम २५

महाराष्ट्र जमीन मारसुल अधिकार अधिनियम आणि नोंदवकाश (नकार करणे व सुविहित ठेवणे) नियम, १९७१ यान्वये नियम २५		फिकाखालील क्षेत्राचा ताब्यातील		फिकाचे जल स्थिति	
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मूलाचे नाव		मूलाचे नाव		मूलाचे नाव	
इतर अधिकार		इतर अधिकार		इतर अधिकार	
इतर		इतर		इतर	
तातुकी विनयवती पत्रकानुसार (७२३)		तातुकी विनयवती पत्रकानुसार (७२३)		तातुकी विनयवती पत्रकानुसार (७२३)	
इतर		इतर		इतर	
मा.निलदर्शककारी सो.रायगड अलिढागा		मा.निलदर्शककारी सो.रायगड अलिढागा		मा.निलदर्शककारी सो.रायगड अलिढागा	
यॉन कडील आदेश (७४२)		यॉन कडील आदेश (७४२)		यॉन कडील आदेश (७४२)	
क्र.भागा		क्र.भागा		क्र.भागा	
दल.एम.ए.९/एम.आर./१२०१२००६		दल.एम.ए.९/एम.आर./१२०१२००६		दल.एम.ए.९/एम.आर./१२०१२००६	
अन्वये कमी रेट२३ प्रमाणे निवासी व पुढक		अन्वये कमी रेट२३ प्रमाणे निवासी व पुढक		अन्वये कमी रेट२३ प्रमाणे निवासी व पुढक	
वाणिज्य		वाणिज्य		वाणिज्य	
कार्यापवादी विनयवती पत्रकानुसार देण्यात		कार्यापवादी विनयवती पत्रकानुसार देण्यात		कार्यापवादी विनयवती पत्रकानुसार देण्यात	
आली आहे		आली आहे		आली आहे	

०.६०.७०
Print Serial No 272400030000000019/565
१५/८२
०२/१०/२०११
श्री. जे.जी.राव कान्हेरकरांना तर्फे
मूलाचे नाव
मिळवणूक करणे व क्षेत्र २ करणे यांचे नाव

महाराष्ट्र जमीन मालकी अधिकार अधिनियम १९७१ अन्तर्गत अधिपत्रिकेची नोंदवह्या (तयार करणे व सुविधित्व देवणे) नियम, १९७१ यातील नियम २१

पिकाखालील क्षेत्रांचा तपशील

पिकाचे वर्गीकरण	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र

क अ ज
१९०८/२०२८
३८/८४

THE SEAL OF THE SUB-REGISTRAR

पिकाची नोंदवह्या

महाराष्ट्र जमीन मालकी अधिकार अधिनियम १९७१ अन्तर्गत अधिपत्रिकेची नोंदवह्या (तयार करणे व सुविधित्व देवणे) नियम, १९७१ यातील नियम २१

पिकाखालील क्षेत्रांचा तपशील

पिकाचे वर्गीकरण	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र
पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र

क अ ज
१९०८/२०२८
३८/८४

THE SEAL OF THE SUB-REGISTRAR

पिकाची नोंदवह्या

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील				लागवडीबाबी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र
		मिश्र पिका खालील क्षेत्र		निर्मळ पिकाखालील क्षेत्र		
२०१०-११	संपूर्ण वर्ष	मिश्रणाचा संकेत क्रमांक	पिकाचे जल नाव	पिकाचे अजल सिंचित	अजल सिंचित	
		जल सिंचित	अजल सिंचित	पिकाचे जल नाव	पिकाचे अजल सिंचित	
					रा.पड	०.९३.००

Print Serial No 2724000300000000

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१९०८/२०२८
३८/८४

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील				लागवडीबाबी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र
		मिश्र पिका खालील क्षेत्र		निर्मळ पिकाखालील क्षेत्र		
२०१०-११	संपूर्ण वर्ष	मिश्रणाचा संकेत क्रमांक	पिकाचे जल नाव	पिकाचे अजल सिंचित	अजल सिंचित	
		जल सिंचित	अजल सिंचित	पिकाचे जल नाव	पिकाचे अजल सिंचित	
					रा.पड	०.९३.००

Print Serial No 2724000300000000

क अ ज
 १९०८/२०२८
 ३८/८४

क अ ज
 १९०८/२०२८
 ३८/८४

Maharashtra Real Estate Regulatory Authority

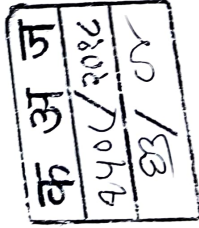
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :

PROJECT NO: 465
Project: **Shree Nemimath Heights Plot, Bedding / CTS / Survey / Final Plot No. SURVEY NO 20 KACHERI ROAD
Phase: SHREE NEMIMATH HEIGHTS at Karjat, Karjat, Raigad, 410201.**
M/S: **BUDRUK KARJAT RAIGAD** / principal place of business at **Telshi, Ambarnath,**

1. **Shree Nemimath Construction Co** having its registered office / principal place of business at **Telshi, Ambarnath,**
Dist: Thane, Pin: 421501
The registration is granted subject to the following conditions, namely:-
 1. The promoter shall enter into an agreement for sale with the allottees;
 2. The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 3. The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
- OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
3. The Registration shall be valid for a period commencing from **07/08/2017** and ending with **30/09/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 1. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 2. That the promoter shall take all the pending approvals from the competent authorities
 3. That the promoter shall take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanti Rohanand Prabhu
(Secretary, Maharashtra)
Date: 8/11/2017 1:00:01 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



पत्र नं. 10005/2017

दि. 31/10/2017

Sub Registrar Udhmasagar 3

पत्र नं. 10065/2017

पत्र नं. 01/

पत्र नं. 500/-

पत्र नं. 00/

पत्र नं. 5 दि. 31/10/2017

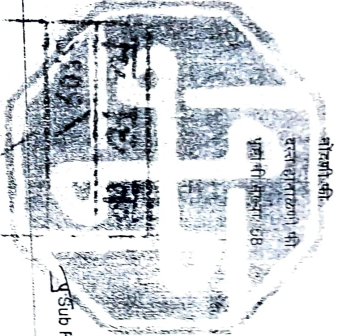
पत्र नं. 10065 दि. 31-10-2017

पत्र नं. 3/30 प. नं. वा. पत्र नं. वा.

पत्र नं. 13762
पत्र नं. 10005/2017
पत्र नं. 01/

पत्र नं. 100.00
पत्र नं. 1160.00

पत्र नं. 1260.00



Sub Registrar Udhmasagar 3

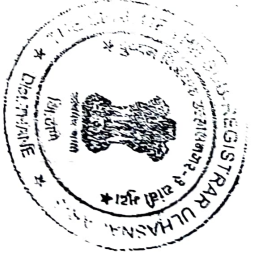
पत्र नं. 131/10/2017 03 : 30 : 00 PM की वेळ: (सादरीकरण)

पत्र नं. 2/31/10/2017 03 : 30 : 28 PM की वेळ: (की)

क अ ज

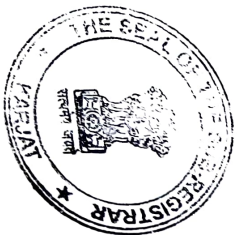
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पत्र नं. 90065/2090
पत्र नं. 58/58

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पत्र नं. 1/2017
पत्र नं. 10005/2017
पत्र नं. 01/

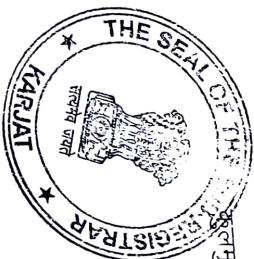
घोषणा पत्र

मी श्री. प्रविण विनायक विश्वे यादवारे घोषित करतो की, दुययम निबंधक फर्ग्यो यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री दिग्विध शिराराम दलनाथ व इ. यांनी दिनांक ३१/१०/२०१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्ठादित करून कबूली जबाब दिला आहे सादर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणारया व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस पात्र राहीन याची मला जाणीव आहे.

के अ ज
१५०८/२०१८
०२/८४

सा

कुलमुखत्यार पत्रधारकांचे नाव व सही



दिनांक:- ०५/०५/२०१८

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHREE NEMINATH CONSTRUCTION CO

28/06/2010

Permanent Account Number:
ABTFS2223H

06072010

श्रीनिवास लाल

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAKESH NAGESH DESHMUKH
NAGESH HARIBHAU DESHMUKH

02/03/1990

Permanent Account Number

BFMPD8369H

Signature

MUMSP04-18271
6765/470
13570



Rakesh

क अ ज
7400/2010
09/02

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DVYPD8198G

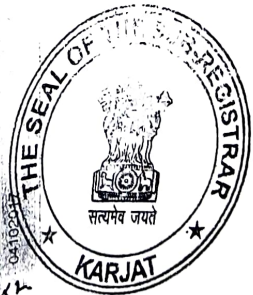
नाम / Name
VIDYA NAGESH DESHMUKH

पिता का नाम / Father's Name
PUNDLIK SARKHOT

जन्म की तारीख / Date of Birth
13/08/1983

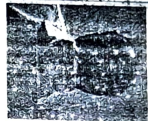
V. N. DESHMUKH
हस्ताक्षर / Signature

V. N. DESHMUKH



सत्यप्रत/TRUE COPY
दिनांक: 1/2010
जिला/Dist. रायगड
विशेष कार्यकारी अधिकारी/Special Executive Officer
REGISTRATION No. 2016/55322181487016
21/2018 to 21/2023

भारत सरकार
GOVERNMENT OF INDIA




दिवक नथुराम देशमुख
Deepak Nathuram Deshmukh
जन्म तारीख: 08/1973
पुत्र / Male

9066 2781 1667


अभिलेख - सामान्य भाषाभाषी अभिलेख

693802

भारत सरकार
GOVERNMENT OF INDIA



अभिलेखी अनांत देशमुख
Abhilekhi Anant Deshmukh
जन्म तारीख: / DOB: 13/09/1994
पुत्र / MALE



Handwritten signature

8172 04 1 1082

-भारतीय भाषाभाषी अभिलेखी-

क अ ज
१५० / २०१८
५१ / २



दिनांक: 2018.4.19 म.ने.

दस्त गोपवारात भाग-1

क्रमांक: 1508/2018

कृष्ण

क्रमांक: 11508/2018

मोबदला: ₹. 22,07,550/-

दस्तावेज क्रमांक: ₹. 1,32,500/-

शुद्धी असल्यात नसतिल :-

Fee Adjustment (Yashada training) code added for keeping tack of adjusted fees

पावती: 2782

पावती दिनांक: 04/04/2018

सादरकरणाचाचें नाव: राकेश नागेश देशमुख - -

नोंदणी फी

₹. 22100.00

दस्त हस्ताळणी फी

₹. 1760.00

पुढांची संख्या: 88

एकुण: 23860.00

Sub Registrar Karjat

Sub Registrar Karjat

ना.क्रमांक: करारनामा

दस्तावेज क्रमांक: (फी) कोणत्याही महात्म्यापानिकेच्या हद्दीत किंवा त्याच्यात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-

दस्तावेज क्रमांक: (फी) कोणत्याही महात्म्यापानिकेच्या हद्दीत किंवा त्याच्यात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
दस्तावेज क्रमांक: (फी) कोणत्याही महात्म्यापानिकेच्या हद्दीत किंवा त्याच्यात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
दस्तावेज क्रमांक: (फी) कोणत्याही महात्म्यापानिकेच्या हद्दीत किंवा त्याच्यात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-



दस्तावेजासोबत जोडलेली कागदापत्रे कुलसुवाळ्यात घड
व्यक्ती इत्यादी क्वाचट आठवून आल्यात यांची संपूर्ण
जबाबदारी मिळवतावी राहिल

सिल्वर शेणार

सत्यप्रत/TRUE COPY

दिनांक: 1 / 12/2018

Page: 1 / 2092

शुद्धी: Special Executive Officer

नाम/Name: Special Executive Officer

दिशेन कार्यवाही अधिकारी/Special Executive Officer

Registration No. 2018/9/55922181487016

17/12/2023