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General Maharashtra

A 298328

Date.....
L. S. V. No.....

25 MAY 2005
243 243

Proper Officer

श्री. प्रमोद श. भोसले
परवाना, धारक, मुद्रांक, विक्रेता, 70 D/10
जय विमर्दिंग, सेंट्रल अपार्टमेंट रोड, रौप्य, मुंबई - ७९.
क्रमांक 86
संबंधी/की/विक्रेता
घोषणा कर
पंजा विक्रेता
E 1 JUN 2005
Suresh Kannon
परवाना धारक, मुद्रांक विक्रेता

Agreement of Sale

Between

M/s. CIDCO Of Maharashtra Ltd.

AND

Mr. / M/s. Suresh Kannon Moorthy



टमन-६
वसत घना: 2229/2005
3.22

ASSTT. EXECUTIVE ENGINEER (MKTG)
MM-I DEPARTMENT

D. Ramesh
P.A.

Mortgaged to.....

चलन क्र. ५०२६
रु. चीपन्न टावर सीम मात्र
पेणा-या व्यक्तीचे नाव सुश्री कन्नन मल्ली
पत्ता चिबुर
हस्ता
पावती क्र. २३२३३५३

(Signature)
बि. एन. चिबुर

PROPER OFFICER
SUB - REGISTRAR
THANE - VI (BELAPUR)

**Millennium Towers Scheme
Sanpada**

AGREEMENT OF SALE

THIS AGREEMENT made at C.B.D. BELAPUR, Navi Mumbai, this 3rd
day of June Two Thousand ~~Three~~ Three

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, A
Company incorporated under the Companies Act, 1956 having its registered office at "Nirmal",
2nd floor, Nariman Point, Mumbai - 400 021, hereinafter referred to as "The Corporation"
(which expression shall, unless it be repugnant to the context or meaning there of include its
successors and assigns) of the One Part And

Mr. Suresh Kannon Maesthy
Mrs. Type III, D-22 Tala Colony
Chamber, Mumbai - 400074

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning there of include his/her heirs, executors, administrators and permitted assigns) of the other Part



WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the town of Mumbai by the Government of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MBTP Act".

(Stamp)
पत्ता क्रमांक १३०६
२२

(Signature)
ASST. EXECUTIVE ENGINEER (MKS.)
MM-I DEPARTMENT

(Signature)
D. Rajendra
P.A.



MAH-CCRA/0078 INDIA
SUB-REGISTRAR BELAPUR
29605
184085
R.0054030
PE1045
JUN 02 2005
STAMP DUTY MAHARASHTRA

2. The State Government has pursuant to Section 113A of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.
3. The Corporation has constructed on one of such lands buildings of ground and Fourteen/ Eleven/Tow upper floors, such building, comprising of flats and being designated as AS Type building of Millennium tower.
4. The Purchaser has before applying to the Corporation for purchase of flat in the said buildings made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser both hereby confirm and which has been duly approved by the Corporation.
5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land has been inspected by the purchaser.
6. The Corporation has decided that the said flat should be sold on what is known as "Ownership Basis" with the condition that the allottees of the flat in the said buildings shall promote and register a company under the provisions of the companies Act., 1956 after making payment by them in full to the Corporation of the respective sale prices of the flats agreed to be sold to them and all other money payable by them under their respective agreements for sale with the Corporation and that the Corporation would thereafter grant to such Company/Co. op. Housing Society a Lease of land on which the said building is constructed together with the said land and more particularly described in the Schedule hereunder written for a period of sixty years on the nominal rent of Rupees One Hundred per year.
7. The Corporation has disclosed to the Purchaser the nature of fixtures and amenities provided for in the said building.
8. A draft of the Lease Deed annexed hereto to be executed with the said Company / Co. op. Housing Societies on its registration by the allottee of the said flats has been shown to the Purchaser for inspection and the Purchaser doth hereby confirm to have inspected and approved to their satisfaction.
9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a Apt. No. AS-9-5 at or for the total price _____ of RS. 13,95,315/- (Rupees Thirteen Lacs Ninety-five thousand three hundred fifteen only). Upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-operative Housing Society as aforesaid.



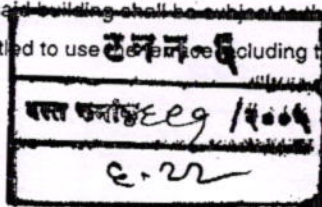
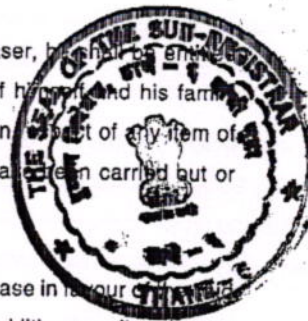
M. S. L.
 EXECUTIVE ENGINEER (MKTG.)
 MM-1 DEPARTMENT

Stamp:
 29/7/04
 13004
 4.22

D. Rajaram

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows :

1. The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.
2. The Corporation agrees to sell and the Purchaser agrees to purchase flat of Building No. A5 on 9th floor of building No. A5-9-5 in the said building (hereinafter referred to as "the said flat") admeasuring 92/200 sq. Mts. or thereabouts as per the Plan and specifications seen and approved by him, copy whereof is hereto annexed marked "Annexure A" at or for the price of Rs. 13,95,315/- (Rupees Thirteen Lacs Ninety Five thousand three hundred and fifteen Only) which shall be paid by the Purchaser before the execution of this Agreement, which the Purchaser has paid, the receipt of whereof the Corporation doth hereby acknowledged and Covered Parking Space No. A-510 at or for the price of Rs. 10,000/- (Rupees Ten thousand Only).
3. Without prejudice to other rights of the Corporation under this Agreement and/or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 15% for 90 days, 18% for 180 days and 21% beyond 180 days per annum on all amounts becoming due and payable by the Purchaser.
4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.
5. Upon possession of the said flat being delivered to the Purchaser, he shall be entitled to the use and occupation of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been carried out or completed.
6. The Corporation shall have the right until the execution of the Lease in favour of the Company / Co-operative Housing Society when formed to make additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Company / Co-operative Housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any



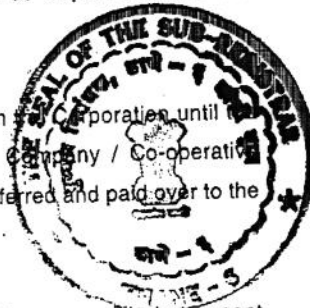
ASSTT. EXECUTIVE ENGINEER (MKTG.)
MM-1 DEPARTMENT

D. Raju

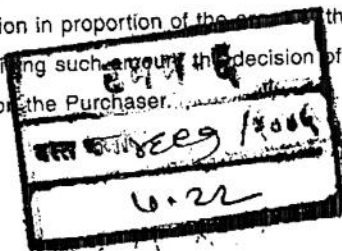
purpose and the Hire Purchase shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.

7. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flat nor shall he have claim or right or any nature whatsoever any open space, lobbies, staircases, common terraces, which will remain the property of the Corporation until the said land and building are absolutely transferred to the said Company / Co-operative Housing Society when formed, but subject to the right of the corporation as mentioned in "clause 6" hereof.
8. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other outgoings and his share in common expenses payable in respect of the said flat and referred to in "clause 9" hereof.
9. The Purchaser agrees and binds himself to pay regularly every month, by the fifth of each month to the Corporation, until the Lease has been executed by the Corporation in favour of the Company / Co-operative Housing Society and thereafter to the said Company / Co-operative Housing Society and thereafter to the said Company, his proportionate share that may be specified by the Corporation and/or the said Company / Co-operative Housing Society of (a) insurance premium, (b) all service charges, Municipal taxes and other rates, taxes, charges and out-goings that may from time to time be levied against the land and/or building, including water taxes and water charges. (c) out-goings for the maintenance, repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoings and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation, before taking possession of said flat, a sum of Rs. 5786/- as deposit towards the aforesaid expenses and outgoing.

The said sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Company / Co-operative Housing Society and thereafter the said deposit shall be transferred and paid over to the said Company for being held in deposit.



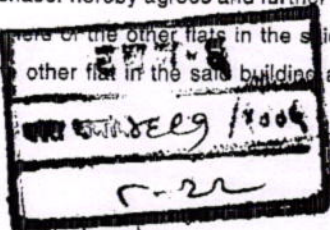
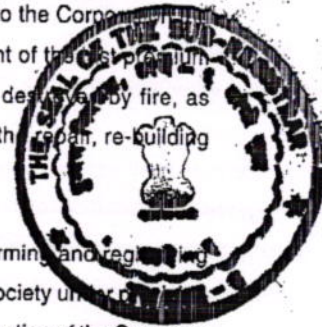
10. In the event of any amount by way of premium of the State Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and/or building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the area of the said flat to the total area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.



D. Rajlaxmi

M. L.
ASSTT. EXECUTIVE ENGINEER (MKTG.)
MM:1 DEPARTMENT

11. (a) The purchaser shall obtain electricity connection after completion of necessary formalities. The Purchaser shall pay to the Maharashtra State Electricity Board connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said flat.
- (b) The Purchaser shall make if necessary an application to the concerned authority after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.
12. The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer, assign or part with his interest in or beneficiary of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The Corporation may grant such permission to the Purchaser subject to such terms and conditions as may be specified by the Corporation from time to time including the condition for payment of additional price (transfer charges) and in accordance with terms, conditions, covenants contained in respect of the Lease Deed to be granted by the Corporation to the said Company / Co-op Housing Society. The Purchaser hereby agrees to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation & the Public Ltd. Company / Society of the Purchaser to be formed, the draft which has been inspected by the Purchaser.
13. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by fire for such value as may be required by the Corporation in joint names of the Purchaser with such Insurance Company as the Corporation shall determine and whenever is required to produce to the Corporation policy or policies of such Insurance and the Receipt of the payment of the cost premium for the same and in the event, of the said flat being damaged or destroyed by fire, as soon as reasonability practicable, lay out the insurance money in the repair, re-building or reinstatement of the said flat.
14. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering a Company under provisions of the companies Act 1956 or Housing Society under provisions of the Maharashtra Co-op. Housing Societies Act, 1960. On the registration of the Company the right of the purchaser of the flat under this agreement shall be recognised and regulated under the memorandum of Association and Articles of Association of the Company / Co-op. Housing Societies. The Purchaser hereby agrees and further undertakes that he will join and co-operate with the owners of the other flats in the said building and the Corporation in



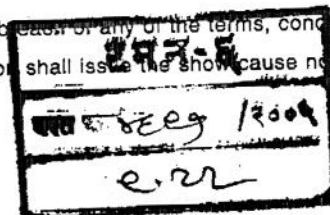
ASSTT. EXECUTIVE ENGINEER (MKTG.)
MM-I DEPARTMENT

D. Raju

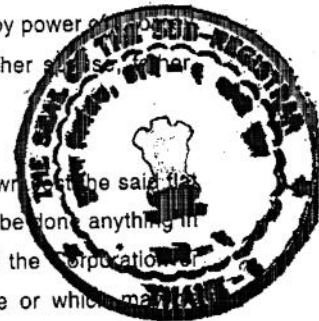
forming the Company / Co-operative Housing Society and getting it duly registered under the Maharashtra Co-operative Societies Act, 1960, for that purpose, will from time to time sign and execute all applications and other papers and documents as may be required for the formation and registration of the Society.

15. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require him to do or obtain to do from time to time for safeguarding the interest of the Corporation and the purchasers of these flats in the said building.
16. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Co-operative Housing Society is registered, the Corporation will execute in favour of the society a lease of the said land and building for a term of sixty years at a nominal rent of Rupees one hundred per annum, as per draft annexed hereto read and approved by the Purchaser.
17. The Purchaser shall keep the said flat and all walls, and partition walls, drain pipes and appurtenances thereto in good habitable and carry on repair and to upkeep condition and in particularly so as to support, shelter and protect and parts of the building other than his flat and shall not make any additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing.
18. Nothing contained in this Agreement shall be constructed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest of property in the said land or the said flat.
 - a) The Purchaser shall not appoint any person as his/her agent by power of attorney or otherwise for the purpose of this Agreement except his/her spouse, mother, brother, sister or major child.
19. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flat which may be against the rules of by laws of the Corporation or Municipal or local or any other public body authority is in force or which may be distracting or injurious to the said flat or be a nuisance or annoyance to the inhabitants/residents of the same neighbourhood nor shall Purchaser effect any additions, alterations in or to the said flat or any part thereof.
20. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall issue the show cause notice for the clarification and

M. P. L.
ASSTT. EXECUTIVE ENGINEER (MKTG.)
MM-I DEPARTMENT

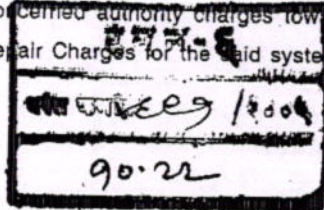
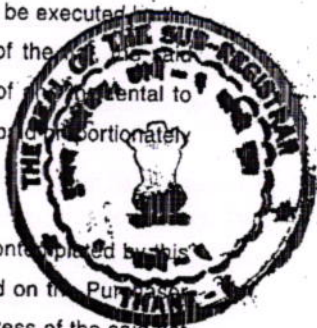


D. Rajesh



on not finding the satisfactory reply by the Purchaser, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the Corporation shall re-enter on the said flat/s or any part thereof and to quietly possess and enjoy the said flat/s free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporation's any other rights in respect of such breach or breaches.

- 21. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of the Agreement for any reason whatsoever, all the instalments paid by the Purchaser till then including the initial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said flat by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.
- 22. Any delay of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not construed as a waiver on the part of the Corporation any breach or non-compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the rights of the Corporation.
- 23. The Purchaser shall bear and pay the stamp duty registration charges in respect of this Agreement and its duplicate, and also the cost of the attorneys of the Corporation of and incidental to the preparation of this Agreement.
- 24. All costs, charges and expenses in connection with registration of the Company/Co-op. Housing Society as well as costs of preparing, engrossing, stamping and registering and Deed of Lease or any other document or documents required to be executed by the Corporation / Co-operative Housing Societies of by the Purchaser of the said Building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the Purchasers of the flats in the said building.
- 25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of Poster at the address of the said flat of at his last known address.
- 26. The Purchaser has been provided with the reticulated L.P.G. piped gas connection & has agreed to pay to the concerned authority charges towards consumption of the L.P.G. gas & Maintenance/Repair Charges for the said system.



ASSTT. EXECUTIVE ENGINEER (MKTG.)
MM-I DEPARTMENT

D. Rajan

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- 27. The Corporation has provided Club House with Swimming Pool and other facilities such as Guest rooms, Sauna, Jacuzzi, Gymnasium etc. It is a optional facility and purchaser if desires can avail this facility by paying a sum as decided from time to time by the Corporation. The Club House, Swimming Pool and other facilities will remain under control of the Corporation.
- 28. The Purchaser has agreed not to damage the wall in any manner by or making opening by any other menace or recesses for concealing nay service as the walls are load bearing structural member.
- 29. The Purchaser has agreed not to damage the flooring by any means to safeguard the concealed electrical services passing below flooring.
- 30. The FSI is fully consumed as per the plot area concerned. The said FSI has been considered in the Club House, Buildings, Shopping Centre. In order to achieve designed ambience and to achieve quality of various layouts spaces. FSI is not divided evenly on the Condominium / Apartment type basis, but it is spread on the entire complex area.

M/S
ASSTT. EXECUTIVE ENGINEER (MKTG.)
MM-I DEPARTMENT



Handwritten stamp with text in Hindi and English:
1000-8
1000
99.2

D. Rajendra

SCHEDULE

ALL THAT apartment admeasuring _____ Sq. Mtrs. at building No. _____ floor No. _____ app* No of lay out of land situates layout and being at village Sanpada, Tehsil Thane ie the registration Sub-District Thane and District Thane and Bounded as follows that is to say :

- On or towards the North by
- On or towards the South by
- On or towards the East by
- On or towards the West by

IN WITNESS WHEREOF THE parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED CORPORATION
BY THE HAND OF

Shri P. K. SINGH



[Signature]
ASST. EXECUTIVE ENGINEER (MKTG.)
(Designation) MM-I DEPARTMENT

IN THE PRESENCE OF

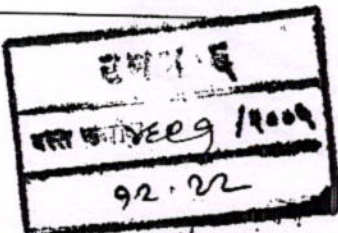
- (1) Shri Mrs. M. M. Ghare
- (2) Shri _____

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED

Mrs. Buresh Kanna Measthy & D. Rajeswari
Through G. A. for D. RAJESWARI

By the hand of its signatory
In the Presence of

- (1) Shri Mrs. M. M. Ghare
- (2) Shri _____



[Signature]
D. Rajeswari

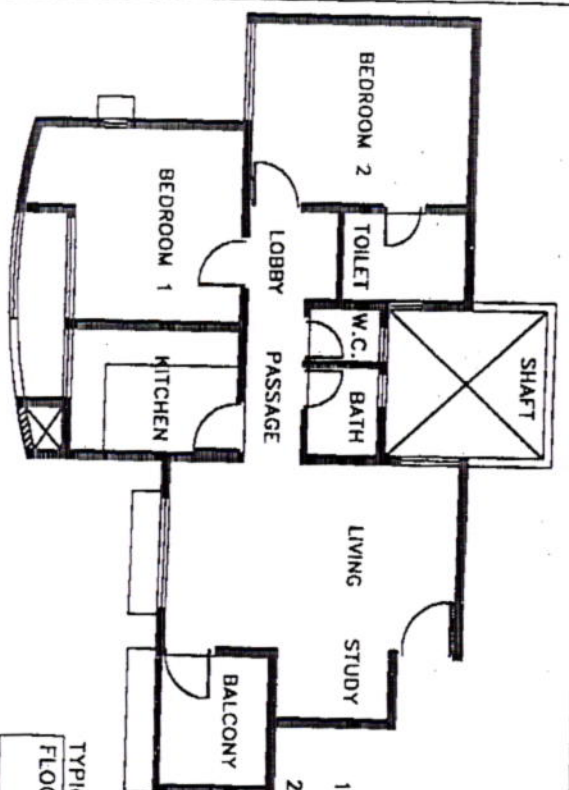
MILLENNIUM TOWERS, SECTOR 9
AT SANPADA, NAVI MUMBAI.

ANNEXURE:
A- TO THE SALE
OF APARTMENTS
B- TO THE DEED
FOR APARTMENT

AREA STATEMENT

ACCOMMODATION	CARPET AREA SQ.M.	BUILT UP AREA SQ.M.
LIVING	16.74	
STUDY	2.30	
BALCONY	4.40	
KITCHEN	6.20	
BEDROOM 1	9.65	
BEDROOM 2	11.65	
TOILET	3.23	
WC	1.13	
BATH	1.90	
PASSAGE	2.90	
LOBBY	2.33	
DOOR JAMBS	0.77	
NICHE-BED1	1.01	
TOTAL (sq.m.)	64.21	85.56
TOTAL (sq.ft.)	691	921

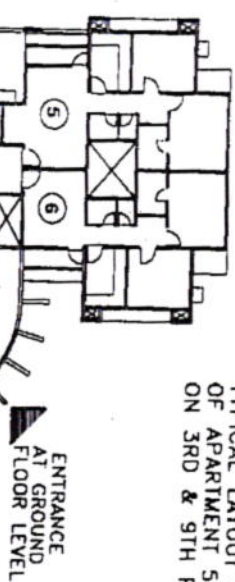
- NOTES:
1. The concluded agreement is for the Built Up Area.
 2. For the sake of convenience, approximate carpet area is indicated and any marginal variation in the carpet area does not violate the concluded agreement.



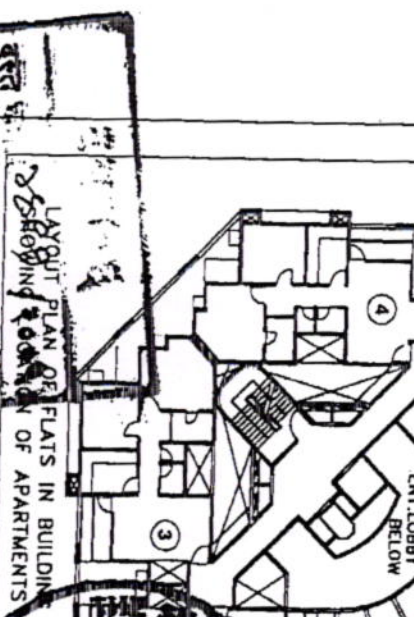
TYPICAL LAYOUT PLAN OF APARTMENT 5 ON 3RD & 9TH FLOOR

TYPICAL PLAN FOR APARTMENT

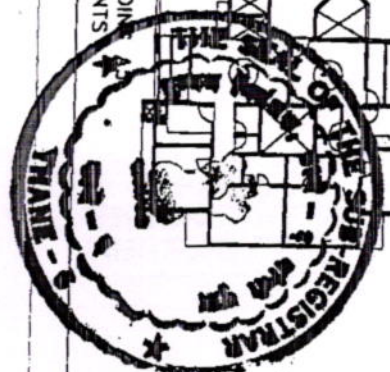
FLOOR	APARTMENT NO.	BLDG.-FL.-APT.NO.
THIRD FLOOR	A5-3-5	
NINTH FLOOR	A5-9-5	



ENTRANCE AT GROUND FLOOR LEVEL



LAYOUT PLAN OF FLATS IN BUILDING SHOWING LOCATION OF APARTMENTS



I, Shri. Vikram G. Dhurnal, Architect, on behalf of M/s S.K.Das Associated Architects, New Delhi, do hereby certify that this is an accurate copy of the floor plan of A5 type building as shown above and approved by the local authority namely City Industrial Development Corporation of Maharashtra Ltd., within whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram, apartment numbers and dimensions of apartment as built.

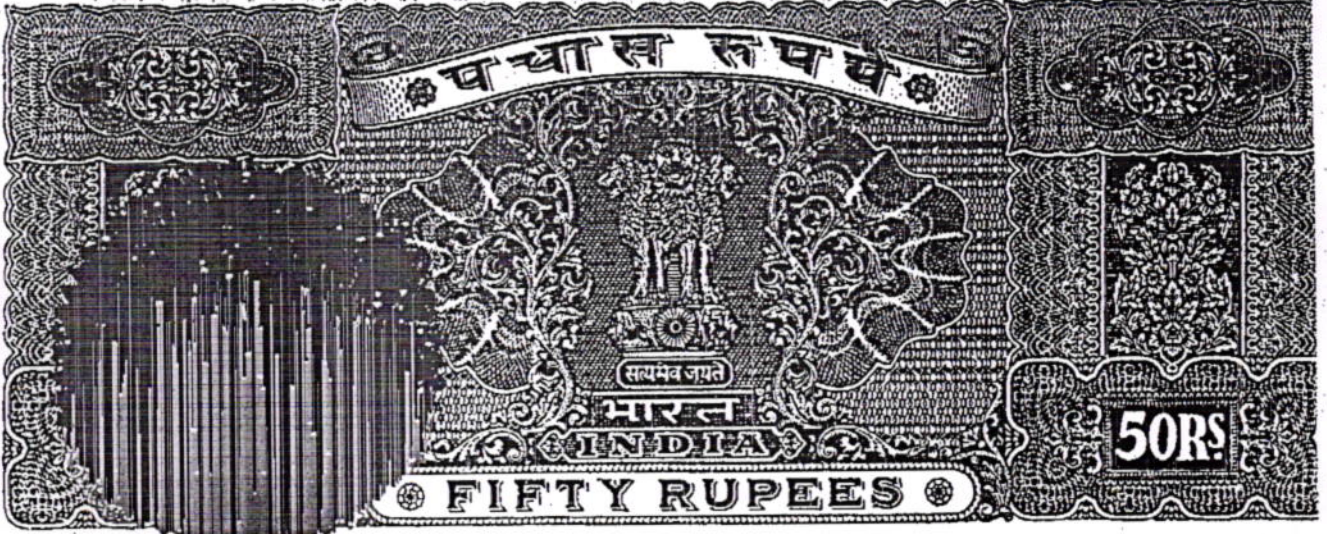
I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at CBD Belapur, Navi Mumbai, This 30th April 2005.

For S.K.Das Associated Architects
S.K. Das
(Vikram G. Dhurnal)
Local Architect & co-Ordinator,
S.K.DAS ASSOCIATED ARCHITECTS
216-A/13, Gaudium Nagar, New Delhi-110 033;
BEFORE ME

D. Rajeev
ASST. EXECUTIVE ENGINEER (MKTG.)
MMPI DEPARTMENT

13 50R



महाराष्ट्र MAHARASHTRA

A 276690

8 JUN 2005
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6727 17 JUN 2005
Rajeshwari Meera

प्रतिज्ञा पत्र

मी श्रीमती. राजेश्री मुर्ती, वय 56, राहणार - टाईप - 111-डी-22, टाटा कॉलनी, अजीज बाग, चेंबूर, मुंबई - 400 071, सत्य प्रतिज्ञेवर आज दिनांक /06/2005 रोजी लिहून देते की, श्री. सुरेश कन्नन मुर्ती, वय 31, राहणार - टाईप 111-डी-22, टाटा कॉलनी, अजीज बाग, चेंबूर, मुंबई - 400 071, यांनी मला खालील मिळकतीचा दस्तऐवज दुय्यम निबंधक ठाणे - 6 यांच्या कार्यालयात नोंदणी कामी दि. 20.05.2005 रोजी कुलमुखत्यार पत्र लिहून दिलेले आहे.

दस्त प्रकार	:	कुलमुखत्यार पत्र
मिळकत लिहून घेणार	:	श्रीमती. राजेश्री मुर्ती
मिळकत लिहून देणार	:	श्री. सुरेश कन्नन मुर्ती
गावाचे नांव	:	नवी मुंबई
मिळकतीचे वर्णन	:	फ्लॉट नं. ए-5, 9 वा मजला
		मिलेनियम टॉवर बिल्डिंग, सेक्टर नं. 9
		सानपाडा, नवी मुंबई.



दस्तावेज - 5
वस्तू क्र. 889/2005
94.2

वरील प्रमाणे मिळकत ही लिहून देणार यांच्याच मालकीची आहे याची मी खात्री केलेली आहे. तसेच कुलमुखत्यार पत्र लिहून देणारे अदयाप हयात असून हे मुखत्यार पत्र अस्तित्वात आहे व



महाराष्ट्र MAHARASHTRA

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8 JUN 2005

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Rajeshwan Murthy

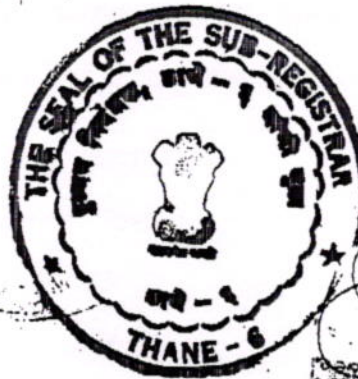
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: 2 :

ते लेखी अथवा तोंडी किंवा अन्य प्रकारे रद्द केलेले नाही. सदरचे मुखत्यार पत्रातील मिळकती संबंधी वाटाचा विषय कुठल्याही न्यायालयात न्याय प्रविष्ट नाही. सत्यपरीणामाची मला पूर्ण माहिती लिहून दिलेली आहे. बरील माहिती खरी असून ती खोटी निघाल्यास होणाऱ्या परीणामाची मला पूर्ण जाणिव आहे. त्यानुसार होणाऱ्या कारवाईस मी पात्र राहीन.

स्थळ :- मुंबई

दिनांक :-



D. Rajeshwan

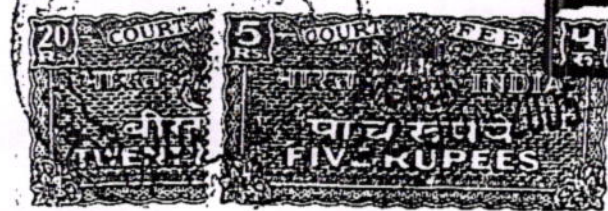
अर्जदार

Digitized by srujanika@gmail.com

CHININAPANEAN
B.Sc. LL.B. D.P.W.
ADVOCATE HIGH COURT

4-1, Janata Market, Near Chembur Fly. Station
Chembur Mumbai-71. © 5501594 (R); 7821955

25 JUN 2005
2005
98.22





दस्त गोषवारा भाग - 2

टनन6

दस्त क्रमांक (4691/2005)

22 22

20

दस्त क्र. [टनन6-4691-2005] चा गोषवारा
बाजार मुल्य : 0 मोबदला 1405315 भरलेले मुद्रांक शुल्क : 54030

दस्त हजर केल्याचा दिनांक : 14/07/2005 03:05 PM
निष्पादनाचा दिनांक : 03/06/2005
दस्त हजर करणा-याची सही :

D. Rajendra

दस्ताचा प्रकार : 25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 14/07/2005 03:05 PM
शिवका क्र. 2 ची वेळ : (फी) 14/07/2005 03:09 PM
शिवका क्र. 3 ची वेळ : (कबुली) 14/07/2005 03:10 PM
शिवका क्र. 4 ची वेळ : (ओळख) 14/07/2005 03:10 PM

दस्त नोंद केल्याचा दिनांक : 14/07/2005 03:10 PM

पावती क्र.: 4718 दिनांक: 14/07/2005
पावतीचे वर्णन
नांव: - श्री सुरेश कानन मुर्धी तर्फे कुमु श्रीमती
राजेश्री मुर्धी

14060 : नोंदणी फी
440 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

14500: एकूण

[Signature]
दु. निबंधकाची सही, ठाणे 6

ओळख :

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

1) -- श्रीलेखा, घर/फ्लॅट नं: - *G. S. Khe*

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: से. 9 सानपाडा

तालुका: -

पिन: -

2) -- शांताराम शेड्डी, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वाशी

तालुका: -

पिन: -

[Signature]

[Signature]

दु. निबंधकाची सही
ठाणे 6

पुस्तक क्रमांक.....?..... च्या
१६९९ नोंदणी

[Signature]

(सहायक निबंधक)

निबंधक उपाय - ६,

तारीख ४ माहे ७ सन २००५

प्रमाणित करण्यात येते या
दस्तावेज २२ सन आहेत

[Signature]
दु. निबंधक ठाणे-६



टनन6

दस्त क्र 4691/2005

29122

14/07/2005

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

3:12:08 pm

ठाणे 6

दस्त क्रमांक : 4691/2005


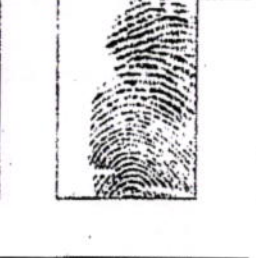
दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1 नाव: - - श्री सुरेश कानन मुर्धा तर्फे कुमु श्रीमती राजेश्री मुर्धा पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: सानपाडा , से 9, सदनिकानं. ए-5-9-5 ,</p>	<p>लिहून देणार वय 34 सही <i>D. Rajewar</i></p>		
<p>2 नाव: - - सिडको तर्फे श्री पी के सिंग पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार वय - सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>





IN WITNESS WHEREOF I SHRI SURESH
KANNAN MURTHY do hereby execute this Power of
ATTORNEY at Mumbai on this 20th day of
MAY 2005.

D. Rajesun
Signature of
Attorney.

Suresh

Signed EXECUTANT



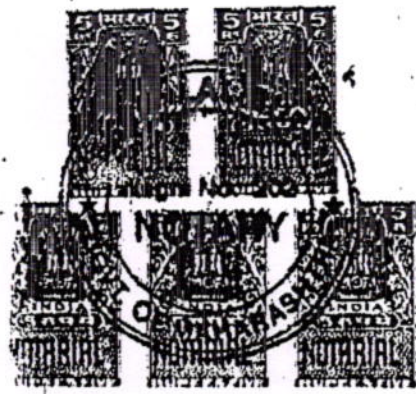
Signed
Before Me,

20th
May



Suresh
J. T. BUTANI
BK-T 108 6, Inl. Hospital Road Corner, 23
OPP Bus Stop No. 361, 362,
Chembur Colony, Mumbai - 400 074.

2005
J. T. BUTANI
NOTARY
A-3, Navjeen Co-op. Hsg. Society,
Chembur, Mumbai - 400 074.
O: 25206888 R: 5241309



सुबन-६
बल ३६६९/२००५
२०२





3) Signed, execute for and on my behalf any such relevant Agreement with CIDCO authorities and further appear before the concerned sub-Registrar of Properties / assurances and admit the execution of such agreement for and on my behalf for the Registration or thereof and further receive the said Agreement from the Sub-Registrar Office.

4) To sign and swear any Affidavit, Declaration for any relevant statement on oath before Competent Authority or Notary Public for Producing the same before required competent Authorities.

5) To Pay stamp duty or other charges and dues in process of taking possession of the said flat from CIDCO and process of Registration thereof.

AND GENERALLY to do all or any of the things and act as per the provisions of this Power.

[Handwritten signature]

११५५-६
११५५१११ / १००१
११.२२





NOW WHEREAS the said flat is ready for receiving the possession with the Keys thereof from the said CIDCO AUTHORITIES and whereas, in view of the fact that I am proceeding abroad and hence will not be able to receive the possession from the said CIDCO Authorities and also besides complying with certain other relevant formalities, it is necessary and expedient for me to appoint proper person to do the needful in the matter besides doing incidental things and acts for and on my behalf and in my name;

WHEREAS accordingly I SHRI SURESH KANNAN MURTHY do hereby appoint, Nominate and constitute my Mother SMT. RAJESHWARI MURTHY as my lawful attorney to do following things and acts as stipulated hereto and as under in my name, and for and on my behalf;

- 1) To take the Possession of the Flat /apartment No.5 in the bldg. No.A-5 on the 9th floor in the Bldg. known as 'MILLENIUM SCHEME' in sector 9, Sanpada, Navi Mumbai;
- 2) Enter into Negotiation and correspondence with the CIDCO Authorities and for and on my behalf receive or submit any needful documents.

Suresh

सुरेश-क
पत्नी स. राजेश्वरी / १२००९
१५-१२



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.



Manager Town Servicer's office
City & Industrial Development Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur, New Bombay-400614.

Date ; 3/6/05

TAKING OVER POSSESSION BY THE ALLOTTEE

Type As Aptt. No. A5-9-5 Sector 9 Sangada at Vashi/CBD-Belapur/Panvel Nerul/Kalamboli/Airoli/Kopar Khairane

- 1. Date of allotment : 13/9/02
- 2. Name of Hire/Outright Purchaser : Mr. Suresh Kannan Morthy
- 3. Date of execution of Agreement : 3/6/05

Civil Maistry EE (Sangada)

[Signature]
ASSTT. EXECUTIVE ENGINEER (MKT)
Asstt. Estate Officer
MKT DEPARTMENT

POSSESSSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. A5-9-5
Type As Sector 9 Sangada at Vashi / CBD-Belapur / Panvel
Nerul / Kalamboli / Airoli / Kopar Khairane on the day of 3rd June 05 after proper inspection of
the fittings and fixtures provided therein

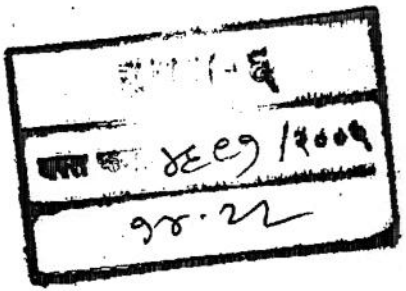
Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on

Received Lock No. _____ with duplicate key.

D. Rajmang
(Signature of Allottee)

Name Suresh Kannan Morthy
Aptt. No. A5-9-5

Copy : i) Maharashtra State Electricity Board
ii) Maharashtra Water Supply & Sewerage Board

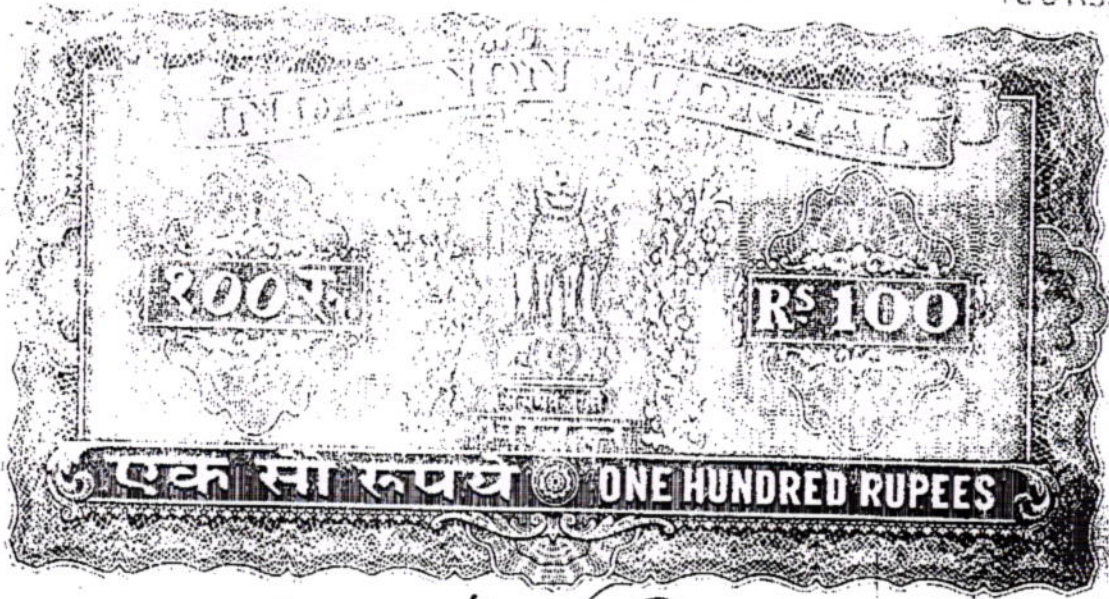


5200 + 281

S.S.2. Shemari

100RS.

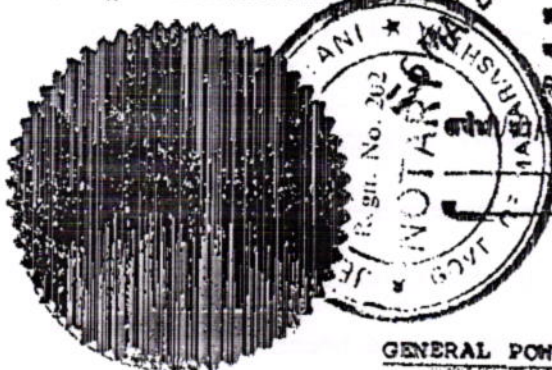
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महाराष्ट्र MAHARASHTRA

2005

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नामक 629
ब्रह्मान 7 ट्रांक. कार्यालय, मुंबई
बांद्रा विस्तारित विप्री कल बांड
दिनांक
अपेक्ष/प्रति निमिती J. T. Bhatnagar
पाना म्यादेत्तर मुद्रांक Adm
वा विकला.

सुद्धांक

GENERAL POWER OF ATTORNEY

KNOW ALL PEOPLE BY THESE PRESENTS, That I SURESH KANMAN MURTHY, aged 33 years Residing at Type III/ D-22, TATA Colony, Chembur, Mumbai - 400 074, SEND GREETINGS;

WHEREAS

I have booked/ purchased a flat from the CIDCO Authorities (Navi Mumbai), and whereas in turn I have been allotted a flat No. A-5, on the 9th floor in the Building known as 'MILLENIUM TOWERS' Scheme (A-5) in sector 9, at SANPADA Navi Mumbai (Vide CIDCO Letter No. CIDCO/MM.I/M.T./SANPADA/334 dated 13/09/2002;

7

मुद्रांक
वस्तु क्र. 8889 / 1404
9022



Inward Date	8/5/18
Inward No.	12251/11955
Engineer	Rajesh
Checked Date	8/5/18
Visa Date	
Scale Date	
Outward Date	
Outward No.	Pradyumna