

# SBI HLC

Home Loan Center - Belapur 14677

TIE UP - YES / NO  
 RERA ID -  
 PROJECT/OPAS ID -  
 PAL/Take Over/New/Resale/Topup/LAP

RAAS ID
RLMS ID
Saving A/C No
CIF NO 1
2
3

CREDIT INSURANCE
PRTECTED
UNPROTECTED

Applicant Name	Rhythm Neeraj Jain		
Co-Applicant Name	Neeraj Jain		
Co-Applicant / Guarantor Name	Aika Jain		
Contact No	9326835881	Mobile	9820455541 / 9819831543
Loan Amount	1500000/-	Tenure	180 (Months)
Interest Rate		EMI	
SBI LIFE YES / NO Rs.		Moratorium - YES / NO	(Months)
Loan Type	Global Edvantage		

Property Location
Property Cost
Name of Developer / Vendor

Branch	(Code No.)
Corporate / Individual HLC Code & Name	
HLC Executive - Name	Email ID :
HLC Mobile No	Email ID :
AMT I / II / III	

Name	Sent On	Recd. Date	Agency Name	By Date
SEARCH - 1	Sai	6/6/24	RESIDENCE VERIFICATION	
SEARCH - 2			OFFICE VERIFICATION	
VALUATION - 1			SITE INSPECTION	
VALUATION - 2			ITR VERIFICATION	
Co ordination	Dt.		SELLER R/O VERIFICATION	
Processing	Dt.		A/C NO	
Sanction	Dt.		DOC EXECUTION REG. NO.	
Control	Dt.		NOI DONE BY	
Documentation	Dt.		EM DONE	
A/c Opening	Dt.		NACH / SI	
Disbursement	Dt.		COLLATERAL NO.	

CERSAI NO : ASSET ID :  
 SLID :

Handwritten: EEDHBT 105 / 1005 (to name)

Handwritten: 14/06/2004

Handwritten: 12/04/18

Handwritten: SC

**Flat No. E-1701**

**Akash-Ganga**

**Patel Heritage CHS Ltd.**

**Sale Deed**



**NKS Legal**

Advocates High Court

**Office:-** 10, Citi Enclave CHS Ltd. Plot No.9 Sector - 2A, Near Terna College, Koparkhairane, Navi Mumbai - 400 709.

9819075002 / 9930020799  
022 - 2754 5002  
[nksinghlaw@gmail.com](mailto:nksinghlaw@gmail.com)

**Branch off:-** 1, Monalisha Palace, Plot No. 72, Sector - 5, Koparkhairane, Navi Mumbai - 400 709.

9819075002 / 9930020799  
022 - 6423 6073  
[nkslegal@hotmail.com](mailto:nkslegal@hotmail.com)

529/4613

पावती

Original/Duplicate

Wednesday, April 18, 2018

नोंदणी क्र.: 39म

11:33 AM

Regn.: 39M

पावती क्र.: 4940 दिनांक: 18/04/2018

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-4613-2018

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: अलका जैन वार्डफ्र ऑफ नीरज जैन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:42 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 5

बाजार मूल्य: रु. 12768771.4 /-

मोबदला रु. 21500000/-

भरलेले मुद्रांक शुल्क : रु. 1290000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000629741201819E दिनांक: 17/04/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

सहायक सहायक

A. D. Mhatre  
मुख्यस्ताफेज परत मिळाला.

V. D. Mhatre  
क. लिपिक

सहायक सहायक, प. नं. ५ (का-२)



18/04/2018

सूची क्र.2

दुय्यम निबंधक : सह द. नि. पनवेल 5

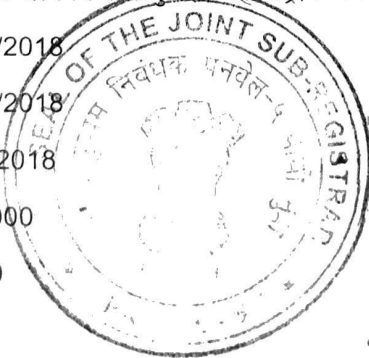
दस्त क्रमांक : 4613/2018

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	21500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12768771.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र. ई-1701, सतरावा मजला ई विंग आकाश गंगा, पटेल हेरिटेज कॉ. ऑप. हौ. सोसा. लि प्लॉट न. 15 व 17, सेक्टर-7, खारघर नवी मुंबई 410210, तालुका पनवेल डिस्ट. रायगड एरिया 1150 स्के. फुट विल्ट-उप (106.82 स्के. मी. विल्ट-उप एरिया) अलोटोड स्टील कार पार्किंग स्पेस न. 13, क्षेत्र-12.00 चौ मी ( ( Plot Number : 15/17 ; SECTOR NUMBER : 7 ; ) )
(5) क्षेत्रफळ	1) 1150 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दर्शनलाल धीर सन ऑफ्र हुकुमचंद धीर - - वय:-68; पत्ता:-प्लॉट नं: सदनिका क्र. ई-1701, सतरावा मजला, माळा नं: -, इमारतीचे नाव: आकाश गंगा, पटेल हेरिटेज, , ब्लॉक नं: प्लॉट न. 15 व 17, सेक्टर-7,, रोड नं: खारघर नवी मुंबई , महाराष्ट्र, . पिन कोड:-410210 पॅन नं:-BJYPG7485D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अलका जैन वाईफ्र ऑफ्र नीरज जैन - - वय:-45; पत्ता:-प्लॉट नं: सदनिका क्र. सी -1602, सोलवा मजला, माळा नं: -, इमारतीचे नाव: पटेल हेरिटेज , ब्लॉक नं: प्लॉट न. 15/17, सेक्टर-7, , रोड नं: खारघर नवी मुंबई , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AGSPJ4427G 2): नाव:-नीरज जैन सन ऑफ्र पुशेपेन्द्र जैन - - वय:-47; पत्ता:-प्लॉट नं: सदनिका क्र. सी -1602, सोलवा मजला, माळा नं: -, इमारतीचे नाव: पटेल हेरिटेज, ब्लॉक नं: प्लॉट न. 15/17, सेक्टर-7, , रोड नं: खारघर नवी मुंबई , महाराष्ट्र, . पिन कोड:-410210 पॅन नं:-ABRPJ9127D
(9) दस्तऐवज करून दिल्याचा दिनांक	17/04/2018
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2018
(11) अनुक्रमांक, खंड व पृष्ठ	4613/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1290000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग-३)

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

201804181032

18 April 2018, 11:17:29 AM

मूल्यांकनाचे वर्ष : 2018  
जिल्हा : रायगड  
मूल्य विभाग : तालुका - पनवेल  
उप मूल्य विभाग : 1077-खारखर सिडको से.क्र.7  
क्षेत्राचे नांव : A Class Patika

सर्व्हे नंबर/न. भू. क्रमांक

वार्षिक मूल्य दर टक्क्यानुसार मूल्यदर रु.	खुली जमीन	निवासी इमारतिका	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
105700/-	146800	122600			

बांधीव क्षेत्राची मजला	बांधकाम क्षेत्राची मजला	बांधकामाचे ऊंचीकरण-उद्ववाहन सुविधा -	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी इमारतिका 0 TO 2वर्षे 11th to 20th Floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर-	बांधीव Rs 105700/-
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Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
= (105700 \* (100 / 100)) \* 110 / 100  
= Rs.116270/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 116270 \* 106.82  
= Rs.12419961.4/-

B) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 12 \* ( 116270 \* 2.9100 )  
= Rs.348810/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी  
= A + B + C + D + E + F + G + H + I  
= 12419961.4 + 0 + 0 + 0 + 348810 + 0 + 0 + 0 + 0  
= Rs.12768771.4/-

Home

Print

पवल - 4

४६९३

२०१८

९ / ८



CHALLAN  
MTR Form Number-6

GRN	MH000629741201819E	BARCODE					Date	17/04/2018-20:28:09	Form ID	25.1	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)							
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			PAN No.(If Applicable)	AGSPJ4427G						
Location	RAIGAD			Full Name	ALKA JAIN						
Year	2018-2019 One Time			Flat/Block No.	Flat No. E-1701, on 17th Floor, E wing PATEL						
Account Head Details			Amount In Rs.	Premises/Building	HERITAGE Co-Operative Housing Society Ltd						
0030046401	Stamp Duty		1290000.00	Road/Street	Plot No15 17, Sector 7, Kharghar, Navi Mumbai Tal Panvel						
0030063301	Registration Fee		30000.00	Area/Locality	Dist Raigad						
				Town/City/District							
				PIN		4	1	0	2	1	0
				Remarks (If Any)	PAN2=BJYPG7485D~SecondPartyName=DARSHANLAL GHEER~CA=21500000						
				Amount In	Thirteen Lakh Twenty Thousand Rupees Only						
Total			13,20,000.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332018041810073		162730093			
Cheque/DD No.				Bank Date	RBI Date	17/04/2018-20:29:10		Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

पुनः 981907502

४९९३ २०१८

३ / १००

[Flat No. E-1701]

## Deed of Assignment cum Sale Deed

THIS Deed is made and entered into at Navi Mumbai, on this 17<sup>th</sup> day of April, 2018, **BETWEEN: Mr. DARSHANLAL GHEER** aged 68 years having Permanent Account Number BJYPG7485D & Aadhar Card No. 3899 3427 7307 an Indian inhabitant, currently residing at Flat No. E-1701, on 17<sup>th</sup> Floor, "AAKASH-GANGA" Complex Known as "PATEL HERITAGE", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai-410210. Hereinafter referred to as the '**TRANSFEROR/SELLER/ASSIGNOR**' (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **ONE PART; AND.....**

पत्र - ५  
२९३/२०१८  
७/१०

1) Mrs. ALKA JAIN, W/o. Mr. NEERAJ JAIN aged 45 years, Permanent Account Number AGSPJ4427G & Aadhar Card No. 7237 2758 4589 AND 2) Mr. NEERAJ JAIN S/o. PUSHEPENDRA JAIN aged 47 years Permanent Account Number ABRPJ9127D & Aadhar Card No. 5257 2495 3900 both are Indian Inhabitants, currently residing at Flat No. 1602, Patel Heritage, Plot No.15/17, Sector-7, Kharghar, Navi Mumbai - 410210 hereinafter collectively referred to as the '**TRANSFEREES/PURCHASERS/ASSIGNEES**' (which expression unless repugnant to the context or meaning thereof shall mean and include him/her/them, his/her/their heirs, executors, administrators and assigns) of the **SECOND PART.**



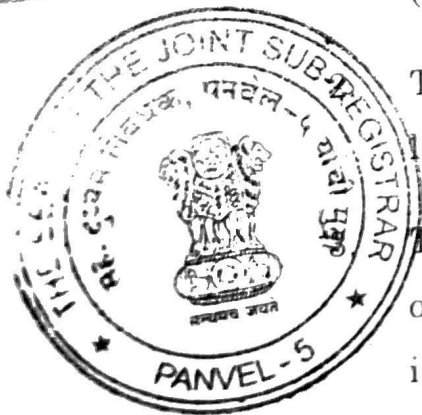
  

Whereas Transferor/Seller is lawful & sole owner of Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga" Society Known as "PATEL HERITAGE Co-Operative Housing Society Ltd", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking Space no. 13 in the same building hereinafter jointly referred to as "THE SAID PREMISES/ FLAT").

**AND WHEREAS:-**

1. The City and Industrial Development Corporation of Maharashtra Limited (in short 'CIDCO') a company incorporated under the companies Act, 1956, having registered office at 'Nirmal' 2<sup>nd</sup> floor, Nariman Point, Mumbai - 21 (herein after referred to as 'The Corporation') is the New Town Development Authority declared for the area designed as a site for the New Town of the Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966).

पवल - ५  
२९/१२/०३  
८/८०



The State Government has acquired lands and vested such lands in the Corporation for development and disposal.

The Corporation laid down plots in Kharghar Node, on one of such piece and land so acquired by the state Government in the corporation for being leased to intending lessee.

4. By an Agreement to Lease dated 29<sup>th</sup> December, 2003 made between City & Industrial Corporation Ltd (CIDCO) therein referred to as the "Corporation" of the Part and the Builders therein referred to as the "Licensee" of the Other part, CIDCO agreed to grant and granted a lease of all that piece or parcel of land or ground admeasuring approx. 13,525.84 Sq Meters or thereabouts and bearing Plot nos. 15 & 17 situate at Sector 7, Kharghar and more particularly



Whereas Transferor/Seller is lawful & sole owner of Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga" Society Known as "PATEL HERITAGE Co-Operative Housing Society Ltd", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking Space no. 13 in the same building hereinafter jointly referred to as "THE SAID PREMISES/FLAT").

AND WHEREAS:-

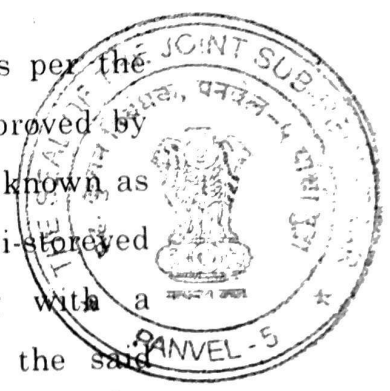
described in the Schedule there under and in the First Schedule hereunder written and delineated on the plan thereof thereto annexed and therein and hereinafter referred to as "the said Land/Plots", on the terms and conditions therein set out.

5. The Builders had paid to CIDCO in full the price payable by them and as such CIDCO has by its license dated 29<sup>th</sup> December 2003 permitted the Builders to enter upon the said Land as the Licensees thereof and to commence construction thereon.

6. In pursuance of the said Agreement to Lease the Builders had the plans of the Towers to be constructed on the said Land prepared through the Architects M/s. Dimensions and submitted the same to the CIDCO and the same have been approved by CIDCO vide its approval letter no. CIDCO/EE/BP/ATPO/404 dated 13/04/2004. And by its letter bearing no. CIDCO/BP/SP/404 dated 13/04/2004, CIDCO has also granted its permission to the Builders to develop the said Land on the terms and condition therein set out and have also issued the *Commencement Certificate* bearing no. CIDCO/ ATPO/404 dated 13/04/2004 to commence the development work thereof.

पथल - 4  
2080  
e/80

7. The Builders plan to develop the said Land as per the sanctioned plans designs and specifications approved by ATPO, CIDCO, by construction a Complex to be known as "Patel Heritage" comprising of four multi-storied Towers (Residential cum Commercial) along with a clubhouse and other recreational facilities on the said Land/Plots.



8. In pursuance of and subject to the said Agreement to Lease dated 29/12/2003 the Builders are entitled to deal with and dispose of the various flats/parking spaces/shops/showrooms in the said Towers inter alia on with is known as 'Ownership basis.

ACSA 2

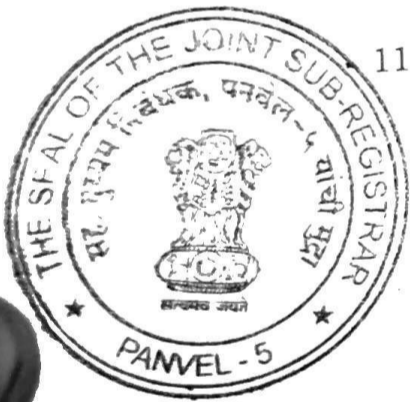
9. Builder had constructed in accordance with the plans sanctioned by the ATPO, of CIDCO & obtained Occupancy Certificate bearing No. CIDCO/ATPO (BP) 1206 dated 20<sup>th</sup> day of August, 2010 for plot no. 15 & 17 from ATPO, CIDCO.

10. By an Agreement for Sale dated 17<sup>th</sup> day of June 2004 the Developer/Builder i.e. M/s. TRISHUL ENTERPRISES through its Partner Mr. NANJI RATANSHI PATEL sold the said Flat i.e. Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "AKASH-GANGA", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) to Mr. DARSHANLAL GHEER (Seller) document duly registered with the Sub-Registrar Office Uran (Panvel-2) vide Document No. URN/04129/2004 dated 17/06/2004 on receiving agreed consideration thereon the said Builder given possession forever on ownership basis. And the said Developer/Builder also allotted a stilt Car parking space No. 13 in E wing building known as Aakash-Ganga vide letter dated 03/07/2011.

पवल - 4
४९३/२०१८
१० / ८०

11. By a Deed of Rectification dated 12<sup>th</sup> day of April 2018 the Developer/Builder i.e. M/s. TRISHUL ENTERPRISES through its Partner Mr. NANJI RATANSHI PATEL and Mr. DARSHANLAL GHEER (Seller) rectified the Building name was wrongly type as Akashdeep in the aforesaid Agreement for sale dated 17/04/2004 instead of Aakash-Ganga and the same document duly registered with the Sub-Registrar Office Panvel-4 vide Document No. PVL-4/4796/2018 dated 12/04/2018.

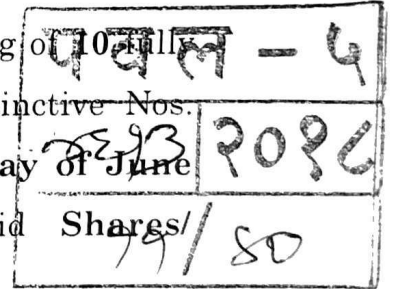
12. WHEREAS the Transferor is the registered member of "PATEL HERITAGE" Co-operative Housing Society Ltd., a Society registered with Jt. Registrar of Co-operative Societies (CIDCO) at Navi Mumbai, under the Maharashtra Co-operative Societies Act, 1960, Rules 1961 under Registration No. NBOM/CIDCO/HSG (TC)3953/



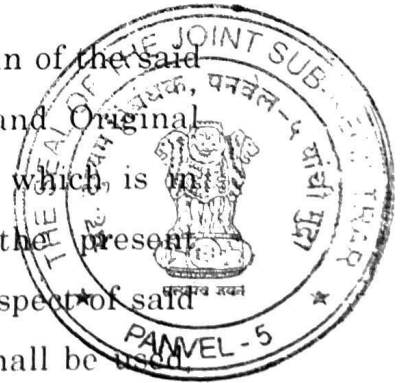
*[Handwritten signatures]*

JTR/YEAR 2011-2012, having registered address at Plot No. 15 & 17, Sector 7, Kharghar, Navi Mumbai 410210 (hereinafter referred to as 'THE SAID SOCIETY') and by virtue of being the member of the said Society, he has been holding Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga" Society Known as "PATEL HERITAGE Co-operative Housing Society Ltd", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking Space no. 13 more particularly described in the schedule hereunder written on what is known as 'OWNERSHIP BASIS'.

13. Whereas the said Society has enrolled **Mr. DARSHANLAL GHEER** as registered member of the said society and issued Share Certificate bearing serial No. 184 & Member Register No. E/1701-184 comprising of 10 fully paid up shares of Rs. 50/- each bearing distinctive Nos. 1831 to 1840 (both inclusive) dated 25<sup>th</sup> Day of June 2017 (hereinafter referred to as the said Membership).



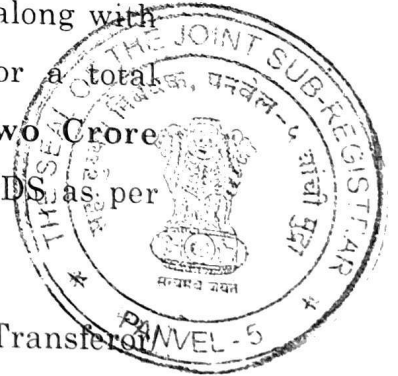
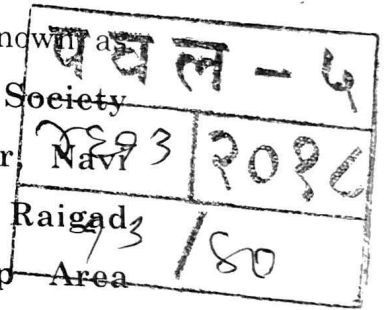
14. It is represented by the seller as per Floor Plan of the said Flat designed by the Builder/Developer and Original Purchaser there is attached Servant's Room which is in exclusive possession, use, occupation by the present original owner and the same rights title in respect of said Servant Room attached with the said Flat shall be used occupier by the new purchasers as present. A copy of the said floor plan attached herewith.



15. AND WHEREAS the Transferees/Purchasers as per the finance bill by The Minister of Finance Budget year 2013, deduct TDS Under Section 194 (I) A of Income Tax Act, @ 1% on the total sale consideration of the immovable property on or before the execution & Registration of this deed or before making final payment and certificate of

- iv. The Transferor/Seller have good and clear title free from encumbrances of any nature whatsoever of the said premises/Flat.
- v. The Transferor/Seller is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises as stated in this Deed.
- vi. Relying upon the aforesaid representations and declarations made by the Transferor/Seller herein, the Transferees/ Purchasers have agreed to purchase the said premises/Flat at or for the lumpsum price consideration of **Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh Only)** including 1% TDS.

19. AND WHEREAS Party of the First Part i.e. the Seller/ Transferor agreed to transfer his rights, title and interest in the said of Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga" Society known as "PATEL HERITAGE Co-Operative Housing Society Ltd", Plot No-15 & 17, Sector-7, Kharghar, Mumbai- 410210, Tal. Panvel & Dist. Raigad, measuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking Space no. 13 for a total consideration of **Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh Only)** including deduction of TDS as per government Rules from time to time.



20. Whereas in the Circumstances aforesaid the Transferor/Seller is absolutely seized, possessed and otherwise is well and sufficiently entitled to sell and transfer the said premises/Flat to the said Transferees.

AND WHEREAS the parties hereto are desirous of recording the said terms and conditions.

**NOW THIS DEED WITNESSETH AS IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

*[Handwritten signature]*

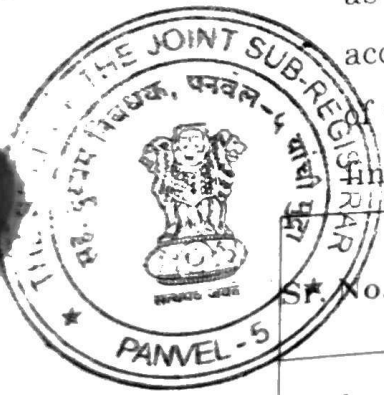
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1. The Transferor/Seller hereby declares that the said premises i.e. Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking Space no. 13 was purchased/allotted by him from the said Builder/Developer as referred hereinabove vide the said Agreement for Sale dated 17/06/2004 and the seller herein had already paid the total agreed consideration to the said Builder /Developer and took possession of the said premises/Flat forever on ownership basis.

2. The Transferor hereby as agreed transferred all his right, title and interest in the above said Premises/Flat along with the said Share Certificate/Membership of the said Society for the total consideration of Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh Only) including 1 % TDS against actual physical vacant possession/ keys handover to the Transferees of the above said Flat. The Transferor doth hereby admitted and acknowledged the full & Final receipt of the said consideration as mentioned as referred above of this Deed and agree to acquit, release and discharge the Transferees from the payment of the consideration or any part thereof on receiving the full & final payments as mentioned in this deed.

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१४ / ६०



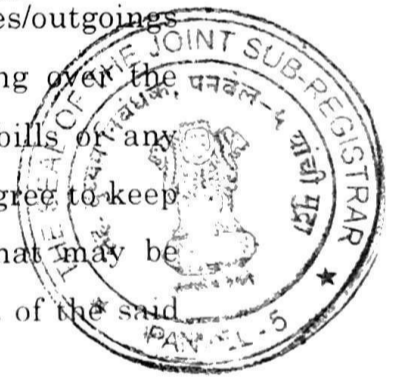
Sr. No.	RTGS/UTR No.	Dated	Drawn On	Amount (Rs.)
1.	LAVBR5201802 2000000538	20/02/2018	Lakshmi Vilas Bank	49,40,000/-
2.	LAVBR5201711 2100000040	21/11/2017	Lakshmi Vilas Bank	10,00,000/-
3.	LAVBR5201804 1700000147	17/04/2018	Lakshmi Vilas Bank	47,02,500/-
4.	LAVBR5201804 1700000215	17/04/2018	Lakshmi Vilas Bank	1,06,42,500/-

*[Handwritten signatures]*

5	1% TDS paid in respect seller's PAN Ac	2,15,000/-
<b>TOTAL</b>		<b>2,15,00,000/-</b>

3. The Transferor doth hereby declares that the said Flat is free from all encumbrances, claims and demands, court matters whatsoever and that he has fully entitled to deal with or dispose off the same and undertakes to keep the Transferees indemnified in this behalf. The Transferor also agrees to sign and execute all such transfer forms such as name change Electricity, Etc., papers and documents as may be necessary in favour of the Transferees or their nominees and has put the Transferees or their nominees in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.
4. The Transferor shall deliver to the Transferees the vacant and peaceful possession of the said Flat along with all common amenities including said parking and facilities available in the society, etc on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.
5. The Transferor will pay and clear off the charges payable to the Society by way of Municipal Taxes, and other dues/outgoings related to the said Flat up to the date of handing over the possession to the Transferees as per the Society bills or any other dues in respect of the said Flat and hereby agree to keep the Transferees indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.
6. The Transferees hereby agree to pay all the charges payable by way of Municipal Taxes/service charges and other dues /outstanding related to the said Flat from the date of taking over the possession of the said Flat and hereby declare and confirm that they will abide by the bye-laws of the said Society, without any reservation whatsoever.
7. The Transferor hereby declares and confirms that the said Flat absolutely belongs to him and that he has not created any gift,

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*Cher* *AGAL*

**SCHEDULE OF PLOT/S (Land)**

All the piece or parcel of land bearing Plot No-15 & 17, in Sector-7, of Kharghar, Taluka Panvel & Dist. Raigad containing by admeasurements 13,525.84 Sq. Mtrs. or thereabout within the limits of kharghar Navi Mumbai within the Registration District Raigad, Registration Sub-District Panvel and bounded as follows

On or towards the North by : 24.00 Mtrs wide Road

On or towards the South by : 21.00 Mtrs wide Road

On or towards the East by : Plot No. 16,

On or towards the North by : 15.00 Mtrs wide Road & 6.00 Mtrs wide corridor,

**SCHEDULE OF PROPERTY (FLAT)**

Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga" Society Known as "PATEL HERITAGE Co-Operative Housing Society Ltd", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking Space no. 13". Area 12 Sq. mtr

**Enclosures along with this Deed**

(a) Society NOC and Old/rectified Index-II

(b) Occupancy certificate

(c) Share Certificate

(d) Commencement Certificate

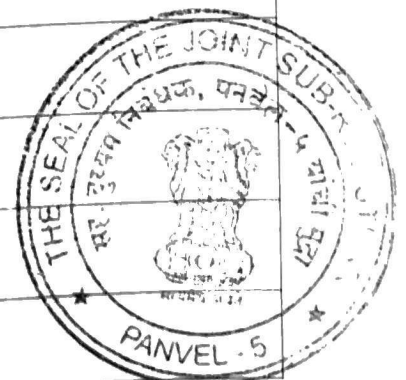
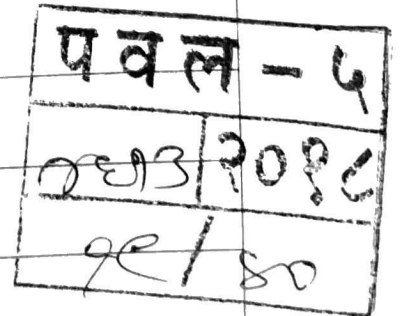
(e) Floor plan

(f) Parking Allotment letter

(g) Possession letter issued by builder

(h) PAN & Aadhar of All parties

(i) Any other supportive documents



*Handwritten signatures and initials:*  
AUAQ  
[Signature]

*Handwritten signatures and initials at the bottom of the page:*  
[Signature] AUAQ



First hereinabove mentioned:

SIGNED AND DELIVERED by the) SIGNATURES/PHOTOS/THUMB

Within named TRANSFEROR/SELLER/ASSIGNOR)

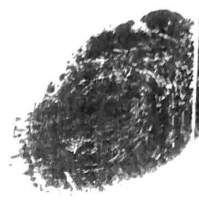
Mr. DARSHANLAL GHEER  
s/o Hukam Chand Gheer

*(Signature)*



In presence of

W1 *Deepak Thakwani*



W2

*(Signature)*

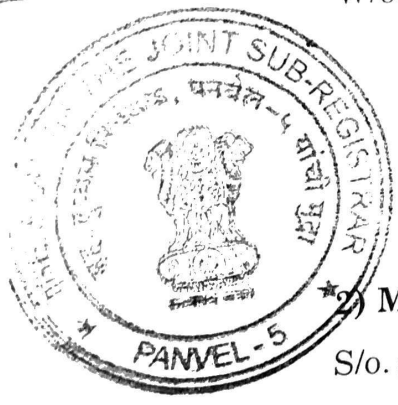
SIGNED AND DELIVERED by the )

Within named TRANSFEREES/PURCHASERS/ASSIGNEES

पवेल - ५  
२०१३ २०१८  
२० / १०

1) Mrs. ALKA JAIN,  
W/o. Mr. NEERAJ JAIN

*(Signature)*



2) Mr. NEERAJ JAIN  
S/o. PUSHEPENDRA JAIN

*(Signature)*



In presence of:

W1 *(Signature)*

W2

*(Signature)*

Dr. R. Chohan  
Advocate  
New Court House, Panvel  
Mumbai - 401301  
Mob. No. 9821401111

**RECEIPT**

RECEIVED of and from the within named 1) Mrs. ALKA JAIN, W/o. Mr. NEERAJ JAIN and 2) Mr. NEERAJ JAIN S/o. PUSHEPENDRA JAIN a sum of Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh Only) being the Full & Final Payment/Consideration for the sale and transfer of Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga" Society Known as "PATEL HERITAGE Co-Operative Housing Society Ltd", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking Space no. 13 as under: -

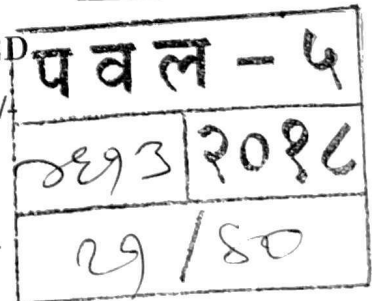
Sr. No.	RTGS/UTR No.	Dated	Drawn On	Amount (Rs.)
1.	LAVBR52018022 000000538	20/02/2018	Lakshmi Vilas Bank	49,40,000/-
2.	LAVBR52017112 100000040	21/11/2017	Lakshmi Vilas Bank	10,00,000/-
3.	LAVBR52018041 700000147	17/04/2018	Lakshmi Vilas Bank	47,02,500/-
4.	LAVBR52018041 700000215	17/04/2018	Lakshmi Vilas Bank	1,06,42,500/-
5.	1% TDS paid in respect seller's PAN Ac			2,15,000/-
<b>TOTAL</b>			<b>RUPEES</b>	<b>2,15,00,000/-</b>

(Rupees Two Crore Fifteen Lakh Only)

I SAY RECEIVED

Rs. 2,15,00,000/-

*Darshanlal Gheer*



Mr. DARSHANLAL GHEER

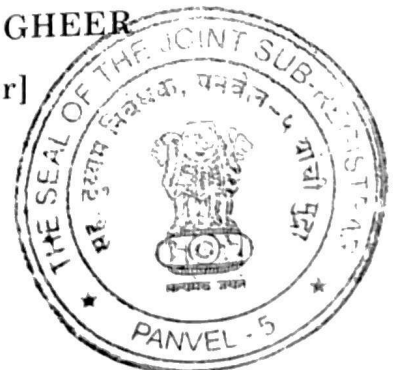
[Assignor/Seller]

**WITNESSES: SIGNATURE OF WITNESSES**

1. W1

2. W2

*Nitesh K. Singl*  
NITESH K. SINGL  
B.A. (HONS.) LLB  
ADVOCATE HIGH COURT  
10, City Enclave, Plot No. 9,  
2a, Koparkhairane.



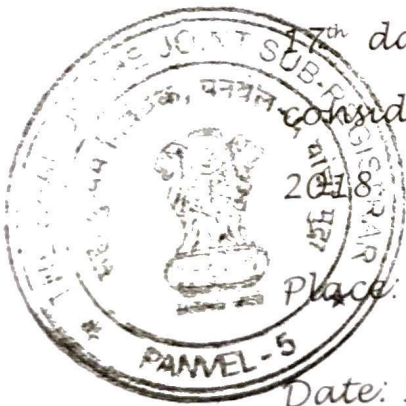
## POSSESSION LETTER

I Mr. DARSHANLAL GHEER aged 68 years having Permanent Account Number BJYPG7485D & Aadhar Card No. 3899 3427 7307 an Indian inhabitant, currently residing at Flat No. E-1701, on 17<sup>th</sup> Floor, "AAKASH-GANGA" Complex Known as "PATEL HERITAGE", Plot No-15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210 do hereby certify and confirm that I have handed over quiet, peaceful vacant possession of the Flat No. E-1701, on 17<sup>th</sup> Floor, "E" wing, Building known as "Aakash-Ganga" Society Known as "PATEL HERITAGE Co-Operative Housing Society Ltd", Plot No- 15 & 17, Sector-7, Kharghar, Navi Mumbai- 410210, Tal. Panvel & Dist. Raigad admeasuring about 1150 Sq. Ft. Built up Area (Equivalent to 106.82 Sq. Mtrs. Built up area) along with an allotted stilt car parking space no. 13, to 1) Mrs. ALKA JAIN W/o. Mr. NEERAJ JAIN, AND 2) Mr. NEERAJ JAIN S/o. PUSHEPENDRA JAIN herein as per Deed of Assignment cum Sale Deed dated

17<sup>th</sup> day of April, 2018 on receiving the agreed & full consideration as stated therein on this 17<sup>th</sup> day of April,

Place: Navi Mumbai

Date: 17<sup>th</sup> day of April, 2018.



Mr. DARSHANLAL GHEER  
(Transferor/Seller)

We Confirm,

Mrs. ALKA JAIN W/o. Mr. NEERAJ JAIN &

Mr. NEERAJ JAIN S/o. PUSHEPENDRA JAIN

(Purchasers)

AGAL



# Patel Heritage Co-operative Housing Society Ltd

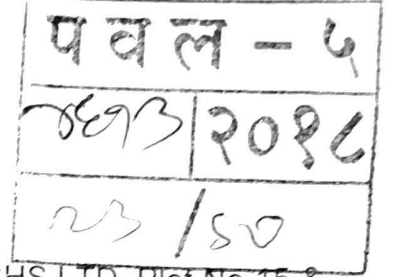
(Reg No NBOM/CIDCO/HSG(TC)3953/JTR/YEAR 2011-2012)  
Plot 15 & 17, Sector - 7, Kharghar, Navi Mumbai 410 210  
Society Office No 022-61353680

Ref No.PHCHSL/2018

Date-15/03/2018

TO,

Mr. Darshanlal Gheer.



E-1701, Patel Heritage CHS LTD, Plot No 15 & 17,  
Sector-7, Kharghar Navi Mumbai-410210

**Sub:** Sale NOC to Mr. Darshanlal Gheer., E-1701, Patel Heritage CHS LTD, Plot No 15 & 17, Sector-7, Kharghar Navi Mumbai-410210

Dear Madam/Sir,

This is to confirm that the above mentioned society registered vide registration No NBOM/CIDCO/HSG(TC)3953/JTR/YEAR 2011-2012 for Plot No.15 & 17, Sector -7 Kharghar, Navi Mumbai-410210.



This is confirmed that Mr. Darshanlal Gheer..member of the said society having his flat No E-1701 on 17 th floor, have proposed to sell his flat No E-1701, to Mrs. Alka Jain & Mr. Neeraj Jain residing in Flat No. C-1602, Patel Heritage CHS Ltd, Plot No 15 & 17, Sector-7, Kharghar Navi Mumbai-410210

It is confirmed that the society has agreed to the sale of the said flat No E-1701 to Mrs Alka Jain & Mr. Neeraj Jain. Subject to the transfer charges payable to CIDCO Ltd,[ if any / applicable] and subject to complete the formalities of the society.

It is further confirmed that Mr. Darshanlal Gheer.. have paid dues of maintenance charges of the society till 31-03-2018.

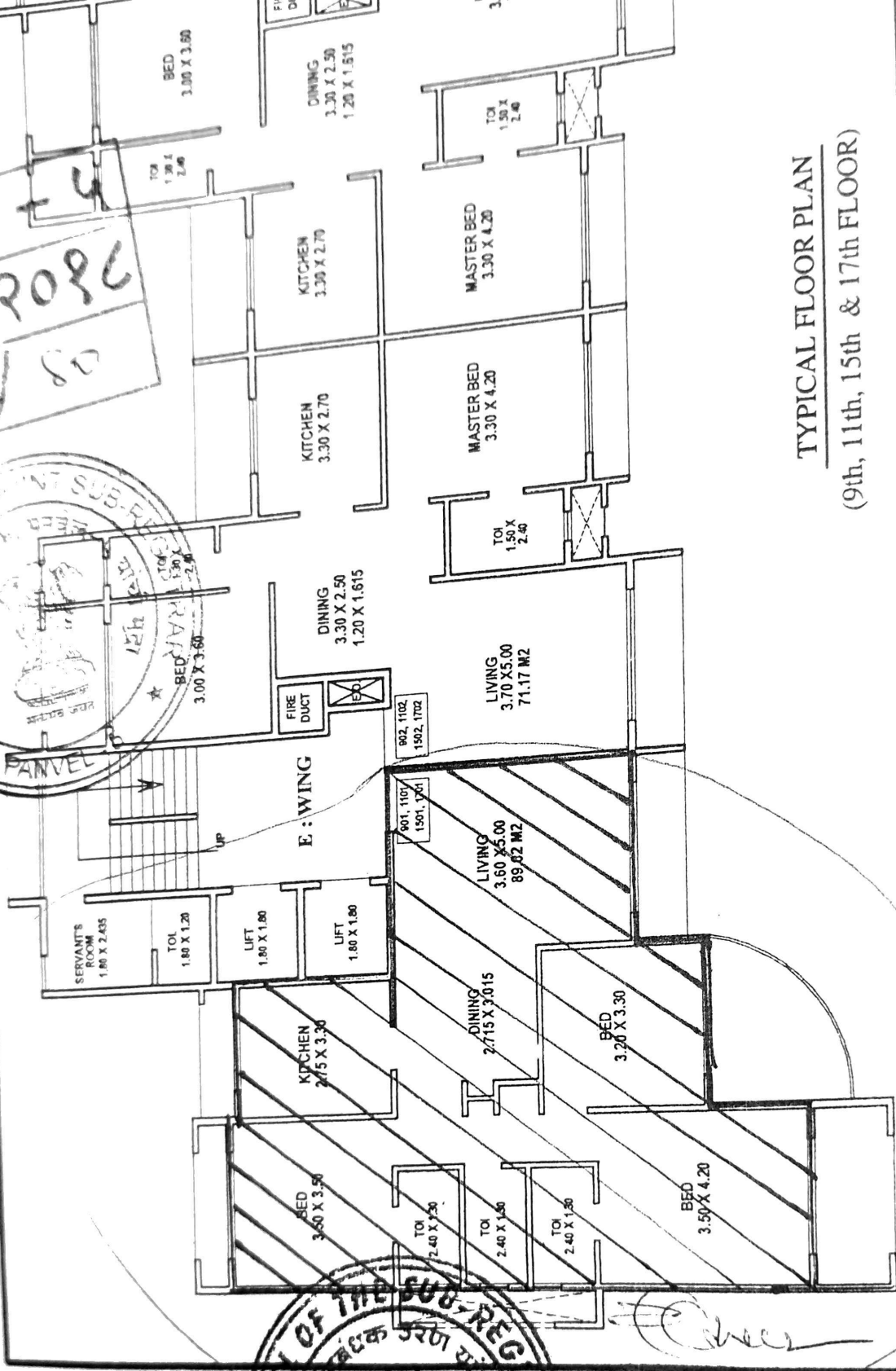
It is hereby confirmed that the society does not have any objection to the sale of the said flat.



  
[MR. DINESH KANJI CHOUDHARY]  
MOBIL NO.9819131072  
SECRETARY



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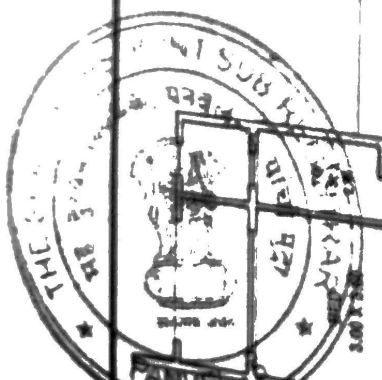
**TYPICAL FLOOR PLAN**  
 (9th, 11th, 15th & 17th FLOOR)

R.C.C.	Dr. B.L. 7
DEVELOPER	TRISHUL ENTERPRISES. PH.: 5591 1293
PROJECT	<b>PATEL HERITAGE</b> PLOT NO. - 15&17, SECT - 7, KHARGHAR, NAVI MUMBAI.

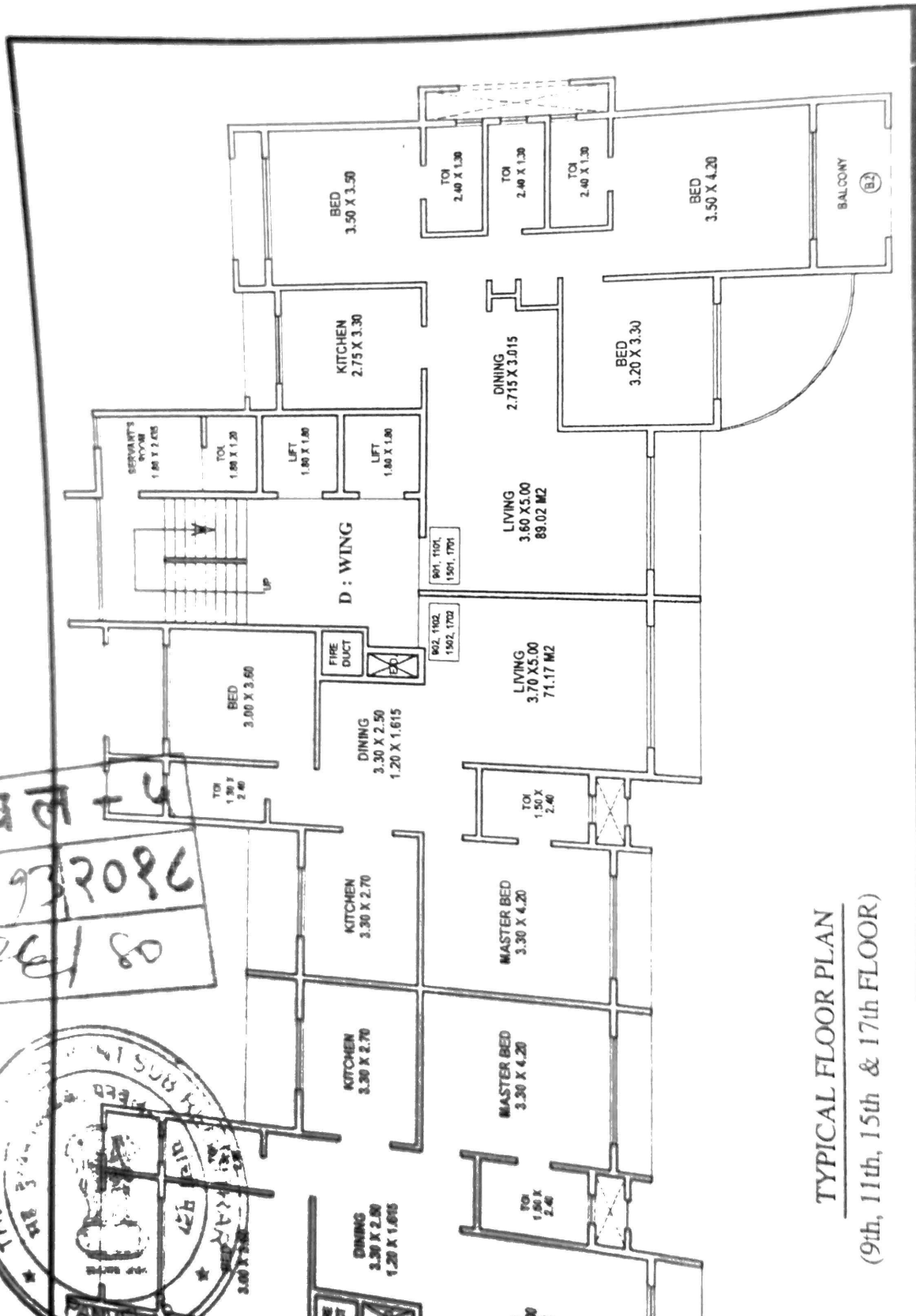
FOR TRISHUL ENTERPRISES  
 Partner



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 26/80  
 2932096



TYPICAL FLOOR PLAN  
 (9th, 11th, 15th & 17th FLOOR)

DEVELOPER <b>TRISHUL ENTERPRISES.</b> PH.: 5591 1293	R.C.C. CONSULTANT <b>Dr. B.L. AGARWAL</b> PH.: 27546659	NORTH 	ARCHITECT <b>DIMENSIONS</b> ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS <small>GET THE GREAT EASTERN ARCHITECTS          101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</small>
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# Patel Heritage Co-operative Housing Society Ltd

(Reg No. NBOM/CIDCO/HSG(TC)3953/JTR/YEAR 2011-2012)  
Plot 15 & 17, Sector - 7, Kharghar, Navi Mumbai 410 210

## Share Certificate

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

Share Certificate No. 184 Member's Regn. No. E/1701-184 No. of Shares 10

AUTHORISED SHARE CAPITAL Rs. 500  
DIVIDED INTO 10 SHARES EACH OF Rs. 50 ONLY

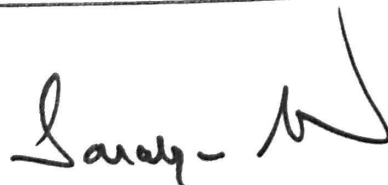
Flat / Shop No. E/1701

THIS IS TO CERTIFY that Mr./Mrs./Ms. Darshanlal Gheer

is / are the Registered Holder of 10 fully paid up Shares of Rs. FIFTY each  
Numbered from No. 1831 to 1840 (both inclusive) in PATEL  
HERITAGE CO-OPERATIVE HOUSING SOCIETY LTD. Plot No. 15 & 17,  
Sector - 7, Kharghar, Navi Mumbai Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at KHARGHAR this 25th day  
of JUNE 20 17



  
Chairman

  
Secretary

  
Treasurer





# TOWN AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:  
TOWN AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

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

Ref. No. CIDCO/ATPO(BP) 206 ==

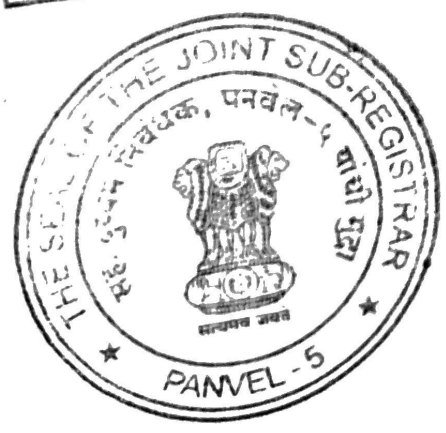
Date: 20 AUG 2010

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building [Res. BUA= 16079.896 Sq.mtrs., Comm. BUA=4206.874 Sq.mtrs.] Total BUA= 20286.770 Sq.mtrs. (No. of Units R-236, C-73)] Free of FSI (Fitness Centre BUA=199.462 Sq.m.) on Plot No. 15 & 17, Sector-07 at Kharghar of Navi Mumbai completed under the supervision of M/s. Dimension has been inspected on 15/07/2010 & 05/08/2010 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 13/04/2004 and that the development is fit for the use for which it has been carried out.

पानवेल - ५  
४९९३ २०९८  
३० / ६०

*(Signature)*  
20/8  
( R. B. Ratil )  
Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)



Date : 03.07.2011

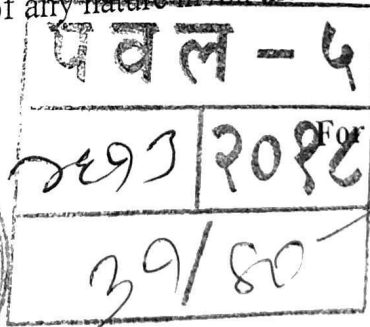
To,  
**MR. DARSHANLAL GHEER,**  
Flat No. F-1701 on 17<sup>th</sup> Floor,  
Patel Heritage, Plot No.15/17,  
Sector-7, Kharghar,  
Navi Mumbai.

Re: Allotment of a Car Parking in Patel Heritage, situated at Plot No.15 & 17, Sector 7, Kharghar, Navi Mumbai.

Dear Sir,

We hereby allot to you a Car Parking Space bearing No. 13 under the stilts of Tower Aakash-Ganga, Wing "E" in the Complex known as "Patel Heritage" situated at Plot No.15/17, Sector-7, Kharghar, Navi Mumbai on the following terms and conditions:

1. The said car parking space is allotted to you for you/your families exclusive use;
2. You shall at no time sell and or encumber the said car parking space without the said Flat and without the prior written consent of **Trishul Enterprise (Society)** as the use of the said car park is incidental along with the said **Flat No. E-1701** sold to you by us.
3. The said car parking space shall be used to park your light Motor vehicle only.
4. You will immediately vacate the said car parking space in case of need and or emergency, as may be directed by the said Society.
5. You will not make any alterations of any nature in /on the said car parking space.



Yours Faithfully,

For **TRISHUL ENTERPRISE.**

*[Handwritten Signature]*

**PARTNER**

I confirm the above :

*[Handwritten Signature]*  
**Mr. Darshanlal Gheer**



POSSESSION LETTER.

Date : 01.03.2011

To,  
**MR. DARSHANLAL GHEER**  
Flat No. 1701, Wing "E", Patel Heritage,  
Plot No. 15 & 17, Sector - 7,  
Kharghar, Navi Mumbai.

Re : Flat No. 1701 on the 17<sup>th</sup> Floor in "E" Wing in "PATEL HERITAGE",  
situated at Plot No. 15 & 17, Secor-7, Kharghar, Navi Mumbai.

Dear Sir,

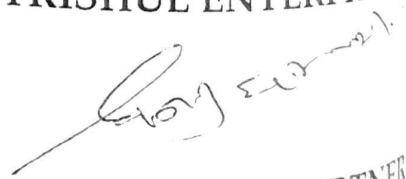
We have put you in formal possession of the above said flat. You have inspected the said flat fully and have informed us that you have found all the amenities to be in good order and condition and as per the quality, quantity and specifications agreed upon by us and as set out in the said Agreement for Sale dated 17.06.2004 executed by and between us and you have discharged us in all respects in regard thereto.

You have prior hereto cleared all the outstanding arrears pertaining to the said Flat. You also agree that henceforth you shall regularly pay all the monthly outgoings as set out in the said Agreement for Sale dated 17.06.2004.

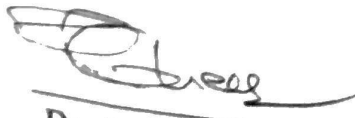
The keys of the said Flat are as on date are already in your possession. You shall from this date not hold us responsible for the said Flat in any manner whatsoever.



Yours faithfully,  
For TRISHUL ENTERPRISES

  
PARTNER

I confirm the above,

  
Darshanlal Gheer

REF NO. CHD/CO/ATPO/1494

12/4/2008

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

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

M/S. Trishul Enterprises,

Unit/Plot No. 15&17 Road No. —, Sector 07, Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential cum Commercial Bldg.

(G+17th flr, A&F, Wing, G+20th flr, B, C, D&E wing)

Resi. B.V.A = 15,359.248 m<sup>2</sup> + Comm B.V.A. = 2421.303 m<sup>2</sup> =

(Nos. of Residential Units 236 Nos. of Commercial units 71) Total B.V.A. = 20280.551

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

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

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28932086  
33/50

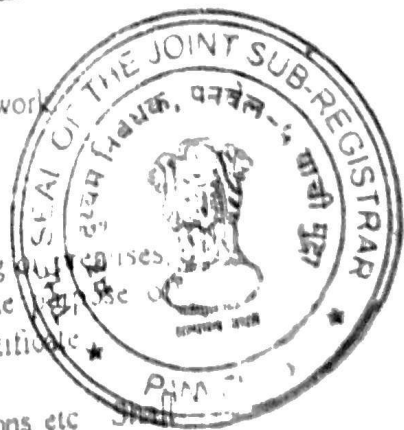
2. The applicant shall :

2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work

2(b) Give written notice to the Corporation regarding completion of the work

2(c) Obtain Occupancy Certificate from the Corporation

2(d) Permit authorised officers of the Corporation to enter the building premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate



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

4. The Certificate shall remain valid for period of 1 year from the date of its issue thereafter, revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 or Section no 16 (2) of the GDCRs - 1975



उरण  
2008

KYPO7486D

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भारत सरकार  
GOVERNMENT OF INDIA  
श्री. लाल घेर  
Darshan Lal Gheer  
जन्म तिथि/ DOB: 02/06/1949  
पुरुष / MALE

3899 3427 7307

माझी आधार - सामान्य माणसाचा अधिकार

*Handwritten signature*

भारतीय प्रिण्टिड पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
पत्ता:  
B/C, Mahan Chaudhary, Plot No. 15  
Patal Herbage, Plot No. 15  
Sector - 7, Kharghar, Navi Mumbai - 410210  
3899 3427 7307

www.uidai.gov.in

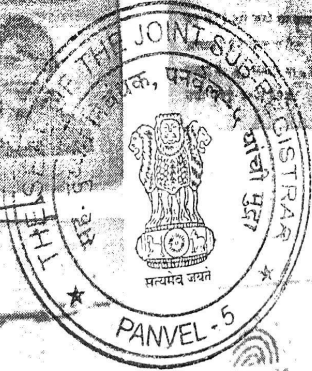
विकास विभाग  
DEPARTMENT

भारत सरकार  
GOVT OF INDIA

प व ल - 4

2020

ALKA JAIN  
SUBHASH JAYCHAND JAIN  
30/08/1972  
AGSPJ4427G



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ACAA L



भारत सरकार  
GOVERNMENT OF INDIA  
अनका जैन  
Alka Jain  
जन्म तारीख / DOB: 30/08  
महिला / FEMALE

7237 2758 4589

माझी आधार, माझी ओळख

*Handwritten signature*

भारतीय प्रिण्टिड पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
पत्ता:  
W/O Neeraj Jain, C - 1602,  
Patal Herbage, Plot No. -  
15/17, Sector - 7, Kharghar,  
Navi Mumbai, Maharashtra -  
410210  
3899 3427 7307


www.uidai.gov.in

*Handwritten signature*

**M/S. SAI & CO.**  
**ADVOCATES & LEGAL CONSULTANTS**

D - 09, 2<sup>nd</sup> Floor, Shantiniketan CHSL., Near Anand Cinema, Opp. Railway Station, Thane (East) - 400 603  
Mobile Nos. 98 21 65 65 5 / 86 93 00 09 41 E - mail - advsachinsalve@gmail.com

**INVOICE OF BILL (LEGAL / PROFESSIONAL SERVICES)**

<b>Date</b>	June 13, 2024	
<b>To</b>	State Bank of India, Home Loan Centre - Belapur, 5 <sup>th</sup> Floor, Tower No. 4, Belapur Railway Station Complex, CBD - Belapur, Navi - Mumbai - 400 614 / E - mail - sbi.14677@sbi.co.in	
<b>Subject</b>	Title Report	
<b>Account</b>	Alka Jain & Neeraj Jain	
<b>Property Details</b>	Residential Unit bearing Flat No. E - 1701 (Having Total Built up Area 1150 Square Feet), situated on 17 <sup>th</sup> Floor, along with Stilt Car Parking Space No. 13 (Area - 12 Sq. Mtrs.), situated in Wing - E - Aakash - Ganga, situated in the Society known as "Patel Heritage CO - operative Housing Society Limited", constructed on Plot Nos. 15 & 17, in Sector - 7, Kharghar, Panvel, Pin - 410 210	
<b>Professional Fees</b>	Rs. 4,000/-	
<b>Total Fees</b>	<b>Rs. 4,000/- (Rupees Four Thousand Only)</b>	
<b>All requisite Taxes, shall be paid, by Recipient, under RCM</b>		
<b>E - Payment Details</b>	<b>M/S. SAI &amp; CO.</b> SBI, Naupada Branch, Thane (W) Current A / c. No. - 333 77 60 70 57 IFSC Code - SBIN 00 05 354	
<b>(Ensure to mention Mortgagor's Name as Reference, in E - Payment)</b>	<b>Pan No. BKHPS 79 00 P</b> <b>Tan No. MUMS 88 473 A</b>	
<b>M/S. SAI &amp; CO.</b> <b>(Proprietor - Adv. Sachin Salve)</b>		
		<b>RECEIVER'S SIGN &amp; SEAL</b>

Adv. Sachin V. Salve  
(Proprietor)

June 13, 2024

To,  
State Bank of India,  
Home Loan Centre - Belapur,  
5th Floor, Tower No. 4,  
Belapur Railway Station Complex, CBD - Belapur,  
Navi - Mumbai - 400 614 / E - mail - sbi.14677@sbi.co.in

**Sub:- Title Report**

**Ref: - Alka Jain & Neeraj Jain**

Residential Unit bearing Flat No. E - 1701 (Having Total Built up Area 1150 Square Feet), situated on 17<sup>th</sup> Floor, along with Stilt Car Parking Space No. 13 (Area - 12 Sq. Mtrs.), situated in Wing - E - Aakash - Ganga, situated in the Society known as "Patel Heritage CO - operative Housing Society Limited", constructed on Plot Nos. 15 & 17, in Sector - 7, Kharghar, Panvel, Pin - 410 210

Constructed on all that, piece & parcel of land bearing Plot Nos. 15 & 17, Sector - 7, Village - Kharghar, Taluka - Panvel, District - Raigad

**ANNEXURE - B**

**REPORT OF INVESTIGATION OF TITLE  
IN RESPECT OF IMMOVABLE PROPERTY**

01. a)	Name of the Branch / Business Unit / Office seeking opinion	RACPC - Belapur
b)	Reference No. and Date of the Letter under the cover of which the documents tendered for scrutiny are forwarded	Softcopy of Title Deeds, were received on 07.06.2024 - Complied on 12.06.2024
c)	Name of the Borrower	Alka Jain & Neeraj Jain
02. a)	Type of Loan	Education Loan Facility
b)	Type of Property	Residential / Commercial
03. a)	Name of the Unit / Concern / Company /	As mentioned in Clause No. 1



07.	15.03.2018	Registered Conveyance Deed	Photocopy	No
08.	12.04.2018	Registered Deed of Rectification	Photocopy	No
09.	17.04.2018	Registered Deed of Assignment - cum Sale Deed	Photocopy	No
10.	06.03.2019	Final Order for Transfer	Photocopy	No
11.	01.01.2024	Maintenance Bill - issued by Patel Heritage CHSL, in favour of Alka Jain & Neeraj Jain, in respect of said Flat No. E - 1701	Photocopy	No
12.	27.04.2024	Property Tax Bill – Panvel Municipal Corporation - Alka Jain, in respect of said Flat No. E - 1701	Photocopy	No

07. a)	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
b)	Whether all pages in the Certified Copies of Title Documents, which are obtained directly from the Sub – Registrar’s Office, have been verified, Page by Page, with original documents submitted ?	No - Original not furnished
08. a)	Whether the records of Registrar Office or Revenue Authorities, relevant to the Immovable Property in question, are available for verification, through any online portal or computer system ?	Yes
b)	If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard	Yes
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
d)	Whether proper registration of documents completed (Details thereof to be provided)	Yes





	Immovable property / charge	
c)	State as to under what capacity is security offered (whether as Joint Applicant or Borrower or as Guarantor, etc.)	As Mortgagor / Guarantor
04. a)	Value of Loan (Rs. in Crores)	Bank to verify
05.	Complete or full description of the Immovable Property / (ies), offered as security for creation of mortgage, whether Equitable / Registered Mortgage	As described hereinabove Reference
i)	Survey No.	As described hereinabove, in Reference
ii)	Door / House No.	As described hereinabove, in Reference
iii)	Extent / Area including Plinth / Built – Up Area, in case of House Property	As described hereinabove, in Reference
iv)	Location, like name of the Place, Village City, Registration, Sub-Registration Sub – District, Boundaries	As mentioned in Approved Plan / Typical Floor Plan / Schedule of Agreement

06. a) **Particulars of the documents, scrutinized – serially & chronologically:-**
- b) Nature of documents verified and as to whether they are originals or certified Copies, or registration extracts duly certified:-

Note : - Only Originals or Certified Extracts from the Registration / Land / Revenue / Other Authorities to be examined

#	Date	Name / Nature of the Document	Original / Certified Copy / Certified Extract / Photocopy	In case of Copies, whether was original scrutinized by Advocate
01.	13.04.2004	Commencement Certificate	Photocopy	No
02.	07.05.2004	Advocate's Title Report	Photocopy	No
03.	17.06.2004	Registered Agreement for	Photocopy	No
04.	20.08.2010	Occupancy Certificate	Photocopy	No
05.	03.07.2011	Letter for Allotment of a Car Parking	Photocopy	No
06.	25.09.2017	Share Certificate	Photocopy	No



7.	15.03.2018	Registered Conveyance Deed	Photocopy	No
08.	12.04.2018	Registered Deed of Rectification	Photocopy	No
09.	17.04.2018	Registered Deed of Assignment - cum Sale Deed	Photocopy	No
10.	06.03.2019	Final Order for Transfer	Photocopy	No
11.	01.01.2024	Maintenance Bill - issued by Patel Heritage CHSL, in favour of Alka Jain & Neeraj Jain, in respect of said Flat No. E - 1701	Photocopy	No
12.	27.04.2024	Property Tax Bill – Panvel Municipal Corporation - Alka Jain, in respect of said Flat No. E - 1701	Photocopy	No

07. a)	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
b)	Whether all pages in the Certified Copies of Title Documents, which are obtained directly from the Sub – Registrar’s Office, have been verified, Page by Page, with original documents submitted ?	No - Original not furnished
08. a)	Whether the records of Registrar Office or Revenue Authorities, relevant to the Immovable Property in question, are available for verification, through any online portal or computer system ?	Yes
b)	If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard	Yes
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



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE

10th Floor, 10th Cross Street, 10th Cross Street,  
Mumbai - 400 001  
Tel: 2211 2211, 2211 2211, 2211 2211  
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Fax: 2211 2211, 2211 2211, 2211 2211

Ref No CIDCO/ATPO/BP/206 ==

Date 20 AUG 2010

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum Commercial Building (Res BUA= 16079.896 Sq mtrs , Comm BUA=4206.874 Sq mtrs ) Total BUA= 20286.770 Sq mtrs (No. of Units R-236 C-73) Free of FSI (Fitness Centre BUA=199.460 Sq m) on Plot No. 15 & 17 Sector 07 at Kharghar of Navi Mumbai completed under the supervision of Mrs. Dimension has been inspected on 15/07/2010 & 05/08/2010 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 13/04/2004 and that the development is fit for the use for which it has been carried out

*(Signature)*  
20/8

(R. B. Patil)  
Add. Town Planning Officer (BP)  
(Nav. Mumbai & Khopra)



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधाव )				
S.No. 41/10/17		18 April 2018 11:17:29 AM		
सन्तुष्टी वर्ष	2018			
सिक्का	रायगड			
मूल्य विभाग	तालुका पनवेल			
एच. मूल्य विभाग	१०७-स्वारधर सिडको से क्र. ७			
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर व न भू क्रमांक		
वार्षिक मूल्य दर टक्क्यानुसार मूल्य दर रु.	घसा-यासुसार टक्केवारी	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
खुली जागा	146800	146800	122600	चौ मीटर
बांधीन क्षेत्राची मजला	106.82 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकाम क्षेत्राची मजला	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधीव
बांधकामाचे वर्गीकरण	आहे	मजला -	11th to 20th Floor	मूल्यदर बांधकामाचा दर-
उद्दवाहन सुविधा -				Rs. 115700/-
Sale Type - First Sale				
Sale Resale of built up Property constructed after circular dt.02/01/2018				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट.वाढ			
	= (105700 * (100 / 100)) * 110 / 100			
	= Rs.116270/-			
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
	= 116270 * 106.82			
	= Rs.12419961.4/-			
2) बंदिस्त वाहन तळाचे क्षेत्र	12चौ मीटर			
बंदिस्त वाहन तळाचे मूल्य	= 12 * ( 116270 * 2.100 )			
	= Rs.348810/-			
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी			
	= A + B + C + D + E + F + G + H + I			
	= 12419961.4 + 0 + 0 + 0 + 348810 + 0 + 0 + 0 + 0			
	= Rs.12768771.4 -			

Home

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पवल -

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