

B- 802 "Tulsi Darshan"

PHOENIX INFRA PROJECTS PVT LTD "TULSI DARSHAN"

PLOT NO 19-B, SECTOR-11, KOPER KHAIRANE, NAVI MUMBAI.

AGREEMENT FOR SALE

BETWEEN

M/s. GANGAI CHS LTD

AND

M/s. PHOENIX INFRA PROJECTS PVT LTD

AND

MR. NARSHI S. BHANUSHALI  
MRS. GANGABEN N. BHANUSHALI

FLAT NO. B - 0802

----- A METRO GROUP Co -----

170375  
01/03/2013

सूची क्र.2

दुय्यम, निबंधक : सह दु.नि. ठाणे 3  
दस्त क्रमांक : 1703/2013  
नोंदणी :  
Regn 63m

गावाचे नाव : 1) कोपरखैरणे

- (1) विलेखाचा प्रकार करारनामा  
(2) मोबदला 4000000  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 5985000  
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)  
(5) क्षेत्रफळ 1) 668 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे.फोनेक्स इन्फ्रा प्रोजेक्ट्स प्रा.लि. तर्फे भागिदार रमेश के. जैन तर्फे कु.भू. लक्ष्मण,एस.बागले - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- बायलने,के.आर.सी.रोड,कुमारपुरा,गुहाटी,आसाम, ब्लॉक नं:-, रोड नं:-, पिन कोड:-781009 पॅन नं:-AADCP6405E

2): नाव:-मान्यता देणार - गंगाई को.ऑफ.हौ.सो.लि. तर्फे ललित जैन तर्फे कु.मु. लक्ष्मण वयने - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- ऑफिस नं.19 बी,से.11,कोपर खैरणे,नवी मुम्बई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-नरसी शंभुराम भानुशाली - - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सदनिका नं.401,राजश्री विहार,डी-कॉलनी,चित्तरंजन नगर,विद्या विहार,मुम्बई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AEXPB6438E

2): नाव:-गंगाबेन एन. भानुशाली - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सदनिका नं.401,राजश्री विहार,डी-कॉलनी,चित्तरंजन नगर,विद्या विहार,मुम्बई, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400703 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक

28/02/2013

(10) दस्त नोंदणी केल्याचा दिनांक

01/03/2013

(11) अनुक्रमांक, खंड व पृष्ठ

1703/2013

पत्ता  
iSarita v1.0

नाव:-नरसी शंभुराम भानुशाली - - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सदनिका नं.401,राजश्री विहार,डी-कॉलनी,चित्तरंजन नगर,विद्या विहार,मुम्बई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AEXPB64

नाव:-गंगाबेन एन. भानुशाली - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सदनिका नं.401,राजश्री विहार,डी-कॉलनी,चित्तरंजन नगर,विद्या विहार,मुम्बई, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400703 पॅन नं:-

माळा नं:-, इमारतीचे नाव:-  
मुम्बई, ब्लॉक नं:-, रोड नं:-,  
नं:-

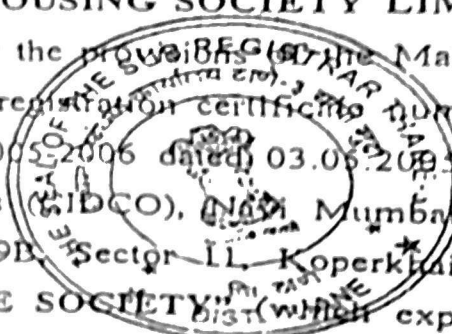
वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-,  
राजश्री विहार,डी-कॉलनी,चित्तरंजन नगर,विद्या  
नं:-, महाराष्ट्र, ठाणे पिन कोड:-400703

वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-,  
राजश्री विहार,डी-कॉलनी,चित्तरंजन नगर,विद्या  
नं:-, महाराष्ट्र, ठाणे पिन कोड:-400703

## AGREEMENT FOR SALE/ALLOTMENT OF FLAT


THIS AGREEMENT made at Vashi, Navi Mumbai on this 28<sup>th</sup> day of Feb 2013 in the christen year Two Thousand Thirteen BETWEEN GANGAI CO-OPERATIVE HOUSING SOCIETY LIMITED, a cooperative housing society registered under the provisions of the Maharashtra Cooperative Societies Act, 1960 having its registration certificate number NBOM /CIDCO /HSG (OH) /2015 /JTR/year 2005-2006 dated 03.06.2005 issued by the Joint Registrar, Cooperative Societies (CIDCO), Navi Mumbai and the Society is having its office at Plot no.19B, Sector II, Koperkhairane, Navi Mumbai hereinafter referred to as "THE SOCIETY" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and permitted assigns) OF THE FIRST PART;


M/S. PHOENIX INFRA PROJECTS PRIVATE LIMITED, a company registered under the provisions of the Companies Act, 1956 having its registered office at Byelane 1, K.R.C. Road, Kumarapara, Guhati, Assam 781 009 hereinafter referred to as "THE DEVELOPER" [which expression shall, unless repugnant to



हनुन - ३
मल नं. १००३ /२०१३
५ / ०२

  
GANGAI CHS LTD,

  
PHOENIX I. P. PVT LTD.

  
MR. NARSHI / MRS. GANGABEN

नवी मुंबई  
महानगरपालिका

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

Navi Mumbai  
Municipal Corporation

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

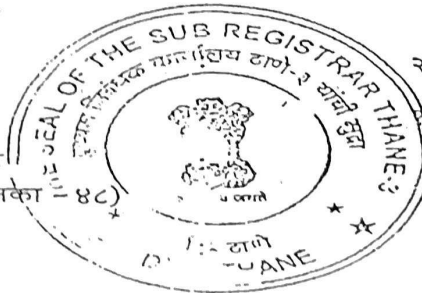
जा.क्र./नरवि/भोप्र/ प्र. क्र. ७२९४/११५४/२०१३  
दिनांक : २२/०२/२०१३

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांघ/ प्र.क्र. ए-९७५८/१२९५/२००९, दि. ०९-०४-२००९  
२) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.  
३) वास्तुविशारद मे. सोयुझ तालीब यांनी दि. २९-१०-२०१२ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. १९-बी, सेक्टर क्र. ११, कोपरखैरणे, नवी मुंबई या जागेचे मालक मे. गंगाई फो. ऑप ही. सोसायटी लि. यांनी जागेवरील बांधकाम दि. ३०-०९-२०१२ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, मे. सोयुझ तालीब यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. ०९-०४-२००९ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१-०७-२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वस्तु बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- १) भुखंडाचे क्षेत्रफळ
- २) अनुज्ञेय घटई क्षेत्र निर्देशांक
- ३) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका)
- ४) बाल्कनी खालील बांधकाम क्षेत्र



२२०७.५० चौ.मी.  
००  
२२०७.३८५ चौ.मी.  
४८२.८७९ चौ.मी.

यानुसार आपर करणेस परवानगी देण्यात येत आहे

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दस्त क्र. १७०३ / २०१३
५३१ ५२

(जितेंद्र ल. भोपळे)  
नगररचनाकार  
नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

the context or meaning thereof, mean and include its successor or successors and permitted assigns] OF THE SECOND PART and

MR. NARSHI SHAMBHURAM BHANUSHALI, Age 45 years & MRS. GANGABEN NARSHI BHANUSHALI, Age 40 years, adults, having their address at Flat No. 401, Rajashree Vihar, D-Colony, Chitaranjan Nagar, Vidya Vihar (E), hereinafter called "THE PURCHASER(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE THIRD PART.

**WHEREAS**

1) The City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021, hereinafter referred to as "the CIDCO" is Government Company wholly owned by the State Government and is also New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the State Government in exercise of its powers under Sub-sections (1) and (3-A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966 ( hereinafter referred to as "the MRTP Act" ).

2) The State Govt. has pursuant to sub-section 13(A) of the MRTP Act been acquiring the lands described therein and vesting such lands in the CIDCO for development and disposal.

3) By an Agreement to Lease made at CBD Belapur, Navi Mumbai on 26th June 2008 between the CIDCO, hereinafter referred to as "the Corporation" of the One Part and the Society therein referred to as "the Licensee" of the Other Part (hereinafter referred to as " the said Agreement to Lease"), the CIDCO had agreed to grant to the said Society a lease of sixty years of

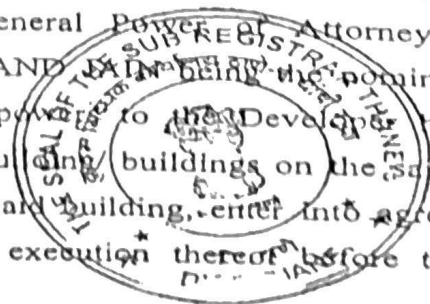


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दस्ता क्र. १००३ / २०१३
०२/२६/०८

*[Handwritten signature]*  
Narshi Shambhuram Bhanushali

ALL THAT piece or parcel of the land being Plot No.19B, Sector 11, Koperkhairane, Navi Mumbai admeasuring 2207.50 square meters or thereabout and more particularly described in the FIRST SCHEDULE herein [hereinafter referred to as "the said land"] upon the performance and observance by the said Society of the obligations and terms and conditions contained in the said Agreement to Lease and granted to the said Society a permission or license to enter upon the said land for the purpose of erection of the intended building or buildings. The said Agreement to Lease is duly stamped and registered along with the Deed of Confirmation dated 07.10.2009 at the office of the Sub-Registrar of Assurances at Vashi under document number 6440 dated 21st November 2009.

- 4) Due to paucity of funds and lack of expertise and knowledge in the construction work, by an Agreement of Development of the Property made at Navi Mumbai on the 26th day of February in the Year Two Thousand Eight between the said Society therein also referred to as the Society of the One Part and the Developer therein referred to as the Developer of the Other Part [hereinafter referred to as the said Agreement of Development], the said Society entrusted to Developer all its development rights in respect of the said land upon the terms and conditions contained in the said Agreement of development. The said Agreement of Development is duly stamped and registered at the office of the Sub-Registrar of Assurance at Vashi under the document no 6441 dated 21st November 2009.
- 5) Pursuant to the said Agreement of Development of the Property, the said Society has executed on the 21st day of January in the Year Two Thousand Nine an Irrevocable General Power of Attorney in favor of MR. PANNALAL AMARCHAND ~~IN~~ being the nominee of the Developer herein granting several powers to the Developer herein to enable the Developer to construct building/buildings on the said land, sell the flats and/or the shops in the said building, enter into agreement for sale with intending buyers, admit execution thereof before the Sub-Registrar of assurances etc.



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दस्ता नं. १००३ / २०११
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Pravin Nakhli & Khemraj, Chartered Accountants

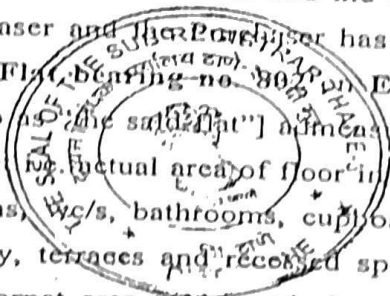
6) The Developer prepared the building plans for and on behalf of the Society and submitted them to the Navi Mumbai Municipal Corporation (for short NMMC) and the NMMC has by Commencement Certificate No. NMMC/TPD/BP/Case No.A-9758/ 1295/09 dated 09.04.2009 approved the building plans and granted its permission to the Society to commence erection of the intended building or buildings on the said land on the terms and conditions set therein.

And whereas the Developer accordingly commenced the construction of building named as "TULSI DARSHAN" on the said Property;

And whereas in accordance with the plans sanctioned by the concerned authorities, the Developer has completed the construction of the building consisting of residential Flats as per the plans and specifications duly approved by the Town Planning Authority and Development permission granted and obtained Occupancy Certificate dated 22.02.2013, bearing Serial Number TPO/ OC/ 7294/ 1156/ 2013 issued by the concerned authority and is in lawful possession of the said Plot together with the building constructed thereupon;

And whereas the Developer expressed their intention to dispose off the Flats in the said new building to be known as 'TULSI DARSHAN' to the prospective buyer upon the terms and conditions contained in the said Agreement of Development.

7) The Purchaser has approached the Developer to sell/allot one of the Flat in a building constructed on the said land and the Developer has agreed to sell/allot to the Purchaser and the Purchaser has agreed to buy from the Developer residential Flat bearing no. 803<sup>rd</sup> on Eighth floor in 'B' Wing [hereinafter referred to as 'the said flat'] measuring approximate carpet area of 668 Square feet. The actual area of floor in the entire Flat including floor area of all rooms, Wc/s, bathrooms, cupboards, kitchen area, door jams, enclosed balcony, terraces and recessed space below window sills within the flat. The carpet area mentioned above also includes areas of columns / pillars which protrude inside the Flats [the tolerance of 1% to 2%]



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दस्तावेज नं. 7003/2013

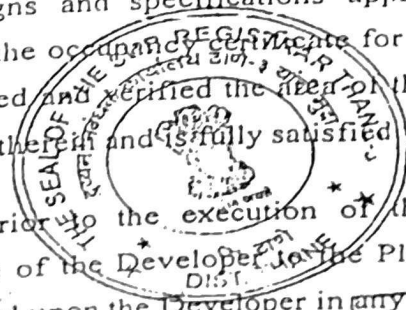
Dr. N. S. Chavan

should be considered for finishing items] in the Building known as "TULSI DARSHAN" being erected on the said land at the price and upon the terms and conditions hereinafter contained.

- 8) The Developer has given to the Purchaser inspection of the said Agreement to Lease dated 26th June 2008, the said Agreement of Development dated 26<sup>th</sup> February 2008, the said Irrevocable General Power of Attorney dated 21st January 2009 and all other relevant documents, letters, papers and writings referred to therein as well as plans sanctioned by the NMMC, designs, specifications etc. as required under the provisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963; and the rules and regulations made there under. The Purchaser has examined the foregoing agreements, and relevant documents, letters, papers and writings inspection of which, the developer has given to him/her/ them and got himself/herself/ themselves satisfied.
- 9) The Purchaser has approved the building and floor plan, the nature and quality of construction and fittings, fixtures, facilities and amenities provided therein by the Developer as per the general specifications stated in the SECOND SCHEDULE hereunder written and physically inspected and verified the flat and is fully satisfied with the same.

Now this indenture witnesseth and it is hereby agreed by and between the parties hereto as follows:

- 1) The Developer has constructed the buildings on the said land in accordance with the plans, designs and specifications approved by the NMMC / CIDCO and obtained the occupancy certificate for the same. The Purchaser has physically inspected and verified the area of the flat and the quality of construction provided therein and is fully satisfied with the same.
- 2) The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Developer to the Plot and no requisition or objection shall be raised upon the Developer in any matter relating thereto.



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दस्ता क्र.	१००३ / १२०१३
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*Signature* \_\_\_\_\_

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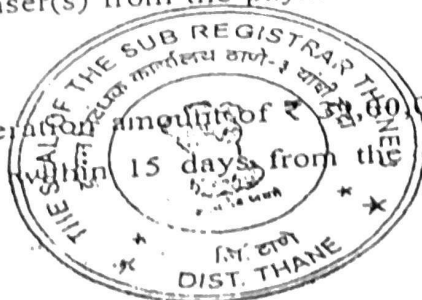


3) The Developer hereby agrees to sell to the Purchaser and the Purchaser hereby agrees to acquire one Flat bearing no. 802 on Eighth floor in 'B' Wing [hereinafter referred to as "the said flat"] admeasuring approximate carpet area of 668 Square feet i.e. actual area of floor in the entire Flat including floor area of all rooms, wc/s, bathrooms, cupboards, kitchen area, door jams, enclosed balcony, terraces and recessed space below window sills within the flat. The carpet area mentioned above also includes areas of columns / pillars which protrude inside the Flats [the tolerance of 1% to 2% should be considered for finishing items] as shown in the Floor plan thereof hereto annexed and marked, in the building known as "TULSI DARSHAN" (hereinafter referred to as the said flat) for a lump sum price of ₹ 40,00,000/- (₹ Forty Lacs Only) which includes proportionate price for undivided interest in the common areas and facilities appurtenant the said flat, the nature extent and description of the common/limited common area and facilities/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written.

4) The flat under the purchase include enclosed balcony and or balconies if any, the right to use common areas and facilities available in the building and also the Purchaser undivided interest in the restricted areas and facilities for the use of the said premises. The Purchaser hereby agrees to pay to the Developer the purchase price of ₹ 40,00,000/- (₹ Forty Lacs Only) as per the payment schedule set out hereunder:

a) ₹ 1,00,000/- (₹ One Lac Only) paid on or before execution of this Agreement as Earnest Money Deposit (the payment and receipt whereof the Developer doth hereby admit and acknowledge and acquit, release and discharge the Purchaser(s) from the payment and receipt thereof and every part thereof).

b) The balance consideration amount of ₹ 39,00,000/- (₹ Thirty Nine Lacs Only) will be paid within 15 days from the date of execution of these presents.



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१५ / ०२

*Pr. Narsh...*

(4)



**PHOENIX**  
Infra Projects Pvt. Ltd.  
E-3/1:2, SECTOR - 1, VASHI, NAVI MUMBAI - 400 703, TEL.: 022-2782 5979 TELEFAX.: 022-2782 77

## LETTER OF POSSESSION

Date: 13<sup>th</sup> June 2013.

To,  
Mr. Narshi Bhanushali,  
Mrs. Gangaben N. Bhanushali,  
Flat No. 401, Rajashree Vihar, D-Colony,  
Chitaranjan Nagar, Vidya Vihar (E).

Ref: - Your Flat No. 802 in 'B' Wing on Eighth Floor in "TULSI DARSHAN" situated on Plot No. 19-B, Sector -11, Koperkhairane, Navi Mumbai.

Sub: - Taking over Physical Possession of the above mentioned Flat.

Dear Sir/Madam,

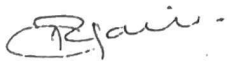
We are pleased to handover Possession of your Flat No. 802 in 'B' Wing on Eighth floor in "TULSI DARSHAN" situated on Plot No. 19-B, Sector - 11, Koperkhairane, Navi Mumbai.

It is clearly understood by and between us that prior to taking over Possession of the above Flat, you have inspected the said Flat and that you have found all fixtures/fittings and amenities as per the specifications and in working conditions and that you are fully satisfied with the quality of workmanship in general.

You will also abide by all the stipulations in the letter of Allotment/Agreement you will in no way violate any of the regulations prescribed by CIDCO.

Yours faithfully.

For M/s. Phoenix Infra Projects Pvt. Ltd.

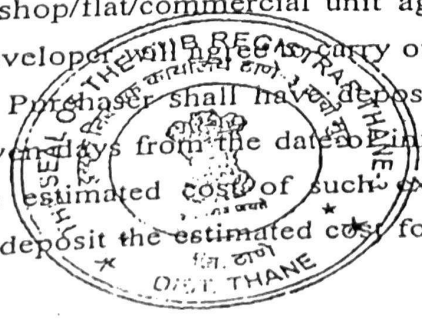


Director

❖ Encl: Copy of Occupancy Certificate from NMMC.

an attached terrace with exclusive rights of the said Purchaser to use the said terrace.

- 34) The Purchaser shall maintain at his own cost the said Flat/shop/ commercial unit in the same condition, state and order in which it will be delivered to him and shall abide by all the bye-laws, rules and regulations of the Cooperative Society, the Government, the CIDCO / NMMC, the Maharashtra State Electricity Board and Local Authority.
- 35) The Purchaser hereby agrees and binds to pay the stamp duty and registration charges pertaining to this Agreement and also to bear and pay his proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed by the CIDCO in favour of the cooperative society.
- 36) The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises in or of the said building or any part thereof or cause any increase on premium to be payable in respect thereof.
- 37) The Developer shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building. The Developer shall however bear and pay the Municipal taxes and any other taxes as may be levied by the Local Authority in respect of such unsold premises in the building.
- 38) The Developer shall not be bound to carry out any extra additional work in the flat agreed to be sold by the Developer to the Purchaser under this Agreement. If the Purchaser wants the Builder to carry out any extra additional in the shop/flat/commercial unit agreed to be bought from the Developer, the Developer will agree to carry out such extra additional work provided that the Purchaser shall have deposited with the Developer the amount within seven days from the date of informing by the Developer to the Purchaser the estimated cost of such extra additional work. If the Purchaser fails to deposit the estimated cost for carrying out the said extra



ट न न - ३
वस्त क्र. १७०३ / २०१३
२८१ ७२

४४

Dr. N. S. ...  
 ...

FIRST SCHEDULE OF ABOVE REFERRED TO

Description of the Land

All that piece and parcel of cluster Plot bearing No.19-B admeasuring 2207.50 Sq. Mts. situated at Sector 11 of Koparkhairane, Navi Mumbai, and which cluster Plot is bounded as follows:

On or towards the North : Plot No. 19 B/2.  
On or towards the South : Plot No. 19 C.  
On or towards the East : 11.00 Mts. Wide Road.  
On or towards the West : Plot No. 19 A.

Falling within the registration jurisdiction of the Sub District and District Thane.

SECOND SCHEDULE OF ABOVE REFERRED TO

Description of the Flat

Flat bearing no. 802 on Eighth floor in 'B' Wing admeasuring approximate carpet area of 668 Square feet in the building known as "TULSI DARSHAN" on Plot No. 19-B, Sector 11, Koperkhairane, Navi Mumbai.

On or towards the North : Wing A  
On or towards the South : Flat No. B - 0801.  
On or towards the East : 11.00 Mts. wide Road  
On or towards the West : Plot No 19 A.

and delineated on the plan annexed and bounded there in red color boundary line.



*[Handwritten Signature]*  
गिणतारिण नरेश सुभान्त

ट न न - ३
दस्ता क्र. १७०३/२०१३
३३/७२

In witness whereof the parties hereto have caused this Agreement to be executed on the day, month and year first above written as hereinafter appearing.

SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED SOCIETY  
GANGAI Cooperative Housing Society Limited  
Through its Secretary  
MR. LALIT S. JAIN  
IN THE PRESENCE OF

[1] \_\_\_\_\_  
[2] \_\_\_\_\_

*Signature*  



SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED DEVELOPER  
M/s. PHOENIX INFRA PROJECTS PVT. LTD.  
Through its Director  
MR. RAMESH K. JAIN  
PAN NO: AADCP 6405 E  
IN THE PRESENCE OF

[1] \_\_\_\_\_  
[2] \_\_\_\_\_

*Signature*  


SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED PURCHASER/S  
MR. NARSHI S. BHANUSHALI  
PAN NO: AXPB 6438 E  
IN THE PRESENCE OF

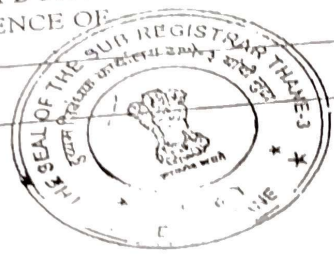
[1] \_\_\_\_\_  
[2] \_\_\_\_\_

*Signature*  


SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED PURCHASER/S  
MRS. GANGABEN N. BHANUSHALI  
PAN NO: AFIPB 5199 J  
IN THE PRESENCE OF

[1] \_\_\_\_\_  
[2] \_\_\_\_\_

*Signature*  

हमन-३  
दस्ता नं. ११००३/१९९३  
३५/१०२-



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिल्या मंजुरी, बेलगाव भावन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दुरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. ७२९४/ ११५६/२०१३  
दिनांक :- २२/०२/२०१३

पति,  
मै. गंगाई को. ऑप ही. सोसायटी लि.  
भुखंड क्र. १९-बी, सेक्टर क्र. ११,  
कोपरखैरणे, नवी मुंबई.

नस्ती क्र.- नमूमपा/वि.प्र.क्र.१६९/२००९, प्रकरण क्रमांक ७२९४  
विषय :- भुखंड क्र. १९-बी, सेक्टर क्र. ११, कोपरखैरणे, नवी मुंबई बाबत भोगवटा प्रमाणपत्र  
मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. २९-१०-२०१२ व २१-१२-२०१२ रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र. १९-बी, सेक्टर क्र. ११, कोपरखैरणे, नवी मुंबई येथील निवासी  
वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सादर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार विनापरवानगी फिरकोळ अंतर्गत फेरबदल केलेले असल्यामुळे  
मरणा केलेली सुरक्षा अनामत रक्कम जप्त करण्यात आलेली आहे. याची कृपया नोंद घ्यावी.

शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. बीसीए २००७/प्र.क्र.७८८/कामगार ७-अ,  
दि. २६ ऑक्टोबर २००९ नुसार सादर प्रकरणात कामगार उपकर अदा केला असून त्यास कामगार कल्याण उपकर  
युनिक कोड क्र. २०१३०२००४०३ ७२९४ ०१ देण्यात आला आहे.

अट - १) प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशांमध्ये दर्शविल्याप्रमाणे संपुर्ण वाहनतळ व्यवस्था दर्शविणारे  
सिमांकन (Marking) कायमस्वरूपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी वेळोवेळी घेणेत याची.  
२) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहीती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी  
असल्याचे निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.

प्रत : माहितीसाठी

१. मै. सोयुझ तालीब, वास्तुविशारद,  
००१, मैथली निय, प्लॉट नं. १६९, सेक्टर १२, वा.स. नवी मुंबई.
२. उप आयुक्त (उपकर) कोपरखैरणे
३. उप - आयुक्त, परिमंडळ - १/२, नमूमपा.
४. कर निर्धारक व संकलक, नमूमपा, तुर्भे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको
६. विभाग अधिकारी, कोपरखैरणे विभाग, नमूमपा,



आपला,

(जितेंद्र ल. भोपळे)

नगररचनाकार

नवी मुंबई महानगरपालिका

क्र. नं. - ३२१६/१३
प्रगत क्र. १-७०३/२०१३
५१/०२



“जन्म असो वा मरण आवश्यक नोंदणीकरण”



(3)



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

REGD. OFFICE :  
"NARIMAN", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
Phone : 00-91-22-6650 0900  
00-91-22-2202 2509  
Fax

OFFICE :  
Office of the Estate management  
Section, CIDCO Bhavan,  
1st Floor, CBD-Belapur,  
Navi Mumbai - 400 614.

HEAD OFFICE :  
CIDCO Bhavan, CBD-Belapur  
Navi Mumbai - 400 614  
PHONE : 00-91-22-6731 8100  
FAX : 00-91-22-6731 8155

Date : 19-6-2013

Ref No CIDCO/EMS/AEO(EG)2013 / 25/4

To,  
The Secretary/Chairman  
Mrs. Gangai CHS Ltd.  
Plot No. 19 B Sector-11  
Koperkhairane

**FINAL ORDER**

Sub. : Grant of permission to transfer of 1 (one) member from above  
Society, Flat No. B-802 Constructed on Plot No. 19 B  
Sector No. 11 Node Koperkhairane Navi Mumbai.  
Ref. : (1) Our Letter No. CIDCO/EMS/2013/285 dt. 21-3-2013  
(2) Xerox copy of Deed of Assignment dt. 12-6-2013  
registered under Sr. No. 5061 dt. 12-6-2013 with  
Sub-Registrar & Assurance Tingne-3  
(3) Society's Order dt. 15-6-2013

Sir Madam,

You are requested to refer your application for transfer of share of members from aforesaid society plot.  
We are, pleased to inform you that, Corporation has accepted your transfer applications and permits your 1  
(one) member to transfer his/her share. The details of the member is given below :

Sr. No.	Name of the Outgoing member	Name of the Incoming member	Flat / Shop No.	Carpet Area in M2
1	Shri. Dayashankar A. Vishwakarma	Shri. Narshis-Bhamushal Mrs. Gangaben N. Bhamushal	B-802	48.03

The other terms and conditions of the agreement of Lease / Lease Deed dated 22-6-2008 between  
society and our Corporation remain unchanged.

Thanking you,

Yours Faithfully,  
*in* Avedpathak  
Asstt. Estate Officer (II)  
CIDCO 110 CIDCO Bhavan  
Navi Mumbai - 400 614

Copy to :

Share Certificate No. 38

Member's Register No. B-802

Sr. No. 038

No. of Shares 5

# Share Certificate

(AUTHORISED SHARE CAPITAL OF RS. 12000 DIVIDED INTO 240 SHARES OF RS. 50/- EACH)

## GANGAI CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 19B, Sector - 11, Koparkhairne, Navi Mumbai - 400 709.

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

Registration No. NBOM/CIDCO/HSG/OH/2015/JTR/2005-2006 Date 03-05-2005

This is to Certify that

Sri. T. Smt. / M/s. Naschi S. Bhamuchali, Gangaben N. Bhamuchali

is the Registered Holder of 5 fully paid up shares of Rs. 50/- (Rupees Fifty)

each numbered from 186 to 190 both inclusive, in

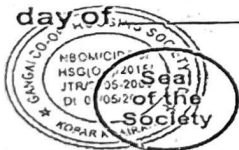
## GANGAI CO-OPERATIVE HSG. SOCIETY LTD.

Plot No. 19B, Sector - 11, Koparkhairane, Navi Mumbai - 400 709.

subject to the Bye-laws of the said society.

Given under the common seal of the said society on 1st this April

day of 20 16



For Gangai Co-op. Hsg. Soc. Ltd.  
Dixit  
Authorised  
M. C. Member

RdW  
Secretary

Manjaree  
Chairman



11/11/23

Please Tick

Saving A/C No : 10026850547		Branch FILE No.:	
CIF NO. : 30621514611		Tie up no. (if applicable) <input checked="" type="checkbox"/>	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up <u>Resale</u>	
Applicant Name : ADITYA KUMAR SHARMA			
Co-Applicant Name : PRIYANKA ADITYA SHARMA			
Contract (Resi.) :		Mobile : 9867205172	
Loan Amount : 9500000		Tenure : 150 year	
Interest Rate : 8.40		EMI :	
Loan Type : Home Loan		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : Koparkhaurne.			
Property Cost : 17000000			
Name of Developer / Vendor :			
RBO -	ZONE -	Branch : Koparkhaurne (Code No) 10331	
Contact Person : Kishikesh Malleh		Mobile No. 853609422	
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1	<u>I.M Association</u> <u>Adv. and Mich</u> <u>23/11/24</u>	RESIDENCE VERIFICATION	<u>same as</u> <u>22/11/24</u>
SEARCH - 2	<u>Vastu</u> <u>23/11/24</u>	OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			



RASMECCC - PANVEL  
Sharda Terrace, Plot No. 55,  
Sector 11, CBD Belapur,  
Navi Mumbai 400 614

HL TO BE PARKED AT BRANCH