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22/11/2020  
(47)



भारतीय स्टेट बैंक / STATE BANK OF INDIA

For Proposals upto \_\_\_\_\_ Lacs

AMT-2  
Please Tick

TDV

Saving A/C No.: 62089643086 Branch File No.:

CIF No.: 73020647917 Tie up No. (if applicable):

LOS Reference No.: 21432488 PAL/Take Over/NEW/Resale/Top up

CRM - 05920045, LOS

Applicant Name: Sunil Ghanekar

CO - Applicant Name: \_\_\_\_\_

MARK IN SYSTEM

TITLE DEEDS VERIFICATION ON 25/11/2023

Contract (Resi.) Mobile: 9987333354

Loan Amount: 40 lakhs Tenure: 14 yrs.

Interest Rate: EMI:

Loan Type: TL SBI LIFE

Hsg. Loan: Loan Against Property Maxgain

Reality: \_\_\_\_\_ Home Top up

Property Location: 404, Vista Arcade CHS Ltd.

Property Cost: Plot no. 31/32, Opp Khanderhwar Stn.

Name of Developer/Vender: Sec-22, Kamthe 410206

RBO-II Zone-II Branch: Khanderhwar Branch (Code No.) 16374

Contract Person: \_\_\_\_\_ Mobile No.:

Name of RACPC Co - ordinator with Mob. No.:

SEARCH-1 DATE: Sent Bondhe 18/11/20 RESIDENCE VERIFICATION: All check sent on 18/11/20

SEARCH-2

VALUATION-1

VALUATION-2

HLST/MPST/BM/FS/

HL TO BE PACKED AT

977, 211, 2117

LOS ID: 21432488 PMAY: Y/N

Name: Sunil Ghanekar

A/c No.: 39973070711 Disb. Date.:

Amount: 4500000- Coll: 78176197439

SBI Life: Opted / Not Opted. A/c. No.:

Collateral: \_\_\_\_\_ Property Insurance: Done.

D/E Reg. Folio No. \_\_\_\_\_ EM Reg. Folio No. 38

Cersai No. Done Asset No. \_\_\_\_\_

Compactor No. \_\_\_\_\_ File No. \_\_\_\_\_

MARK IN SYSTEM

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04/12/2023

74, 92, 90

General form received by Kaul Singh



Thursday, February 05, 2009

3:08:35 PM

Original

नोंदणी क्र. 39 म.

Page 39 W

पावती

पावती क्र. : 616

गावाचे नाव कऱ्हे

दिनांक 05/02/2009

दस्ताऐवजाचा अनुक्रमांक

उत्पण - 00607 - 2009

दस्ता ऐवजाचा प्रकार

करसन्नामा

सादर करणाराचे नाव:सुनिल पांडुरंग धानेकर - -

नोंदणी फी

:-

19360.00

नक्कल (अ. 11(1)), पुष्टांकनाची नक्कल (आ. 11(2)),

:-

840.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)

एकूण

रु.

20200.00

आपणास हा दस्त अंदाजे 3.23PM हा वेळेर निळेल

दयाम निधीत  
सुसु काम निवेदन  
31-02-2009  
(पावती क्र. 31)

बाजार नुम्य: 1936600 रु. नोंददल: - 5000000रु.

भरलेले मुद्रांक शुल्क: 98790 रु.

गुल वस्तरवेचल परब दिला.

सिपाक

दयाम निबंधक, करण

गुल वस्तरवेचल परब भिवडकर

.....संश्लेषी सही





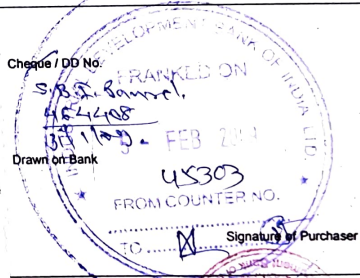
इंडियन डेवलपमेंट बैंक ऑफ इंडिया लिमिटेड  
Industrial Development Bank of India Limited

Old Panvel Branch Sr. No. **2951**  
Date 2/2/09

**Customer Copy**

Type of Document	<u>Agreement for sale</u>	
Type of Stamp	Special Adhesive	
Franking Value (A/C No. 18977800010010)	Rs.	<u>98700</u>
Service Charges (A/C No. 18946600010204)	Rs.	<u>10</u>
Total	Rs.	<u>98800</u>

Name and address of stamp duty paying party  
Sunil P. Ghanskar,  
D.N.R. Township,  
35021,  
Hydr.  
Andhra.



(For Bank's Use only)  
DC No. \_\_\_\_\_ Date: \_\_\_\_\_  
Franking Sr. No. \_\_\_\_\_  
Authorized by (Sign., Name & EIN) \_\_\_\_\_  
Please sign the declaration printed behind



**प व न - २**  
**२००९**  
**६**

**AGREEMENT FOR SALE**

THIS AGREEMENT made and entered at KAMOTHE (NAVI NUMBAD) this 05<sup>th</sup> day of NOVEMBER, 2009, Between MS.ASTHA BUILDERS (A Proprietary Concern) through its Sole Proprietor SHRI.DINESH CHUNILAL PATEL, having its office at 28 Vista Arcade, Plot No.31, 32, Sector-22, Kamotha, Navi, Mumbai hereinafter called and referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its proprietor, for time being, and the legal heirs, executors, administrators and assigns of the last partners) of the ONE PART.

FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.  
श्री इंस्टीटयुट डेवलपमेंट बैंक ऑफ इंडिया लि.  
BANK OF INDIA LTD  
MORESHWAR SADAN  
PLOT NO.35 MOCH HSG SOC  
PANEVEL-2  
35021  
D-5 (STAMP DUTY) MAHARASHTRA

45303 SPECIAL FEB 05 2009  
R.00987907-245974  
STAMP DUTY MAHARASHTRA

AND

SHR./SMT. Smit Pandurang ChumekarAge:- 45 yrs, Occupation:- Service/Business/household Residing at:-C-2511 Sector II S.M.P.T TownshipTal. Uran Dist. Raigad Pin 400707

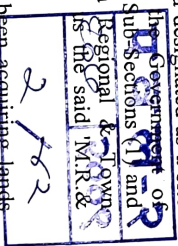
hereinafter called the FLAT/SHOP PURCHASERS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and his/her/ their permitted assigns) of the OTHER PART:

**WHEREAS:**

- a) THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered Office at:- Nirmal 2nd Floor, Nariman Point, Mumbai 21, (hereinafter referred to as 'the CORPORATION') is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-sections (1) and (3-A) of Section 113 of the Maharashtra Planning Act 1965 (hereinafter referred to T.P.ACT).

The State Government of Maharashtra has been acquiring lands pursuant to section 113-A, of the said Act and is vesting such lands in Corporation for its development and disposal, on such terms, conditions, stipulations, covenants, and for a consideration as the corporation may decide from time to time.

The corporation in the due process of its working acquired some agricultural landed property belonging to 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKHMINI MAHADAO GONDHALI, 3) SHRI.GURUNATH MAHADAO GONDHALI, 4) SHRINILESH MAHADAO GONDHALI, 5) SMT.PUSHPA MAHADAO GONDHALI, all are residing at :- Motta Khanda, Taluka Panvel, Dist-Raigad The corporation acquired the said landed property for the development of Navi Mumbai projects.



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*[Handwritten signature]*



AND

SHRI/SMT. Somil Punjwans ChhamekrAge: 45 yrs, Occupation: Service/Business/household Residing at:-C-2511 Sector II T.N.P.T TownshipTal. Uran Dist. Raigad Pin 400707

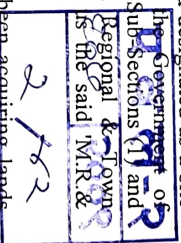
hereinafter called the FLAT/SHOP PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and his/her/ their permitted assigns) of the OTHER PART:

**WHEREAS:**

- a) THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered Office at:- Nirmal 2nd Floor, Nariman Point, Mumbai 21, (hereinafter referred to as 'the CORPORATION') is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-sections (1) and (3-A) of Section 113 of the Maharashtra Planning Act 1965 (hereinafter referred to T.P.ACT).

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The corporation in the due process of its working acquired some agricultural landed property belonging to 1) SHRI.CHANDAR BUDDHYA GONDHALI, 2) SMT.RUKHMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI, all are residing at :- Motha Khanda, Taluka Panvel, Dist-Raigad The corporation acquired the said landed property for the development of Navi Mumbai projects.



[Signature]

[Signature]

- d) The corporation following the decision in the notifications of the Urban Development Department of the Government of Maharashtra decided to allot to the said 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKHMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI, all are residing at :- Motha Khanda, Taluka Panvel, Dist-Raigad a plot of land at under the 12.5% Scheme at revenue Village - Kamothle of Taluka - Panvel, District Raigad.
- e) The corporation caused prepared a layout of plots at village - Kamothle of Taluka Panvel, District Raigad for its allotment to the land affected people.

- f) The corporation by its allotment letter bearing No. CIDCO/ Bhoomi / Satyo / 46 /Kalambohi / 2007, dated 29/11/2007 allotted to 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKHMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI of Village-Mohta Khanda, Tal-Raigad, Dist-Raigad, a plot of land bearing Plot No.31, Sector - 22 admeasuring area of 399.78 Sq.Mts. or thereabout, in Sector-22, Kalambohi, Tal-Panvel, Dist-Raigad. The said 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKHMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI be hereinafter called and referred to as the Original Licensee of Plot No.31, Sector - 22 of Kamothle. The said plot of land be hereinafter called and referred to as the SAID PROPERTY.

to	as	the	SAID
Plot	No.	31,	Sector - 22
of	Kamothle	of	Taluka Panvel,
Dist.	Raigad.		

- g) The corporation on 10/12/2007 executed an Agreement to Lease with the Original Licensees 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKHMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI and by a separate possession letter placed them in peaceful and vacant possession of the said plot No.31, sector - 22 of Kamothle at and for a premium of Rs.14,000/- (Rupees Fourteen Thousand only). The Agreement to Lease is duly registered in the office of the Sub-Registrar of Assurances at Panvel-III vide its registration Serial No.11910/2007 dated : 10/12/2007.

The said Plot No.31 at Sector - 22 of Kamothle of Original Licensees 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKHMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI, are more particularly described in the First Schedule



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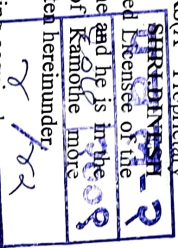
hereinafter and is delineated in a red color boundary in the Locational Layout plan bearing No.CIDCO / Bhoomi/ Kalamboli / 12.5% Vojana 46, Date 30/11/07 thereafter.

- i) Pursuance of an application dtd. 26/12/2007 of Original Licensees 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI for transfer of Plot No.31 of sector 22 of Kamothle alongwith their rights, title, interest in the plot to M/S.ASTHA BUILDERS(A Proprietary Concern) through its Sole Proprietor SHRI.DINESH CHUNNIL PATEL, the CIDCO has granted a permission to transfer the said plot Plot No.31 of sector 22 of Kamothle to M/S.ASTHA BUILDERS(A Proprietary Concern) through its Sole Proprietor SHRI.DINESH CHUNNIL PATEL, vide its permission No. Cidco/Vasahat/N.A./Satyo/46/Kamothle/2008, dtd. 17/01/2008.

- j) By Tripartite Agreement dated 14/01/2008 made and executed between the CORPORATION AND 1) SHRI.CHANDAR BUDHYA GONDHALI, 2) SMT.RUKMINI MAHADEO GONDHALI, 3) SHRI.GURUNATH MAHADEO GONDHALI, 4) SHRI.NILESH MAHADEO GONDHALI, 5) SMT.PUSHPA MAHADEO GONDHALI as a original licensees of Plot No.31 of Sector 22 of Kamothle AND M/S.ASTHA BUILDERS(A Proprietary Concern) through its Sole Proprietor SHRI.DINESH CHUNNIL PATEL as a New Substituted Licensee and the same Tripartite Agreement was duly registered on 14/01/2008 in the office of Sub-Registrar - Panvel-III, under Serial No.00574/2008 dtd. 14/01/2008. The CIDCO has pleased to transferred the said plot in favour of M/S.ASTHA BUILDERS (A Proprietary Concern) through its Sole Proprietor SHRI. DINESH CHUNNIL PATEL in the records of CIDCO and since 17/01/2008 M/S.ASTHA BUILDERS(A Proprietary Concern) through its Sole Proprietor **SHRI.DINESH CHUNNIL PATEL** is Owner/New Substituted Licensee of the said plot Plot No.31, Sector - 22 of Kamothle in the possession of said plot No.31, Sector-22 of Kamothle, more particularly described in the First Schedule written hereunder.

- k) The corporation in the due process of its working acquired some agricultural landed property belonging to SHRI.TUKARAM HALAJI KAMBLE residing at :- Kopar, Post-Gavhan, Taluka Panvel, Dist-Raigad. The corporation acquired the said landed property for the development of Navi Mumbai projects.

The corporation following the decision in the notifications of the Urban Development Department of the Government of Maharashtra decided to allot to the said SHRI.TUKARAM HALAJI KAMBLE residing at :- Kopar, Post-Gavhan, Taluka



*Shri. D. Kamble*



Panvel, Dist. Raigad a plot of land at under the 12.5% Scheme at revenue Village Kamothe of Taluka Panvel, District Raigad

m) The corporation cancelled prepared a layout of plots at village Kamothe of Taluka Panvel, District Raigad for its allotment to the land affected people.

n) The corporation by its allotment letter bearing No.CIDCO/ Bhosoni/ Kalamholf/ Sayo/ 13/ 2004, dated 01.06.2004 allotted to **Shri. Tukaram Halaji Kamble** of Village Koper, Post-Gaithan, Tal-Panvel, Dist-Raigad, a plot of land bearing Plot No.7, Sector . It admeasuring area of 540.88 Sq.Mts. or thereabout, in Sector-7, Kalamholf, Tal-Panvel, Dist-Raigad. The said Shri. Tukaram Halaji Kamble be hereinafter called and referred to as the Original Licensee No.1. The said plot of land be hereinafter called and referred to as the SAID PROPERTY.

o) The corporation by its letter No.CIDCO/Bhosoni/Sayo/35/ Kalamholf/2008 dated 04/01/2008 cancelled the allotment of Plot No.7 at Kalamholf, Sector No.13 only because of encroachment over the said plot. CIDCO had given / allotted Plot No.32 at Sector-22 to Shri. Tukaram Halaji Kamble vide new allotment letter No. CIDCO / Bhosoni / Sayo / 35 / Kalamholf /2008 dated 04/01/2008.

p) The corporation on 07/01/2008 executed an Agreement to lease with the **SHRI.TUKARANI HALAJI KAMBLE** of a Plot NO.32 at Sector- 22 of Kamothe and by a separate possession letter placed him in peaceful and vacant possession of the Plot No.32, at Sector-22 of Kamothe at and for a premium of Rs.8,800/- (Rupees Eight Thousand Eight Hundred only). The Agreement to Lease is duly registered in the office of the Sub-Registrar of Assurances at Panvel vide its registration Serial No.0207/2008 dated : 07/01/2008.

The said Plot No.32 at Sector-22 of Kamothe of **SHRI.TUKARANI HALAJI KAMBLE** is **Part of Plot 2** described in the Second Schedule hereinafter and is delineated in a red color boundary in the locational layout plan bearing No.CIDCO/Bhosoni/ Kalamholf/ 12.5% / Vol. no. 35. Date 04.01.08 thereafter.

Pursuance of the application dt 10/01/2008 of **Shri. Tukaram Halaji Kamble** for the transfer of Plot No.32 at Sector-22 of Kamothe alongwith their rights, title, interest in the plot No.32 to **M/S.ASTHA BUILDERS/A Proprietary (Concern)** through its Sole Proprietor **SHRI. DINESH CHINHAJI PATEL**, the CIDCO has granted a permission to transfer the said Plot No.32 at Sector-22 of Kamothe to **M/S.ASTHA BUILDERS/A Proprietary (Concern)** through its



Part of Plot 2  
9/1/22

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Note Proprietor SHRIJINESHI CHUNILAL PATEL, vide its permission No.cbr/ev/roadhd/ht/yev/k/ahmbh/1/ 15 dt.14/01/2008.

a) By Tripartite Agreement dated 17/01/2008 made and executed between the CORPORATION AND SHRIJITUKARAM HALAJI KAMBLE as a original licensee Plot No.32 at Sector- 22 of Kamothle AND M/S.ASTHA BUILDERS(A Proprietary Concern) through its Sole Proprietor SHRIJINESHI CHUNILAL PATEL, as a New Substituted Licensees and the same Tripartite Agreement was duly registered on 17/01/2008 in the office of Sub-Registrar Panvel-III, under Serial No.00719/2008 dtd.17/01/2008. The CIDCO has pleased to transferred the said plot in favour of M/S.ASTHA BUILDERS (A Proprietary Concern) through its Sole Proprietor SHRIJINESHI CHUNILAL PATEL, in the records of CIDCO and since 17/01/2008 M/S.ASTHA BUILDERS(A Proprietary Concern) through its Sole Proprietor SHRIJINESHI CHUNILAL PATEL, is Owner/New Substituted Licensee of the said plot and he is in the possession of said plot Plot No.32 at Sector-22 of Kamothle more particularly described in the Second Schedule written hereunder.

1) The New Substituted Licensee M/S.ASTHA BUILDERS(A Proprietary Concern) through its Sole Proprietor SHRIJINESHI CHUNILAL PATEL, being desirous of causing development of the above-said properties by constructing a new residential cum commercial building. The New Substituted Licensee applied for amalgamation of the above-said plot No.31 & 32 on dtd. 04/03/2008 and got Amalgamation Permission vide letter No.CIDCO/BP/ATPO/1262, dtd.11/06/2008 and development permission had got sanction vide letter No.CIDCO/BP/ATPO/1044 dtd.13/06/2008. The original licensees accordingly on dated 13/06/2008 got sanctioned through the promoter architect "DESTINATION" development plan sanctioned on 13/06/2008 corporation and the corporation have also issued a commercial Certificate Vide its letter No.CIDCO/ATPO/1044 dt.13/06/2008

The CIDCO has granted Development / building permission and approved building plan of propose residential cum commercial building on Plots No.31 & 32 of Sector - 22 of Kamothle by their letter bearing letter No.CIDCO/BP/ATPO/1044, Dated 13/06/2008.

The Promoter have entered into standard agreement with an Architect registered with the council of Architect and such agreement is as per the agreement prescribed by council of Architects.

w) The Promoter have appointed a structural engineer for the preparation of structural designs and drawings of the building and



13/06/2008  
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and the Promoter accepts the professional supervision of the architect and the structural engineer till the completion of the building / buildings.

- N) The flat/shop purchaser/s has/have taken inspection of all the papers, statements, agreements, writings, plans, lease Deeds, specifications, licenses and all other documents as are required to be shown to the flat/shop purchaser/s under the Maharashtra Ownership Flats (Regulation of the promotion of construction sale management and Transfer) Act 1963, (hereinafter referred to as "the said Act") and Rules framed thereunder relating to the said plot of land and has satisfied himself/herself/themselves as to the marketable title of the said plot;

- Y) The copy of certificate of title issued by the promoter Advocate *Shekhar G. Wani*, copy of Agreement to lease, Development Agreement or any other relevant revenue record showing the nature of the title of the said **M/S.ASTHA BUILDERS/A Proprietary Concern** through its Sole Proprietor **SHRI LINESH CHUNNIL PATEL** to the said Plot and of the promoter, on which residential flats/ shops / parking spaces etc. are to be constructed and the copies of the plans and specifications of the premises agreed to be purchased by the flat/shop purchaser/s, approved by the concerned local authority, has been inspected by the flat/shop purchaser/s. A copy of the said title certificate is annexed hereto and marked as ANNEXURE "A".

- Z) The said New licensee **M/S.ASTHA BUILDERS/A Proprietary Concern** through its Sole Proprietor **SHRI LINESH CHUNNIL PATEL** have obtained the necessary approval of the CIDCO for the plans, specifications, elevations, section and details of the said building known as "VISTA - ARCADE" and to commence construction thereof;

- aa) While sanctioning the said plans, concerned CIDCO and/or CIDCO has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoter while developing the said land and the said building/s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by the CIDCO.

- ab) The Flat/shop Purchaser/s applied to the Proprietary for allotment to the flat/shop purchaser/s a Flat/Shop/ No. 101-2 of admeasuring area about to 50.373 sq.mtr. (Carpet) equivalent to 73.944 sq.mtr (built-up) With/without attach terrace admeasuring area 8.700 sq.mtr, floor 4<sup>th</sup> (which includes covered area under common wall, terraces, overhead Tank, parking space, still, compound wall, open space, garden area etc.).



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16/12

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of the building Complex to be constructed on the said property known as "VISTA - ARCADE".

ac) Prior to making application as aforesaid as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXXIV of 1960) and the Urban Land (Ceiling & Regulation) Act 1976, the Flat/shop Purchaser has/have made a declaration of the effect firstly, that they do not own any Flat/shop within the limits of Greater Bombay and Thane & Raigad secondly that neither the Flat/shop purchaser/s and/or family as defined under the Urban Land (Ceiling & Regulation) Act, 1976 of Flat/shop Purchaser/s own a tenement, house or building within the limits of Greater Bombay and Thane and Raigad and relying upon the said application, declaration and agreement, the promoter agreed to sell the Flat/shop to the Flat/shop Purchaser/s, at the price and on the terms and conditions hereinafter appearing.

ad) The flat/shop purchaser/s has/have agreed to purchase from the promoter and the promoter have agreed to sell to the purchaser the Residential flat / shop/ No. 1104 of about to 50.373 sq.mtr. (Carped) equivalent to 73.944 sq.mtr (built-up) With/without attach terrace admeasuring area 8.700 sq.mtr. (which includes covered area under common wall, terraces, overhead Tank, parking space, silt, compound wall, open space, garden area etc.) area as shown in the floor plan thereof (hereto annexed and marked ANNEXURE "B") in the building "VISTA - ARCADE" at for the total aggregate price of Rs. 150000/- Rupees Fifteen lakh only

\_\_\_\_\_ only) in the manner and on the terms and conditions hereinafter appearing;

ae) Under Section 4 of the Maharashtra Ownership Flats Act, 1963, and rules made under thereto the promoter is required to execute a written Agreement for Sale of the said residential flat /shop/ under the flat/shop purchaser/s being these presents as also to register the said agreement under the Indian Registration Act, 1908.

**KNOW THIS AGREEMENT WITNESSETH THAT IT HAS BEEN AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

2/72	2
1908	2



1) The promoter shall construct a building consisting of ground plus Seven upper floors of "VISTA - ARCADE" on the said plot of land situated at - Karrothe, Tal-Panvel and more particularly described in the schedule hereunder written, in accordance with the plans, designs, and specifications amenities seen and approved

*Amil*

by flat/shop the purchaser/s with such variations and modifications as the promoter may consider necessary or may be required by any public body or local authority to be made in them or any of them and may be approved by the CIDCO.

- 2) The flat/shop purchaser/s has/have prior to the execution of this agreement satisfied himself/herself /themselves about the marketable title of the promoter to the said land and shall not be entitled to investigate the title of the owners/licensees and no requisitions or objections shall be raised on any matter relating thereto.
- 3) The flat/shop purchaser/s hereby agrees to purchase from the promoter and the promoter hereby agree to sell the flat/shop purchaser/s the residential flat /shop (hereinafter referred as the "SAID PREMISES") Flat/Shop/ No. 404 on 4th floor of 50.373 sq.mtr.(Carpet) Area and equivalent 73.944 sq.mtr (built-up) and equivalent Area 8.700 sq.mtr and with / without area attach terrace/Garden total admeasuring Area about \_\_\_\_\_ sq.mtr in the said building "....." as shown in the floor plan annexed and marked as ANNEXURE 'B' hereto at or for the aggregate total price of Rs. 1500000/- (Rupees fifteen lacs only only). In addition to the above consideration the purchaser shall also pay proportionate charges of water and Electrical Deposit of Cable connection charges, Drainage connection charges and CIDCO transfer charges, development charges, service tax, vat tax etc. as may be applicable and payable to Govt. Authority.



The flat/shop purchaser/s pay the total price of the said flat/shop as follows :-

#### SCHEDULE OF PAYMENTS

प व ल - २	
८००	२००९
८ / १२	

- |                               |      |
|-------------------------------|------|
| 1) On execution of agreement  | 20 % |
| 2) On completion of Plinth.   | 15 % |
| 3) On completion of 1st Slab  | 7 %  |
| 4) On completion of 2nd Slab  | 7 %  |
| 5) On completion of 3rd Slab. | 7 %  |
| 6) On completion of 4th Slab. | 7 %  |

*[Handwritten signature]*

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- 2) The flat/shop purchaser/s has/have prior to the execution of this agreement satisfied himself/herself /themselves about the marketable title of the promoter to the said land and shall not be entitled to investigate the title of the owners/licensees and no requisitions or objections shall be raised on any matter relating thereto.
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The flat/shop purchaser/s pay the total price of the said flat/shop as follows :-

**SCHEDULE OF PAYMENTS**

प व ल-२	
२००	२००९
e / १२	

- |                               |      |
|-------------------------------|------|
| 1) On execution of agreement  | 20 % |
| 2) On completion of Plinth.   | 15 % |
| 3) On completion of 1st Slab  | 7 %  |
| 4) On completion of 2nd Slab  | 7 %  |
| 5) On completion of 3rd Slab. | 7 %  |
| 6) On completion of 4th Slab. | 7 %  |

*[Signature]*

*[Signature]*

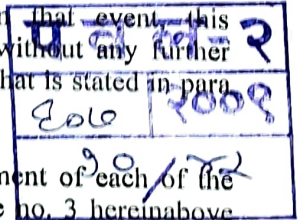


7) On completion of 5th Slab.	7 %
8) On completion of 6th Slab.	7 %
9) On completion of 7th Slab.	7 %
10) On completion of 8th Slab.	7 %
11) On or before completion of Flooring or Plaster work	3%
12) On or before completion of Plumbing & electrical work	3%
13) On or before possession	3%

Total :- 100%

5) The Builders has no objection whatever in mortgage the said premises of the purchaser with any financial institution including the employer of the purchaser. In case the purchaser is not qualified for the loan facility of fails to pay the said amount on or before their respective due dates, then, in that event, this Agreement shall automatically be cancelled without any further Deed or Document in this behalf, subject to what is stated in para 4 herein below.

6) On the purchaser committing default in payment of each of the installment specified in the payment schedule no. 3 hereinabove on their respective due dates (time being the essence of the contract) due and payable by the purchaser to the Builders under the Agreement (including his proportions share of taxes levied pr to be levied by the concerned authorities and on the purchaser committing breach of any of the terms and condition herein container, the Builder shall be entitled to his own option to terminate this Agreement, without any execution of further Deed on Deed of Cancellation, in which event the Earnest Money Deposit shall stand forfeited. The Builders shall however, on such termination refund to the purchaser the balance amount which may till then have been paid by the purchaser to the Builders after deduction of expenses, if any, but without any interest and on termination thereof the Builders shall be at liberty to dispose off and sell the said premises to such person at such price as the builders may in the absolute discretion think fit and the purchaser shall not be entitled to question such sale or to claim any amount whatsoever from the builders.



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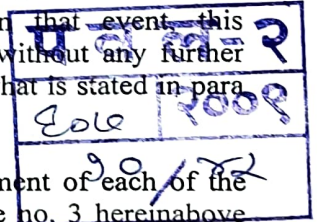


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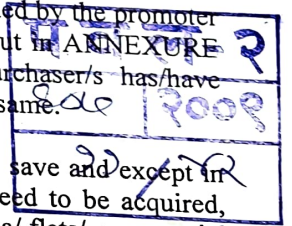
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- 7) Without prejudice to their rights under this agreement and /or in law, the promoter shall be entitled to claim and the flat/shop purchaser/s shall be liable to pay to the promoter interest at the rate 24% per annum, on all such amounts which become due, and payable by the flat/shop purchaser/s under this agreement and remain unpaid for fifteen days or more after becoming due and irrespective of whether formally demanded or not. The promoter shall in respect of any amount remaining unpaid by the flat/shop purchaser/s under this agreement, shall have a first lien and charge on the said premises agreed to be acquired by the flat/shop purchaser/s.
- 8) The promoter/s shall give the possession of the said premises to the flat/shop purchaser/s on or before ----/-----/----- subject however, to the availability of cement, steel, water, electricity and other building materials and subject to occupation permission of CIDCO and also subject to prompt and timely payment of purchase price installments by all the flat/shop purchaser/s as well as subject to any act of God and or act of state and/or any other reasons beyond the control of the promoter and also subject to the operation of force major. If the CIDCO/ CORPORATION permits in future, part occupation on floor wise basis, the promoter may offer possession of constructed floors earlier also. The promoter shall not incur any liability or be responsible if the said premises are not delivered on the date aforesaid, if it is delayed for any of the reasons aforesaid or by reason of war, civil commotions, or any act of God, or any act of state or force major or for any reason beyond control of the promoter or if due to any statute, notice, rule, order or notification of any Government or any other public body or authority.
- 9) The fixtures, fittings and amenities to be provided by the promoter in the said building and the premises are set out in ANNEXURE "C" written hereunder and the flat/shop purchaser/s has/have satisfied himself/herself/ themselves about the same.
- 10) The flat/shop purchaser/s shall have no claim, save and except in respect of the particular premises hereby agreed to be acquired, i.e. all open spaces, un allotted spaces, stilt area/ flats/ commercial premises/ shops / garages / lobbies / staircases/ terraces / parking spaces /gardens / hoardings etc., will remain the property of the promoter until the whole property and/or any part thereof is transferred to the society as hereinafter mentioned but subject to the rights reserved to the promoter under this agreement.
- 11) a) The promoter shall be entitled to construct terrace houses, along with one or more terraces and shall be entitled to sell on ownership basis and/ or otherwise dispose of the same. The promoter shall also be free and entitled to sell, allot, or otherwise



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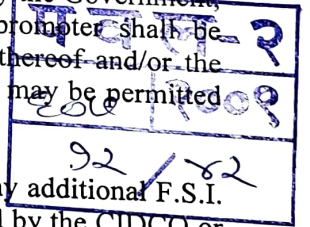
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dispose off the stilt areas and / or open parking spaces. The flat/shop purchaser/s and / or the flat/shop purchaser/s of other premises shall not be entitled to raise any objection of whatsoever kind or nature and shall not be entitled to the use of such terraces or open spaces or stilt areas or parking spaces sold and / or allotted by the promoter to the flat/shop purchaser/s of such premises unless the purchaser himself /herself / themselves is / are such purchaser. The flat/shop purchaser/s of such premises shall be exclusively entitled to the use of the said area sold and / or allotted to him / her / them.

- b) The promoter shall be entitled to sell or otherwise dispose of the right to the terrace or terraces of the building for the purpose of creation of advertisements / hoardings or any other use permissible by law without any objections whatsoever from the flat/shop purchaser/s so long as the means of access available to the society for approaching the water tank. The promoter shall also be entitled to sell or otherwise dispose of the right to the terrace attached to any flats / shop/commercial premises / shops to the flat/shop purchaser/s of flat/shop adjoining the terrace subject to the said right of the society for approaching the water tank.
- 12) The promoter shall have right to make additions and/ or alterations and raise horizontally or vertically or put up additional structures / floors as may be permitted by the CIDCO and other competent authorities. If any portion of the said lands and / or the said property is acquired or notified to be acquired by the Government, or any other public body or authority, the promoter shall be entitled to receive all the benefits in respect, thereof and/or the compensatory F.S.I. or all other benefits which may be permitted in lieu thereof.

The promoter shall also be entitled to use any additional F.S.I. or additional construction that may be permitted by the CIDCO or any other local body or concerned authority on the said plot of land and / or property for any reason whatsoever, including structures and stores will be the sole property of the promoter who will be entitled to dispose it of in any way they choose and flat/shop purchaser/s hereby irrevocably consents to the same. Under the circumstances aforesaid, the flat/shop purchaser/s shall not be entitled to raise any objection or to any reduction in the price of the said premises agreed to be acquired by him/her/them and / or to any compensation or damages, on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted floor space index or density is not consumed in the building being put up and / or at any time further construction on the land is allowed to the



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promoter and / or the said **M/S.ASTHA BUILDERS** (A Proprietary Concern) through its Sole Proprietor **SHRI.DINESH CHUNILAL PATEL** shall always have the right to put additional construction and stores and / or consume the balance F.S.I. and/ or additional F.S.I. of any other property whatsoever, and/or the flat/shop purchaser/s and / or the Society or the Association of Apartment Owners and / or the Limited Company shall not be entitled to claim any share, right, title or interest in such F.S.I. as aforesaid nor shall they be entitled to raise any objection whatsoever in respect of its use by the promoter in any manner they choose.

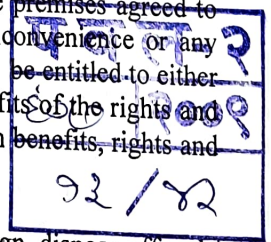
- 13) The promoter or any person nominated by the promoter or the person to whom the rights and benefits conferred under the clause herein before mentioned are assigned, shall have absolute right to make additions, alterations, raise stores or put up additional structures as may be permitted by the CIDCO and other competent authorities. Such additions, alterations, structures and stores will be the sole property of the promoter its nominee or assignee as the case may be, who will be entitled to dispose of the same in any way they choose and the flat/shop purchaser/s hereby consents to the same. The terrace of the building till the same is/ are allotted to any flat/shop purchaser/s and / or agreed to be sold, as also the parapet walls shall be the property of the promoter or its nominee or assignee and the promoter or its nominee or assignee shall also be entitled to display advertisements on or over the walls, on or over the terrace as well as on any portion of the said building including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by display of such advertisements at any time hereafter. The agreement with the purchaser and all other flat/shop purchaser/s of the other premises in the said building shall be subject to the aforesaid rights of the promoter or its nominee or assignee who shall be entitled to use the terrace therein as well as the said lands, and other flat/shop purchaser/s including the flat/shop purchaser/s herein shall not be entitled to any abatement or reduction or concession in the price of the premises agreed to be acquired by the him on the ground of inconvenience or any other ground whatsoever. The promoter shall be entitled to either nominate any other person to obtain the benefits of the rights and interest conferred by this clause or assign such benefits, rights and interest in favour of any other person.

- 14) The promoter shall be entitled to transfer, assign, dispose off and / or sell in any manner they deem fit or proper the said terraces / stilt areas / parking spaces / garages / gardens etc., to anybody on such price, terms and conditions at the promoter may deem fit. The flat/shop purchaser/s singly and / or along with other flat/shop purchaser/s will not raise any objection of whatsoever nature or kind.



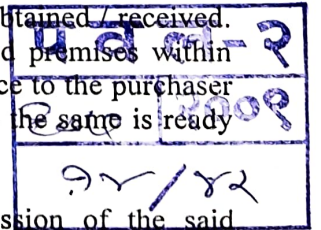
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- 15) The flat/shop purchaser/s agrees that he / she / they along with other flat/shop purchaser/s of flats / shops / garages / parking spaces etc., will not charge anything to the promoter or its nominee or Transferees any amount by way of monthly installment, maintenance charges or any other charges whatsoever for use of such terraces, stilt areas, compound walls, display or advertisements or hoardings etc. for the purpose mentioned hereinabove except as may be payable to any local authority and as may be provided in the agreement between the promoter and the persons entitled to the use thereof.
- 16) As soon as the promoter notify that the said premises is ready for occupation the flat/shop purchaser/s shall pay the entire balance price including the arrears of installments, if any, together with accrued interest payable by him / her / them and the other amounts payable hereunder within fifteen days of such notice whether served individually or put up at some prominent place in the building. If the flat/shop purchaser/s fails to pay the said balance price as aforesaid, the promoter will be entitled to forfeit the earnest money deposit previously paid by the flat/shop purchaser/s and terminate this agreement and the flat/shop purchaser/s shall thereupon loose all rights in the said premises agreed to be sold as well as all the rights and benefits under this agreement.
- 17) The possession of the said premises shall be delivered to the flat/shop purchaser/s after the building is ready for use and occupation and only after all the amounts due by the flat/shop purchaser/s under this agreement are first simultaneously paid to the promoter. The possession of the said premises may be offered and / or given earlier, if requested by the flat/shop purchaser/s, before receiving the occupation certificate to enable the flat/shop purchaser/s to decorate the same internally or otherwise, provided however that the flat/shop purchaser/s has/have first paid full consideration herein mentioned and all other amounts payable hereunder to promoter, provided further that he / she / they shall not be entitled to use and occupy the said premises till the occupation certificate from the CIDCO and / or other necessary consents from other concerned authorities are obtained / received. The purchaser shall take possession of the said premises within fifteen days of the promoter giving written notice to the purchaser offering the possession and / or intimating that the same is ready for use and occupation, time being the essence.
- 18) Upon the flat/shop purchaser/s taking possession of the said premises, he / she / they shall have no claim against the promoter in respect of any items of work in the said premises which may be alleged not to have been carried out and / or completed and / or being defective and / or being not in accordance with the plans



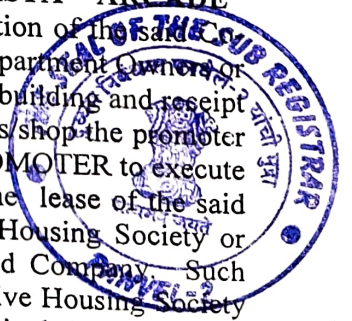
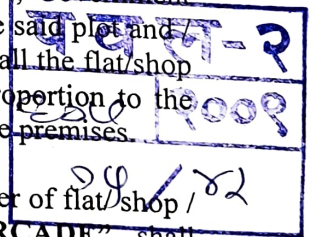
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and / or specification and / or this agreement and / or otherwise howsoever in relation thereto and it will be deemed that the flat/shop purchaser/s has fully inspected the said premises and satisfied himself about the same before receiving possession thereof.

- 19) The flat/shop purchaser/s hereby agrees to contribute and pay his / her / their actual proportionate share towards water charges, sweeper charges, common electrical bill, watchman salary, and out goings including maintenance charges in respect of the said premises, if the same exceeds Rs.1/- per sq.ft as per month, such share to be determined by the promoter with regards to the each flat / shop / open space / terrace / parking space.
- 20) The flat/shop purchaser/s shall immediately after the execution of this agreement lodge the same for registration with the appropriate registering authority and shall within two days after lodging the same, intimate in writing to the promoter together with the serial number under which the same is lodged enclosing the Xerox copy of such registration receipt to enable the promoter to admit the execution thereof. In no case promoter shall bear any penalty that may be levied for delayed registration of the said agreement. If the flat/shop purchaser/s fails to lodge this agreement for registration, the promoter shall not be in any way responsible for the non-registration of the said agreement and the consequences arising there from.
- 21) If at any time development and/ or betterment charges, transfer charges, payment to CIDCO, vat tax, service tax, any govt. taxes etc. or other levy are / or is charged, levied or sought to be recovered by the CIDCO municipality/Corporation, Government and / or any other public authority in respect of the said plot and / or buildings/s the same shall be borne and paid by all the flat/shop purchaser/s of the various premises therein, in proportion to the respective area or purchase price of their respective premises.
- 22) The flat/shop purchaser/s along with other purchaser of flat/shop / parking space in the said building "VISTA - ARCADE" shall form a Co-operative Society or Association of Apartment Owners or Limited Company to be known as the "VISTA - ARCADE" Co-operative Housing Society or After formation of the said Co-operative Housing Society or Association of Apartment Owners or Limited Company and after completion of the building and receipt by the promoter of the full price of all the flats/shop the promoter shall request, call upon and make the said PROMOTER to execute the necessary conveyance or assignment of the lease of the said plot of land in favour of such co-operative Housing Society or Association of Apartment Owners or Limited Company. Such conveyance as also the rules of the Co-operative Housing Society or Association of Apartment Owners or Limited Company may



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS, THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

**THE FIRST SCHEDULE ABOVE REFERED TO :**

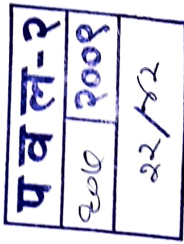
ALL THAT piece and parcel of a plot of land bearing Plot No.31 Sector No-22, total admeasuring area 399.78 sq.mtr allotted under 12/5% Scheme (GES) lying at village - Kamothe, Phase-II, Tal- Panvel Dist Raigad . The said Plot No.31 at Sector No.22 is bounded as under:-

- On or towards East :- Plot No.32  
 On or towards West :- Plot No.30  
 On or towards South :- Plot No.20 & 21.  
 On or towards North :- Proposed 11.00 mtr wide road.

**THE SECOND SCHEDULE ABOVE REFERED TO :**

ALL THAT piece and parcel of a plot of land bearing Plot No.32 Sector No-22, total admeasuring area 549.88 sq.mtr allotted under 12/5% Scheme (GES) lying at village - Kamothe, Phase-II, Tal- Panvel Dist Raigad . The said Plot No.32 at Sector No.22 is bounded as under:-

- On or towards East :- Plot No.33.  
 On or towards West :- Plot No.31  
 On or towards South :- Plot No.20 & 21.  
 On or towards North :- Proposed 11.00 mtr wide road.



*Handwritten signature*

Signed sealed and delivered by  
The within named DEVELOPERS

For M/S.ASTHA BUILDERS

M/S.ASTHA BUILDERS  
(A Proprietary Concern)



through its Sole Proprietor  
SHRI.DINESH CHUNILAL PATEL

Proprietor

PROMOTER

Signed Sealed And Delivered By  
The within named FLAT/SHOP  
PURCHASER/S

SHR/SMT. Sunil . P . Khanekar



In the presence of

1) H. S. Thakur for 18

2) S. S. Dada for



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२३ / ४२	



RECEIPTDate: 27/11/2008.

RECEIVED a sum of Rs. 50000/- (Rupees Fifty thousand  
only)

only) From withinnamed flat/~~shop~~ purchaser/s paid by Cash/cheque  
No. 205695 dated 27/11/2008 drawn on Bank  
Nhava shenva J.V.P.T Branch  
Abhyuday Co. Ltd. being advance /part payment towards the sale/  
price in respect of ~~flat~~/or ~~shop~~ No. 404 on the 4<sup>th</sup> floor of  
— of — wing the building “VISTA - ARCADE” to be  
constructed on Plot No.31 & 32, sector No.22, Kamothe, Phase-II,  
Navi Mumbai as agreed under these presents.

WE SAY RECEIVED

Rs. 50000/- onlyFor M/S.ASTHA BUILDERS


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 PROPRIETOR

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 PROMOTER


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LIST OF AMENITIES FOR "VISTA-ARCADE"

Specification and Amenities for the FLAT SHOP.

- Attractive and Trendy Elevation.
- Rich Entrance Lobby.
- Stainless Steel High Speed Lift.
- Acrylic External Paint on Outer walls.
- Discreeter Paint on Internal Walls.
- Ample Car Parking Space (Payable) for each flat.
- OH & U/G water Tanks for 24hrs Water Supply.
- Verified Flooring in all Flats.
- Ceramic Tiles in attached Terraces and Flower Beds.
- Granite Top Kitchen Platform with 4ft height tiles above platform.
- Designer wall tiles upto 7ft in all Toilets.
- Concealed plumbing with premium quality C.P fitting and branded sanitary ware.
- Concealed wiring with ample electrical points and modular switches.
- Aluminium power coated sliding windows with tinted glass.
- Specific spaces for wash basin & washing machine.



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**Shikhar S. Wani**

B. Com LL.B  
ADVOCATE HIGH COURT  
(Regd No. MAT- 030/86)

B.A. Jadhavwadi Complex, 1st Flr, Vashant Naka,  
Above VSI Bank's Office, Pune-410 202 (Tel: 2494)

Phone: 2748 3018  
Mobile: 2748 0472  
E-mail: shikhar\_wani@rediffmail.com

Date:- 3<sup>rd</sup> November, 2008.

**TITLE - CERTIFICATE  
TO WHOMSOEVER IT MAY CONCERN**

**Ref:-** In respect of a 1) Plot No.11, admeasuring area 599.78 sq.mtrs at Sector No. 22, Phase-II, Kamothle Node, 2) Plot No.12, admeasuring area 549.88 sq.mtrs at Sector No. 22, Phase-II, Kamothle Node, 3) and 4) situated at - Kamothle Village, Tal- Panvel, Dist Ratnag, hereinafter referred to as the "SAID PROPERTY".

At the request of my client M/S,ASTHA BUILDERS (A Proprietary Concern) through its Sole Proprietor SHRI, DINESH CHUNDAJI, PATEL, having his office at:- Visha Avenue, Plot No.11, 32, Sector-22, Kamothle, Navi Mumbai, I Shri, Shikhar S. Wani, Advocate High Court investigated the title of a landed property bearing a 1) Plot No.31, admeasuring area 599.78 sq.mtrs at Sector No. 22, Phase-II, Kamothle Node, 2) Plot No.32, admeasuring area 549.88 sq.mtrs at Sector No. 22, Phase-II, Kamothle Node 3) and 4) situated at - Kamothle Village, Tal- Panvel, Dist Ratnag, hereinafter for briefly sake referred to as the "SAID PROPERTY".

The said property is in the limits of CHDCO, and also in the limits of Sub-Registrar of Assurances-Panvel-Branch Ratnag, on the basis of the relevant documents in the hands of M/S,ASTHA BUILDERS (A Proprietary Concern) Proprietor SHRI, DINESH CHUNDAJI, PATEL, hereby certify as under:-

19/11/2008  
20/11/08



**WHEREAS** the City & Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act, 1956 hereinafter referred to as "CHDCO LTD." having its registered office at the Mumbai, 2<sup>nd</sup> floor, 190, Jnan Pothi, Mumbai 400 021. The Corporation has been designated as a New Town Development Authority under the provisions of Sub-Section (3-A) of Section 113, Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "The said Act") for the New Town of New Bombay by Government of Maharashtra in the exercise of its powers of the area designated as site for the New town under Sub-Section (1) of Section 113 of the said MRTP Act.



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

**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE :**

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

Ref. No.

CIDCO/BP/ATPO/1262

Date : 11/6/08

To,

✓ Shri Dinesh Chunilal Patel,  
Prop. M/s Astha Builders,  
604, Kesar Garden, Sector-20, Kharghar,  
NAVI MUMBAI

SUB:- Amalgamation of Plot Nos. 31 & 32,  
Sector-22 at Kamothe (12.5% scheme)  
REF:- Your request letter dated 04/03/2008

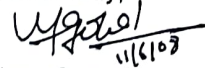
Dear Sir,

With reference to your request for amalgamation of above mentioned plots this is to inform you that you have to give your consent to the following pre-conditions on compliance to this your request for amalgamation of plot can be considered by this office.

1. The area of amalgamated plots shall be 949.66 Sq.m.
2. The development shall be permitted on the amalgamated plots on combined basis.
3. No relaxation shall be considered for increased area of the plot due to amalgamation.
4. The marginal open spaces around the building / buildings shall have to be provided as per GDCRs-1975 considering amalgamated plot as single plot.
5. Sub-division of amalgamated plots shall not be permitted in future for any purpose.
6. You are requested to approach Estate Section for issuance of NOC and clarification on reference date for calculating Additional Lease Premium / Service charges and time period for completion of construction on the amalgamated plot.
7. You shall pay the Administrative Charges if any to be paid by you if so decided by the Corporation.
8. You have to submit modified agreement for amalgamated plot before applying for occupancy certificate.

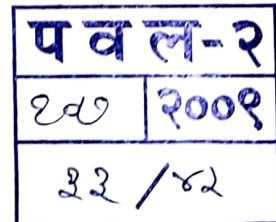
Thanking you,

Yours faithfully,



(V. Venu Gopal)  
Sr. Planner (BP)

Navi Mumbai & Khopta



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

**REGD OFFICE :**

"NIRMAL" 2nd Floor, Nariman Point,  
Mumbai - 400 021  
PHONE (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE :**

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

Ref. No.

CIDCO/BP/ATPO/1262

Date : 11/6/08

To,  
✓ Shri Dinesh Chunilal Patel,  
Prop. M/s Astha Builders,  
604, Kesar Garden, Sector-20, Kharghar,  
NAVI MUMBAI

SUB:- Amalgamation of Plot Nos. 31 & 32,  
Sector-22 at Kamothe (12.5% scheme)  
REF:- Your request letter dated 04/03/2008

Dear Sir,

With reference to your request for amalgamation of above mentioned plots this is to inform you that you have to give your consent to the following pre-conditions on compliance to this your request for amalgamation of plot can be considered by this office.

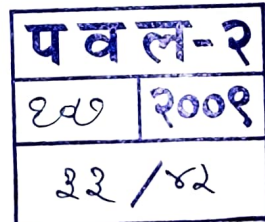
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2. The development shall be permitted on the amalgamated plots on combined basis.
3. No relaxation shall be considered for increased area of the plot due to amalgamation.
4. The marginal open spaces around the building / buildings shall have to be provided as per GDCRs-1975 considering amalgamated plot as single plot.
5. Sub-division of amalgamated plots shall not be permitted in future for any purpose.
6. You are requested to approach Estate Section for issuance of NOC and clarification on reference date for calculating Additional Lease Premium / Service charges and time period for completion of construction on the amalgamated plot.
7. You shall pay the Administrative Charges if any to be paid by you if so decided by the Corporation.
8. You have to submit modified agreement for amalgamated plot before applying for occupancy certificate.

Thanking you,

Yours faithfully,

*V. Venu Gopal*  
11/6/08

(V. Venu Gopal)  
Sr. Planner (BP)  
Navi Mumbai & Khopta



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

**CIDCO**  
WE MAKE CITIES

**REGD OFFICE :**  
NIRMAL, 2nd Floor, Naifman Point,  
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : CIDCO/BP/REGD/16650 0933

**HEAD OFFICE :**  
CIDCO Bldg., 3RD FLOOR,  
NAVI MUMBAI - 401 514  
PHONE - 00-91-22-6771 8100  
FAX - 00-91-22-5771 8166

Ref. No. To,  
Shri Dinesh Chunnilal Patel,  
Prop. M/s Astha Builders,  
604, Kesar Garden, Sector-20, Kharghar,,

Date: 13/6/08

**ASSESSMENT ORDER NO.1522/2008-2009 REGISTER NO.01 PAGE NO.152**  
SUB:- Payment of development charges for Residential Building on Plot no. 31 & 32.

Sector -22 at Kamothé (12.5% Scheme) Navli Mumbai.  
REF:-1) Your architect's application dated 04/03/2008 & 10/06/2008.

- 2) Final Transfer order for Plot No.31 issued by M/T/S vide letter No.48/08, dtd 17/01/2008, & Plot No.32, vide letter No.35/08, dtd. 25/01/2008
- 3) Amalgamation NOC issued by EO, vide letter (35 & 48), dtd 06/06/2008
- 4) Fire NOC issued by Fire Officer, vide letter No.355, dtd 22/05/2008
- 5) 50% IDC paid of Rs.4 75,000/- vide challan no.106997, dtd. 06/05/2008

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**  
(OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/1/92)

1. Name of Assessee  
:- Shri. Dinesh Chunnilal Patel,  
Prop. M/s Astha Builders  
:Plot no.31&32, Sector-22 at Kamothé(12.5%Scheme).
2. Location  
:- Residential
3. Land use  
:- Residential
4. Plot area  
:-949.66 Sq. mtrs
5. Permissible FSI  
:-1.5
6. AREA FOR ASSESSMENT:-
- A) FOR COMMERCIAL  
i) Plot area :- 62.82 Sq.mtrs.  
ii) Built up area :- 94.23 Sq.mtrs.
- B) FOR RESIDENTIAL  
i) Plot area :- 886.84 Sq.mtrs.  
ii) Built up area :- 1330.182Sq.mtrs
7. DEVELOPMENT CHARGES:-
- A) FOR COMMERCIAL  
i) Plot area :- 62.82 Sq.mtrs. X Rs. 90/- = Rs. 3769.20  
ii) Built up area :- 94.23 Sq.mtrs. X Rs. 80/- = Rs. 7538.40  
TOTAL = Rs. 11307.60
- B) FOR RESIDENTIAL  
i) Plot area :- 886.84 Sq.mtrs. X Rs. 30/- = Rs. 26605.20  
ii) Built up area :-1330.182 Sq.mtrs X Rs. 40/- = Rs.53207.28  
TOTAL = Rs. 79812.48
- 8) Total Assessed development Charges :-7(A)+7(B)=Rs. 91120.08, Say Rs.91121.00
- 9) Date of Assessment :- 13/06/2008
- 10) Due date of completion :- 10/12/2007 TO 09/12/2011
- 11) Development charges paid of Rs.91250/- vide challan No.105096, dtd. 06/05/2008

Yours faithfully,

(V. Venu Gopal)  
Sr. Planner (BP)  
Navli Mumbai & Khopda



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# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

**CIDCO**  
WE MAKE CITIES

## REGD OFFICE :

NIRMAL - 2nd floor, Norman Point,  
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900

FAX 00-91-22-6650 0928

CIDCO/B/PA/PO/1044

Ref. No. To.

Shri Dinesh Chunnal Patel,

Prop. M/s Astha Builders

604, Kesar Garden, Sector-20, Kharghar,

NAVI MUMBAI.

## HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,

Novi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Date : 13/6/08

Subj:- Development Permission for Residential Building on Plot no. 31 & 32.

Sector-22 at Kamothé (12.5% Scheme), Navi Mumbai.

- Ref:- 1) Your architects application dated 04/03/2008 & 10/06/2008.  
2) Final Transfer order for Plot No.31 issued by M(TS) vide letter No.46/08, dtd 17/01/2008, & Plot No.32, vide letter No.35/08, dtd. 25/01/2008  
3) Amalgamation NOC issued by EO, vide letter (35 & 46), dtd 06/06/2008  
4) Fire NOC issued by Fire Officer, vide letter No.355, dtd 22/05/2008  
5) 50% IDC paid of Rs.4,75,000/- vide challan no.106097, dtd. 06/05/2008

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot no.31 & 32, Sector-22 at Kamothé (12.5% Scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1986 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kamothé, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC amounting Rs.4,75,000/- vide challan no.106097, dtd. 06/05/2008, you may approach to the Office of Executive Engineer (Kamothé) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

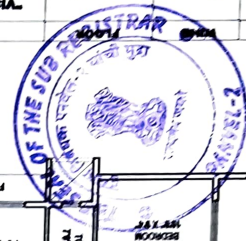


(V. Venu Gopal)  
Sr. Planner (BP)  
Navi Mumbai & Khopda



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2008  
20/12



407

FLAT NO.

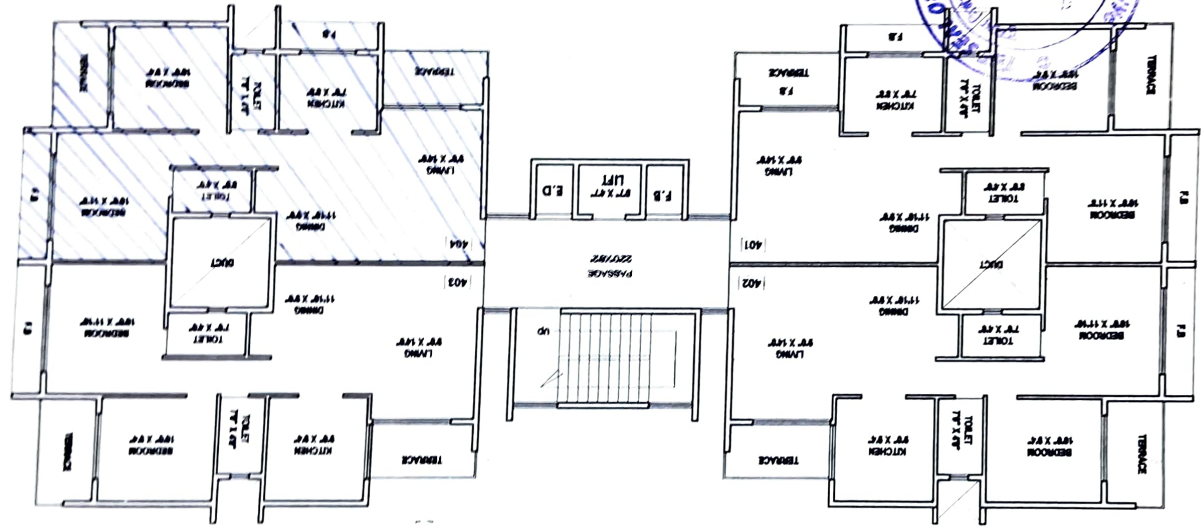
4th FLOOR

VISTA ARCADE COMMERCIAL CURB RESIDENTIAL COMPLEX  
ON PLOT NO. 21-22, SECTOR-22, KHAYATIA, NAVI MUMBAI.

ASTHA BUILDERS  
FOR

NAME AND SIGN  
OF PERSONS  
OR PARTNERS  
OR MEMBERS

DATE AND SIGN  
OF REGISTERAR



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

HITESH SURESH THAKKAR  
SUREJH KARSANDAS THAKKAR



20/06/1977

Permanent Account Number

AFAPT3302D

Signature



21062006

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

HITESH SURESH THAKKAR  
SUREJH KARSANDAS THAKKAR

20/06/1977

Permanent Account Number  
ANZPPB4365Q

Signature

पं. व. ल-२  
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२०/०६







05/02/2009

दुय्यम निबंधक:

राह कु.नि.फनलेल 2

दस्त गोषवारा भाग-1

उरण

दस्त क्र 607/2009

89/82

दस्ता क्रमांक : 607/2009

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

आगट्याचा ठसा

1 नाव: सुनिल पांडुरंग धामोकर

पत्ता: घर/फ्लॅट नं. सी-25/1, से 2, जे एन पी टी

राजमहेशीप, उरण

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

जिल्हा: -

पॅन नंबर: ADQP/G 90

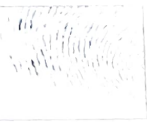
लिहून घेणार

वय 45

सही



31221 - 85848



2 नाव: के.आरथा बिळ्वरी लो: प्राणा.दि:गेश कुम्रीलाल पटेल

लिहून देणार

वय 34

सही

पत्ता: घर/फ्लॅट नं. विरता आर्केड, प्लॉट 31 व

32, सेक्टर 22, कामोठे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

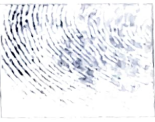
पेट/वसाहत: -

शहर/गाव: -

तालुका: -



31221 - 85848



# Vista Arcade Co-operative Housing Society Ltd.

Plot No. 31/32, Sec-22, Kamothe, Khandeshwar, Navi Mumbai - 410 209.

REGN. NO. NBOM/CIDCO/HSG (T.C)/3896/JTR/2011-2012

## Share Certificate

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

Share Certificate No. 16 Member's Regn. No. 16 No. of Shares 10 Flat No. 404

This is to certify that Shri/Smt./M/s. Mr. Sunil P. Ghanekar

\_\_\_\_\_ is the Registered Holder of Ten fully paid up shares  
of Rupees FIFTY each numbered from 151 to 160 both inclusive, in

**Vista Arcade Co-op Hsg. Soc. Ltd.**

Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Kamothe, Navi Mumbai

this 05 day of 01 2015

[Signature]  
Authorized  
M. C. Member



[Signature]  
Hon. Secretary

[Signature]  
Hon. Chairman

P.T.O.

**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

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



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			Authorised M. C. Member  Chairman	Secretary

	Regn. No. of Transferee
<p>Transferred</p>	<p>Authorised M. C. Member</p> <p>Chairman</p> <p>Secretary</p>
<p>Authorised M. C. Member</p>	<p>Chairman</p> <p>Secretary</p>
<p>Authorised M. C. Member</p>	<p>Chairman</p> <p>Secretary</p>
<p>Authorised M. C. Member</p>	<p>Chairman</p> <p>Secretary</p>
<p>Authorised</p>	<p>Chairman</p>