

Dr. Suman ~~S~~ Bakshi
App. No. 619677/6110000280

ATTESTED FROM ZEROX COPY,



Monday, April 11, 2011

12:20:50 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5517

दिनांक 11/04/2011

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक पवेल 1 - 05164 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: डॉ बक्षी सुमन - -

नोंदणी फी :-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (69) :-

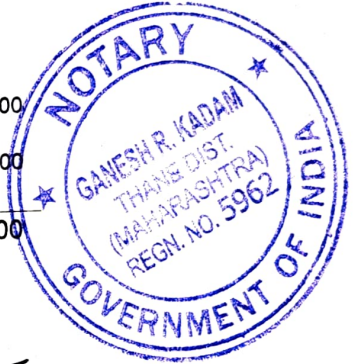
1380.00

एकूण रु.

31380.00

आपणास हा दस्त अंदाजे 12:35PM ह्या वेळेस मिळेल


दुय्यम निबंधक
पनवेल 1



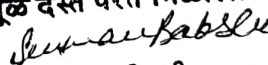
बाजार मूल्य: 3448500 रु. मोबदला: 3700000 रु.

भरलेले मुद्रांक शुल्क: 204600 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 08/04/2011

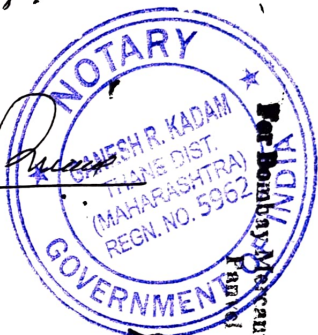
मूळ दस्त परत मिळाला

मूळ दस्त परत दिलेला

वरिष्ठ लिपीक
सह दुय्यम निबंधक, पनवेल-१

Nature of Documents	A for sale
Registration Details If Registrable Name of S. R. O.	Non-Regdt Register
Franking Unique No.	17757
Property Discription in brief	Flat
Consideration Amount	37,00,000/-
Stamp Purchasers Name	Suman Bakshi
Name of the Other Party	Maitri Enter.
If through Name & Address	—
Stamp Duty Amt. In Words	2,04,600/-
Authorized Person's full Signature & Seal	<i>Suman Bakshi</i>

उपट मुद्राक फ्रंकिंग तपासले.

Suman Bakshi
14-11
रुह/दुय्यम निबंधक, पनवेल-२
जि. रायगड.



AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Panvel, Navi Mumbai on this 8th day of April 2011 BET WEEN M/S . MAITRI ENTERPRISES, a Partnership Firm duly Registered under the provisions of Indian Partnership Act, 1932, through their authorized partner 1) SHRI KAMLESH LAXMANBHAI PATEL 2) SHRI. MITESH CHHAGANBHAI PATEL 3) SHRI KIRTIKUMAR PREMJBHAI PATEL 4)} SHRI. KANUBHAI KESHUBHAI PATEL 5) SHRI. JAYMIN DIPAKBHAI PATEL 6) SHRI. VINOD MULCHAND CHAWALA 7) SHRI CHETAN DHANSUKHBHAI PATEL 8) SHRI. NILESH BHIMJIBHAI PATEL 9) SMT. CHANDRIKABEN GOVINDBHAI PATEL AND 10) SHRI. SURESHBHAI MANIBHAI PATEL , Indian inhabitant, having address at Shop No.1, Maitri Street,

Suman Bakshi
Authorized Signatory
Suman Bakshi
Bank Ltd.
JASDANWALA COMPLEX OPP PANVIN HOTEL
MUMBAI-PINE ROAD
PANVEL - 411 035

ESOMAY MERCHANTILE CO-OPERATIVE
BANK LTD
M 088
JASDANWALA COMPLEX OPP PANVIN HOTEL
MUMBAI-PINE ROAD
PANVEL - 411 035

श्री 17757
196493
APR 08 2011
SPECIAL
ADDRESS
MAHARASHTRA

प व ल
4968 2011

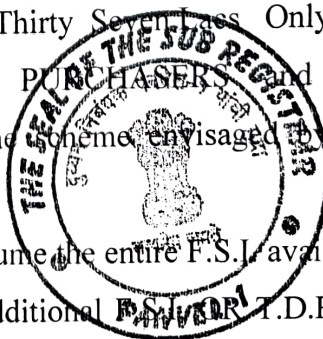
1. The Builders & Developers shall construed the said building "MAITRI OCEAN" on the said plot of lands consists of ground + 13 upper floors and the same shall be in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations modification as the Builders & Developers may consider necessary or as may be required by the concerned local authority / the Government, to be made in them or any of them. Provided that the Builders shall have to obtain prior consent in writing or the Purchaser in respect of such variations or modification which may adversely affect the premises of the Purchaser. Provided further that if there is any increase decrease or variation in the area or description of the premises allotted to the Purchaser due to change in plans or specification, the cost of the same shall be born by the Purchaser at the agreed rate along with other charges as applicable to the changed area.



2. The Purchaser /s hereby agrees to purchase and acquire Flat No. A-WING-402 On 4TH Floor, admeasuring carpet area on 55.370 Sq. meters. Or Terrace area 6.317 sq.mt thereabout inclusive of balcony/ open space / open terrace / the building known as "MAITRI OCEAN" on the said plot (hereinafter referred to as the "SAID PREMISES" and more particularly described in the schedule second hereunder) for total consideration of RS.37,00,000.00 (Rupes Thirty Seven Lacs Only).

The Developers have informed the PURCHASERS and the PURCHASERS are aware that as per the scheme envisaged by the Developers.

a) The Developers shall be entitled to consume the entire F.S.I. available in respect of the said property and / or additional F.S.I. T.D.R. of any property available in any manner whatsoever as provided for in this Agreement.



प व ल	
५९६२	२०२२
१२	२८

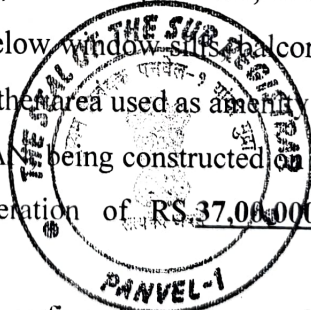
b) The Society or any other organization or limited company shall be formed and the Conveyance / Lease shall be executed by the Developers in favour of the society or organization or limited company only upon the completion of the building and development of entire property more particularly described in the schedule hereunder written and PURCHASER/S upon the shall insist not conveyance/Lease prior to the completion of the entire development of the said property more particularly described in the schedule hereunder written.

Aforesaid conditions are of the essence of this Agreement and only upon the PURCHASER/S agreeing to the said conditions, the Developers have agreed to sell the said FLAT to the PURCHASER/S.

1. The PURCHASER/S hereby agree that they have satisfied themselves about the title of the Developers to the said Property and declares that they shall not be entitled to raise any objection in matter relating to PURCHASER/So the title of otherwise whatsoever.

2. The PURCHASERS agreed to Purchase and the Developers agrees to sell to the PURCHASERS a Flat No.A-WING-402, 4TH Floor, Plot No. 40, Sector- 20, Kharghar, Navi Mumbai admeasuring carpet area 55.370 Sq. mtr. Open terrace 6.317 Sq.mtr, inclusive of the area of lofts, common premises, terrace, passages, lifts and recessed spaces below window sills balconies, staircase, common passage and any other area used as amenity etc. in building known as MAITRI OCEAN being constructed on the said property, for a total consideration of RS 37,06,000.00 (Ruppes Thirty Seven Lacs Only).

3. The PURCHASERS hereby agree to confirm about the area of the said Flat as mentioned hereinabove and hereafter shall not raise any objection with regard to the same. However the Car Parking/Stilt/ Open Space whatever, shall be kept open to sky by the PURCHASER/S, failing which, the PURCHASER/S shall be



प	र
५१६८	१०००
०३	६६

K K Patil

subscribed 12



दुय्यम निबंधक: पनवेल 1

दस्तक्रमांक व वर्ष: 5164/2011

नोंदणी 63 म.

Monday, April 11, 2011

सूची क्र. दोन INDEX NO. II

12:22:19 PM

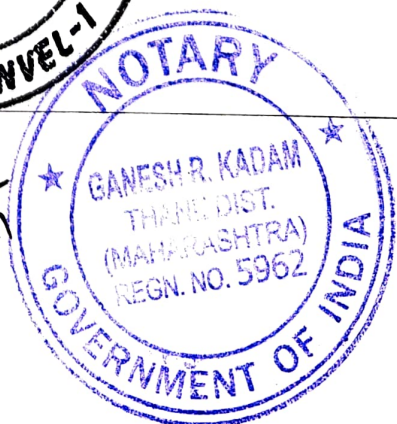
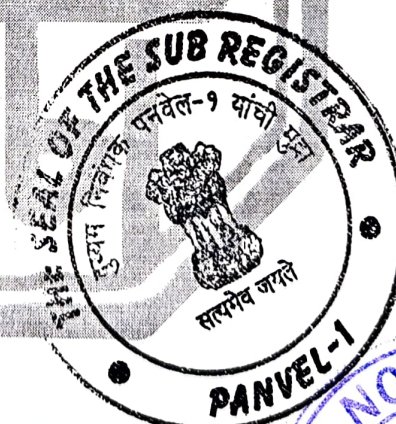
Regn. 63 m.e.

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 3,700,000.00
बा.भा. रू. 3,448,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. अ-402, चौथा मजला, ए विंग, मैत्री ओशियन, प्लॉट नं. 40, सेक्टर 20, खारघर ता पनवेल *** 55.370 चौमी कारपेट + 6.317 चौमी टेरेस *** 19/20**50000/-
- (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/- मैत्री एन्टरप्रायझेस तर्फे भागीदार कानूभाई केशूभाई पटेल तर्फे कुमु देविदास अनंत भुजबळ -; घर/फ्लॉट नं: से 21, कामोठे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) डॉ बक्षी सुमन -; घर/फ्लॉट नं: अनुशक्ती नगर, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 08/04/2011
- (8) नोंदणीचा 11/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 5164 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 204600.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शोरा

(Handwritten signature)

सहदुय्यम निबंधक, वॉ १
(पनवेल-१)





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

Date: 28 JUL 2014

CIDCO/BP-6567/TPO/(NM & K)/2014/7.49-1-3

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	3	8	6	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building of (Stilt+13 floors) [(Resi. BUA=4123.988 Sq.mtrs. Total BUA=4123.988 Sq.mtrs.) (No. of Units Resi.-84 Nos.) (Free of FSI= Fitness Centre BUA=82.417 Sq.mtrs. & Society Officer BUA=24.974 Sq.mtrs.) on Plot No.40, Sector-20, at Kharghar (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Fascinate has been inspected on 15/03/2013 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 01/04/2010 and that the development is fit for the use for which it has been carried out.

2

Manjula
28/7/14

(Manjula Nayak)
Town Planning Officer(BP)
Navi Mumbai & Khopta

To,
Mrs. SUMAN BAKSHI
KHARGHAR,
NAVI MUMBAI-410210

Date :-09/12/2014

Ref. : flat/No.(A-WING) 402 -4TH FLOOR and building known as "MAITRI OCEAN"
situated on plot No. 40, Sector -20, Kharghar, Navi Mumbai-410210.

Subject : HANDING OVER POSSESSION

Dear Sir / Madam,

This is to inform you that your Flat No. (A-WING) 402.on 4TH Floor in building known as MAITRI OCEAN situated at Plot No - 40 Sector- 20, Kharghar, Navi Mumbai, is duly constructed and completed as per the terms of the agreement referred to above and as per the plans and specification duly approved. You are therefore requested to inspect the same and take possession thereof. The amenities agreed are duly provided and we have discharged our obligation under the agreement and in terms of provision of M.O.F. Act. You are requested to note of the same and after your inspection and satisfaction the possession be taken with confirmation thereof in writing. You are requested to take possession within 3 TO 4 month from the date of receipt of this letter of information.

You are also requested to note that we will register the society within the time specified in agreement and hand over the management of the building to the society. Till then you will be liable to pay the monthly outgoing towards taxes and common amenities etc., every month as detailed in agreement. The payment of said outgoing will start falling due from the date of possession of after 3 to 4 month from the receipt of this letter whichever is earlier.

You are requested to confirm the same and revert back within a least possible time. Our representative is present on the site for the purpose of your inspection of the flat and for knowing comments if any.

If you do not take appropriate step then we will not remain responsible for any consequences. We have undertaken to commence the further works in the said complex as per phase wise program details by us and shown to you.

❖ We expect the like co-operation from you as you extended in past.

❖ Thanking You

Received by
(Flat Owner)

Yours Faithfully

For MAITRI ENTERPRISES

KOIJUK R. PATIL