



भारतीय स्टेट बैंक  
STATE BANK OF INDIA

# EDUCATION LOAN

BRANCH / DEPARTMENT NAME KHARGHAR  
SEC-35

ARYAN RANE - 9055 9175306

MANGESH RANE - ~~85695465713~~  
→ 85695466400

MANJIRI RANE - ~~85695466400~~  
→ 85695465713

विषय / Subject : Rs. 950000/-

\_\_\_\_\_ से \_\_\_\_\_ तक

From : \_\_\_\_\_ To : \_\_\_\_\_

TIR - Rajesh Chaudhary  
26/7/24

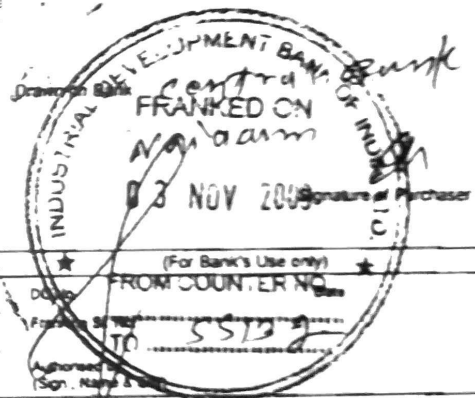


**Customer Copy**

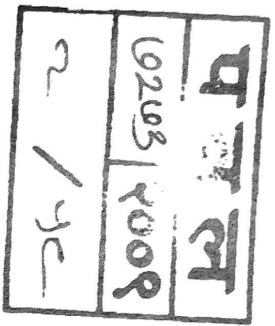
Type of Document	Agreement with For 844		
Type of Stamp	Special Adhesive		
Franking Value (AC No. 159999999999)	Rs	112200	
Service Charges (AC No. 159999999999)	Rs	10	
Total	Rs	112210/-	

Name and address of stamp duty paying party  
**Mr. Mangesh S. Kane**  
**At: 1/36, Chattrapati Shahu**  
**Sudan, Mid. Marg**  
**Survey Road Wj**  
**Mumbai-400013**

Cheque / DO No **026983**



Please sign the declaration printed below



**AGREEMENT**

This Agreement made at Navi Mumbai on this **4<sup>th</sup>** day of **October** **2009**.  
 Thousand Nine BETWEEN M/s NISARG NIRMAN DEVELOPERS  
 partnership firm registered under the provisions of Indian Partnership Act  
 1932 having its PAN no. AAOFM9742P and having its registered office at  
 410, Devavraja Building, Sector-17, Plot No. 83, Vashi, Navi Mumbai  
 through its partner **Yogesh Popalal Thakker**  
 hereinafter referred to as "PROMOTERS" (which expression shall unless it be  
 repugnant to the context or meaning thereof be deemed to mean and include  
 partners for the time being and from time to time of the said  
 successor or successors and heirs, executors, administrators and assigns (the  
 last surviving Partner) of the ONL PART



55137 115403  
 SPECIAL PRINTED NOV 03 2009  
 MAHARASHTRA STAMP DUTY  
 R.0112200/-P85974  
 11:37

*Handwritten signatures and initials:*  
 - A signature that looks like 'Kane' with a checkmark.  
 - The word 'Flow' written in a cursive hand.  
 - A circular stamp or signature.

For INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.  
 Authorised Signatory  
 (SOL-1891)  
 PANVEL BR. (SOL-1891)

AND

Mr Mangesh S. Rane Indian inhabitant Age 36 Yrs PAN-AJAPR2452A  
Mrs Manjiri M. Rane Indian inhabitant Age 33 Yrs PAN-AJAPR2453B  
residing at 1/36, Chhatrapati Shahu Sadan, M. P. Marg, Currey Road(W)  
Mumbai-400013 hereinafter called as the PURCHASER/S (which expression  
shall, unless it be repugnant to the context or meaning thereof be deemed to  
include his / her / their heirs, executors, administrators, and permitted assigns)  
of the SECOND PART

WHEREAS

- a. Shri. Vithu Anaji Kesarkar & Others (hereinafter referred to as The Villagers) were the joint owners of the land bearing (1) Survey No. 14 Hissa No. 4, (2) admeasuring 1 are - 0 Prati; (2) Survey No. 14 Hissa No. 1 admeasuring 36 Ares - 8 Prati; (3) Survey No. 19 Hissa No. 1+2+3+4 admeasuring 1 hectare - 18 Ares - 0 Prati; (4) Survey No. 5 Hissa Nos. 1+2+4+5+6+9 admeasuring 4 hectares 26 Ares - 0 Prati; (5) Survey No. 5 Hissa No. 10 admeasuring 12 Ares - 0 Prati; (6) Survey No. 4 Hissa Nos. 1+2 admeasuring 44 Ares - 3 Prati; (7) Survey No. 3 Hissa No. 1+2 B admeasuring 1 Ares - 0 Prati; (8) Survey No. 10 admeasuring 9 hectares - 42 Ares - 0 Prati; (9) Survey No. 12 admeasuring 23 Ares - 5 Pratis; (10) Survey No. 11 admeasuring 71 Ares - 0 Prati and (11) Survey No. 13 admeasuring 1 hectare 80 Ares - 9 Pratis, collectively admeasuring about 18 hectors, 43 Ares and 5 Pratis, situate, lying and being at Village Owe, Taluka Panvel, District Raigad, hereinafter referred to as the "the Villagers" and "said property" respectively
- b. The said property was acquired by the Special Land Acquisition Officer in or about the year 1970 for the purpose of establishing Navi Mumbai Township By Notification No. 1/2 N. 1985 1710 CR-217 85 UD-10 dated 6.3.1989 and Notification No. C.I.D. 1094 2094 P NO. 287 UD 10 dated 29.10.1994 of the Government of Maharashtra and stated that persons whose lands were acquired for establishing the said township would be allotted plots of lands having areas to the said township land acquired from such persons. The Metro City Development Corporation award in unit case nos. Owe 13 D 13 A and 13 B for the lands acquired
- c. In pursuance of the notification issued by the Government of Maharashtra Urban Development Department dated 6th March 1988 (commonly known as the 12.5% scheme) and read with the notifications thereto also by the Government of Maharashtra Urban Development



*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten mark]*

AND

Mr Mangesh S. Rane Indian inhabitant Age 36 Yrs. PAN-AJAPR2452A,

Mrs. Manjiri M. Rane Indian inhabitant Age 33 Yrs PAN-AJAPR2453B,

residing at 1/36, Chhatrapati Shahu Sadan, M. P. Marg, Currey Road(W),

Mumbai-400013 hereinafter called as the PURCHASER/S (which expression

shall, unless it be repugnant to the context or meaning thereof be deemed to

include his / her / their heirs, executors, administrators, and permitted assigns)

of the SECOND PART.

WHEREAS

Department dated 28<sup>th</sup> October, 1964, the Villagers became entitled to receive allotment of some land under the said 12.5% scheme

d CIDCO LTD in lieu of acquired land of the Villagers have taken a policy decision in consultation with the Government of Maharashtra to allot some land to the Villagers.

e The Villagers thus became eligible for allotment of some land under the said scheme of the Government of Maharashtra (hereinafter referred to as the "said entitlement/rights").

f By Deed of Release dated 17<sup>th</sup> April 2008 the Villagers herein released and relinquished all their rights, title, interest in respect of the plot allotted to them in lieu of their above entitlement in favour of Shri Vithu Annaji Kesarkar upon such terms and conditions as mentioned in the said deed of release. The said Deed of Release is registered with the Sub Registrar of Assurances at under serial number 3198 of 2008 on 17<sup>th</sup> April 2008.

g. By Agreement to Lease dated 23rd April 2008, executed between CIDCO LTD Ltd and Shri Vithu Annaji Kesarkar CIDCO LTD has granted the Villagers license to enter upon Plot no 10, Sector 35G, Kharghar, Navi Mumbai admeasuring 18049.45 square metres or thereabouts in lieu of their entitlement for the above awards. (Hereinafter referred to as the said plot). For the lease premium and upon such terms and conditions as mentioned in the said agreement to lease and upon covenants mentioned therein for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for New Bombay, 1975. A more particular description of the said plot is given in the Schedule hereunder written. The said Agreement to Lease dated 23rd April 2008 is registered with the Sub Registrar of Assurances at under serial number 03357 of 2008 on 24<sup>th</sup> April 2008.

h The said Vithu Annaji Kesarkar agreed to sell, transfer and assigns all their right, title and interest in respect of the said plot as leased to them by CIDCO LTD under the said Agreement to Lease to M/s NISARG NIRMAN DEVELOPERS, being the Promoters of the said Plot.

i The said Vithu Annaji Kesarkar Villagers herein agreed to grant them the permission to transfer and assign all their rights and interest in the said Plot to the Promoters herein.

j By Tripartite Agreement dated 5th May, 2008, executed by CIDCO LTD (as the Corporation of the First Part), Vithu Annaji Kesarkar (as the Original Licensee) and the Promoters (as the new Licensee), CIDCO LTD accepted the Promoters as the new licensee and granted permission for transfer of Lease in



पत्रल

favour of the Promoters upon such terms and conditions as contained in said Tripartite Agreement. The said Tripartite Agreement is registered with Sub Registrar of Assurances at under serial number 03591 of 2008 on 5<sup>th</sup> May, 2008.

k. Thus the Promoters herein became entitled to develop the said Property on the terms and conditions set out in Agreement to Lease dated 23<sup>rd</sup> April 2008 and Tripartite Agreement dated 5<sup>th</sup> May, 2008.

l. The Promoters have appointed M/S DIMENSIONS as their architect and have already got the plans sanctioned from CIDCO LTD vide Commencement Certificate bearing No. CIDCO/BP/ATPO/867 dated 25<sup>th</sup> August 2009, copy whereof is annexed hereto as Annexure "E".

m. As per the prevailing General Development Control Regulations of CIDCO LTD., the Promoters are entitled to utilize 15% FSI on the said Property for construction of the commercial premises and residential purposes.

n. The Original Certificate of Title issued by M/S. HIMANSHU BHI DA & CO., Advocates, High Court, Mumbai has been seen and inspected by the Purchaser's a copy whereof is annexed hereto as Annexure "D". The Purchaser has also prior to the execution of this Agreement for himself herself satisfied about the right and title of the Promoters to the said Plot, the right of the Promoters to develop the said Plot and to construct the said proposed Complex/buildings on the said Property more particularly described in the First Schedule herein under written. The Purchaser by virtue of his/her/then having executed this Agreement is deemed to have accepted the title of the Promoters to the said Property as clear and free from all encumbrances and no further requisition or objection upon it in any manner relating thereto or at any time in future.

o. The Purchaser's has have seen the said title issued by M/S HIMANSHU BHI DA & CO., Advocates, High Court, Mumbai. The Purchaser's has/have demanded from the Promoters and the Promoters have given inspection to the Purchaser's call for all relevant Letters/Orders issued by CIDCO LTD. Approved Plans, Commencement Certificate, designs and specifications prepared by the Promoters Architects and all other documents as specified under the Maharashtra Ownership of Flats (Regulations of the Developers of Construction sale management and Transfer) Act 1963 (MOFA) thereon referred to as the said Act) and rules made there under.



p. The Promoters have informed to the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Property by constructing buildings of Stilt/Ground + Upper floors to be used Partly for Residential purpose and partly for Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The schedule of the said development will also be determined by the Promoters at their own discretion.

q. The Promoters have entered into the standard Agreement with the Architects for preparing plans of the said Building/s and Agreement with the Contractor and RCC consultant for carrying out construction of the said Building/s.

r. The Promoters have entered into and/or shall enter into such Agreement with other persons and/or parties in respect of the other Premises, car parking spaces etc. in the Building/s to be constructed on the said Property and comprised in their allocation.

s. The Purchaser/s has/have applied to the Promoters for purchase of Flat bearing No.201, admeasuring 42.64 sq meters (equivalent to 459 sq feet Carpet Area inclusive of balcony, flowerbed, cupboard, service area etc. of 72 sq feet & abutting terrace of 50 sq feet) on the 2<sup>nd</sup> floor in the A4 Wing of the Project to be named as "HYDE PARK" (hereinafter referred to as the "said Premises") and more particularly described in the Second Schedule hereunder written for the consideration and on the terms and conditions hereinafter appearing.

t. Under Section 4 of MOFA, the Promoters are required to execute a written agreement being these presents for the sale of the said Premises, in the said Building.

NOW THESE PRESENTS WITNESSETH AND IT IS  
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS



1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership of Flats Act, 1963. (MOFA) and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time

प व अ



As per the terms of the said Agreement the Promoters shall make such modifications & minor changes in the said Property more particularly in relation to the First Schedule hereunder written in accordance with the plans and specifications approved and sanctioned by the City and Industrial Development Corporation and other concerned authorities with such variations and modifications as the Promoters may consider necessary or desirable or as may be required by CIDCO LTD or Public Body or Authority to be made by them and in any other changes or alteration which the Promoters in their absolute discretion deem fit either in the Building or part thereof or in the plan and the Purchaser's hereby give irrevocable consent to the Promoters to incorporate all such changes modifications etc as may be required by CIDCO LTD or any other authority. The Purchaser's doth hereby specifically agree with the Promoters that the Promoters shall be entitled to make any such changes additions variations alteration amendments & modifications therein as they may consider necessary or as may be required to be done considered proper by CIDCO LTD or any other local public body/authority provided that the Promoters shall have obtained the prior consent of the Purchaser in respect of such variations modifications alteration amendment that may adversely affect the Premises hereby agreed to be purchased/sold by him/her them as per the terms of these presents



3. The Purchaser's has have prior to execution of the Agreement satisfied himself/herself/themselves about the title of the Promoters to the said Property and right of the Promoters to develop the said Property described in the First Schedule hereunder written and the Purchaser's shall not be entitled to further investigate the title of the Promoters and/or Promoters and no requisitions or objections on title shall be raised on any matter relating thereto

4. a. The Purchaser's hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser's a Flat bearing No 201 admeasuring 42.64 sq meters (equivalent to 459 sq feet Carpet Area inclusive of balcony flowerbed cupboard service area etc. of 72 sq feet & shading terrace of 50 sq feet) on the 2<sup>nd</sup> floor in the A4 Wing of the Project to be named as 'HYDE PARK' and shown in R/D colour boundary line of the floor plan thereof attached hereto and marked as Annexure 'C' (hereinafter referred to as 'the said Premises') and more particularly described in the Second Schedule hereunder written for a total consideration of Rs 2160000 (Rupees Twenty One Lakh Sixty Thousand only). Out of the said total consideration the Purchaser's have already paid to the Promoters a sum of

Handwritten signatures and initials at the bottom of the page, including the word 'पत्र' (Patra) on the right.

required by CIDCO LTD. or Public Body or any other authority in their discretion deem fit either in the Building/s or part thereof or in the premises and the Purchaser/s hereby give irrevocable consent to the Promoters to incorporate all such changes, modifications etc as may be required by CIDCO LTD. or any other authority. The Purchaser/s doth hereby specifically agree with the Promoters that the Promoters shall be entitled to make any such changes, additions, variations, alteration, amendments & modifications therein as they may consider necessary or as may be required to be done/considered proper by CIDCO LTD. or any other local/public body/authority provided that the Promoters shall have obtained the prior consent of the Purchaser in respect of such variations/ modifications/alteration/ amendment that may adversely affect the Premises hereby agreed to be purchased/assigned to him/her them as per the terms of these presents.

3. The Purchaser/s has/have, prior to execution of this Agreement satisfied himself/herself/themselves about the title of the Promoters in the said Property and right of the Promoters to develop the said Property described in the First Schedule hereunder written and the Purchaser/s shall not be entitled to further investigate the title of the Promoters and/or Promoters and no requisitions or objections on title shall be raised on any matter relating thereto.

4. a. The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s a Flat bearing No.201, admeasuring 42.64 sq meters (equivalent to 459 sq feet Carpet Area inclusive of balcony, flowerbed, cupboard, service area etc. of 72 sq feet & abutting terrace of 50 sq feet) on the 2<sup>nd</sup> floor in the A4 Wing of the Project to be named as "HYDE PARK" and shown in RED colour boundary line of the floor plan thereof annexed hereto and marked as Annexure "C" (hereinafter referred to as "the said Premises") and more particularly described in the Second Schedule hereunder written for a total consideration of Rs.2160000.- (Rupees Twenty One Lakh Sixty Thousand only). Out of the said total consideration, the Purchaser/s has/have paid to the Promoters a sum of



Rs.253461/- (Rupees Two Lakh Fifty Three Thousand Four Hundred Sixty One only) as an earnest money on or before execution of these presents (the payment and receipt whereof the Promoters do hereby admit and acknowledge and of and from the same and any part thereof acquit, release and discharge the Purchaser/s forever) and balance consideration of Rs.1906539/- (Rupees Nineteen Lakh Six Thousand Five Hundred Thirty Nine only) shall be paid in the manner as setout in Annexure "A" hereto, for payment of the installments time being essence of the contract.

4 b. In addition to the above total consideration amount the Purchaser is required to pay the Promoters for said unit Shop/Flat being towards the deposits, expenses of MSEDCL cable and electric meter, water connection deposit and charges, drainage connection & WRDS deposit & other deposit as may be required for obtaining Occupancy Certificate from CIDCO LTD. an amount aggregating to Rs.101250/- (Rupees One Lakh One Thousand Two Hundred Fifty only). This Amount shall be payable on or before Possession.

4 c. The Purchaser is also required to pay to the Promoters an amount of Rs.33750/- (Rupees Thirty Three Thousand Seven Hundred Fifty only) Club Membership Charges. This Amount shall be payable on or before Possession.

5. It is hereby expressly agreed that the time for payment of each of the installments of the consideration amount as set out in Annexure "A" hereof shall be an essence of the contract. The Promoter will forward to the Purchaser/s intimation of having carried out the work against which the installment is due, at the address given by the Purchaser/s under this Agreement. All the installments shall be paid within 10 days of the Promoter sending a notice to Purchaser/s calling upon him/her/ them to make payment of the same. The Purchaser/s hereby agrees and undertakes to give intimation to the Promoters about change in his/her/ their address.



Handwritten box containing the text: 'पु.ल', '0263 1009', and 'C / ye'.

6. The payment of the installment will be accepted by cheque Demand Draft Pay Order or by Wire Transfer only and as per the schedule of payment mentioned in Annexure "A" herewith. The cheque, Demand Draft or Pay Order should be drawn in favour of "M/s. NISARG NIRMAN DEVELOPERS, RATNAKAR BANK A/c no 1006712010001039 and shall be sent to the Sales Office of the Promoters at Plot no 10, Sector-35G

the said Property or any part thereof at present or in future and/or such balance and/or construct additional floors on the said Property as the Promoters shall think fit and proper. Such full consumption of available FSI and/or is to be fully utilized by the Promoters before assignment of Lease deed in favour of the Society

(d) The Purchaser/s or the society of the Purchaser of all Flat Shops premises holders shall not raise any objections on any ground as to Promoters rights reserved hereunder.

(e) The Promoters shall, after consuming such balance and/or additional FSI by constructing tenements on the said Property, be entitled to sell such tenements for such permissible uses to such persons and such consideration as they may in their absolute discretion deem fit and proper.

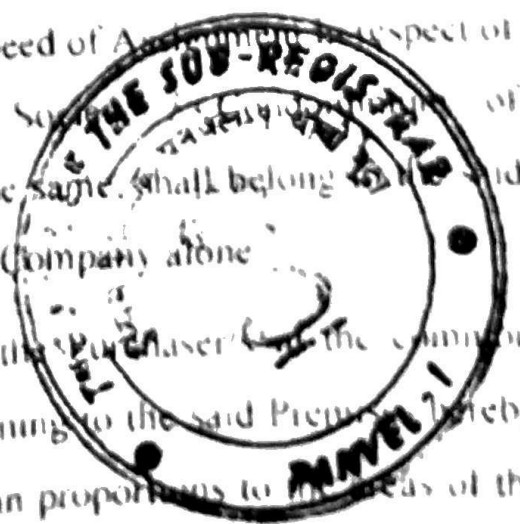
(f) The Promoters shall be entitled to consume such balance or additional global FSI available under G.D.C. Rules or by any special concession being granted by CIDCO L.I.D., or any other authorities.

(g) It is agreed between the Promoters and the Purchaser/s that the Purchaser/s has/have no objection to the Promoters developing the said Property for commercial/residential purposes or for any other purpose or purposes as the Promoters may desire from time to time subject to the Promoter taking all the requisite permissions/sanctions and the Purchaser/s shall not object to or dispute the same in any manner whatsoever.

(h) The Purchaser/s herein and/or other Purchaser/s of the Flat Shops premises in the said building shall not have any right, title, claim or interest in respect of the open spaces, parking spaces, open areas, hoardings and common area of the buildings including the garden areas and that the rights of the Purchaser/s confined to the said premises only and such areas shall belong to the Promoters as the case may be until execution of the said Deed of Assignment in respect of

the said Property in favour of such Society / Apartment/Limited Company and thereafter the same shall belong to the said Society / Condominium of Apartment/Limited Company alone

(i) The percentage of undivided interest of the Purchaser/s in the common areas and facilities limited or otherwise pertaining to the said Premises hereby agreed to be sold to the Purchaser/s shall be in proportions to the areas of the said Premises to the common areas and facilities limited or otherwise as disclosed by the Promoters. The Purchaser/s hereby agree and undertake to execute /deliver letter of consent according his/her their consent under section



12. During the construction work of the Complex building the Promoters can commence the work of any wing or floor or Premises as per their convenience the Purchaser/s will not object to that and pay his/her their installment as per Schedule of payment annexed hereto as Annexure "A". The Commencement of work means the commencement of work of the Complex particular building and not the commencement of work of particular Premises.

13. The Purchaser/s has taken inspection of the Agreement to Lease dated 23rd April 2008, Tripartite Agreement dated 5th May, 2008 sanctioned plans and other relevant documents and the Purchaser/s has have visited the site of construction and made himself/herself/themselves familiar with the terms and conditions imposed by the CIDCO LTD other concerned authorities. The Purchaser/s binds himself/herself/themselves to adhere to the terms and conditions of the above documents.

14. The Promoters hereby declare that at present Floor Space Index available in respect of the said Property is 1.5 only and no part of the said FSI has been used/utilized or will be utilized by the Promoters elsewhere for any other purpose whatsoever save/except global FSI of the reserved plots or set back area of the said Property. In case while developing the said Property the Promoters have utilized FSI of any other Plot by way of creating FSI bank the Promoters shall disclose the particulars of such FSI bank to the Purchaser/s.



15. It is agreed that if Floor Space Index is not consumed in full in the construction of the said Complex/building and before the completion of the said Property to such Society if any further F.S.I. or construction on the said Property is allowed in accordance with the Rules & Regulations of CIDCO LTD, then the Promoters will be entitled to put up such additional or other construction on the said Property without any let or objection or hindrance by the Purchaser/s and also to sell the same on ownership basis upon such terms and condition as they desire proper at their sole discretion as also to receive and appropriate the price in respect thereof. It is, however, agreed by the Promoters that they shall not construct such additional or other structures on the said Property so as to adversely affect the area of the said Premises hereby agreed to be sold to the Purchaser/s and the Purchaser/s do/do hereby give his/her/their irrevocable consent to such construction by the Promoters and for the said purposes, to make such alterations changes in the plans shown to the Purchaser/s.

7. of the Maharashtra Ownership of Flats Act, without raising any objection or requisition

(i) Irrespective of possession of the said Flat/Shop/Premises being given to the Purchaser/s and/or the management of the said Property being given to ad-hoc committee of the Purchasers or not, the right under this clause and/or Agreement reserved for the Promoters to exploit the potential of the said Property described in First Schedule hereunder written shall be subsisting and shall continue to vest with the Promoters, till the Deed of Assignment is executed in favour of the Society. The Promoters shall be entitled to execute the Deed of Assignment reserving therein, their right in the said Property in their favour as may be available to them at the time of execution of such Deed of Assignment.

10 The Purchaser/s herein doth hereby agree/s and give/s his/her their irrevocable consent that the Promoters shall have right to make additions, alterations, amendments and changes in the building plans and/or to the said building or any part thereof for any users or to change the user (excluding the said Flat/ Shop/Premises ) including to raise additional floors or structures in the said Complex or on the said Building or open part or parts of the said Property including the terrace at anytime either before or after transfer of the Property and such rights shall include the right to use/consume F.S.I. or additional F.S.I. or global FSI which may become available in respect of the said Property or any other lands at anytime hereafter in future by reserving such rights in Deed of Assignment or to make such amendments/alterations in the sanctioned plan as may be permitted by CIDCO LTD and/or any other authorities and such additions of additional structures or floors or storey or Flat Shop/Premises shall be the sole and absolute right of the Promoters who shall be fully entitled to sell, deal with and dispose of the same in any person/s



11 The Purchaser/s agree/s and undertake/s to permit and give to the Promoters all facilities for making any additions, alterations, amendments or additional structures or floors on the said Property till the Society Condominium Limited Company is formed and registered. The Purchaser/s further agree/s and undertake/s not to object to such construction on the ground of nuisance, annoyance and/or any other reason

50. In the event of the said Society or other body corporate being formed and registered before the sale and disposal by the Promoters of all the Flat/Shops / Car parking in the said Complex/building the power and authority of the said society and the Purchasers and other Purchasers of the Premises shall be subject to the overall authority and control of the Promoters any of the matters concerning the said Complex/building and the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards unsold Premises / Car parking and the disposal thereof.

51. The Promoters shall not be liable to pay any maintenance or common expenses in respect of the unsold Flat/Shops / Car parking in the said Complex/building.

52. During the course of construction, if the Purchaser is desirous of visiting the said property, the Purchaser shall obtain a written permission from the Promoters. During such Visits to the Site, in case if there is any accident mishap or casualty then the Promoters/ will not be responsible or liable in any manner whatsoever.

53. IT IS AGREED BETWEEN the Promoter and Purchaser/s that in case any additional F.S.I. is granted or construction of additional floor or floors is allowed then the Promoter is entitled to construct and dispose of the said additional construction and the Promoter has reserved the right to construct the said additional construction mentioned above and the Purchaser/s shall execute the necessary covenant in the Deed of Assignment to the effect that the said operative Housing Society shall be incorporated.



54. Advocate of the Promoters shall prepare, and engross and/or approve the Deed of Assignment and all other documents, which may be executed in pursuance of this Agreement. The Purchaser/s shall bear all costs professional charges and expenses for the same and also all expenses of the stamp duty, registration charges for Deed of Assignment, the costs of the stamping and registering all the Agreements, deeds, transfer deeds or any other documents required to be executed by the entire professional costs of the Advocates of the Promoters shall be borne and paid to.

proportionately by all the Purchaser/s of the Premises in the said Complex/building alone.

55 The Promoters have informed the Purchaser/s about their intention to sell the parapet walls of terrace, blank, walls on the external periphery of the said Building or in any suitable place in the said Complex, (hereinafter called "the said Hoarding Space") is only for the purpose of the advertisement which includes hoarding any display of such sign-boards as well as neon light and the Purchaser/s of such hoarding space shall install separate electric meter for neon-light and shall also bear and pay the CIDCO LTD.'s taxes directly or through the Society. The Purchaser/s of the hoarding space shall not contribute any other outgoings to the said Society. The Purchaser/s shall not object in any manner and shall co-operate with the Purchaser/s of such hoarding space as admitting him as nominal member of the said Society etc.

56 The Promoters have informed the Purchaser/s about his intention to reserve/allot the Car parking on such terms and conditions as desired by them. The Purchaser/s shall not object the right of the Promoters to reserve/allot the Car parking to any person/party in any manner

57 Any delay, indulgence and negligence on the part of the Promoters in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchaser/s shall not be construed as a waiver on the part of the Promoters of the breach of any of the terms and conditions of these presents nor shall waiver in any way of prejudice the rights of the Promoters

58 This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership of Flats Rules, 1964 or any amendment or reenactment thereof for the time being in force or any other provisions of law applicable hereto.

59. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below:-

Address: 1/36, Chhatrapati Shahu Sadan, M. P. Marg, Currey Road (W), Mumbai-400013.

*[Handwritten Signature]*  
Bawe

*[Handwritten Signature]*



पवल	
10263	2009
26/4e	



60. The Purchaser/s shall immediately after the execution of this Agreement lodge the same for Registration with the Sub-Registrar of Assurances at Panvel and shall within two days after lodging the same intimate the Promoters of having done so with the date and serial number which the same has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser/s.

#### THE FIRST SCHEDULE ABOVE REFERRED TO.

(Description of the Property)

**ALL THAT** piece and parcel of land being Plot no 10, Sector 35C, Kharghar, Navi Mumbai admeasuring 18049.45 square metres or thereabouts and bounded as follows:

<b>On or towards the North</b>	13.00 Meters Road
<b>On or towards the South</b>	: 11.00 Meters Road and Plot no 8 & 9
<b>On or towards the East</b>	15.00 Meters Road
<b>On or towards the West</b>	: 25.00 Meters Wide reservation for High Tension corridor

THE SECOND SCHEDULE ABOVE REFERRED TO

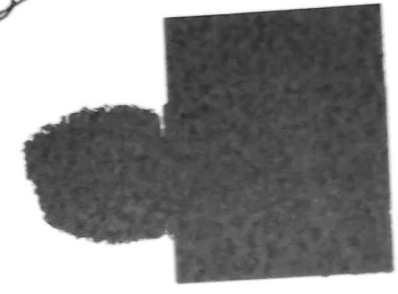
Flat No 201 on the 2<sup>nd</sup> Floor, in Building A4 admeasuring 42.64 sq meters (equivalent to 459 sq feet Carpet Area inclusive of balcony, flowerbed, cupboard, service area etc. of 72 sq feet & abutting terrace of 50 sq feet) in the Project to be named as "HYDE PARK" to be constructed on the Property more particularly described in the First Schedule hereinabove.

IN WITNESS WHEREOF the parties have hereto set and subscribed their respective hands and seals the day & the year first hereinabove written

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED PROMOTERS  
M/s. NISARG NIRMAN DEVELOPERS  
THROUGH ITS PARTNER

*Yogesh Popatlal Thakkar*

*Yogesh*

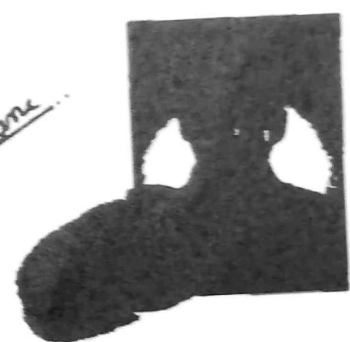


IN THE PRESENCE OF

*Ch*  
*ren*

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER/S  
MR. MANGESH S. RANE

*Mangesh*



MRS. MANJIRI M. RANE



*Rane*



IN THE PRESENCE OF

*Ch*  
*ren*

*M*  
*Manjiri*

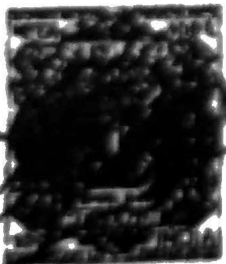
प व ल	
U263	2009
20 / 4c	

**RECEIPT**

RECEIVED of and from the within named Purchaser **Mr. Mangesh S. Rane and Mrs. Manjiri M. Rane** the sum of **Rs.253461/- (Rupees Two Lakh Fifty Three Thousand Four Hundred Sixty One only)** by cheque no 551177 dated 01-11-2009 drawn on Central Bank of India. paid by them to us on execution hereof as per terms & conditions of this Agreement

**WE SAY RECEIVED**

**M/S NISARG NIRMAN DEVELOPERS**



**PARTNER**



# Himanshu Bheda & Co.

Advocate High Court, Mumbai

6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703  
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144  
Email : himanshu.bheda@rediffmail.com

TO WHOMSOEVER IT MAY CONCERN:

Sub:- Report on Title in respect of Plot no 10, Sector 35G, Kharghar, Navi Mumbai admeasuring 18049 square metres or thereabouts

THIS IS TO CERTIFY that we have perused the following documents mentioned hereinbelow relating to the title to the above property of M/s. NISARG NIRMAN DEVELOPERS , a Partnership Firm having its office at 608, 609, Devarata Building, Sector-17, Plot No - 83, Vashi, Navi Mumbai (hereinafter called the BUILDERS).

- Photocopy of the Deed of Release dated 17<sup>th</sup> April 2008
- Photocopy of the Agreement to Lease dated 23<sup>rd</sup> April 2008
- Photocopy of the By Tripartite Agreement dated 5<sup>th</sup> May, 2008
- Photocopy of the Commencement Certificate bearing No. CIDCO/BP/ATPO/195 dated 16<sup>th</sup> March, 2009

The manner in which M/s NISARG NIRMAN DEVELOPERS have derived leasehold rights from CIDCO Ltd in respect of Plot no 10, Sector 35G, Kharghar, Navi Mumbai admeasuring 18049<sup>45</sup> square metres is narrated as under.

- It appears that Shri. Vithu Anaji Kesarkar & Others ( hereinafter referred to as The Villagers ) were the joint owners of the land bearing (1) Survey No. 14 Hissa No. 4, (2) admeasuring 1 are - 0



35G, Kharghar, Navi Mumbai admeasuring 18049.45 square metres or thereabouts in lieu of their entitlement for the above awards. (hereinafter referred to as the said plot ) for such Lease Premium and upon such terms and conditions as mentioned in the said Agreement to Lease and upon covenants mentioned therein . A more particular description of the said plot is given in the Schedule hereunder written.

h. The said Vithu Annaji Kesarkar agreed to sell, transfer and assigns all his right, title and interest in respect of the said plot as leased to him by CIDCO under the said Agreement to Lease in favour of the M/s. NISARG NIRMAN DEVELOPERS , a Partnership Firm having its office at 608-609, Devarata Building, Sector-17, Plot No – 83, Vashi, Navi Mumbai, the Builders herein .

i. The said Vithu Annaji Kesarkar requested the Corporation to grant him the permission to transfer and assign his rights and interest in or benefits under the said Agreement in respect of the said Plot to the Builder herein

j. By Tripartite Agreement dated 5th May, 2008, executed by CIDCO Ltd, Vithu Annaji Kesarkar and the Builder, CIDCO Ltd has accepted the Builder as the New Licensee and granted permission for transfer of Lease in favour of the Builder upon such terms and conditions as contained in the said Tripartite Agreement.

k. We have not inserted any Public notice in News papers inviting the claims from the General Public prior to issuing the said Public

25 AUG 2009

REGIONAL AND TOWN PLANNING CORPORATION OF MAHARASHTRA LTD.  
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to

M/S. Nisarg Naman Developers  
Plot No 10 Road No.          Sector B5-G Node Kharghar of  
Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Amended development permission for

Residential Bldg: 'A' type (A1, A2, A3 & A4) Stilt + 10<sup>th</sup> floor;  
'B' type (B1 & B2) Stilt + 10<sup>th</sup> & (B3) Stilt + 4<sup>th</sup> floor;

Resi. BVA: 12583.300m<sup>2</sup>  
Comm. BVA: 156.460m<sup>2</sup>  
Total = 12739.76m<sup>2</sup>

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

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

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

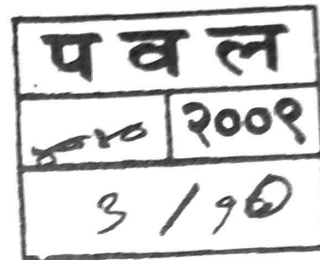
- 2(a) Give a notice to the Corporation for completion of development work at level, atleast 7 days before the commencement of the further work
- 2(b) Give written notice to the Corporation regarding completion of the work
- 2(c) Obtain Occupancy Certificate from the Corporation
- 2(d) Permit authorised 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 or and / or GIDCR - 1975 in force.

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

**प व ल**  
0203/2009  
62/40

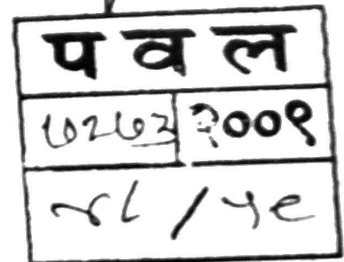


SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S. NISARAG NIRMAN DEVELOPERS A PARTNERSHIP FIRM through its Partners (1) SHRI YOGESH POPATLAL THAKKAR (2) SHRI GIRISH VISANJI DEDHLIA having its office at 410 , Devarata Building, Sector-17, Plot No - 83, Vashi, Navi Mumbai SEND GREETINGS

*Y. Popatlal Thakkar*

*G. Vishanji Dedhla*





Certificate No. 193 Members Regn. No. 193 No. Of shares 10

PAID SHARE CAPITAL OF Rs. 5,00,000 /- DIVIDED IN TO 10,000 SHARES OF Rs. 50 /-EACH)

# HYDE PARK CO-OP HSG. SOCIETY LTD.

Hyde Park, Plot No.8,9,10, Sector -35G, Kharghar, Navi Mumbai-410210

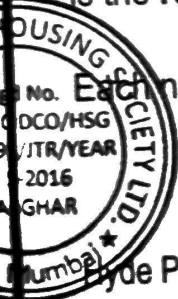
REGD. NO. NBOM/CIDCO/HSG (TC)/6399/JTR/YEAR 2015-2016

## Share Certificate

This is TO CERTIFY THAT SHRI/SMT/M/s. Mangesh S. Rane & Manjiri M. Rane.

A4-201.

is the Registered Holder of Ten fully paid up share of Rs. 50 /-



Each numbered from 1921 to 1930 both inclusive in

**HYDE PARK CO-OP HSG. SOCIETY LTD.**

Hyde Park, Plot No.8,9,10, Sector -35G, Kharghar, Navi Mumbai-410210 Subject to By-Laws of the said society.

Given under the Common Seal of the said Society at Kharghar this 19<sup>th</sup> Day  
of March 2017.



[Signature]  
Authorized  
M.C. Member

[Signature]  
Secretary

[Signature]  
Chairman

# ADV. RAJESH CHAUDHARI AND ASSOCIATES

## ADVOCATES AND LEGAL CONSULTANTS

ADV. RAJESH CHAUDHARI (Mob. 9594989198)  
(B.L.S., LL.B., G.D.C. & A., D.C.L., LL.M.)  
Email id: advrajeshchaudhary@yahoo.com  
OFF NO. 022-46010406/9769241313/9769451313.

OFFICE No. 08, NBC COMPLEX, PLOT  
No. 43, SECTOR-11, BEHIND VISHWA  
KAMAL HOTEL, OPP. BELAPUR  
RAILWAY STATION, CBD BELAPUR,  
NAVI MUMBAI-400614.

Date:-22/07/2024

Ref:-SBI RACPC BELAPUR/617/2024

To,  
The Assistant General Manager,  
SBI, RACPC, BELAPUR.

Respected Sir,

Sub: - Bill for Search and Title Report of Borrower **MR. MANGESH S. RANE & MRS. MANJIRI M. RANE**

Sr. No.	Particulars	Qty	Rate	Amount
1.	Prepared Title Search Report in Flat No. 201, (Admeasuring 42.64 Sq. Mtrs. (Equivalent to 459 Sq. Ft. Carpet Area inclusive of balcony, flowerbed cupboard, services area etc. 72 Sq. Ft. & 50 Sq. Ft. abutting terrace area), on 2 <sup>nd</sup> Floor, Wing - A4, in the Building known as "HYDE PARK" constructed on Plot No. 10, Sector - 35G, situated at Village - Kharghar, Taluka - Panvel, District - Raigad	1	Rs.4,000/- Each	Rs. 3,250/-
2.	Search Receipt Charges.	-	Inclusive	Rs. 750/-
Total				Rs.4,000/-

(RUPEES: FOUR THOUSAND ONLY)

Please to credit above said amount to my saving A/c. No. 42032453032, IFSC. Code No. SBIN0070984, SBI BANK, Kamothe Branch, in the name of Adv. Rajesh Chaudhari And Associates at the earliest.

(Pan No. AVYPC0209J), Google Pay & Phone Pay No. 9594989198.

Thanking You,



ADV. RAJESH CHAUDHARI & ASSOCIATES

*Rajesh Chaudhari*

ADV. RAJESH RAMA CHAUDHARY

(B.L.S., LL.B. G.D.C. & A. D.C.L., LL.M.)  
Shop No. 8, NBC Complex, Plot No. 43,  
Sec. 11 Behind Vishwa Kamal Hotel,  
Opp Belapur Railway Station, CBD Belapur,  
Navi Mumbai - 400614 Mob. 9594989198  
Tel. 022-46010406.



Yours Faithfully,

# STATE BANK OF INDIA

## APPLICATION CUM APPRAISAL FORM FOR EDUCATION LOAN

(PLEASE COMPLETE ALL PARTICULARS IN BLOCK LETTERS AND TICK)

ELC: YES/ NO

CIF NO. (FOR OFFICE USE)

SB ACCOUNT NO. (FOR OFFICE USE)

ACCOUNT NO. (FOR OFFICE USE)



### (I) PERSONAL INFORMATION OF THE APPLICANTS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
NAME	ARYAN	MANGESH	MANJIRI
RESIDENCE NAME	MANGESH RANG	SHANTARAM RANG	MANGESH RANG
RESIDENCE ADDRESS			
FATHER'S FULL NAME	MANJIRI RANG	X-X-X-X-X	X-X-X-X-X
FATHER'S / HUSBAND'S FIRST NAME	MANGESH	SHANTARAM	AMRUTLAL
FATHER'S / HUSBAND'S MIDDLE NAME	SHANTARAM	GOPAL	KUVARJI BHAJI
FATHER'S / HUSBAND'S LAST NAME	RANG	RANG	PATEL
RELATIONSHIP WITH APPLICANT	X-X-X-X-X		
DATE OF BIRTH (MM/YYYY)	12/05/2002	04/07/1973	20/04/1976
RELIGION	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS
CASTE CATEGORY	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS
SEX	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER
MARRITAL STATUS	SINGLE / MARRIED	X-X-X-X-X	SINGLE / MARRIED
HIGHEST EDUCATIONAL QUALIFICATION	B.TECH (CIVIL ENG)	MBA	MBA
PERCENTAGE OBTAINED IN HIGHEST QUALIFICATION	PURSING	X-X-X-X-X	X-X-X-X-X
OCCUPATION	STUDENT	SERVICE (Govt)	SERVICE (Govt)
INCOME FROM ALL SOURCES	NIL		
APPLICATION NO.	EU EPR 5173K	AJAPR 2452A	AJAPR 2453B
ADHAAR NO. (MANDATORY IF ELIGIBLE FOR SIDY BENEFIT)	95279873494	283163122566	312212519763
PASSPORT NO. (MANDATORY FOR STUDIES ABROAD)	26974288	-	-
OTHER OVD, IF ANY (Refer to annexure-I)			
PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	A-4/201, HYDE PARK, SECTOR-354 KHARJHAR, NAVI MUMBAI 410210	A-4/201, HYDE PARK (HS), SECTOR-354 KHARJHAR, NAVI MUMBAI 410210	A-4/201, HYDE PARK (HS), SECTOR 35-4, KHARJHAR, NAVI MUMBAI 410210

NAME, ADDRESS AND PHONE NUMBER	-	MIFT, MIFT CAMPUS PLOT NO 15, SECTOR-4, KHARJHAT, NAVI MUMBAI	IIPS, IIPS CAMPUS DEONAR, G. STATION ROAD, NAVI MUMBAI
ADDRESS AND PHONE NUMBER	A-4/201, HYDE PARK SECTOR-354, KHARJHAT	A-4/201, HYDE PARK CHS, SECTOR 354, KHARJHAT NAVI MUMBAI 410210	A4/201, HYDE SECTOR 354, K NAVI MUMBAI
PHONE NUMBER	8104154923	9819783820	98197838
PHONE NUMBER	8104154923		
EMAIL ADDRESS	aryanrane2002@gmail.com	mangesh_yche73@rediffmail.com	manjivkumar

RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS / CAR (PHONE NUMBER) (IF APPLICABLE)

**(II) PRESENT BANKER DETAILS**

CATEGORIES	STUDENT	FATHER / HUSBAND	CO-APPLICANT
BANK	SBI	IDBI & UBI	
BRANCH WITH IFSC	Kharjhat - SBIN0015912		
COUNT NO.	39391963910		
DIRECT LIABILITY			
RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

**(III) DETAILS OF THE COURSE / STUDY [TICK (V) OPTIONS WHEREVER APPLICABLE]**

COURSE TYPE	MERIT / <u>MANAGEMENT QUOTA</u>	
CATEGORY	GRADUATION / POST-GRADUATION / <u>PHD</u>	DEGREE / <u>DIPLOMA</u>
COURSE	MASTER OF SCIENCE ENGINEERING	
INSTITUTION & UNIVERSITY	NORTHEASTERN UNIVERSITY COLLEGE	
IS FOR STUDIES ABROAD	YES	
OTHER	YES / NO	