



Wednesday, December 01, 2010

12:49:06 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 15579

दिनांक 01/12/2010

गावाचे नाव कामोठे

दस्तऐवजाचा अनुक्रमांक

पवली - 14326 - 2010

दस्ता ऐवजाचा प्रकार

अभिहरतांतरणपत्र

(25-ड) निवासि जागा (सहकारी संस्था/मालकी (ओनरशीप) फ्लॅटस) संबंधी असेल तर

सादर करणाराचे नाव: पूरनसिंग नेगी - -

नोंदणी फी

:-

100.00

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

:-

380.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण रु.

480.00

आपणास हा दस्त अंदाजे 1:03PM ह्या वेळेस मिळेल

दुय्यम निबंधक

पनवेल 1

बाजार मुल्य: 1391500 रु.

मोबदला: 1500000रु.

भरलेले मुद्रांक शुल्क: 100 रु.

मूळ दस्त परत मिळाला

पक्षकाराची सही

मूळ दस्त परत दिला

वरिष्ठ लिपीक  
सह दुय्यम निबंधक, पनवेल-१

—: पावती :—

पावती क. 315

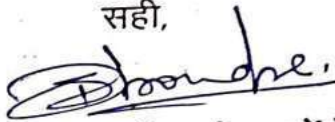
मी खालील सही करणार सौ. धनश्री सुरेश बोंद्रे, विक्रीचे ठिकाण : ऑफिस नं. 1, पहिला माळा, साई शरण कॉम्प्लेक्स, सेक्टर - 8, खांदा कॉलनी, नविन पनवेल ( प. ), कारणे पावती देते की,.....

माझा स्टॅम्प वेंडर अनुज्ञप्ती क्रमांक पनवेल 7/1996--97 असा माझ्या नावे आहे. व मी श्री. / श्रीमती Puransingh Negi यांना दिनांक 11 / 11 / 2010 रोजी अनुक्रमांक 3842 ने खालीलप्रमाणे स्टॅम्प विक्री केलेले आहेत.

अ. नं.	स्टॅम्पची रक्कम	स्टॅम्पची संख्या	रक्कम
1.	100/-	X	100/-
2.	500/-	X	
3.	1000/-	X	
4.	5000/-	X	
5.	10000/-	X	
	एकुण	1	100/-

दिनांक :-

सही,

  
(सौ. धनश्री सुरेश बोंद्रे)  
स्टॅम्प वेंडर





भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

★ धनश्री स्टॅम्प वेडर ★

MAHARASHTRA

अनुज्ञप्ती क्र. पनवेल (७/१९९६-९७)

DN 080200

विक्रीचे ठिकाण : ऑ. हीस नं.-१, पहिला मजला

साई शरण कॉम्प्लेक्स, सेक्टर - ८,

खांदा कॉलनी, नवीन पनवेल (प.)

अ.क्र. 3892 रु. 100/-

नाव. Puransingh Negi ता. 11/11/10

वतान P. A. Shinde

सौ. धनश्री सुरेश बोर्डे  
स्टॅम्प वेडर

दिनांक 25 OCT 2010

राज्य-पनवेल

राज्य अधिकारी  
पनवेल - रायगड.



SALE DEED

THIS DEED OF SALE is made at Panvel on this 15 day of November, 2010 BETWEEN MR. (Capt.) VINAY GULU MALANI, Indian Inhabitant, residing at A-5, SECTOR-22, NOIDA, PIN-201301, hereinafter called "THE VENDOR" which expression shall unless it be repugnant to the context or the meaning thereof mean and include his heirs, executors and administrators of the ONE PART, AND MR. PURNA SINGH, Indian Inhabitant, residing at FLAT NO. H/BLOCK NO. 1370, NEW NAVY NAGAR, COLABA, MUMBAI - 400 005, hereinafter called "THE PURCHASER" [which expression shall unless it be repugnant to the context or the meaning thereof mean and include his heirs, executors, administrators and assigns of the OTHER PART.



*[Handwritten signature]*

*[Handwritten signature]*

प व ल  
1332E 2020  
2 19E

that the VENDOR shall at all times save harmless and keep the



WHEREAS by an Agreement for sale registered on dated 10.02.2010 between THE VENDOR AND PURCHASER has paid Stamp duty of Rs. 72,600/- on for consideration of Rs.15,00,000/- The PURCHASER purchased the Flat No.203, 'B' Wing, 2<sup>nd</sup> Floor, in building known as 'Basant Bahar' , Plot No. 05, Sector- 11, at Kamothe, Navi Mumbai.

AND WHEREAS The VENDOR was owner of the Flat No.203, 'B' Wing, 2<sup>nd</sup> Floor, in building known as 'Basant Bahar' , Plot No. 05, Sector- 11, at Kamothe, Navi Mumbai vide document No. 01545-2010 dated 10.02.2010 in the Taluka and Sub Division of Panvel and the District Division of Raigad and within the jurisdiction of Sub - Registrar of Panvel and is in possession of the above referred Flat No. 203 of the above said premises hereinafter referred to for the sake of brevity and convenience as "SAID FLAT".

AND WHEREAS the VENDOR has sold and transfer to the PURCHASER and the PURCHASER has agreed to purchase and acquire the shares and as incidental to the sale thereof the right to use, enjoy and occupy the said flat in the said premises.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The VENDOR and PURCHASER hereby agree and accept the full and final payment of the said flat i.e. Flat No. 203, of the Building named "BASANT BAHAR" to be Rs. 15,00,000/- (Rupees Fifteen Lacs Only).
2. The VENDOR hereby confirms and admits that he has received from the PURCHASER a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs Only) before signing the Agreement for which a separate receipt has been given and Payment schedule is hereby given below.

**PAYMENT SCHEDULE**

Rs. 3,00,000/- by Cheque No. 440090 dated 01/10/2010 drawn on ICICI Bank.

Rs. 12,00,000/- by RTGS on State Bank of Patiala, Kharghar.

-----  
Rs. 15,00,000/-  
=====



3. The VENDOR hereby declares that the said shares and all the rights, title and interest etc., of the VENDOR in the said flat with 542 Sq.ft. Carpet area & 651 Sq.ft. built up area. Everything appurtenant thereof, assigned and transferred to the PURCHASER forever, and is free from all encumbrances of whatsoever nature and undertake that the VENDOR shall at all times save harmless and keep the

*Handwritten signatures of the Vendor and Purchaser.*

92328		2020	
3		192	



PURCHASER indemnified against all proceedings, costs, claims and expenses of whatsoever nature arising out of any charge/lien or encumbrances of whatsoever nature that behalf. The VENDOR has assured and hereby assures the PURCHASER that no other person, body or organization and any rights, titles or interest in the "Said Flat".

4. The VENDOR hereby undertakes as under :

a) To sign and execute such forms as necessary to move the Maharashtra State Electricity Board and or departments to have the electric meter in respect of the said flat transferred unto the name of the PURCHASER.

5. The VENDOR Charges if any payable to the said premises will be borne by the PURCHASER.

6. The VENDOR declares that he has paid all taxes, rates, water charges and other outgoing if any in respect of the said flat upto the execution of this agreement and all such charges falling due hereafter shall be payable by the PURCHASER.

7. The VENDOR agrees to transfer the document of title pertaining to said flat to the PURCHASER on receiving the full and final payment.

8. The VENDOR agrees and declares that he will have no right title and interest of the said flat the date of receiving the final payment and the PURCHASER shall be the sole and absolute owner of the said flat and the said shares and shall enjoy the said flat as owner thereof free from any interference from the VENDOR of any one from any manner of persons claiming through or under the VENDOR thereafter.

9. The VENDOR hereby undertakes and declares that any assignments lien in regard to the said flat thereto if made by the VENDOR or their duly constitute attorney, or authorized person or persons, if made with the said premises or otherwise, prior to the day of execution of the agreement, in favour of any person or persons other than the said PURCHASER, shall hereafter be deemed to be null, void, in-operative, cancelled and withdrawn.

10. The VENDOR further undertakes and agrees that till such time as the said rights in the said thereof are transferred to any vested in the name of PURCHASER in the books and records of the said premises and all other concerned authorities the VENDOR shall be deemed to hold, carry the said rights in the books records of the said premises and other records and concerned authorities as Trustee/Agent of the said rights only on accordance with the instruction, direction of the said PURCHASER within the meaning of this deed.



*[Handwritten signatures]*

पुणे  
9/32E/2020  
8/198



11. The Stamp Duty of Rs. 72,500/- on consideration amount of Rs. 15,00,000/- and registration charges was paid of Rs. 15,500/- by document No. 01545/2010 which was borne and paid by the PURCHASER.
12. Electricity meter and all necessary documents to be given by the VENDOR.
13. The Agreement shall always be subject to the provisions of the Maharashtra Co-operative Societies Act, 1963 and the rules 1964 made thereunder.

**PROPERTY SCHEDULE**

Flat No. 203 on 2<sup>nd</sup> Floor of the B-Wing building, having area of 542 Sq.ft. (i.e. built up area 651 Sq.ft. / 60.50 Sq. mtrs) of the building known as "BASANT BAHAR" situated at Plot No. 05, Sector No. First Kamotha, Taluka - Panvel, Navi Mumbai, District Raigad within the jurisdiction of Sub-Registrar of Panvel.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HAND OF THE DAY AND DATE FIRST HEREINABOVE MENTIONED

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED VENDOR  
MR. (Capt.) VINAY GULU MALANI  
PAN NO. ACEPM0253F

*Vinay Gulu Malani*



In the presence of.....

1. *J. V. Parab* *JS*
2. *S. K. Bhopi* *BS*

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED THE PURCHASER  
1) MR. PURAN SINGH NEGI  
PAN NO. ACBPN2236E

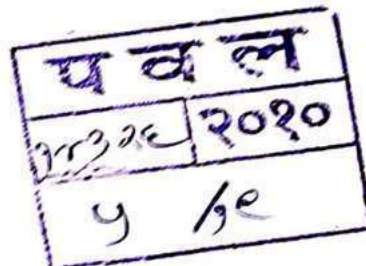


*Puran Singh Negi*



In the presence of.....

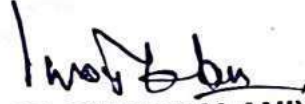
1. *J. V. Parab* *JS*
2. *S. K. Bhopi* *BS*



**RECEIPT**

Received from the within named "PURCHASER" MR. PURAN SINGH NEGI of the sum of Rs. 15,00,000/- ( Rupees Fifteen Lacs only) by Cheque towards full payment consideration towards Sale of Flat no.203, 'B' Wing of the Building named "BASANT BAHAR", Plot No. 05, Sec. 11, Kamothe, Navi Mumbai.

I say received  
Rs. 15,00,000/-

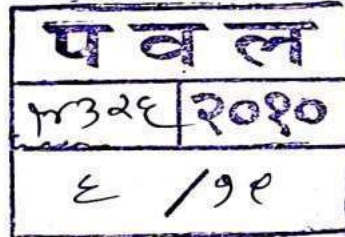


(MR. (Capt.) VINAY GULU MALANI)

WITNESS:-

1 

2 





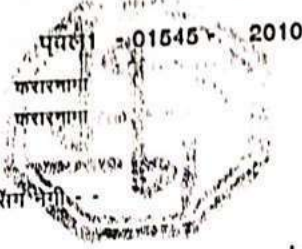
Wednesday, February 10, 2010  
3:04:28 PM

Original  
पोस्टली 30 म.  
Regn. 39 M

पावती

पावती क्र. : 1007  
दिनांक 10/02/2010

भावाचे नाव कागोडे  
दस्तऐवजाचा अनुक्रमांक  
दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: पुरनरिंग भेंगी

नोंदणी फी

:- 15000.00

नयकल (अ. 11(1)), पृष्ठांकनाची नयकल (अ. 11(2)),  
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

:- 600.00

एकूण रु.

15500.00

आपणास हा दस्त अंदाजे 3:19PM ह्या वेळेस मिळेल

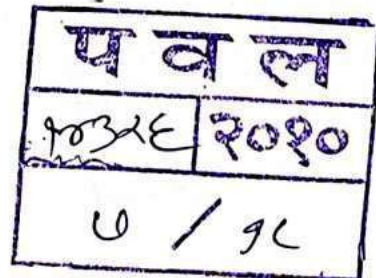
दुय्यम निबंधक  
पनवेल 1

वाजार मुल्य: 1391500 रु. मोयदला: 1500000 रु.  
भरलेले मुद्रांक शुल्क: 72600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: स्टेट बँक ऑफ मराठी, पनवेल;  
डीडी/धनाकर्ष क्रमांक: 840032; रक्कम: 15000 रु.;

दिनांक: 10/02/2010  
मूळ दस्त परत मिळाले  
पदकाराची सही  
मूळ दस्त परत दिला

वरिष्ठ लिपीक  
सह दुय्यम निबंधक, पनवेल-१







Wednesday, February 10, 2010  
3:06:18 PM

Original  
नोंदणी ३० न.  
Ragn. ३३ H

पावती

पावती क्र. : 1698

साबाचे नाव वगमोठे

दिनांक 10/02/2010

दस्तऐवजाचा अनुक्रमांक पवेल 01545 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा

करारनामा

सावर करणाराचे नाव: पुरनराम भोशी

मकल (अ. 11(1)), पृष्ठाक्रमाधी मकल (आ. 11(2)), :- 20.00  
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)

एकूण रु. 20.00

आपणास हा दस्त अंदाजे 3:21PM ह्या वेळेस मिळेल

  
मुख्य निबंधक  
पवेल 1

साजार मुल्य: 1391500 रु. गोबदला: 1500000रु.  
भरलेले मुद्रांक शुल्क: 72800 रु.

मुख्य दस्त परत थिळाळा

पावलासाठी राठी  
मुख्य दस्त परत थिळाळा

दरिद्र लिपीया  
सह मुख्य निबंधक, पवेल-१





दुय्यम निबंधक: पनवेल 1

दरतक्रमांक व वर्ष: 1545/2010

नोंदणी 63 म.

Wednesday, February 10, 2010

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

3:04:32 PM

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, गोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबदला रु. 1,500,000.00  
बा.भा. रु. 1,391,500.00
- (2) भू-मापन, फोटोहिरता व घरक्रमांक (असल्यास) (1) वर्णना रादनिका क्र.203, दुसरा मजला, श्री विंग, बसंत बहार, प्लॉट क्र.5, सेक्टर क्र.11, कामोठे\* एकूण मजले जी +7
- (3) क्षेत्रफळ (1)60.50 चौ.मी.विल्टअप
- (4) आकारणी केल्या जुडी देण्यात अरोल तेव्हा (1)
- (5) दरतऐवज करून देण्या-या पक्षाकाराचे व संपूर्ण पत्ता नाव केल्या द्याणी न्यायालयाचा हुकुमनामा केल्या आदेश असल्यास, प्रतियादीचे नाव व संपूर्ण पत्ता (1) कॅप्ट.विनय शारु मलानी, घर/प्लॉट नं: ए-5, से.नं. 22, नोयडा; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एसीसीपीएन 0853एफ.
- (6) दरतऐवज करून घेण्या-या पक्षाकाराचे नाव व संपूर्ण पत्ता केल्या द्याणी न्यायालयाचा हुकुमनामा केल्या आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) पुरासिगमनेमी, घर/प्लॉट नं: 13/सी, न्यु नेव्ही नगर, कुलाबा, मुं- 05; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एसीसीपीएन 2896
- (7) दिनांक करून दिल्या 09/02/2010
- (8) नोंदणीचा 10/02/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 645 /2010
- (10) बाजारभावाप्रमाणे गुद्रांक शुल्क रु 72600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 15000.00
- (12) शेरा



सहदुय्यम निबंधक, वॉर् २ (पनवेल-१)





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 XXVII) of 1966 to MR. KAZI ABDULREHMAN

KAZI KAMAUDDIN

Unit/Plot No. 5 Road No. Sector 11 Node 45 KAMOTHE of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed RESIDENTIAL BUILDING (G+7 UPPER)

RES. GVA = 2750.980 m<sup>2</sup>, COMM. GVA = 423.26 sqm.

TOTAL GVA = 3214.24 m<sup>2</sup>

(Nos. of Residential Units 104 Nos. of Commercial units 34)

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.

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 or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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

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-43 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.

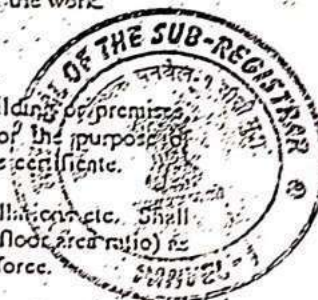


Table with handwritten entries: पवल, 9484, 2020, 93/284



Table with handwritten entries: पवल, 10328, 2020, 90/92



The conditions of this certificate shall apply to successors and /or every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 160911/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

\*Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose.

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owner/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
  - a) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference alongwith description of its boundaries.
  - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
  - d) Number of Residential flats/Commercial Units with areas.
  - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

*[Signature]*  
EXECUTIVE ENGINEER (B.L.P. PERMISSION)  
ADDL. TOWN PLANNING OFFICER

C.C. TO: ARCHITECT  
*Sheshwathi C. Sabramanian*

C.C. TO: Separately to :

- 1. M(U/S)
- 2. CCUC
- 3. EE(KH/UPNI/KLMDRON)
- 4. EE(W/S)



प व ल	
१५२१	२०१०
१४	१२

प व ल	
१४३२६	२०१०
११	१९





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

**CIDCO**  
WE MAKE CITIES

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.

Date : 26/10/2007

CIDCO/BPIATPO/1633

To  
✓ Mr. Kazi Abdul Rehman Kazi Kamaluddin  
Al. Kamotha, Tal. Panvel,  
Dist. Raigad

- Sub:- Occupancy Certificate for Residential Building on  
Plot no.05, Sector-11 at Kamotha (12.5% Scheme)
- Ref:- 1) Your architect's letter dtd. 19/07/2007 & 16/10/2007  
2) Architects completion certificate dtd. 19/07/2007  
3) Structural stability certificate dtd. 16/07/2007  
4) Fire NOC vide CIDCO/Fire/ KLM/101/2007, dtd.17/10/2007  
5) DCC vide CIDCO/EE(KMT-1)/536, dtd.13/08/2007  
6) Health NOC vide CIDCO/PHS/2007/276, dtd. 10/08/2007  
7) Estate NOC vide CIDCO/Estate/12.5% scheme/Kamotha  
/300/07, dtd. 30/08/2007

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly approved.

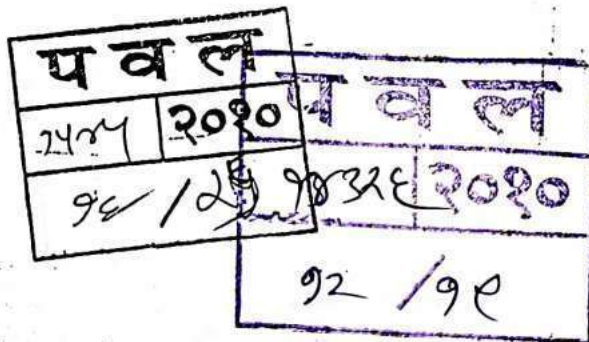
You shall have to carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Thanking you,

Yours faithfully,

*(Signature)*  
26/10/07

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





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.

Date : 26/11/07

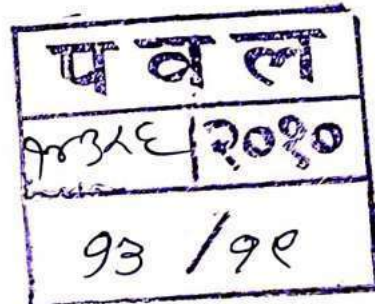
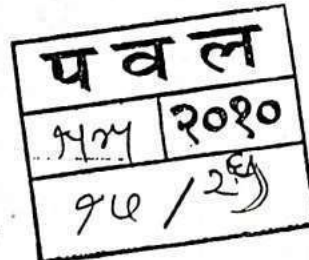
REF NO: CIDCO/BPIATPO/1633

OCCUPANCY CERTIFICATE

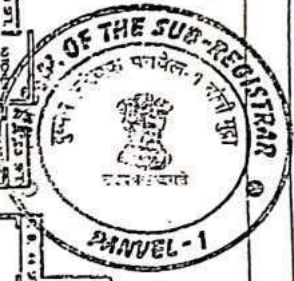
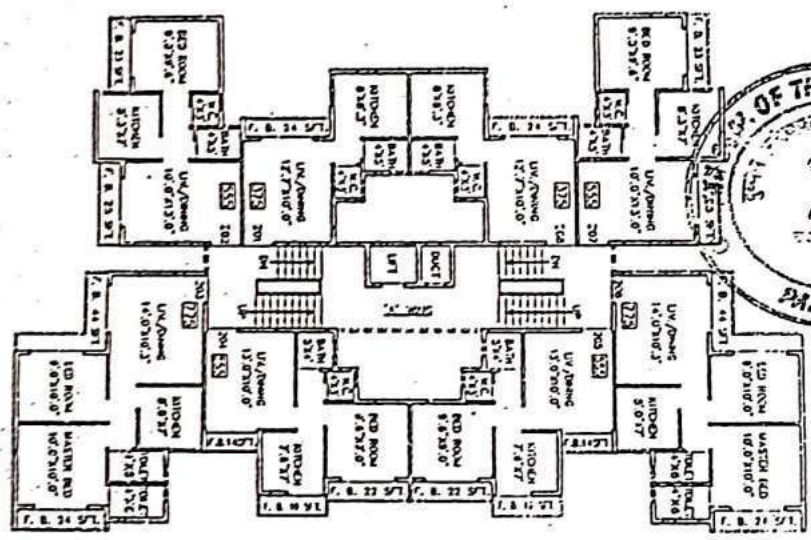
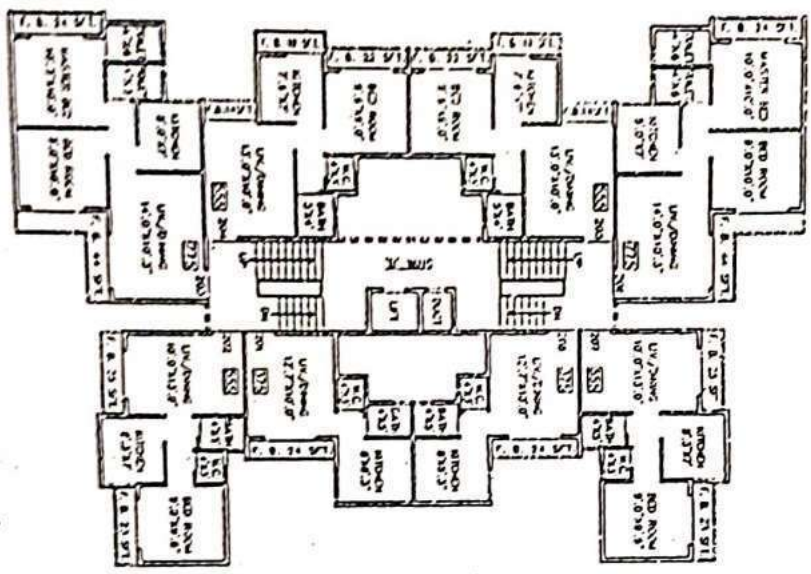
I hereby certify that the development of Residential Building [Res. BUA=2750.98 Sq.mtrs., Comm. BUA= 473.76 Sq.mtrs. Total BUA=3224.74 Sq.mtrs. (No. of Units R-104, C-34)] on Plot no.05, Sector-11 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Sheshnath & Associates has been inspected on 26/07/2007 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 11/07/2003 and that the development is fit for the use for which it has been carried out.

*V. Venu Gopal*

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







पवल  
 १५/०१/२०१०  
 १५/०१/२०

34.00 M. WIDE ROAD SIDE

BASANTBAHAR  
 PLOT NO. 25, SECTION 11, KAMUHL,  
 MAHARASHTRA, INDIA.

NO. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWER'S SIGNATURE \_\_\_\_\_  
 D.Y.'S SIGNATURE \_\_\_\_\_



पवल  
 १५/०१/२०१०  
 १५/०१/२०



# Omkar Krupa Associates

001, 'Saffron', Plot No. 11, Panvel - Matheran Road, Sector No. 1, New Panvel (I), Navi Mumbai  
Tel: 2745 5501 / 2746 4192, Tele fax: 2745 0585 Fax: 2745 8992 Mobile: 98701 23843  
E-mail: omkarkrupa@rediffmail.com

Date: 10/02/2010

## TO WHOMSOEVER IT MAY CONCERN

Sub: No Objection to sell the Flat.

This is to certify that **MR. VINAY GULU MALANI** is the owner of Flat No. **203/B** on **SECOND** floor in the building called "**BASANTBAHAR**" situated at Plot No. 05, Sector No. 11, Kamothe, Navi Mumbai. As per our record, he has paid total cost of the flat while taking the possession.

So we **M/s Omkar Krupa Associates** have no objection to sell the flat, subject to clearance of the loan of **STATE BANK OF INDIA**. This N.O.C. is valid only upon clearance of the loan amount and release of lien by **STATE BANK OF INDIA**.

For **OMKAR KRUPA ASSOCIATES**

Authorized Signatory

प व ल	
१५०५	२०१०
१९	१९



प व ल	
१०३२९	२०१०
१५	१९



MH06/14156/PEN/05



size

Signature and designation of the Licencing Authority



Name to be written across the photograph

FORM 6  
[See Rule 16(1)]

MH06 Driving Licence  
14156/PEN/05  
Driving Licence No.

Date of issue 30.8/05

Name of the Licence Holder

Ms. Ratan Keni

Son/wife/daughter of

Shri. Pandalik Keni

2

Temporary address/ Official address (if any)

Permanent Address

At - Palidevat, Sakhapur  
Tal - Panvel  
Dist - Raigad

Date of birth 28/2/84

Educational qualifications

Blood group with RH factor (Optional)

① M/Cycle only

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

Cycle with Gear

RS-401 588755/276/3018

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

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

Signature and designation of the Licencing Authority

30/8 Maharashtra



पवल  
98322 2020  
98/98

शाला Branch 18-05-04

पता Address PANVEL (27)  
BALAJI BHAVAN FLAT NO 232  
NEAR BHAJI MKT APPALANEB PANHALE HL  
दूरध्वनी क्र. Tel. No. 52306

Account No: 2012184149-3  
BR. NAME PANVEL BRANCH  
PANVEL  
PHONE : 27490126, 27452306  
NAME BHOPI SHARAD GANU  
BHOPI SHARAD GANU

ADDRESS AT RITGHAR  
AT RITGHAR  
PO MORBE  
TAL PANVEL

TIMING:  
MON TO FRI : 09.30 A.M TO 02.30 P.  
OPERATING SINGLY : 09.30 A.M TO 12.00 NO

OP.MODE : SINGLY

AC.NO : SB 36850



01/08/2008



प व ल  
१४३२६ २०१०  
१० / १९





12/2/2010  
10:06 pm

दुय्यम निबंधकः  
पनवेल 1

दस्त गोषवारा भाग-1

पवेल 1

दस्त क्र 14326/2010

12/2

क्रमांक : 14326/2010

प्रकार : अभिहस्तांतरणपत्र

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

गाव: पूरनसिंग नेगी - -

पत्ता: घर/प्लॉट नं: प्लॉट नं. एच, ब्लॉक नं. 13/0, न्यु

मेड्री नगर, कुलाबा, मुं-- 05

ल्ली/रस्ता: -

भारतीचे नाव: --

भारत नं: -

वसाहत: -

शहर/गाव:-

जिल्हा: --

पिन: -

नं =

गाव: कॅप्ट विनय गुलू मलानी - -

पत्ता: घर/प्लॉट नं: ए -5, से.नं. 22, नोईडा- 201

01

ल्ली/रस्ता: -

भारतीचे नाव: -

भारत नं: -

वसाहत: -

शहर/गाव:-

जिल्हा: -

पिन: -

नंम्बर: -

लिहून घेणार

वय -

सही

*[Handwritten signature]*



लिहून देणार

वय -

सही

*[Handwritten signature]*



दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुख्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल.





दस्त गोषवारा भाग - 2

पवली

दस्त क्रमांक (14326/2010)

१९१९

दस्त क्र. [पवली-14326-2010] चा गोषवारा  
बाजार मुल्य : 1391500 मोबदला 1500000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 01/12/2010 12:47 PM  
निष्पादनाचा दिनांक : 15/11/2010  
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र  
दस्त अनुच्छेद प्रकार : \*(25-ड) निवासि जागां (सहकारी संस्था/मालकी (ओनरशीप) प्लॉटस)  
संबंधी असेल तर

शिकका क्र. 1 ची वेळ : (सादरीकरण) 01/12/2010 12:47 PM  
शिकका क्र. 2 ची वेळ : (फी) 01/12/2010 12:48 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 01/12/2010 12:50 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 01/12/2010 12:50 PM

दस्त नोंद केल्याचा दिनांक : 01/12/2010 12:50 PM

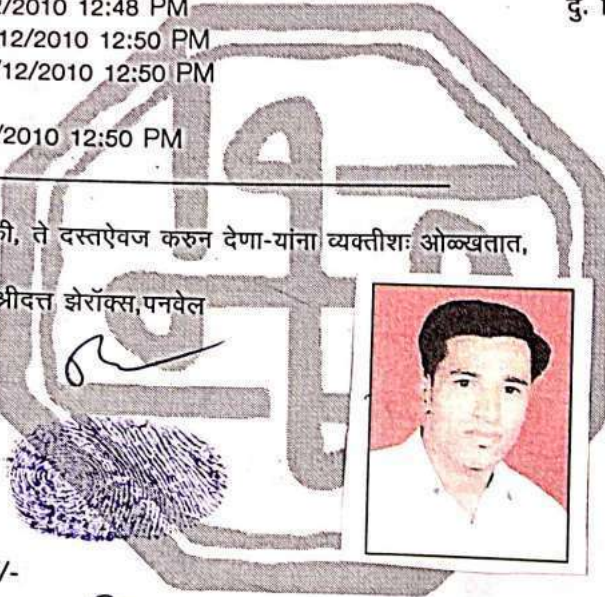
ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
त्यांची ओळख पटवितात.

1) रतन पी केणी- - , घर/प्लॉट नं: श्रीदत्त झेरॉक्स, पनवेल

पत्नी/रस्ता: -  
नारतीचे नाव: -  
नारत नं: -  
वसाहत: -  
हर/गाव:-  
नुका: --  
नं: 0

2) शरद जी मोपी- - , घर/प्लॉट नं: --/-

पत्नी/रस्ता: -  
नारतीचे नाव: -  
नारत नं: -  
वसाहत: -  
हर/गाव:-  
नुका: -  
नं: 0



पावती क्र.: 15579 दिनांक: 01/12/2010  
पावतीचे वर्णन  
नाव: पूरनसिंग नेगी - -

100 : नोंदणी फी  
380 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

480: एकूण

दु. निर्बंधकाची सही, पनवेल 1

निबंधकाची सही

प्रमाणित करणेत येणेची सदरदस्तास एकूण २९  
पाने आहेत. पुस्तक क्र. १  
क्रमांक १३२६/१०



सह दुय्यम निबंधक, वर्ग २, पनवेल - १  
दिनांक १ माहे १२ सन २०१०





दस्ताक्रमांक व वर्ष: 14326/2010

Wednesday, December 01, 2010

12:50:29 PM

दुय्यम निबंधक: पनवेल 1

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,500,000.00  
बा.भा. रु. 1,391,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 203, दुसरा मजला, बी विंग, बसंत बहार, प्लॉट क्र.5, सेक्टर क्र.11, कामोठे\*\* एकूण मजले जी+ 7
- (3) क्षेत्रफळ (1) 60.50 चौ.मी. बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) कॅप्ट विनय गुलू मलानी --; घर/फ्लॉट नं: ए -5, से.नं. 22, नोईडा- 201 301; गल्ली/रस्ता: --; ईमारतीचे नाव: --; ईमारत नं: --; पेठ/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पूरनसिंग नेगी - --; घर/फ्लॉट नं: फ्लॉट नं. एच, ब्लॉक नं. 13/0, न्यु नेव्ही नगर, कुलाबा, मुं-- 05; गल्ली/रस्ता: --; ईमारतीचे नाव: --; ईमारत नं: --; पेठ/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पॅन नम्बर: --
- (7) दिनांक करून दिल्याचा 15/11/2010
- (8) नोंदणीचा 01/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 14326 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा

सहदुय्यम निबंधक, वर्ग २  
(पनवेल-१)

