

SBI RACP Belapur - vinit sir
[EU] kalidas jadhav -

20/7/24
3:15 PM

9320141073

86/2458

पावती

Original/Duplicate

Monday, March 04, 2013

नोंदणी क्र. : 39म

12:01 PM

Regn.: 39M

पावती क्र.: 2654

दिनांक: 04/03/2013

गावाचे नाव: कामोडे

दस्तऐवजाचा अनुक्रमांक: पबल1-2458-2013

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: कालिदास रामराव जाधव

नोंदणी फी

₹. 100.00

दस्ता हाताळणी फी

₹. 1440.00

पृष्ठांची संख्या: 72

एकण:

₹. 1540.00

आपणास हा दस्तऐवज अंदाजे 12:19 PM ह्या वेळेस मिळेल आणि सोबत थंबनेब पत्र व CD घ्यावी.

JOINT S. R. BANVEL 1

बाजार मूल्य: ₹.4729500 /-

मोबदला: ₹.4900000/-

भरलेले मुद्रांक शुल्क : ₹. 100/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1440/-

मूळ दस्त परत मिळाला
पक्षकाराची सही
मूळ दस्त परत दिला
लिपिक,
दुय्यम निबंधक, पनवेल-१

X-2(सूची - 2)

186
3/2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 2458/2013

नोदणी :

Regn 63m

गावाचे नाव : 1) कामोठे

संकेताचा प्रकार	सेल डीड
बदला	4900000
बाजारभाव(भाडेपट्ट्याच्या तपट्टाकार आकारणी देतो की शर ते नमुद करावे)	4729500
आपण,पोटहिस्सा व घरक्रमांक (स)	1) पालिकेचे नाव:रायगडइतः वर्णन : इतर माहिती: सदनिका क्र. 303, तिसरा मजला, एमराल्ड (प्रतिक जेम्स प्रोजेक्ट), प्लॉट नं. 10 व 11, सेक्टर नं. 35, कामोठे, नवी मुंबई, घटई क्षेत्र - 777 चौ. फुट व टेरेस क्षेत्र - 47 चौ. फुट., पदल-4, दस्त क्र. 3031-2012, दि. 28/12/2012 प्रमाणे.((Plot Number : 10 व 11 ; SECTOR NUMBER : 35 ;))
त्रफळ	1) 777 चौ.फूट
कारणी किंवा जुडी टेंप्यात असेल	
स्तऐवज करून देणा-या/लिहून या पक्षकाराचे नाव किंवा दिवाणी लयाचा हुकुमनामा किंवा आदेश यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मौसेस सॅन्युअल गायकवाड यांचे तर्फे अखत्यारी सतिश मधुकर सोनावणे वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जील सिटी स्प्लेंडर, ब्लॉक नं: ए-101, रोड नं: सेक्टर नं. 15, सी.बी.डी, बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:- AENPG5830M
तऐवज करून घेणा-या पक्षकाराचे दिवाणी न्यायालयाचा प्रमा किंवा आदेश यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कालिदास रामराव जाधव वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धन्वंतरी बिल्डींग नं. 2, ब्लॉक नं: -, रोड नं: जे. जे. हॉस्पिटल कॅम्पस, भायखळा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-AAXPJ1205F
स्तऐवज करून दिल्याचा दिनांक	04/03/2013
स्त नोदणी केल्याचा दिनांक	04/03/2013
नुक्रमांक,खंड व पृष्ठ	2458/2013
बाजारभावाप्रमाणे मुद्रांक शुल्क	100
बाजारभावाप्रमाणे नोदणी शुल्क	100

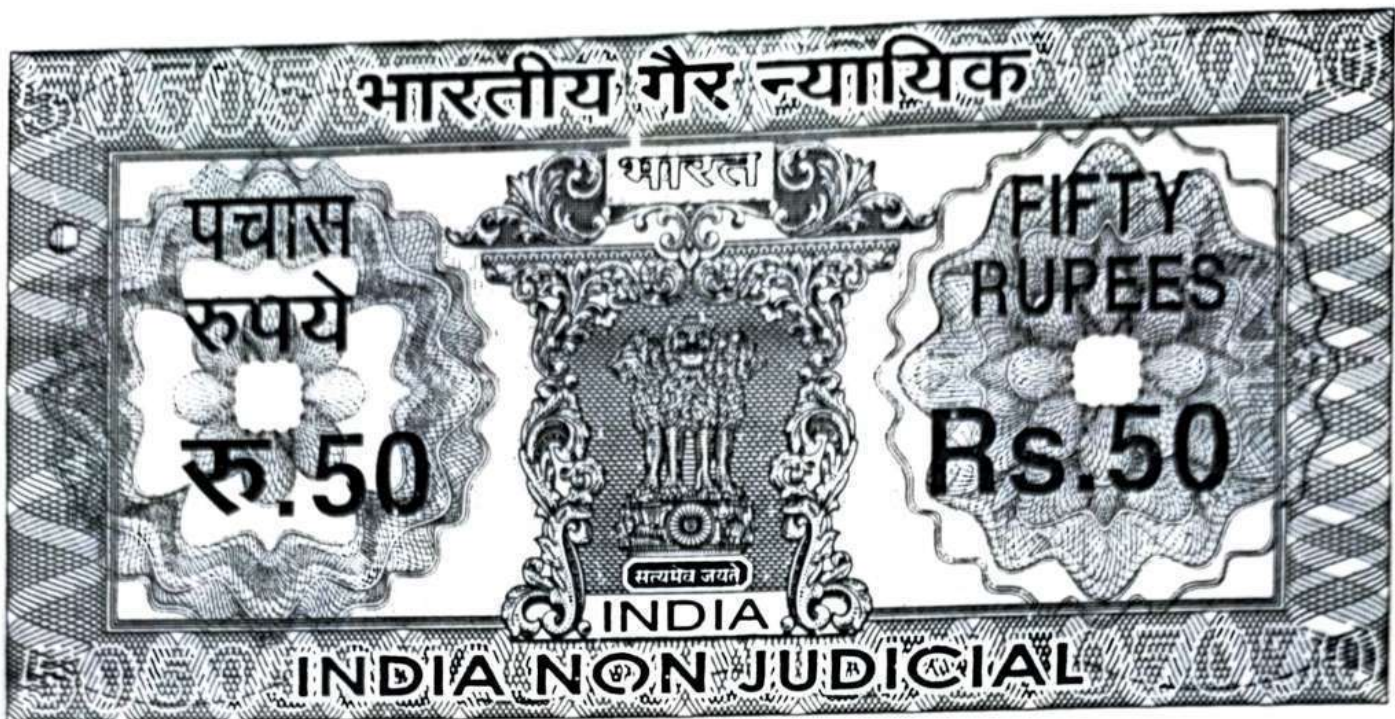


(Signature)
सह दुय्यम निबंधक, वर्ग-२
(पनवेल १)

पन्नासाठी विचारात घेतलेला

शुल्क आकारताना निवडलेला

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment
annexed to it, or any rural area within the limits of the Mumbai



महाराष्ट्र MAHARASHTRA

AW 082426

25 FEB 2013

पुरवठ्याचा दिनांक
उपकोषागाराचे नांव - पनवेल,
जि. रायगड.



उपकोषागार अधिकारी
पनवेल - रायगड.

१.

सं. अ. क्र. 12314 रोनाक झोरावन, पनवेल.
नांव प्पाळीदास रामराव जाधव रा पानवेल
वतीने खालिल देशामुद्रण
दिनांक 04/03/2013 विरिद्ध ज. कुन्ना
अनुज्ञप्ती क्र. : पनवेल 6/१०-१८ सं. १०३

SALE DEED

MR. MOSES SAMUEL GADGAD

(VENDOR/TRANSFEROR)



AND

ME. KALIDAS RAMRAO JADHAV

(PUCHASER/TRANSFEREE)

प व ल	
2846	2013
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महाराष्ट्र MAHARASHTRA
25 FEB 2013

AW 082427

एवढ्याचा दिनांक
उपकोषागाराचे नांव-पनवेल,
जि. रावंगड.
उपकोषागार अधिकारी
पनवेल - रावंगड.



१.

एच डी अ. क्र. 12319 रोनाक झोरावस, पनवेल.
नांव कालिदास रामराव जाधव रा. पनवेल,
वतीने उपनिवेश देहाय
दिनांक 04/03/2013 विरेंद्र क. कुस्ता
अनुज्ञप्ती क्र. : पनवेल 6/90-96

SALE DEED

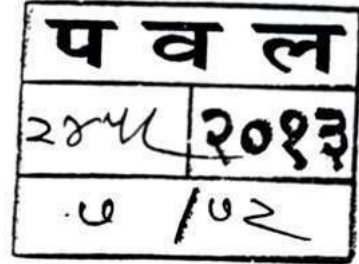


MR. MOHES SAMUEL GAIKWAD
(VENDOR/TRANSFEROR)

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2871	2013
4/02	

AND

ME. KALIDAS RAMRAO JADHAV
(PUCHASER/TRANSFEEE)



FLAT No.303, ON 3rd FLOOR, EMERALD, PRATIK GEMS, PLOT NO.
10 & 11, SECTOR-35, KAMOTHE, **NAVI MUMBAI**, TQ: **PANVEL**,
DIST: RAIGAD..

PAN No. : (AENPG5830M)

PAN No. : (AAXPJ1205F)

VENDOR

PURCHASER

THIS SALE DEED made and entered into at Kamothe, Navi Mumbai
on this 4th DAY OF March, 2013;

BETWEEN

MR. MOSES SAMUEL GAIKWAD (PAN NO.AENPG5830M) residing at
A-101, Neel Sidhi Splendour, Sector-15, CBD-Belapur Hereinafter
for brevity's sake called and referred to as the
"**VENDOR/TRANSFEROR**" (Which expression shall unless repugnant
to the context or meaning thereof be deemed to mean and include

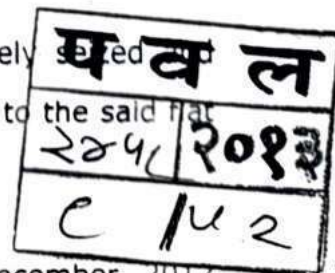
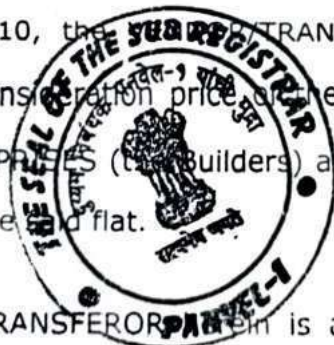
theirs legal heirs, executors, administrators and assigns) of the **ONE PART;**

AND

MR. KALIDAS RAMRAO JADHAV (PAN NO: AAXPJ1205F) residing at Dhanwantri Bldg. No.2, J.J. Hospital Campus, Byculla, Mumbai Hereinafter for brevity's sake called and referred to as the **"PURCHASER/TRANSFEEE"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

WHEREAS :

- a) The **VENDOR/TRANSFEROR** herein has acquired Flat No.303 on 3rd Floor of building namely 'Emerald' of project namely 'Pratik Gems', admeasuring 777 sq. ft. carpet area plus 47 Sq. Ft. Terrace area situated at Plot No.10 & 11, Sector -35, Kamothe, Navi Mumbai - 410 209 Tq. Panvel Dist: Raigad (hereinafter referred to as the said flat) and more particularly described in **Schedule** hereunder written for consideration and at the terms and conditions contained in the Agreement for Sale dated 9th September, 2010. entered into with **GIRIRAJ ENTERPRISES** (therein referred as "the Builders").
- b) Pursuant to the said Agreement for Sale dated 9th September, 2010, the **VENDOR/TRANSFEROR** herein have paid the full consideration price of the said flat to the said **GIRIRAJ ENTERPRISES** (the Builders) and have been since in possession of the said flat.
- c) The **VENDOR/TRANSFEROR** herein is absolutely and lawfully possessed of and well and sufficiently entitled to the said flat including the sale thereof.
- d) Pursuant to Agreement for Sale dated 26th December, 2012 the **VENDOR/TRANSFEROR** herein has agreed to sell, transfer



and convey the said flat to the PURCHASER/TRANSFEE here in and the PURCHASER/TRANSFEE here in has agreed to purchase and acquire the said flat from the VENDOR/TRANSFEROR on certain terms and conditions written thereunder.

e) The VENDOR/TRANSFEROR hereby shall transfer, sale and convey unto the PURCHASER/TRANSFEE and the PURCHASER/TRANSFEE hereby acquire from the VENDOR/TRANSFEROR the said flat at a total consideration of **Rs.49,00,000/-** (Rupees Forty Nine lakhs Only) and the said total consideration is paid by the PURCHASER/TRANSFEE to the VENDOR/TRANSFEROR as per Clause No. 2 of Agreement for sale dated 26th December, 2012.

a) The PURCHASER/TRANSFEE has paid **Rs.24,00,000/-** (Rupees Twenty Four Lakhs only) to the VENDOR on or before execution of Agreement for sale dated 26th December, 2012 as part payment towards agreed sale price of the said flat, the receipt of which the VENDOR/TRANSFEROR hereby doth admit and acknowledge.

b) The PURCHASER/TRANSFEE hereby has paid the balance amount of **Rs.25,00,000/-** (Rupees Twenty Five Lakhs only) to the VENDOR/TRANSFEROR as full and final payment towards agreed sale price of the said flat before execution of these present against the VENDOR/TRANSFEROR handing over the peaceful and vacant possession of the said flat to the PURCHASER as follows:



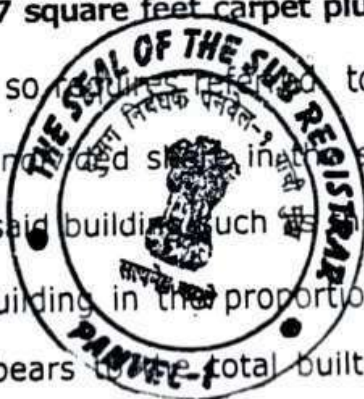
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i. **Rs.25,00,000/-** (Rupees Twenty Five Lakhs Fifty Thousand Only) by BANKER'S CHEQUE dated 02-03-2013 bearing No. 319320

drawn on State Bank Of India, RASMECCC
Branch, Navi Mumbai. (Photocopy of Banker's
Cheque is annexed)

- f) The Agreement for Sale dated 26th December, 2012 and recital thereto shall form an integral part of this SALE DEED and shall be read with these present.

NOW THIS DEED WITNESSETH that pursuant to the said Agreement for Sale dated 26th December, 2012 and in consideration of the sum of **Rs.49,00,000/-** (Rupees Forty Nine Lacs Only) paid by the PURCHASER/TRANSFEEE to the VENDOR/TRANSFEROR on or before execution of these Presents being the entire purchase price agreed to be paid by the PURCHASER/TRANSFEEE to the VENDOR/TRANSFEROR as aforesaid (the payment and receipt whereof the VENDOR/TRANSFEROR do hereby admit and acknowledge, and of and from the same and every part thereof; do hereby acquit, release and discharge the PURCHASER/TRANSFEEE forever) the VENDOR/TRANSFEROR doth hereby sell, transfer and Convey unto the PURCHASER/TRANSFEEE forever a undivided part of the building namely '**EMERALD**' being flat No.303, 3rd Floor, of Project namely '**Pratik Gems**', Plot No.10 & 11, Sector-35, Kamothe, Navi **Mumbai** more particularly described in the Schedule hereunder written TOGETHER WITH right to use and occupy the said Flat admeasuring about **777 square feet carpet plus 47 Sq. Ft. Terrace** (wherever the context so requires to as "the said Flat"), TOGETHER WITH an undivided share in the said plot of land and common areas in the said building such as the landings stair case, open terrace in the building in the proportion which the built up area of the said flat bears to the total built up area of the said building (the flat together with the said undivided share being hereinafter collectively called the said premises), TOGETHER WITH the all rights, privileges, easements, profits, advantages and



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appurtenances whatsoever in to or upon the said flat Premises belonging to or in anywise appu tenant thereto or with the same or any part thereof now or at any time heretofore usually held, used, enjoyed or occupied therewith or reputed or known as part thereof or to belong or be appurtenant thereto and also TOGETHER WITH all the deeds, documents, writings, vouchers and other evidences of title relating to the said flat Premises including the relevant receipts, possession letter and all other evidence in respect of the said flat Premises or any part thereof and all the estate right, title, interest, use, inheritance, property, possession, benefit, claim or demand whatsoever at law and in equity of the VENDOR/TRANSFEROR in to, out of or upon the said flat premises.

TO HAVE AND TO HOLD the said flat Premises hereby sold, transferred and conveyed to be with their and every of their rights and appurtenances in to and to the use of the PURCHASER/TRANSFEEE forever absolutely **SUBJECT** to the payment of all rents, rates, taxes, assessments, dues and outgoings now payable in respect thereof or that may hereafter become payable to the Society, the Government of Maharashtra, the Municipal Corporation or any other local body or authority in respect thereof **AND SUBJECT ALSO** to the observance and performance by the PURCHASER/TRANSFEEE simultaneously of the regulations and bye laws from the time of the Society as and when formed **AND THE VENDOR/TRANSFEROR DO HEREBY FOR** himself and all persons claiming through them covenants as follows:-



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- (a) That the VENDOR/TRANSFEROR has duly paid and discharged in full the dues and liabilities in respect of the said flat Premises including the Municipal taxes, maintenance charges and other outgoings payable upto the date of completion of the transaction herein contemplated. That the VENDOR/TRANSFEROR has paid all other dues with respect

to the said flat Premises and agrees to indemnify the PURCHASER/TRANSFEEE for the same.

- (b) That the VENDOR/TRANSFEROR is absolutely entitled to the said flat Premises and is in exclusive possession, enjoyment and occupation of the said flat Premises and that except themselves no other person or persons has or have any right, title, interest, claim or demand in to or upon the said flat Premises;
- (c) That notwithstanding any act, deed, matter or thing whatsoever done, committed or omitted by the VENDOR/TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them or any of them, the VENDOR/TRANSFEROR has in himself good right, full power and absolute authority to transfer the said flat Premises and to relinquish and surrender his right, title, interest, claim and demand thereto in favour of the PURCHASER/TRANSFEEE;
- (d) That neither the VENDOR/TRANSFEROR nor any one on his behalf has committed or omitted to do any act, deed, matter or thing whereby peaceful possession, occupation and enjoyment of the said flat Premises and other rights and benefits in respect thereof become or may be prejudicially affected or encumbered in any manner;
- (e) That the VENDOR/TRANSFEROR has not created any lien charge or mortgage or any other encumbrance on the said flat Premises and that there is no lis pendens, notice or attachment in execution of any decree or otherwise in respect of the said flat premises;
- (f) That the PURCHASER/TRANSFEEE shall peaceably and quietly enter upon and remain in possession of the said flat



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Premises and/or any part thereof without any interference, disturbance, interruption, claim or demand whatsoever by the VENDOR/TRANSFEROR and/or the builder/Society for any breach committed by the VENDOR/TRANSFEROR and/or any other person or persons lawfully and equitably claiming by from, through under or in trust for the VENDOR/TRANSFEROR;

(g) That the VENDOR/TRANSFEROR has not entered into any agreement for sale or grant of leave and license or created any third party rights in respect of the said flat Premises or any part or portion thereof;

(h) That the VENDOR/TRANSFEROR has not received any notice for acquisition or requisition of the said flat Premises and that the title of the said flat Premises is clear, marketable and free from all encumbrances;

(i) That the PURCHASER/TRANSFEE shall be entitled to all deposits, sinking fund and all other amounts lying to the credit of the VENDOR/TRANSFEROR with the Society/builder or any other person or authority of and relating to the said flat Premises;

(j) The VENDOR/TRANSFEROR hereby surrender, relinquish and release all their right, interest, benefit and claims in respect of the said flat premises in favour of the PURCHASER/TRANSFEE and the VENDOR/TRANSFEROR undertake not to claim any such right, title, interest, benefit in respect of the said flat premises in future also.



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(k) The VENDOR/TRANSFEROR hereby declare that from the date hereof the PURCHASER/TRANSFEE become the full and complete owners in all respect of the said flat premises and the VENDOR/TRANSFEROR or their any family members

or relatives or legal heirs or administrators or any assignees shall never interfere with the PURCHASER/TRANSFEEE in respect of the said flat premises.

(1) The VENDOR/TRANSFEROR has handed over the vacant peaceful and complete possession of the said flat premises on execution of these presents to the PURCHASER/TRANSFEEE.

AND THE VENDOR DOH HEREBY COVENANT WITH THE PURCHASER that the VENDOR/TRANSFEROR and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said flat Premises hereby transferred and Conveyed or expressed so to be or any part thereof by or under or in trust for the VENDOR/TRANSFEROR or any one on their behalf shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/TRANSFEEE do and execute or cause to be done and executed all such further and other acts, deeds, matters, things, conveyances and assurances in the law whatsoever together with all applications, letters and communications that may be required to be addressed to the Society/builder, CIDCO or any authority for transfer of the said flat premises in favour of the PURCHASER/TRANSFEEE. The VENDOR/TRANSFEROR Do hereby covenant with the PURCHASER/TRANSFEEE to indemnify and keep indemnified the PURCHASER/TRANSFEEE from and against any claim that may be made by any person, Government or Semi Government, including all claims, demand, suits, proceedings, imposition of losses, penalty, damages, charges, costs, and expenses that may be caused to the PURCHASER/TRANSFEEE.



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AND THE PURCHASER DO HEREBY COVENANT with the VENDOR/TRANSFEROR that the PURCHASER/TRANSFEEE will become member of the Society as and when formed and shall

abide by and observe and perform the rules, regulations and bye laws from time to time and at all times of the Society and shall henceforth be liable to bear and pay the proportionate share of outgoings, taxes, water charges, electricity charges, maintenance charges payable in respect of the said flat Premises in accordance with the bills that may be raised by the Society.

SCHEDULE OF LAND :-

ALL THAT piece of land known as Plot 10 & 11. Sector-35, Kamothe, Navi Mumbai Dist. Raigad containing by admeasurement about 8500 sq. mtrs. being situated and lying at Kamothe, Navi Mumbai Dist-Raigad.

SCHEDULE OF FLAT :-

Flat No.303, 3rd floor admeasuring about 777 sq. ft. carpet area & 47 sq. ft. Terrace in the building known as " EMERALD" of the project namely 'Pratik Gems' situated on Plot No. 10 & 11 Sector 35, Kamothe , Navi Mumbai, Dist. Raigad.

SIGNED AND DELIVERED

by the withinnamed Vendor/Transferor,

MR. MOSES SAMUEL GAIKWAD

(PAN NO.AENPG5830M)



(Handwritten Signature)

Signature



In the presence of

1.

2.

(Handwritten mark)

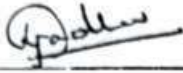
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28/11/2022
23/12

SIGNED AND DELIVERED)

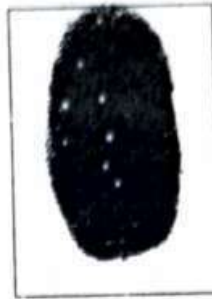
by the withinnamed Purchaser/Transferee)

MR. KALIDAS RAMRAO JADHAV)

(PAN NO: AAXPJ1205F))



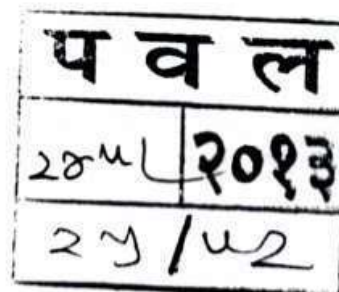
Signature



In the presence of)

1.)

2.)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL" 2nd Floor, Norman Point,
Mumbai - 400 021
PHONE : (Reception) +91-22-6650 0400 / 6650 0978
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 8100
Date: 31 MAR 2010

Ref. No. CIDCO /ATPO(BP) 1690 - -
To:

Enterprises
Market-1 Phse-II, Sector-19,
Mumbai

Subj: Occupancy Certificate for Residential Building on Plot No 10 & 11, Sector-35 at Kamothe (12.5% scheme), Navi Mumbai

- Ref:-
- 1) Your architect's letter dated 21/01/2010 & 02/03/2010
 - 2) DCC issued by EE(Kmt-I) vide letter dtd 11/01/2010
 - 3) No Dues NOC issued by M(TS-II) vide letter dtd 17/12/2009
 - 4) Extension in time limit issued by M(TS-II) vide letter dtd 17/12/2009
 - 5) Final fire NOC issued by Fire Officer, CIDCO vide letter dtd 17/12/2009
 - 6) 100% IDC paid of Rs.85,00,000/- vide
 - i) Challan No.122416, dtd.18/03/2010, Amount of Rs.42,50,000/-
 - ii) Challan No.112366, dtd.05/01/2007, Amount of Rs. 42,50,000/-



Dear Sir,

Enclosed herewith the necessary Occupancy Certificate for building on above mentioned plot alongwith as built drawings duly approved.

You shall 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 above terms & conditions at the time of execution of conveyance deed.

Since, you have paid 100% IDC paid of Rs. 85,00,000/- vide i) Challan No.122416, dtd.18/03/2010, Amount of Rs.42,50,000/- ii) Challan No.112366, dtd.05/01/2007, Amount of Rs. 42,50,000/-, you may approach to the Office of Engineer (Env.) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,

(R. B. Patil)

Add. Town Planning Officer (EO)
(Navi Mumbai Office)



28/1/2010
30/02

पल-४	
2009	2010
29/10	

पल	
42/3	2010
22/30	

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Plot No. 10 & 11, Sector 35, Kamothe, Navi Mumbai
 Phone: (022) 3050 0901 / 3050 0902
 Fax: (022) 3050 0903

Plot No. 10 & 11, Sector 35, Kamothe, Navi Mumbai
 Phone: (022) 3050 0901 / 3050 0902
 Fax: (022) 3050 0903

STRO/BP/1690--

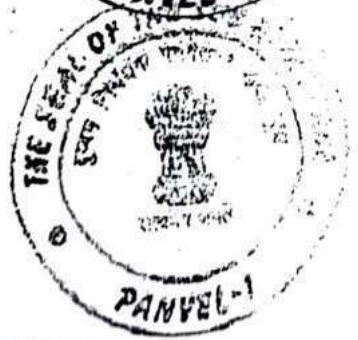
Date 31 MAR 2010

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Res BUA= 12589 395 Sq.mtrs. Comm BUA=151 336 Sq.mtrs Total BUA= 12741 231 Sq.mtrs (No. of Units R-234 (0-0%), Society Office BUA - 19 422 Sq.m. & Fitness Centre BUA-194 344 Sq.m (Free of FSI) on Plot No.10 & 11, Sector-35, Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of [Name] has been inspected on 07/02/2010 & 26/03/2010 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 30/03/2007 and that the development is fit for the use for which it has been carried out

[Signature]

(R. B. Patil)
 Add. Town Planning Officer (BP)
 (Navi Mumbai & Kamothe)



पवल-४
 ३०३९ २०१२
 २० / ४०

पवल
 २०१४ २०१३
 ३३ / ५२

पवल
 ५२६३ २०१२



SPECIFIC POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME I, **MR. MOSES SAMUEL GAIKWAD** (PAN NO. AENPG5830M) residing at A-101, Neel Sidhi Splendour, Sector 4, Gurgaon, Haryana hereby SEND GREETINGS:-



WHEREAS:-

A. By Virtue of an Agreement for sale dated 26th December, 2012 registered under Sr. No. PLV 3031/2012, and at the same time Stamp Duty of Rs. 2,45,000/- and Registration Fee of Rs. 30,000/- was paid to the said Document was executed between myself as Vendor/Transferor therein and **MR. KALIDAS**

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29 / 12	

[Handwritten signature]

[Handwritten signature]

8

Flt. Flat No. 303, Emerald, 3rd Floor
Pratik Gems, Plot No. 10 & 11, Sec. 35
Kamothe
Navi
Mumbai
(PAN NO: AAXPJ1205F)

RAMRAO JADHAV

Purchaser/Transferee therein (hereinafter referred to as the said Agreement), I have sold transferred the right title and interest of the residential flat premises bearing a **Flat No.303** in the building **Emerald**, 3rd floor admeasuring **777 sq. ft. carpet area** and plus **47 sq. ft. Terrace area** in the project known as **Pratik Gems** situated on plot No.10 & 11, Sector-35, Kamothe, Navi Mumbai-410 209 (hereinafter referred to as the said flat).

B. In terms of the Agreement for Sale dated 26.12.2012 I have executed Sale Deed and same has to be admitted before Registering Authority. Therefore I am willing to appoint my brother as my representative or lawful attorney for admitting Registration of aforesaid Sale Deed, to handover peaceful possession of the said flat, and also to sign and execute necessary documents to effect the transfer of the said flat in favour of the Purchaser i.e. **MR. KALIDAS RAMRAO JADHAV** in CIDCO and also in Society as and when required, to sign and execute such forms, applications for transfer the electricity meter and deposit, etc on behalf of us.



NOW KNOW YE ALL THESE PRESENTS WITNESSTH that I, **MR. MOSES SAMUEL GAIKWAD** hereby nominate, constitute and appoint **MR. SATISH MADHUKAR SONAWANE** having his address at **VAIBHAV NAGAR, DHANAKAWADI, PUNE-43** to be my true and lawful Attorney, in my name and on my behalf and for me to do, execute and perform all or any of the following acts, deeds, matters and things.

[Handwritten signature]

[Handwritten signature]

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2011 2013

1. To admit Execution of the SALE DEED acknowledging the receipt of full and final consideration in terms of said Agreement for Sale and Register the Sale Deed.
2. TO HANDOVER of Possession of the said Flat to the Purchaser i.e. MR. KALIDAS RAMRAO JADHAV with all the keys.
3. To SIGN and EXECUTE necessary documents to effect the transfer of the said flat in favour of the Purchaser in CIDCO and also in Society.
4. TO SIGN and execute such forms, applications to transfer the electricity meter and deposit, etc
5. AND TO DO PERFORM AND EXECUTE all acts, matters and things to effect the transfer of the said flat in favour of the Mr. Kalidas Ramrao Jadhav, the Purchaser in all respects.



IN WITNESS WHEREOF we have set and subscribed our hand and seal as hereunder written on this day of December 2012.



[Handwritten signature]

[Handwritten signature]

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SIGNED AND DELIVERED BY
MR. MOSES SAMUEL GAIKWAD

Moses Samuel GaiKWAD

Signature



In the presence of

- 1) Aniket A. Deshmukh, *Aniket A. Deshmukh*
- 2) M.V. Thakker, *M.V. Thakker*



Accept;

SATISH MADHUKAR SONAVANE

Signature

Satish Madhukar Sonavane



Primary 1 (GoshwaraBhag-1)

458

दि. 04 मार्च 2013 12:01 म.न.

दस्त गौश्वारा भाग-1

पवेल 1

दस्त क्रमांक: 2458/2013

क्रमांक: पवेल 1 /2458/2013

मूल्य: रु. 47,29,500/-

मोबदला: रु. 49,00,000/-

मूद्रांक शुल्क: रु 100/-

सह. दु. नि. पवेल 1 याचे कार्यालयात

पावती: 2654

पावती दिनांक: 04/03/2013

दि. 2458 वर दि. 04-03-2013

सादरकरणाराचे नाव: कालिदास रामराव जाधव

11:58 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72



हजर करणाऱ्याची सही:

एकूण: 1540.00



S R PANVEL



JOINT S R PANVEL 1

प्रकार: सेल डीड

शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई प्रदेश विकास प्रा. अधिकाऱ्यांच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार निघारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

क्र. 1 04 / 03 / 2013 11 : 58 : 45 AM ची वेळ: (सादरीकरण)

क्र. 2 04 / 03 / 2013 11 : 59 : 13 AM ची वेळ: (फी)

प व ल



दस्त गोषवारा भाग - २)

12/04/2013 12:04:09 PM

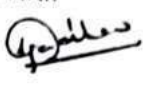
दस्त गोषवारा भाग-2


पत्रांक 1
दस्त क्रमांक: 2458/2013

पत्रांक: पत्रांक 1/2458/2013
प्रकार: सेल डीड

पत्रकाराचे नाव व पत्ता
 नाव: काशिदास रामराव जाधव
 पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: धन्वंतरी
 व्हिलींग नं. 2, ब्लॉक नं. - , रोड नं: जे. जे. हॉस्पिटल
 इम्पस, भायखळा, मुंबई, महाराष्ट्र, मुंबई.
 पिन नंबर: AAXPJ1205F

नाव: मीसेस सॅन्सुअल गायकवाड यांचे तर्फे अखत्यारी
 सतिश मधुकर सोनावणे
 पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: नील
 सिटी स्प्लेन्डर, ब्लॉक नं: ए-101, रोड नं: सेक्टर नं. 15,
 सी.बी.डी, बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे.
 पिन नंबर: AENPG5830M

पत्रकाराचा प्रकार
 लिहून देणार
 वय :- 45
 स्वाक्षरी:-


लिहून देणार
 वय :- 47
 स्वाक्षरी:-




दस्त देणार तयाकधीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबूल करतात
 12/04/2013 12:00:46 PM

दस्त देणारा जोडलेली कागदपत्र
 कुळमुख्यापत्रे, व्यक्ती इत्यादी बनावट
 आढळून आल्यास याची संपूर्ण जबाबदारी
 दस्त निघादकाची राहिल.

आसे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पत्रकाराचे नाव व पत्ता
 लक्ष्मण जी. भोपी
 पत्रांक 132, रिटघर, ता. पनवेल, जिल्हा - रायगड
 पत्रांक 410206

पत्रकाराची कंपनी
 पत्रांक 86, सुकापूर, ता. पनवेल, जिल्हा - रायगड
 पत्रांक 410206



पत्रांक 86, सुकापूर, ता. पनवेल, जिल्हा - रायगड
 पत्रांक 410206

पत्रांक 04 / 03 / 2013 12:01:28 PM

पत्रांक 04 / 03 / 2013 12:01:33 PM

प्रमाणित करणेत येते की सदर दस्तास एकूण 42
 नोंदणी पुस्तकात नोंद घेतली आहे.
 क्रमांक 271



Date : 4 / 3 / 2013

From,
Mr. MOSES SAMUEL GAIKWAD
A-101, Neel Sidhi Splendour,
Sector-15, CBD- Belapur

To,
Mr. KALIDAS RAMRAO JADHAV,
Dhanwantari Building No.2,
J.J. Hospital Campus, Byculla,
Mumbai

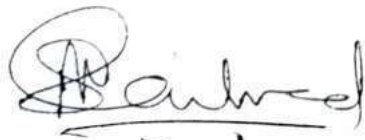
Dear Sir,

Sub: Letter of possession

I undersigned, state that I have sold my flat No. 303, on 3rd Floor of building namely 'EMERALD' of project "PRATIK GEMS", PLOT NO.10 & 11, SECTOR-35, KAMOTHE, NAVI MUMBAI-410 209 to you and have received full an final payment towards the sale of the said flat.

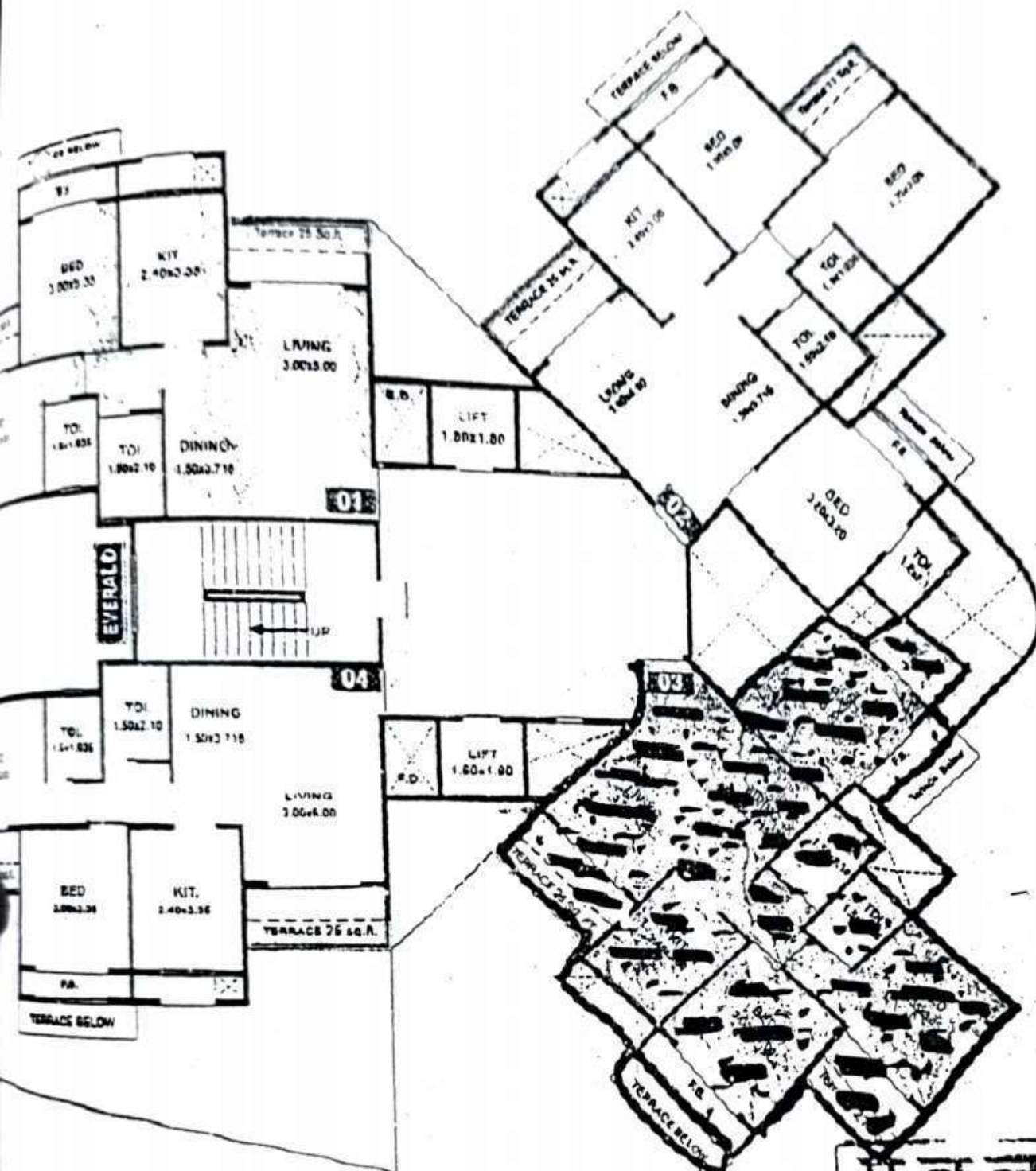
In consideration of having received full payment from you, I hereby in our full consciousness and awareness handover the vacant and peaceful possession of the above flat No. 303/Emerald, alongwith the all original documents and keys pertaining to the above flat.

Yours faithfully,



MR. MOSES SAMUEL GAIKWAD

I confirm having received



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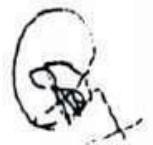
Typical Floor Plan - Pearl & Emerald
 (1st, 3rd, 5th, 7th, 9th, 11th & 13th)



RAJ ENTERPRISES



प व ल - ४
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3031528
29/12/2012

सूची क्र. 2


दुग्ध निबंधक सह दुग्ध पनवेल 4

दस्तावेज क्र. 3031/2012

मोहली

Regn 63m

गावाचे नाव : 1) कामोठे

(1) विनोदाचा प्रकार	करारनामा	
(2) मोबदला	4900000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	4729500	
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव राव. इतर वणन, इतर माहिती: मदनिका क्र. 303, तिमरा मजला, एमराव, (पतिक गेम्स प्रोजेक्ट), प्लॉट नं. 10 व 11, सेक्टर नं. 35, कामोठे, नवी मुंबई, बडई क्षेत्र - 777 चौ. फुट, व टेरेस क्षेत्र - 47 चौ. फुट ((Plot Number : 10 व 11 ; SECTOR NUMBER : 35 ;))	
(5) क्षेत्रफळ	1) 777 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव -बीसेत संच्युअल गायकवाड वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: नील सिटी स्पॅण्डर, ब्लॉक नं. ए-101 रोड नं: सेक्टर नं. 15, सी.बी.डी., बेलापुर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AENPG5830M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कालिदास रामराव जाधव वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: धन्वंतरी विल्डींग नं. 2, ब्लॉक नं. -, रोड नं: जे. जे. हॉस्पिटल कंप्लेक्स, भायबळा, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 पॅन नं:-AAXPJ1205F	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2012	
(10) दस्त नोंदणी केल्याचा दिनांक	28/12/2012	
(11) अनुक्रमांक, खंड व पृष्ठ	3031/2012	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	245000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		



सह दुग्ध निबंधक पनवेल 4

मुल्याकनासाठी विचारान धतसेला तपशील:-:

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

AGREEMENT FOR SALE

PRATIK GEMS

FLAT No.303, ON 3rd FLOOR, EMERALD, PRATIK GEMS
& 11, SECTOR-35, KAMOTHE.

PAN No. : (AENPG5830M)
VENDOR

PAN No. : (AAXPJ1205F)
PURCHASER



THIS AGREEMENT FOR SALE made and entered into at Kamothe,
Navi Mumbai on this 26th day of December, 2012;

BETWEEN

MR. MOSES SAMUEL GAIKWAD (PAN NO.AENPG5830M) residing at
A-101, Neel Sidhi Splendour, Sector-15, CBD-Belapur Hereinafter for
brevity's sake called and referred to as the
"VENDOR/TRANSFEROR" (Which expression shall unless
repugnant to the context or meaning thereof be deemed to mean and
include their legal heirs, executors, administrators and assigns) of
the **ONE PART**;

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2012	2012
2	180

AND

MR. KALIDAS RAMRAO JADHAV (PAN NO: AAXPJ1205F) residing at Dhanwantri Bldg. No.2, J.J. Hospital Campus, Byculla, Mumbai Hereinafter for brevity's sake called and referred to as the **"PURCHASER/TRANSFeree"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

WHEREAS:

1. (i) Shri. Rajaram Arjun Palekar; (ii) Shri. Dharma Arjun Palekar; (iii) Smt. Gagunabai Amoo Patil; (iv) Smt. Fashibai Chahu Bhagat; (v) Smt. Vithabai Ananta Shelke; (vi) Shri. Magan Ganu Patil; (vii) Shri. Bhagwan Ganu Patil; (viii) Shri. Tukaram Ganu Patil; (ix) Shri. Vishnu Ganu Patil; (x) Shri. Dattu Ganu Patil; (xi) Shri. Namdev Valkya Kadav; (xii) Shri. Bhalchandra Bhatt; (xiii) Smt. Mangalagauri Gajanan Patil; (xiv) Smt. Rajubai Dharma Patil; (xv) Shri. Dattu Ganu Patil; (xvi) Shri. Arjun Dharma Patil; (xvii) Shri. Gajgeram Patil (hereinafter collectively referred to as **'the Original Owners'**) all residing at Valvali/Tembhode, Taluka Panvel, Raigad Dist. were the owners of agricultural land situated at village Tembode/valvali, Navi Mumbai, Taluka Panvel, Raigad Dist. (hereinafter referred to as **'the said agricultural land'**).

2. The said agricultural land was acquired by the Government of Maharashtra for the public purpose viz. planned development and utilization of the land in the Trans Thane Creek Industrial, commercial and residential purposes.

3. The acquisition proceeding in respect of the said property was concluded by publication of the Awards under Section 11 of the Land Acquisition Act, 1894. The Government of Maharashtra was pleased to pass Resolution No.14L0141014/1710/Pra. Kra. 217/N.V. 10 dated 28th October, 1994 and likewise another Resolution No.CID/1095/675/CR. 86/95/N.V. 10 dated 29th September 1998, where under the aforesaid Original Owners entitled for grant of allotments of land as it's lessee to the



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area for	२०१२
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extent of 12.5% of the said agricultural land from the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as 'the CIDCO') in the New Bombay Project.

4. The Chief Land and Survey Officer of the CIDCO, Navi Mumbai allotted Plot No.10 & 11 admeasuring 8500 Sq. Meters in Sector-35 of Kamothe, Navi Mumbai (hereinafter referred to as the 'said Plots') by its letter dated 25.02.2003 ref. No. CIDCO/Bhumi-16/Satyo/481+563+39+34+159+A4/2002 to (i) Shri. Rajaram Arjun Palekar; (ii) Shri. Dharma Arjun Palekar; (iii) Smt. Gagunabai Ambo Patil; (iv) Smt. Fashibai Chahu Bhagat; (v) Smt. Vithabai Ananta Shelke; (vi) Shri. Magan Ganu Patil; (vii) Shri. Bhagwan Ganu Patil; (viii) Shri. Tukaram Ganu Patil; (ix) Shri. Vishnu Ganu Patil; (x) Shri. Dattu Ganu Patil; (xi) Shri. Namdev Valkya Kadav; (xii) Shri. Bhalchandra Bhatt; (xiii) Smt. Mangalagauri Gajanan Bhatt; (xiv) Smt. Rajubai Dharma Patil; (xv) Shri. Dagdu Dharma Patil; (xvi) Shri. Arjun Dharma Patil; (xvii) Shri. Gangaram Ganpat Patil as the Original Owners on the terms and condition set out therein.
5. In order to secure the allotment of the said plots the Original Owners paid to CIDCO the necessary consideration payable on account of Lease Premium, Water Resources Development Charges and Transfer Charges Vide receipt No. EMS/B No.095522 dated 09.05.2003.
6. By an Agreement to Lease dated 25th June 2003 the CIDCO was allotted the said Plots to the Original Owners for the terms and conditions written thereunder.
7. The CIDCO has issued the Order pertaining to the U.L.C. by its letter dated 17.01.2004.
8. After verification of various relevant documents, applications and declaration, the CIDCO was issued final order to transfer the said Plots in favour of the Giriraj Enterprises, the Developer vide their letter dated 20.03.2006.



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9. By Tripartite Agreement dated 25th April, 2006 duly registered under Serial No. PNVL3-06005-2006 and Deed of Conformation dated 24th April, 2007 registered under Serial No. PNVL3-04457-2007 and by transfer from the CIDCO on the terms and conditions mentioned therein (Plot No.10 & 11 hereafter referred to as 'the said Property') the Giriraj Enterprises, the Developer entitled to develop the said Property and sell the Premises constructed thereon.

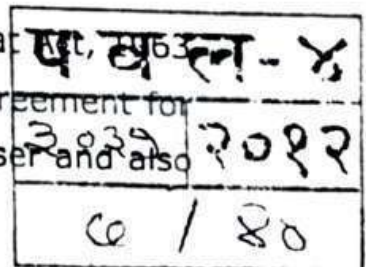
10. In the premises the Giriraj Enterprises, the Developers were absolutely entitled to develop the said Property more particularly described in the first Schedule hereunder written and sell the premises constructed thereon.

11. The Giriraj Enterprises, the Developers has obtained Commencement certificated bearing No. CIDCO/BP/ATPO/701 dated 30.03.2007 form the concerned authority for the construction of the building/s on the said property.

12. By virtue of the aforesaid Commencement certificate, plans and necessary permission the Developer Enterprises have constructed five multi storied buildings plus 13 floors known as Pearl, Emerald, Sapphire, Ruby on the said Property as per the approved plans and other necessary permissions and obtained Occupation certificate dated 31st March, 2010 ref. No. CIDCO/ATPO(BP)/1690.



13. Under the provision of Maharashtra Ownership of Flats, the Developer are required to execute a written agreement for the sale of the flat agreed to be sold to the Purchaser and also the register the same under Registration Act.



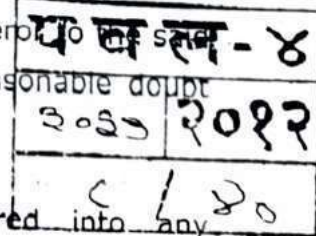
14. By an Agreement for Sale dated 9th September, 2010 registered with the Sub Register Panvel-2 under serial No. PVL-2/9047/2010, the Vendor/Transferor herein thereby had purchased and acquired the right, title and interest in the residential flat premises bearing a **flat No.303** in the building

AS

Giriraj Enterprises

Emerald, 3rd floor admeasuring **777 sq ft. carpet area** and plus **47 sq. ft. Terrace area** in the project known as Pratik Gems situated on plot No.10 & 11, Sector-35, Kamothe, Navi Mumbai more particularly described in the Schedule hereunder written and shown on the plan annexed hereto together with all rights, title, interest and benefits, and on the terms and conditions and at the consideration mentioned therein from the Developers, GIRIRAJ ENTRPRISES (hereinafter for brevity's sake called and referred to as 'the Flat').

15. The Vendor/Transferor is well and sufficiently entitled to the said flat as owners thereof,
16. The Vendor/Transferor has offered to the Purchaser/ Transferee to sell, transfer and assignment of the flat with all right, title and interest in the said Flat and benefits under the said Agreement for Sale dated 9th September, 2010 and the Purchaser/ Transferee has agreed to purchase, acquire from the Vendor/ Transferor the Flat with all right, title and interest in the said Flat for total Consideration of sum of **Rs.49,00,000/-** (Rupees Forty Nine Lac only) being the total consideration / Purchase Price.
17. The Purchaser/Transferee have agreed to Purchase upon following representation made by the Vendor /Transferor that:
 - A) The Vendor/Transferor is thus solely exclusively and absolutely entitled to the said Flat on ownership basis free from all encumbrances and has marketable title thereto and the title of the Vendor/ Transferor of the said Flat premises is marketable free from reasonable doubt and free from encumbrances.
 - B) The Vendor/Transferor have not entered into any agreement for sale nor they have received any earnest money or deposit from any person or persons in respect of the said Flat premises save and except from the Purchaser/ Transferee.



- C) That there is no mortgage, charge, lien or any other encumbrances of any nature whatsoever in respect of the said Flat premises or any part thereof.
- D) That there is no litigation pending in any court of law nor there is any injunction order or prohibitory order issued by any court or any taxing and or revenue authority for sale and or transfer of said Flat premises nor they have received any notice or communication of whatsoever nature from any authority under any statute which would have any effect howsoever prejudicially affecting their right, title or interest in the said Flat premises or any part thereof.

E) That the title of the vendor/ Transferor to the premises is absolutely clear and marketable and all encumbrances.

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F) The Vendor/Transferor has paid in full the consideration amount under the said Agreement for Sale dated 9th September, 2010 and has paid up to date maintenance charges, property tax and other taxes.

G) That the Vendor/ Transferor have full power and absolute authority to sale and or transfer the said Flat premises.

H) There are no attachments or prohibitory orders as against or affecting the said Flat premises and the said flat is free from all encumbrances or charges and the Flat premises is not subject matter to any lis-pendense easement or attachment either before or after judgment.



I) The Vendor / Transferor in the past has not entered into any agreement either in the form of sale, lease exchange, assignment or any other way whatsoever and has not created any tenancy, leave and license or any other rights of the like nature in respect of the said flat and has not

(Handwritten signatures and initials)

dealt with or dispose of the said Flat in any manner whatsoever.

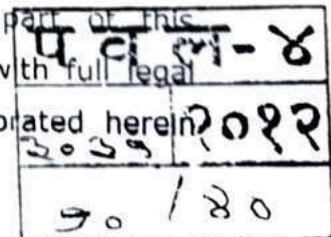
- J) The Vendor /Transferor is in exclusive use, occupation and possession of the said flat premises and every part thereof and except the Vendor / Transferor no other person / persons is/are in use occupation and possession and enjoyment of the said flat or any part thereof.
- K) The Vendor/ Transferor are not restricted either in the Income tax act., gift Tax., Estate Duty act or under Maharashtra Land Revenue Code. U.L.C. Act. or any other statute form disposing of the said Flat or any part thereof in the manner stated in this Agreement.
- L) The Vendor/ Transferor handover possession of the said flat including all amenities in good condition to the Purchaser / Transferee on receipt of full and final amount of consideration.

18. The Vendor/ Transferor and the Purchaser/ Transferee are desirous of recording the terms and conditions of the Agreement into writing on the terms and conditions hereunder set out.



NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The foregoing recitals, schedules and annexure contained herein shall form an integral and operative part of this Agreement shall effectively bind all the parties with full legal force as if the same were set out and incorporated herein verbatim.
2. The Vendor/Transferor shall sell, transfer and assign all their right, title and interest in the residential flat premises bearing a flat No. 303 in the building Emerald, 3rd floor admeasuring 777 sq ft. carpet area and plus 47 sq. ft. Terrace area in the project



claims, demands, levies, imposts or penalties whatsoever in that behalf.

15. The Vendor/ Transferor hereby surrender, relinquish and release all their right, title, interest, benefit and claims in respect of the said flat in favour of the Purchaser/ Transferee and the Vendor/ Transferor undertake not to claim any such right, title, interest, benefit in respect of the said flat in future also.

16. The Vendor/ Transferor hereby declare that from the date hereof the Purchaser/ Transferee become the full and complete owners in all respect of the said flat and the Vendor/ Transferor or their any family members or relatives or legal heirs or administrators or any assignees shall never interfere with the Purchaser/ Transferee in respect of the said flat.

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands to this present the year first herein above written.



SCHEDULE OF LAND :-

ALL THAT piece of land known as Plot 10 & 11. Sector-35, Kamothe, Navi Mumbai Dist. Raigad containing by admeasurement about 8500 sq. mtrs. being situated and lying at Kamothe, Navi Mumbai Dist. Raigad.

SCHEDULE OF FLAT :-

Flat No.303, 3rd floor admeasuring about 777 sq. ft. carpet area & 47 sq. ft. terrace in the building known as "EMERALD" In the project namely Pratik Gems situated on Plot No. 10 & 11 Sector 35, Kamothe, Navi Mumbai, Dist. Raigad.

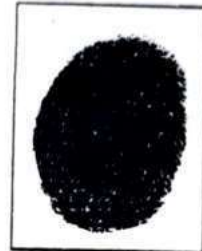
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SIGNED AND DELIVERED



by the withinnamed Vendor/ Transferor

MR. MOSES SAMUEL GAIKWAD
(PAN NO.AENPG5830M)

)
)
) 
)
) Signature




In the presence of

- 1. 
- 2. 

SIGNED AND DELIVERED



by the withinnamed Purchaser/Transferee

MR. KALIDAS RAMRAO JADHAV
(PAN NO: AAXPJ1205F)

)
)
) 
)
) Signature



In the presence of

- 1. 
- 2. 

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दस्तक्रमांक व वर्ष: 9047/2010

Thursday, September 09, 2010

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दुय्यम निबंधक: राह दु.नि.पनवेल 2

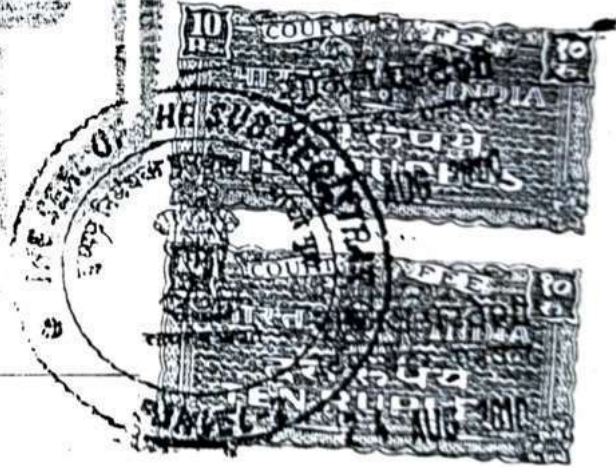
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Page 63 of 6

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,677,570.00
बा.भा. रु. 2,387,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभागाचे नाव 1503/35**सवनिपा क.303,तिसरा मजला,"एमरावड"(प्रतिक जेम्स प्रोजेक्ट)प्लॉट 10/11,सेक्टर 35,कामोठे,ता.पनवेल,जि.रायगड.जी-13.क्षेत्र 777 चौ.फुट कारपेट +टेरेस 47 चौ.फुट
- (3)क्षेत्रफळ (1)
- (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) मे.गिरीराज इंटरप्रायव्हेर सर्फ.भागीदार वसंत मनजी भद्रा यांचे वतीने अख.भरत अठण केळकर - घर/प्लॉट नं. :- गल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं. :- पेट/वसाहत के.ए.एपीएमसी फेज-2,से 10,वाशी,शहर/गाव :- तालुका :- पिन :- पॅन नम्बर: AAFGG 6330/A
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मोसेस सन्धुअल गावकुपाड - घर/प्लॉट नं. :- गल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं. :- पेट/वसाहत: ए 101 गिल सिव्ही रणोडर से 15 सी बी डी ; शहर/गाव :- तालुका :- पिन :- पॅन नम्बर: AENPG5830M.
- (7) दिनांक करून दिल्याचा 09/09/2010
- (8) नोटणीचा 09/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9047 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 143254.20
- (11) बाजारभावाप्रमाणे नोंदणी रु.26800.00
- (12) शरा



राहदुय्यम निबंधक, वर्ग २ (पनवेल-२)

प व ल-४
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१७/१०





Giriraj Enterprises

Date : 30.05.2010

Mr. Moses Samuel Gaikwad
Flat No. 303 "Emerald",
Pratik's Gems, Plot No.10 & 11,
Sector - 35, Kamothe,
Navi Mumbai

Sir,

Please be referred to your purchase of Flat No. 303, 3rd floor, in our building named "Emerald" in our project, Pratik's Gems at Plot No 10 & 11, Sector - 35, Kamothe, Navi Mumbai, we hereby hand over the peaceful physical possession to you on 30.05.2010

Kindly acknowledge the same after verifying respective documents and the above referred flat and confirm your receipt of possession of flat no.303 with respective documents by the possession receipt printed hereunder.

Thank you,

Yours Faithfully,
For GIRIRAJ ENTERPRISES


AUTHORISED SIGNATORY

POSSESSION RECEIPT

Hereby certify that we have taken over the possession of flat no 303, 3rd floor, "Emerald" in our project, Pratik's Gems at Plot No.10 & 11, Sector - 35, Kamothe, Navi Mumbai on the day 30.05.2010 after proper inspection of the fittings and fixtures provided therein.





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.....2/-



Giriraj Enterprises

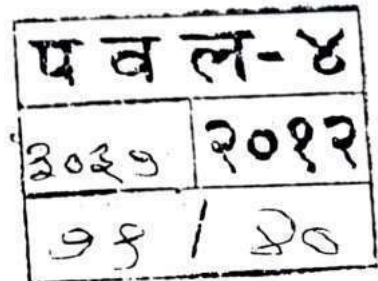
....2....

Before taking possession, we have verified fittings, fixtures and amenities in the above flat and they are according to the plans and specifications enclosed with the agreement. We have inspected the flat and have no complaints any nature whatsoever and we wouldn't have any claim to the builder or above developer regarding above mentioned flat. We further confirm that the amount we have paid for club house charges is the cost of club house construction.

I, Mr. Moses Samuel Gaikwad hereby confirm that, I am aware of clause no.15 (d) of Agreement for Sale dated _____ and we further confirm that I will strictly abide with said clause no. 15 (d) without any hesitation objection or any kind of failure from my side as it is part of said Sale Agreement.

Received Lock No. _____ with duplicate key

Signature of PURCHASERS
Mr. Moses Samuel Gaikwad
Flat No. 303 "Emerald",
Pratik's Gems, Plot No.10 & 11,
Sector - 35, Kamothe,
Navi Mumbai



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.

CIDCO/BP/ATPOI / 701

Date: 30/3/2007

To,

M/s Giriraj Enterprises
K-49, APMC Market-1, Phse-II, Sector-19, Vashi
NAVI MUMBAI

Sub:- Amended approval to revised plan for Residential Building
on Plot no.10 & 11, Sector-35 at Kamothe (12.5% scheme).

Ref:- 1) Your architects application dated 09/02/2007
2) Revised Fire NOC, dtd. 26/03/2007

Sir,

Please refer to your application for amended approval for Residential Building on Plot no.10 & 11, Sector -35 at Kamothe (12.5% scheme), Navi Mumbai.

The amended approval is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

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

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

This set of approved plans supercedes all the plans approved earlier.

Thanking you.

Yours faithfully,



(N.S. Swami) 29/3/07
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khamta

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REF NO. CHD/04/AT/10

701

30/3/2020

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 XXVIII) of 1966 to M/s Ginnraj Enterprises

Plot No. 10-11 Road No. - Sector 35 Node Kanurth 16.10.18 Scheme
Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential bldg Bldg A & B (St+13) Floor
Bldg C & D (St+12) Floors ; Bldg E (St+13) Floors

Raw BUA = 12604.885m²
Com BUA = 142.576m² } 12746.609m²

(Nos. of Residential Units 234 Nos. of Commercial units 02)

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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2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto 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.



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 of India / or GIDCR - 1975 in force.

4. The Certificate shall remain valid for a period of 1 year from the date of its issue, thereafter revalidation of the same shall be in accordance with provision of Section-48 of MRTP Act- 1966 and Regulation (2) of the GIDCR - 1975.



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The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

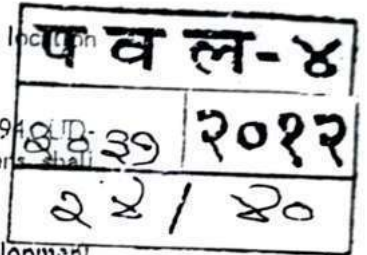
A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 45,000/- 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 seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

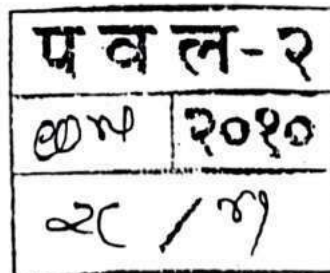
You shall approach Executive Engineer, M.S.E.B. for the power requirements. Location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94/11/RDP, Dated 19th 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 Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot, Number/Sector & Name under reference alongwith description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential Flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No FAR/102004/160P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

प व ल - ४	
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२५ / ३०	

a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner / society of every building mentioned in the-(a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy. of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures required under these byelaws.



[Signature] 29/03/07
 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopda

W/Plt

C.C. TO: ARCHITECT
Regin R.C

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLMDRON)
4. EE(WS)

प व ल - २	
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**TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

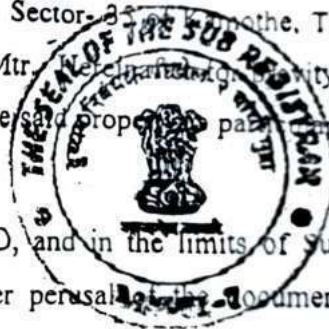
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१८ / १

Ref: - In respect of Plot No. 10 + 11, At-
Sector No. 35 of Kamothe lying
and situated at Kamothe, Tal.

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२० / २०

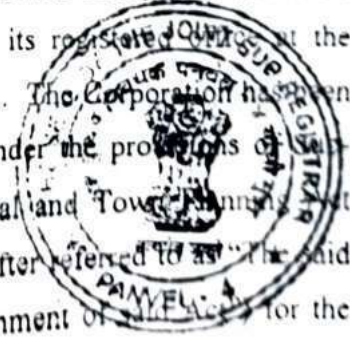
Panvel, Dist. Raigad referred to as the
"SAID PROPERTY" a partnership firm

Under instructions of my client M/s. Giriraj Enterprises through its partners Mr. Vasant Manji Bhadra and others, having its Office At- K-49, APMC Market-I, Phase-II, Sector- 19, Vashi, Navi Mumbai. I, SHAILAJA CHANDRASHEKHAR SALAGARE, Advocate High Court investigated title of property bearing In respect of Plot No. 10 + 11, at- Sector- 35 of Kamothe, Tal. Panvel, Dist. Raigad. Admeasuring area, 8,500 Sq.Mtr. for the property's sake referred to as the "SAID PROPERTY" and the said property partly describe in the schedule written hereunder.



The said property is in the limits of CIDCO, and in the limits of Sub-Registrar of Assurance- Panvel, Dist. Raigad, after perusal of documents submitted by M/s. Giriraj Enterprises.

WHEREAS the City & Industrial Development Corporation of Maharashtra Ltd. Is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD".) having its registered office at the "Nirmal," 2nd floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provisions of Section (3-A) of Section- 113, Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXIII of 1966 (hereinafter referred to as "the said Act") for the New Town of New Bombay by government of Maharashtra in the exercise of its powers of the area designated as site for the New Town under Sub-Section (1) of Section- 113 of the said Act.



Shailaja C. Salagare
B.A. LL.B.
Advocate

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Opp. Mahad Co-Op. Bank Ltd
Panvel - 410 206
Phone : (O) 2745 6875
(R) 32985392

AND WHEREAS the State Government has acquired land within the designated area of Tembhode & Valavali, Tal. Panvel, Dist. Raigad and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section- 113. of the Said Act.

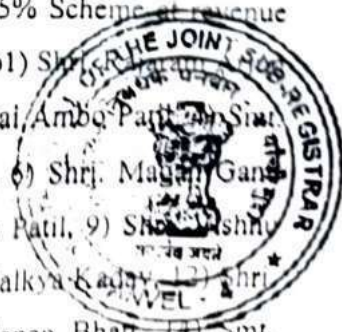
AND WHEREAS by virtue of being the Development Authority the Corporation has empowered under the Section- 113. of the said Act to dispose off any land acquired by it's or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS by Corporation in the due process of its working acquired same agricultural landed property at- Village Tembhode & Valavali, Tal. Panvel, Dist Raigad belonging to 1) Shri. Rajaram Arjun Palekar, 2) Shri. Dharma Arjun Palekar, 3), Smt. Sagunabai Ambo Patil, 4) Smt. Fashibai Chahu Bhagat, 5) Smt. Vithabai Ananta Shelke. 6) Shri. Magan Ganu Patil, 7) Shri. Bhagwan Ganu Patil, 8) Shri. Tukaram Gau Patil, 9) Shri. Vishnu Ganu Patil, 10) Shri. Datta Ganu Patil, 11) Shri. Namdev Valkya Kadav, 12) Shri. Bhalchandra Gajanan Bhatt, 13) Smt. Mangalagauri Gajanan Bhatt, 14) Smt. Rajubai Dharma Patil, 15) Shri. Dagdu Dharma Patil, 16) Shri. Arun Dharma Patil, All Residing At- Tembhode-Valavli Village, Tal. Panvel, Dist. Raigad the corporation acquired the said landed property for the development of Navi Mumbai projects.

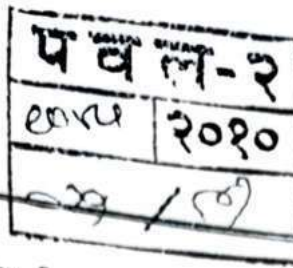
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AND WHEREAS the corporation following the decision in the notifications of the Urban Development Department of the Government of Maharashtra decided to allot a Plot of land under the 12.5% Scheme of revenue village Kamothe, of Tal. Panvel, Dist. Raigad to the said to 1) Shri. Rajaram Arjun Palekar, 2) Shri. Dharma Arjun Palekar, 3), Smt. Sagunabai Ambo Patil, 4) Smt. Fashibai Chahu Bhagat, 5) Smt. Vithabai Ananta Shelke. 6) Shri. Magan Ganu Patil, 7) Shri. Bhagwan Ganu Patil, 8) Shri. Tukaram Gau Patil, 9) Shri. Vishnu Ganu Patil, 10) Shri. Datta Ganu Patil, 11) Shri. Namdev Valkya Kadav, 12) Shri. Bhalchandra Gajanan Bhatt, 13) Smt. Mangalagauri Gajanan Bhatt, 14) Smt. Rajubai Dharma Patil, 15) Shri. Dagdu Dharma Patil, 16) Shri. Arun Dharma Patil, All Residing At- Tembhode-Valavli Village, Tal. Panvel, Dist. Raigad the corporation acquired the said landed property for the development of Navi Mumbai projects.



Shailaja C. Salagare
B.A. LL.B.
Advocate

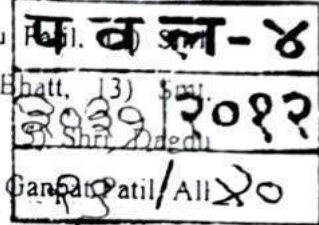


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Panvel - 410 206
Phone: (O) 2745 8875
(R) 32985392

Patil. 17) Shri. Gangaram Ganpat Patil. All Residing At- Tembhode-Valavli Village. Po. Panvel, Tal. Panvel, Dist Raigad.

AND WHEREAS the corporation caused prepared a layout of plots At- Village Kamothe, Tal. Panvel, Dist. Raigad for its allotment to the land affected people.

The corporation has the Plot by its allotment letter bearing No. CIDCO/BHUMI-16/SATYO +81+563+39+34+159+A4/2002. dated- 25/02/2003 to 1) Shri. Rajaram Arjun Palekar, 2) Shri. Dharma Arjun Palekar. 3) Smt. Sagunabai Ambo Patil, 4) Smt. Fashibai Chahu Bhagat. 5) Smt. Vithabai Ananta Shelke, 6) Shri. Magan Ganu Patil, 7) Shri. Bhagwan Ganu Patil, 8) Shri. Tukaram Gau Patil, 9) Shri. Vishnu Ganu Patil, 10) Shri. Datta Ganu Patil, 11) Shri. Namdev Valkya Kadav, 12) Shri. Bhalchandra Gajanan Bhatt, 13) Smt. Mangalagauri Gajanan Bhatt, 14) Smt. Rajubai Dharma Patil, 15) Shri. Dharma Patil, 16) Shri. Arun Dharma Patil, 17) Shri. Gangaram Ganpat Patil/All Residing At- Tembhode-Valavli Village, Po. Panvel, Tal. Panvel, Dist. Raigad Plot of land bearing plot No. 10 + 11 of revenue village Kamothe, Tal. Panvel, Dist. Raigad.



CIDCO has issued a Permission to Amalgamate the said plot by letter dated- 20/03/2006.

The said 1) Shri. Rajaram Arjun Palekar, 2) Shri. Dharma Arjun Palekar, 3) Smt. Sagunabai Ambo Patil, 4) Smt. Fashibai Chahu Bhagat, 5) Smt. Vithabai Ananta Shelke, 6) Shri. Magan Ganu Patil, 7) Shri. Bhagwan Ganu Patil, 8) Shri. Tukaram Gau Patil, 9) Shri. Vishnu Ganu Patil, 10) Shri. Datta Ganu Patil, 11) Shri. Namdev Valkya Kadav, 12) Shri. Bhalchandra Gajanan Bhatt, 13) Smt. Mangalagauri Gajanan Bhatt, 14) Smt. Rajubai Dharma Patil, 15) Shri. Dharma Patil, 16) Shri. Arun Dharma Patil, 17) Shri. Gangaram Ganpat Patil, All Residing At- Tembhode-Valavli Village. Po. Panvel, Tal. Panvel, Dist. Raigad hereinafter called and referred to as the "Original Licensee" The said plot of land be hereinafter called and referred to as the "SAID PROPERTY".

AND WHERE the corporation on 25/06/2003 executed a Lease Agreement with the Original Licensee and by a separate allotment letter placed them in

Shailaja C. Salagare
B.A. LL.B.
Advocate

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Phone: (O) 2745 6875
(R) 32985392

peaceful and vacant possession of the said Plot & the Agreement to Lease is duly registered in the office of the Sub-Registrar of Assurances at Panvel Vide No.7833/1-27/03 dated- 14/10.2003. Original Licensee 1) Shri. Rajaram Arjun Palekar, 2) Shri. Dharma Arjun Palekar, 3). Smt. Sagunabai Ambo Patil, 4) Smt. Fashibai Chahu Bhagat, 5) Smt. Vithabai Ananta Shelke, 6) Shri. Magan Ganu Patil, 7) Shri. Bhagwan Ganu Patil, 8) Shri. Tukaram Gau Patil, 9) Shri. Vishnu Ganu Patil, 10) Shri. Datta Ganu Patil, 11) Shri. Namdev Valkya Kadav, 12) Shri. Bhalchandra Gajanan Bhatt, 13) Smt. Mangalagauri Gajanan Bhatt, 14) Smt. Rajubai Dharma Patil, 15) Shri. Dagdu Dharma Patil, 16) Shri. Arun Dharma Patil, 17) Shri. Gangaram Ganpat Patil, All Residing At- Tembhode-Valavli Village, Po. Panvel, Tal. Panvel, Dist. Raigad are in the possession said Plot No. 10 + 11, At- Kamothe, Tal. Panvel, Dist. Raigad.

CIDCO has issued an order Pertening to the U.L.C. by its Letter dated 17/01/2004.

DISCRIPTION OF THE PLOT NO.

All that piece of land known as Plot No. 10 + 11, in Village Kamothe, Tal. Panvel, Dist. Raigad under 12.5% scheme (GES) Containing by admeasurements 8500 Sq.Mtrs. or thereabout and bounded as follows: -

THAT IS TO SAY :
ON THE NORTH BY
ON THE SOUTH BY
ON THE EAST BY
ON THE WEST BY

22.00 Mtr. Wide Road

Plot No. 18 & 8A

22.00 Mtr. Wide Road & Plot No. 9

Plot No. 12 & 13, 20 Mtr. Wide Road



AND WHEREAS the original licensee desirous to transfer the said Property in favour of M/s. Giriraj Enterprises & they have applied to the CIDCO to Transfer the said Property to M/s. Giriraj Enterprises by its Letter dated- 26/10/2004.



S. Shailaja C. Salagare
B.A. LL.B.
Advocate

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Panvel - 410 206

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(R) 32985392

CIDCO has issued a Permission to Transfer the said Plot in favour of M/s. Giriraj Enterprises by its Reference Letter No. CIDCO/VASAHAT/N.A./12.5%/Kamothe/481/06/Tembhode & Valavali, dated- 20/03/2006. Transfer Charges were paid to CIDCO by M/s. Giriraj Enterprises on 09/03/2006.

The original Licensee on 25/04/2006 has entered into Tripartite Agreement with M/s. Giriraj Enterprises on 25/04/2006 said was Registered at the Sub-Registrar Office Panvel, Vide No. 6005/1-22/06, dated- 21/08/2006. One of the Original Licensee Shri. Tukaram Ganu Patil died on 22/08/2006. It became impossible to obtain signature of Shri. Tukaram Ganu Patil for the reason his legal heirs obtained the heirship Certificate & with Permission of CIDCO Deed of Confirmation executed between CIDCO, M/s. Giriraj Enterprises and the Original Licensee. The Confirmation Deed was executed on 24/04/2007 and said was Registered at the Sub-Registrar Office Panvel Vide No. 4457/1-17/07, 25/04/2007.

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After executed on the said Document CIDCO has issued a Final Order in favour of M/s. Giriraj Enterprises by its Letter dated CIDCO/VASAHAT/KAMOTHE/TEMBHODE-VALAVALI/SATHYO/481/06 dated- 20/03/2006.

On the basis of the relevant documents submitted to me for investigation of title. I hereby certify that the title of M/s. Giriraj Enterprises on the said Plot No. 10 + 11, Sector No. 35, of Kamothe, is free, clear, legal and marketable and without any encumbrances.



Dated this 28th day of May 2012

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S. Salagare
Yours faithfully
(S.C. Salagare)
Advocates





Date: 23/11/2012

Mr. Moses Samuel Gaikwad
303, Emerald
Plot No.10 & 11, Sector - 35
Kamothe, Navi Mumbai.

Giriraj Enterprises

Sir,

Please be referred to your letter dated 20.10.2012 regarding permission to sale of flat No.303 Emerald, 3rd Floor Pratik Gems, Plot No. 10 & 11, Sector - 35, Kamothe, Navi Mumbai, we hereby confirm that we are in receipt of full and final consideration except Service Tax / VAT from Mr. Moses Samuel Gaikwad against the sale agreement executed for above flat.

We further confirm that we don't have any objection to Mr. Moses Samuel Gaikwad to sell the said flat 303 Emerald, Pratik Gems to Mr. Kalidas Ramrao Jadhav subject to following:

A. The Sale agreement shall contain the following covenant:

- i. The purchaser shall not sell, assign, mortgage, underlet or otherwise transfer the said flat without prior permission from CIDCO LTD and Developers / Co-op Hsg. Sty.
- ii. The purchaser shall abide with all the terms and conditions of the agreement between the Developers and Mr. Moses Samuel Gaikwad the first allottee.
- iii. The purchaser shall be liable to remit necessary VAT / Service Tax to the Developers against said flat if it is intimated as the developers are not collected any amount for the above from Moses Samuel Gaikwad, the first allottee.

B. As we have applied for society registration, you are liable to clear all transfer formalities with CIDCO LTD / Society registrar for the transfer of said flat in the name of the Purchaser.

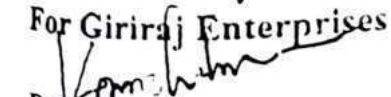
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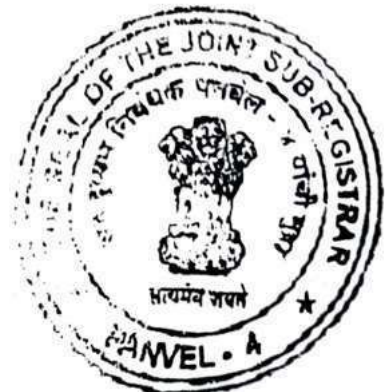
C. Copy of the stamped and registered instrument executed between the purchaser and the vendor is deposited to this office within 3 days from the date of its execution.

Thank you,

Yours faithfully

For Giriraj Enterprises


Partner



Summary I (GoshwaraBhag-1)

शुक्रवार, 28 डिसेंबर 2012 10:12 म.न.

दस्त गोश्वारा भाग-1

पबल 4 28/12/2012
दस्त क्रमांक: 3031/2012

दस्त क्रमांक: पबल 4 /3031/2012

बाजार मूल्य: रु. 47,29,500/- मोबदला: रु. 49,00,000/-

भरतेले मुद्रांक शुल्क: रु.2,45,000/-

ड. नि. सह. ड. नि. पबल 4 याचे कार्यालयात
भ. क्र. 3031 नर दि.28-12-2012
गेजी 10:12 म.न. बा. हजर केला.

पावती:3044

पावती दिनांक: 28/12/2012

मादरकरणाराचे नाव: कामिदाम रामराव जाधव

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 800.00
पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची मही:

एकुण: 30800.00

Joint Sub Registrar Panel 4

Joint Sub Registrar Panel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 28 / 12 / 2012 10 : 11 : 58 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 12 / 2012 10 : 12 : 35 PM ची वेळ: (फी)

दस्त एवजासोबत जोडलेले कापडपत्रे, जालमुळाच्या एउ व्यक्ती इत्यादि घटकाट आढळून आल्यास याद्वारे संपूर्ण जबाबदारी निष्पादकाधी राहिल.



लिहून देणारे

लिहून घेणारा

Summary-2(दस्त गोपवारा भाग - २)

28/12/2012 10 15:11 PM

दस्त गोपवारा भाग-2

पत्रक 4 20/12

दस्त क्रमांक: 3031/2012

दस्त क्रमांक : पत्रक 4/3031/2012

दस्ताचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: कालिदास रामराव जाधव
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धन्वंतरी
विल्डींग नं. 2, ब्लॉक नं: -, रोड नं: जे. जे. हॉस्पिटल
कॅम्पस, भायखळा, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर: AAXPJ1205F

पक्षकाराचा प्रकार

लिहून देणार

वय :- 45

स्वाक्षरी:-

[Signature]

छायाचित्र



अंगठ्याचा ठसा



2

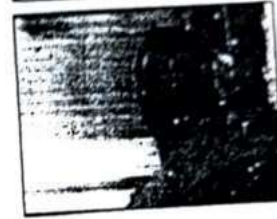
नाव: मौसेस सॅम्बुअल गायकवाड
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नील
सिद्धी स्प्लेंडर, ब्लॉक नं: ए-101, रोड नं: सेक्टर नं.
15, सी.बी.डी., बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे
पॅन नंबर: AENPG5830M

लिहून देणार

वय :- 41

स्वाक्षरी:-

[Signature]



परील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 28 / 12 / 2012 10 : 13 : 25 PM

ओळख:-

खालील इसम भसे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.

पक्षकाराचे नाव व पत्ता

1 नाव: वाय - भोईर
वय: 33
पत्ता: घर क्र. 132, रिटघर, ता. पनवेल, जिल्हा - रायगड
पिन कोड: 410206

[Signature]

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



2

नाव: पी - सावंत
वय: 28
पत्ता: घर क्र. 86, सुकापूर, ता. पनवेल, जि. रायगड
पिन कोड: 410206

[Signature]

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 28 / 12 / 2012 10 : 15 : 05 PM

शिक्का क्र.5 ची वेळ: 28 / 12 / 2012 10 : 15 : 09 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Panvel 4



प्रमाणित करण्यात घेते की सदर दस्त
क्र. 2039 मध्ये 28.12.2012 पासून आहिल
पुस्तक क्रमांक... 9... 8 र नोंदला
दिनांक 28.12.12

3031/2012

From :-

Mr Kalidas R Jadhav
Dhanwarthy Bldg, 412
JT Campus, Byculla

To,
The Manager,
State Bank of India,
RASMECCC, Banking Complex,
Sector-19/C, 1st Floor,
Navi Mumbai - 400 703.

Date : 01/03/2013

Dear Sir/Madam,

Ref.: ORIGINAL DOCUMENTS OBTAINED

Kindly confirm that the following documents are in your possession

1. SALE AGREEMENT DT. 26.12.12 bet. Mr Moses Samuel Garkwad & Mr Kalidas Jadhav
2. PAYMENT RECEIPTS ^{mentioned} (in Agreement)
3. NOC FROM BUILDER dt 8/1/13 of Girish Enterprises
4. SECURITY CHEQUES
5. ^{Original} copy of Agreement dt 9/9/10 bet Mr Garkwad & Mr Kalidas Jadhav
6. original copy of sale deed at 4/03/2013 bet Moses Samuel Garkwad & Kalidas Ramrao Jadhav.
7. _____
8. _____
9. _____
10. _____

Yours faithfully,



(We confirm the above)
For State Bank of India


Authorized Signatory

SANCTION LETTER

**STATE BANK OF INDIA
NAVIMUMBAI RASMECCC**

A/c 32841745053

To

1) Shri/Smt/Kum
Mr. KALIDAS RAMRAO JADHAV S/O D/O W/O Mr. KALIDAS
DHANWANTRY BLDG NO 2/12, JJ CAMPUS, BYCULLA, JJ HOSPITAL-400008

RACPC / HL /

Date: 25-02-2013

Dear Sir,

**PERSONAL SEGMENT ADVANCES
HOME LOAN - - HL FOR INDIVIDUALS**

Mr. KALIDAS RAMRAO JADHAV s/d/w of Mr. KALIDAS

MEDIUM TERM LOAN OF ₹24,00,000.00

With reference to your application dated **09/01/2013**, we are pleased to advise you that the loan has been sanctioned. The Sanction Letter and the related documents have been forwarded to **NAVIMUMBAI RASMECCC** branch. Please, therefore, call at the branch at your earliest convenience to execute the documents and get the disbursement as per schedule. Assuring of our best service, we remain.

Yours faithfully,


ASSUT. GENERAL MANAGER