001

Receipt No.: 653

RADHE KRISHNA BUILDERS

459, Central Facility Bldg.1, APMC Mkt.-1,Sector-19, Turbhe, Navi Mumbai - 400 705.
Email : radhekrishnabuilders@yahoo.in

Flat No. 603 On 6th Floor
in Krishna Apartment
Plot No 120 Sector 9
Ulwe.

PAYMENTS	Rs.	P.
Earnest Amt		
Part	63250/-	
TOTAL	63250/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddeolal Meena

the sum of Rupees Sixty Three Thousand Two Hundred & Fifty only

By / Cash / Chq. / P.O. No. _____ Dated 28/2/15

Drawn on NEFT

For RADHE KRISHNA BUILDERS

RADHE KRISHNA BUILDERS NAVI MUMBAI

Date : 13/10/15

Accounts Sales

Service Tax No. AALFR7958RSD01 W.E.F 31/1/12.
MVAT Tin No. 27050898383V, W.E.F 15/2/12.

003

Receipt No.: 435

RADHE KRISHNA BUILDERS

459, Central Facility Bldg.1, APMC Mkt.-1,Sector-19, Turbhe, Navi Mumbai - 400 705.
Email : radhekrishnabuilders@yahoo.in

Flat No. 603 On 6th Floor
in Krishna Apartment
Plot No 120 Sector 9
Olwe.

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	29550 =	00
TOTAL	29550 =	00

*Receipt issued subject to relisation of cheque / drafts

Service Tax No. AALFR7958RSD01 W.E.F 31/1/12.
MVAT Tin No. 27050898383V, W.E.F 15/2/12.

Received with thanks from Maddoolal Meena

the sum of Rupees Twety nine Thousand fifty five Hundred fifty.

By / Cash / Chq. / P.O. No. 844563 Dated 7/3/15.

Drawn on SBI - fort.

For RADHE KRISHNA BUILDERS

Date : 27/3/15

Accounts

Sales

BAMC Br. AMT-2. Margin Money (131)

005

Receipt No.: 693

RADHE KRISHNA BUILDERS

459, Central Facility Bldg.1, APMC Mkt.-1,Sector-19, Turbhe, Navi Mumbai - 400 705.
Email : radhekrishnabuilders@yahoo.in

Flat No. 603 On 6th Floor
in Krishna Apartment
Plot No 120 Sector 9
Vlwe

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	12050/-	
TOTAL	12050/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maldoolal Meena

the sum of Rupees Twelve Thousand Fifty only

By / Cash / Chq. / P.O. No. 844574 Dated 3/12/2015

Drawn on State Bank of India

For RADHE KRISHNA BUILDERS

Date : 3/12/2015

Accounts Sales

Service Tax No. AALFR7958RSD01 W.E.F 31/1/12.
MVAT Tin No. 27050898383V, W.E.F 15/2/12.

MARGIN MONEY

007

Receipt No.: 363

RADHE KRISHNA BUILDERS

459, Central Facility Bldg.1, APMC Mkt.-1,Sector-19, Turbhe, Navi Mumbai - 400 705.
Email : radhekrishnabuilders@yahoo.in

Flat No. 504 On 5th Floor
in Krishna Apartment
Plot No 120 Sector 9
Ulwe, Navi mumbai

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	29550 =	00
TOTAL	29550 =	00

*Receipt issued subject to relisation of cheque / drafts

Service Tax No. AALFR7958RSD01 W.E.F 31/1/12.
VAT Tin No. 27050898383V, W.E.F 15/2/12.

Received with thanks from mr Nemchand Meena

the sum of Rupees Twenty Nine thousand Five Hundred and fifty only —

By / Cash / Chq. / P.O. No. 859874 Dated 14/02/15

Drawn on SBI

For RADHE KRISHNA BUILDERS

RADHE KRISHNA BUILDERS

Date : 27/02/15

Accounts Sales

005

Receipt No.: 784

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 609 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai.

PAYMENTS	Rs.	P.
Earnest Amt		
Part	92,800/-	
TOTAL	92,800/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddoolal Meena.

the sum of Rupees Ninety Two Thousand Eight Hundred only/-

By / Cash / Chq. / P.O. No. T/F in A/c Dated 10/1/14

Drawn on —

For RADHE KRISHNA BUILDERS

Date : 25/1/14.

Accounts Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

Receipt No.: 502

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai.

PAYMENTS	Rs.	P.
Earnest Amt		
Part	1,39,200/-	
TOTAL	1,39,200/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddoolal Meena.

the sum of Rupees One Lakh Thirty Nine Thousand Two Hundred Only/-

By / Cash / Chq. / P.O. No. T/F in A/C Dated 22/5/13

Drawn on —

For RADHE KRISHNA BUILDERS

Date : 24/5/13

Accounts Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

013

Receipt No.: 308

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai.

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	1,39,200/-	
TOTAL	1,39,200/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Muddoolal Meena.

the sum of Rupees One lakh Thirty Nine Thousand Two Hundred Only/-

By / Cash / Chq. / P.O. No. 447937 Dated 13/2/13

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date : 14/2/13

Accounts Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

Receipt No.: 259

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai.

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	1,39,200/-	
TOTAL	1,39,200/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddoolal Meena.

the sum of Rupees One Lakh Thirty Nine Thousand Two Hundred Only/-

By / Cash / Chq. / P.O. No. 845265 Dated 18/1/13

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date : 18/1/13

Accounts Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

Receipt No.: 181

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai.

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	1,39,200/-	
TOTAL	1,39,200/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Mulldoolal Meena.

the sum of Rupees One Lakh Thirty Nine Thousand Two Hundred only/-

By / Cash / Chq. / P.O. No. 447103 Dated 8/12/12

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date : 10/12/12

Accounts Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

019

Receipt No.: 156

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai

PAYMENTS	Rs.	P.
Earnest Amt		
Part	1,39,200/-	
TOTAL	1,39,200/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddoolal Meena

the sum of Rupees One Lakh Thirty Nine Thousand & Two Hundred Only.

By / Cash / Chq. / P.O. No. 446941 Dated 26/11/12

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date : 26/11/12.

Accounts

Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

Receipt No.: 120

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai,

PAYMENTS	Rs.	P.
Earnest Amt		
Part	1,39,200/-	
TOTAL	1,39,200/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddoolal Meena

the sum of Rupees One Lakh Thirty Nine Thousand & Two Hundred Only.

By / Cash / Chq. / P.O. No. 446645 Dated 23/10/12

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date : 27/10/12

Accounts Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

Receipt No.: 065

RADHE KRISHNA BUILDERS

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor,
in "Krishna Apartment
Plot No. 120 Sector 9
Ulwe, Navi Mumbai

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	1,39,200/-	
TOTAL	1,39,200/-	

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddoolal Meena

the sum of Rupees One lakh Thirty Nine Thousand Two Hundred Only.

By / Cash / Chq. / P.O. No. 845257 Dated 6/9/12.

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date: 10/9/12.

Accounts Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

Receipt No.: 018

RADHE KRISHNA BUILDERS

025

460, Central Facility Bldg.1, APMC MKT-1, Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
in "Krishna Apartment"
Plot No. 120 Sector 9
Ulwe, Navi Mumbai

PAYMENTS	Rs.	P.
Earnest Amt		
Part	1,39,200	-
TOTAL	1,39,200	-

*Receipt issued subject to relisation of cheque / drafts

Received with thanks from Mr. Maddoolal Meena.

the sum of Rupees One lakh Thirty Nine Thousand & Two Hundred Only.

By / Cash / Chq. / P.O. No. 445754 Dated 16/8/12

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date : 23/8/12.

Accounts

Sales

Service Tax No. AALFR7958RSD01w.e.f. 31/1/12
MVAT Tin No.- 27050898383V.w.e.f. 15/2/12

027

Receipt No.: 472

RADHE KRISHNA BUILDERS

460,Central Facility Bldg.1, APMC Mkt-1,Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
In "Krishna Apartment"

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	1,39,200/-	
TOTAL	1,39,200/-	

★ Receipt issued subject to realisation of cheques /drafts

Received with thanks from Mr. Madhoolal Meena.

the sum Of Rupees One Lakh Thirty Nine Thousand Two Hundred only/-

By / Cash /chq. / P.O. No 444856 Dated 10/7/12

Drawn on State Bank of India.

For RADHE KRISHNA BUILDERS

Date : 10/7/12

Accounts

Sales

029

RADHE KRISHNA BUILDERS

Receipt No.: 435

460,Central Facility Bldg.1, APMC Mkt-1,Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
In "Krishna Apartment"

PAYMENTS	Rs.	P.
Earnest Amt	—	
Part	5,12,000/-	
TOTAL	5,12,000/-	

★ Receipt issued subject to realisation of cheques /drafts

Received with thanks from Mr. Mudduolal Meena.

the sum Of Rupees Five Lakh Twelve Thousand Only/-

By / Cash /chq. / P.O. No 443985 Dated 5/6/12

Drawn on State Bank of India.

For **RADHE KRISHNA BUILDERS**

Date : 7/6/12

Accounts Sales

03

RADHE KRISHNA BUILDERS

Re ɔt No.: 140

460,Central Facility Bldg.1, APMC Mkt-1,Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. 603 On 6th Floor
In Krishna Apartment
Proposed

PAYMENTS	Rs.	P.
Earnest Amt	1,50,000	00
Part	—	
TOTAL	1,50,000	00

★ Receipt issued subject to realisation of cheques /drafts

Received with thanks from Mr. Maddoo Lal Meena

the sum Of Rupees One lac Fifty Thousand only

By / Cash /chq. / P.O. No 176277 Dated 25/10/10

Drawn on State Bank of Ewaty

For RADHE KRISHNA BUILDERS

Date : 3/9/11

Accounts Sales

033

RADHE KRISHNA BUILDERS

Re ɔt No.: 017

460,Central Facility Bldg.1, APMC Mkt-1,Sector-19, Turbhe,
Navi Mumbai-400 705.

Flat No. — On — Floor —

In —

PAYMENTS	Rs.	P.
Earnest Amt Token	1,50,000	00
Part		
TOTAL	1,50,000	00

★ Receipt issued subject to realisation of cheques /drafts

Received with thanks from Maddoolal Meena

the sum Of Rupees One Lakh fifty thousand only

By / Cash /chq. / P.O. No 176276 Dated 20/8/2010

Drawn on State Bank of India

For RADHE KRISHNA BUILDERS

Date : 20/8/2010

Accounts Sales

To,
The Assistant General Manager,
State Bank of India,

Date: 14/02/2012.

Respected Sir,

I/We, **M/S RADHE KRISHNA BUILDERS**, here by certify that:

I/We have transferable rights to the property described below, which has been allotted by me/us to **MR. MADDOOLAL MEENA** herein after referred to as "**the purchasers**", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated. 08/02/2012 (herein after referred to as the "Sale document")

Description of the property:

Flat No/House No.	:	603
Building No/Name	:	"KRISHNA APARTMENT"
Plot No	:	120.
Locality Name	:	SECTOR NO-9.
Area Name	:	ULWE,
City Name	:	NAVI MUMBAI.

1. That the total consideration for this transaction is **RS. 23,20,000/- (Rs. TWENTY THREE LACS TWENTY THOUSAND ONLY)** towards sale document .

2. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

3. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

Cont....2

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

4. We have not borrowed from any financial institution for the purchase/development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

6. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

7. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring **"M/S RADHE KRISHNA BUILDERS", UNITED BANK OF INDIA, Account No. 0551050023232"**.

8. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C **"MR. MADDOOLAL MEENA"** and forward the same to you directly.

9. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide _____ (description of document of delegation of authority to the signatory.)

Yours faithfully,
M/S RADHE KRISHNA BUILDERS.

PARTNER.

Name : Anil A. Budhrani
Designation : partner
Place : Navi Mumbai
Date : 14/02/2012.

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

Wednesday, February 08, 2012

2:41:23 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1866

गावाचे नाव उलवे

दिनांक 08/02/2012

दस्तऐवजाचा अनुक्रमांक पवल1 - 01732 - 2012

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव:मङ्गूलाल मीना - -

नोंदणी फी	:-	23200.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (51)	:-	1020.00
एकूण	रु.	24220.00

आपणास हा दस्त अंदाजे 2:56PM ह्या वेळेस मिळेल

दुय्यम निबंधक
पनवेल 1

बाजार मुल्य: 2004000 रु. मोबदला: 2320000रु.
भरलेले मुद्रांक शुल्क: 121800 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: -;
डीडी/धनाकर्ष क्रमांक: -; रक्कम: 23200 रू.; दिनांक: 09/01/2012

मूळ दस्त परत मिळाला

पक्षकाराची सही

मूळ दस्त परत दिला

लिपिक,
दुय्यम निबंधक, पनवेल-१

दस्तक्रमांक व वर्ष: 1732/2012

Wednesday, February 08, 2012
2:43:19 PM

नोंदणी 63 म.
Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	करारनामा करारनामा मोबदला रू. 2,320,000.00 बा.भा. रू. 2,004,000.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णनः सदनिका क्र.603, सहावा मजला, कृष्णा अपार्टमेंट ,प्लॉट क्र.120, से.नं.9, उलवे
(3)क्षेत्रफळ	(1)56.904 चौ.मी. बिल्टअप
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) मे/-राधे कृष्ण बिल्डर्स तर्फे भागीदार अंबुमल बुधराणी तर्फे अख. प्रशांत डी वाव्हळ - -; घर/फ्लॅट नं: से.नं.19, तुर्भे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/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) मडूलाल मीना - -; घर/फ्लॅट नं: जी टी बी नगर,मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
(7) दिनांक करून दिल्याचा	08/02/2012
(8) नोंदणीचा	08/02/2012
(9) अनुक्रमांक, खंड व पृष्ठ	1732 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 121800.00
(11) बाजारभावाप्रमाणे नोंदणी	रू 23200.00
(12) शेरा	

सहदुय्यम निबंधक, वर्ग २
(पनवेल-१)

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
सत्यमेव जयते
PANVEL - 1

मूल्यांकन पत्रक (प

Wednesday, February 8, 2012
11:14:59AM

003

मुल्यांक	2012	सर्वे	इतर
वर्ष		क्रमांक	
जिल्हा	रायगड	मुल्य	27
तालुक्याचे नाव	पनवेल	मुल्य विभाग	27.2
गावाचे नांव	उलवे	वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर:-	Rs. 35200 /-
क्षेत्राचे नांव	A Class Palika		

मिळकतीचा प्रकार	बांधीव	मिळकतीचा	निवासी सदनिका
बांधकामाचा	1-आर सी सी	बांधकाम	Rs. 0 /- चौ. मीटर Rule 3
मिळकतीचा	0 TO 2 वर्षे	घसा-यानुसार येणारा बांधकामाचा दर	0.00
मिळकतीचा	56.90 चौ. मीटर	उद्वाहन स आहे	मजला : Ground to 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (जमिनीचा दर + घसा-यानुसार येणारा बांधकामाचा दर) * 1.00 Rule -7

= 35200

A) मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र

= 35200 * 56.90

= 2003020.8

एकत्रित अंतिम = अंतिम मूल्य + पोटमाळ्याचे मूल्य + तळघराचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + वरील गच्चीचे मूल्य +

= 2003020.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= 2003020.8 /-

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THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
सत्यमेव जयते
PANVEL-1

जारी करने वाली शाखा
Issuing Branch:SBI, FORT BOMBAY
CODE No: 30003
Tel No. 022-22078390

भारतीय स्टेट बैंक
State Bank of India

मांगपत्र
DEMAND DRAFT

दिनांक /DATE: 09/01/2012
INSTRUMENTS FOR RS. 50,000/- AND ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS
Sr. No: 155113

मांगे जानेपर ON DEMAND PAY JOINT SUB REGISTRAR PANVEL **********
**********JOINT SUB REGISTRAR PANVEL ********** या उनके आदेश पर OR ORDER

रुपये RUPEES	TWO	THREE	TWO	ZERO	ZERO
	T'THDS	THDS	HUNDS	TENS	UNITS

PAISE ZERO ONLY

Rs. 23200 पैसे Ps. 00
AMOUNT BELOW 23201(2/5)

अदा करें।
मूल्य प्राप्त / VALUE RECEIVED

भारतीय स्टेट बैंक
STATE BANK OF INDIA
अधावर्ता शाखा / DRAWEE BRANCH:PANVEL
कोड क्रं. /CODE No: 00448
IOI 000164828176 Key: RUDHUV Sr. No: 155113

प्राधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY
(हस्ताक्षर नमूना क्र० / S.S. NO.)

शाखा प्रबंधक / BRANCH MANAGER
(हस्ताक्षर नमूना क्र० / S.S. NO.)

⑈828176⑈ 000002000⑆ 000164⑈ 17

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
सत्यमेव जयते
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INDIA NON JUDICIAL

Government of Maharashtra

सत्यमेव जयते

e-Stamp

Issued By
Stock Holding Corporation Of India Ltd.
Location Vashi
Signature
Detail can be verified at www.shcilestamp.com

Certificate No.	:	IN-MH06648260504002K
Certificate Issued Date	:	03-Feb-2012 05:13 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
Unique Doc. Reference	:	SUBIN-MHMHSHCIL0107152695558549K
Purchased by	:	MADDOOLAL MEENA
Description of Document	:	Article 25(b)to(d) Conveyance
Property Description	:	KRISHNA APARTMENT, FLAT NO.603, PLOT NO.120, SEC-9, ULWE, NAVI MUMBAI
Consideration Price (Rs.)	:	23,20,000 (Twenty Three Lakh Twenty Thousand only)
First Party	:	RADHE KRISHNA BUILDERS
Second Party	:	MADDOOLAL MEENA
Stamp Duty Paid By	:	MADDOOLAL MEENA
Stamp Duty Amount(Rs.)	:	1,21,800 (One Lakh Twenty One Thousand Eight Hundred only)

Please write or type below this line

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Statuatory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

009

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0106342731687941K

Receipt Date 03-FEB-2012

Received From	MADDOOLAL MEENA	Pay To	
Instrument Type	DD	Instrument Date	09-JAN-2012
Instrument Number	828177	Instrument Amount	121800 (One Lakh Twenty One Thousand Eight Hundred only)
Drawn Bank Details			
Bank Name	STATE BANK OF INDIA	Branch Name	PANVEL
Out of Pocket Expenses	0.0 ( )		

SHCIL VASHI

THE SEAL OF THE SUB-REGISTRAR

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AGREEMENT FOR SALE

FLAT NO. 603, 6th FLOOR,

BLDG. KNOWN AS "KRISHNA APARTMENT"

PLOT NO. 120, SECTOR-9,

ULWE, NAVI MUMBAI.

BUILDING CONSISTS	: GROUND + 7 FLOOR (WITH LIFT)
CARPET AREA IN SQ. MTRS.	: 47.42
BUILT UP AREA IN SQ.MTRS.	: 56.904
SALES PRICE	: RS. 23,20,000/-
TOTAL STAMP DUTY	: RS. _____/-
REGISTRATION FEE	: RS. _____/-

THE SEAL OF THE SUB-REGISTRAR पनवेल-१ PANVEL-1

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 8th day of Feb 2012,

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BETWEEN

M/S RADHE KRISHNA BUILDERS (Pan No.AALFR7958R) through its partners 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, having address at, 460 Central facility Building-I , A.P.M.C. Market No. 1. Sector -19, Turbhe, Navi Mumbai, hereinafter referred to as **'THE DEVELOPERS** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns), **of the One part,**

AND

MR. MADDOOLAL MEENA, aged____ years (Pan No ANTPM7557N) an adult, Indian inhabitant, residence at MS RB II-10/13, Railway Colony, GTB Nagar, Mumbai- 400037. Hereinafter called **'THE PURCHASER'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **Other Part.**

DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
603	6th	120	9

BUILDING	: "KRISHNA APARTMENT"
NODE	: ULWE, NAVI MUMBAI.
CARPET AREA IN SQ. MTRS.	: 47.42
BUILT UP AREA IN SQ.MTRS.	: 56.904

BUILDING CONSISTS: GROUND + 7 FLOORS (WITH LIFT)

SALE PRICE : RS. 23,20,000/- (Rupees Twenty Three Lakhs Twenty Thousand Only).

Hereinafter referred to as 'THE SAID FLAT'

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WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

AND WHEREAS:

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

AND WHERAS

By an Agreement to Lease dated: **26TH day of July 2011,** made at CBD Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO),** therein and herein referred to as 'THE LESSOR' and 1)**SHRI. ANANT BABU OVALEKAR 2)SHRI. KISAN BABU OVALEKAR, 3)SMT. SONUBAI GANU MHATRE 4)SMT. BAYOBAI NAMDEV MHATRE AND 5)SMT. TULSABAI BABU PATIL,** therein referred to as THE LESSEE and herein referred to as the ORIGINAL ALLOTTEE, and CIDCO leased Plot of land in lieu of compensation being Plot No. 120, Sectors - 9, admeasuring 599.63 Sq. Mtrs. Under the 12.5% Expansion Scheme at village Ulwe, Taluka - Panvel, Dist. Raigad, (hereinafter referred to as **'THE SAID PLOT')**

AND WHEREAS

THE ORIGINAL Allottee paid the Premium in full agreed to paid to the Corporation.

AND WHEREAS

The physical possession of the same has handed over to the Original Allottee for Development and Construction thereof Building for Residential purposes. The corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for purpose of erecting building/s.

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AND WHEREAS

The said Agreement to Lease dated : 26TH day of July 2011, has been Registered at the Office of Sub Registrar Assurance Panvel - 3 vide Receipt no. 7763, Document No. 07633 -2011, Dt. 26/07/2011.

AND WHEREAS

By Tripartite Agreement dated **05th of August 2011** between **CIDCO** THE FIRST PART, **1)SHRI. ANANT BABU OVALEKAR 2)SHRI. KISAN BABU OVALEKAR, 3)SMT. SONUBAI GANU MHATRE 4)SMT. BAYOBAI NAMDEV MHATRE AND 5)SMT. TULSABAI BABU PATIL,** the Original Allottee of the SECOND PART & the **M/s. RADHE KRISHNA BUILDERS through its Partners 1) MR, ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA,** THE THIRD PART. The said original Allottee has sold and assigned all his rights and interests in and upon the said Plot to the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS

The said Tripartite Agreement dated 05th day of August, 2011 has been Registered at the Office of Sub Registrar Assurance Panvel -3 vide Receipt No. 8185, Document No. 08047-2011, Dt. 05/08/2011.

AND WHEREAS

The CIDCO has transferred the said Plot in favour of **M/s. RADHE KRISHNA BUILDERS through its Partners 1) MR, ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA;** vide its [illegible] Letter No. CIDCO/VASAHAT/NA/12.5%SCHEMES /ULWE/23[illegible] Dt.10/08/20[illegible].

AND WHEREAS

The Developer have entrusted the architect works to "FASCINATE" (hereinafter called "The Said Architect") to develop, design and lay down specification of construction of the building on the said plot.

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AND WHEREAS

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission cum Commencement Certificate under Reference No. CIDCO/ATPO/1296/Date. 07/10/2011. Granted its permission to develop the said plot and to construct a building on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plane in respect of the said building.

AND WHEREAS

As per the Plans approved by the Corporation the Developers are constructing thereon Building as per Plans and Specifications approved and the development permission granted by the CIDCO including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/ Planning Authorities:

AND WHEREAS:

THE DEVELOPERS expressed their intention to dispose of Flats in the proposed new building as on ownership basis to the prospective Purchaser.

AND WHEREAS

The Building is being constructed of Flats on the Plot shall be known as **"KRISHNA APARTMENT"**

AND WHEREAS:

The Purchaser has requested the Developers to allot the Said FLAT and also an undivided interest in common areas and facilities in the said building constructed on the Plot No. 120, 12.5% Gaothan Expansion Scheme, Sector – 9, ULWE, Navi Mumbai, on ownership basis as agreed to by and between them which is hereinafter referred to as the said Flat, as per the Floor plan, annexed hereto and marked as ANNEXURE "A".

AND WHEREAS

THE PURCHASERS agrees to pay price/consideration in respect of the said Flat in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of

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Promotion of Construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the Construction work of the said new building.

AND WHEREAS

By executing this Agreement the Purchase have accorded their consent as required under the said Act,1963 whereby the Developers will be entitled to mortgage or create on any Flat, which is not hereby agreed to be sold.

AND WHEREAS

By executing this Agreement the purchasers has accorded his consent as required under Section 7 of the said Act whereby the Developers will be entitled to make such alterations in the structure in respect of the said flat agreed to be Purchased acquired by the Purchasers and or in the building as may be necessary and expedient in the opinion of their Architect/Engineer.

AND WHEREAS

THE DEVELOPERS have entered into a standard Agreement with an Architect, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architect and the Structural Engineer till the completion of the building.

AND WHEREAS

While granting the building permission and sanctioning the Plans, the CIDCO authorities have laid down certain terms and conditions to be performed by the Developers and the Developers accordingly incorporated the same terms and Conditions in their Agreement with the Developers and upon due observance and performance of which only completion and /or the occupation certificate in respect of the new building shall be granted by the concerned authorities of CIDCO and the Developers shall complete the Construction of the said new building known as **"KRISHNA APARTMENT"**

AND WHEREAS

The copies of Certificate of Title issued by the Advocate MR. R. R. JINDAL Advocate of High Court and Notary (Govt. of India) of the Developers, showing the nature of the

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title of the Developers to the said property on which the building is to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Purchaser to be approved by the concerned local authority have been inspected by the Purchaser.

AND WHEREAS

The Purchaser has become fully satisfied about the title of the Developers to the said property and the Purchasers shall not be entitled to further investigate the title of the Developers or to raise an objection with regards to any other matter relating thereto.

AND WHEREAS

THE PURCHASERS have examined and approved the building and floor plan. The nature and quality of Construction and fittings, fixtures, facilities and amenities provided to be provided thereto as per the general specifications stated in the Second Schedule hereunder written agreed to purchase the said FLAT and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as under:

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

1. The Developers shall construct a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the CIDCO and which have been and approved by the Purchasers with only such variations and modifications as the Developers may consider necessary or as may be required by the CIDCO provided that the Developers shall have to obtain prior permission or consent in writing of the Purchasers in respect of such variations or modifications which may be adversely affect the Flat/tenements of purchasers.

The Developers have informed the purchasers and the purchasers are aware 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 additional F.S.I. OR T.D.R OF any property available in any manner whatsoever as provided for in this Agreement.

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b) The Society or any other organization or limited company shall be formed and the Conveyance shall be executed by the Developers in favour of the society of organization or limited company only upon the completion of all the buildings and development of entire property more particularly described in the schedule hereunder written and Purchasers shall not insist upon the 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 Purchasers agreeing to the said conditions, the Developers have agreed to sell the said Flat to the Purchasers.

2. The Purchasers hereby agrees and satisfied about the title of the Developers to the said Property and declares that he shall not be entitled to raise any objection in matter relating to title or otherwise whatsoever.

3. The Purchasers agrees to Purchase and the Developers agrees to sell to the Purchasers the said FLAT open terrace, inclusive of the area of lofts, common premises, terrace, passages, lifts and recessed spaces below window cills, balconies, staircase, common passage and any other area used as amenity etc. in building known as **"KRISHNA APARTMENT"** being constructed on the said property, for a total consideration of **Rs. 23,20,000/- (Rupees Twenty Three Lakhs Twenty Thousand Only).**

4. The Purchasers hereby agrees 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 failing which, the Purchasers shall be liable for the consequences arising there from, and the purchasers hereby indemnify and keep the Developers indemnified of and against said liability and consequences thereof.

5. Prior to execution of this presents the Purchasers have paid a sum of **Rs. 3,00,000/- (Rupees Three lakhs Only)** as Earnest Money Deposit / Booking amount adjustable towards the sale price of the Flat agreed to be sold by to the

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Developers to the purchasers. The Purchasers shall pay to the developers the balance sum of **Rs. 20,20,000/- (Rupees Twenty Lakhs Twenty Thousand Only)** in the following Schedule:-

SCHEDULE OF PAYMENT

		%
	On Booking	10%
	On Completion of Plinth	25%
	On completion of 1st slab	6%
	On Completion of 2nd slab	6%
	On Completion of 3rd slab	6%
	On completion of 4th slab	6%
	On completion of 5th slab	6%
	On completion of 6th slab	6%
	On completion of 7th slab	6%
	On completion of 8th slab	6%
	On completion of Brickwork	6%
	On completion of Plaster	4%
	On completion of Finishing	4%
	On possession	3%
	Total	100%

TIME BEING ESSENCE OF CONTRACT. THE AGREEMENT WILL STAND AUTOMATICALLY CANCELLED IF THE PURCHASER FAILS TO MAKE THE PAYMENT WITHIN TIME.

6) IN CASE THE PURCHASERS FAILS TO MAKE THE INSTALLANCE PAYMENT, THEN AN INEREST OF 24% PER ANNUM SHALL BE CHARGED FOR THE REMAINING PAYMENT, AND IN CONTINUATION OF THE DEFAULT, THE AGREEMENT CAN BE CANCELLED AT THE DISCRETION OF THE DEVELOPERS AND FULL AMOUNT SHALL BE FORFEITED.

IT IS CLEARLY MENTIONED HEREIN THAT NON AVAILABILITY OF LOAN FROM THE FINANCIAL INSTITUTION SHALL NOT BE A CONDITION FOR MAKING DEFAULT OF THE INSTALLMENT OR PAYMENT TOWORDS THE SALE PRICE.

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7) **The above purchase price does not include the following charges :-**

a) Stamp duty, Registration and other charges payable to the concerned authorities.
b) Water connection charges and electricity connection charges.
c) Electric cable laying charges and electricity connection charges.
d) Electric cable laying charges.
e) Development charges for Land and Building and infrastructure charges.
f) Legal charges for documentation.
g) Water Resources Development charges.
h) Any other taxes, cesses that shall be levied or become livable.
i) By CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
j) Proportionate share of Property taxes.
k) Society formation charges.
l) Share money entrance Fee of the society or Limited Company.
m) Service Tax, Vat tax and any other tax as applicable.

8) The Developers hereby agree to observe, perform and comply with all the terms, condition, stipulations and restrictions, if any which may have been imposed by the concerned competent authority at the time of sanction in the said plans and thereafter and shall, before handing over possession of the said Flat to the Purchaser/s, obtain Occupation and /or completion Certificate .

9. WITHOUT Prejudice to the Developers, other rights under this Agreement and /or in law the purchasers shall be liable and shall at the option of the Developers, pay to the Developers interest at the rate of 24% per annum on all amounts due and payable by the Purchasers under this Agreement.

10. The Developers agree that the possession of the said Flat shall be delivered to the Purchasers after completion of the project. The Developers shall give the possession as aforesaid on or before **DECEMBER-2014**. The Developers shall not incur any liability if they are unable to deliver possession of the Flat by the date aforesaid, if the completion of the building is delayed on account of non-availability of materials or by reason of war, civil commotion or any act of God or if non- delivery of possession is a result of any notice, order rules notification of the Government Court of law and/or other public authority or for non-availability of water and/or non-payment of the amounts by the Purchasers on due dates and as per schedule of payment or for any reasons unforeseen or beyond the control of Developers.

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11. THE PURCHASERS shall take possession of the Flat within 7 days of the Developers giving written notice to the Purchasers intimating that the said Flat is ready for use and occupation. PROVIDED that if within a period of SIX MONTHS from the date of handing over the Flat to the Purchasers, the Purchasers brings to the notice of the Developers any defect pertaining to civil work only in the Flat are situated or the material used in the construction of the said building, then wherever possible such defects shall be rectified by the Developers at their own cost.

12. UPON POSSESSION of the said Flat being delivered to the Purchasers, the Purchasers shall be entitled to use and occupy the said Flat and shall not claim against the developers in respect of any item of work in the said Flat which may be utilized not have been carried out or completed. THE PURCHASER shall use the Flat or any part there of or permit the same to be used only for the purpose to which it is allotted. The Purchasers agrees not to change use of the Flat or COVER the open space without prior consent in writing of the Developers.

13. The Developers have No Objection whatever in mortgaging the said Flat of the Purchasers with any Financial Institution including the employer of the Purchasers. In case the Purchasers are not qualified for the loan facility or fails to pay the said amount on or before their respective due dates, then in that event, this Agreement shall automatically be cancelled without any further Deed or Document in this behalf, subject to what is stated in Para 6 herein above.

14. On the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Developers under this Agreement (including his proportionate share of taxes levied by CIDCO and other outgoing) and committing breach of any of the terms and conditions herein contained, the Developers shall be entitled to their own option to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchasers ten days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and/or default shall have been made by the Purchasers in remedying such breach or breaches, within the period of ten days after giving of such notice, the Developers shall not be liable to pay to Purchasers any amount and will forfeit all amount paid up to date and upon termination of this agreement the purchaser will have no right, title, interest in the said flat, The Developers shall be at liberty to dispose off and sell the said Flat to such person and at such price as the Developers may in their may in their absolute discretion think fit

15. It is further understood between the parties that the Purchasers would not have any right whatsoever as far as the remaining Flats are concerned, and the same

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would be disposed off by the developers in a manner as the Developers would deem fit. The Purchasers would however become the members the Society and pay all necessary charges and deposits apart from the said sale price.

16. If for any reason outside the control of the Developers and/or the Society the whole or part of the project is abandoned, no claim will be preferred by either party to the contract.

17. The Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO Ltd., or the Local Authority causing delay in giving /supplying permanent water connection or such other service connections necessary for using /occupying the said FLAT.

18. The Developers shall in respect of any amount unpaid by the Purchasers under the terms and conditions of this Agreement have a first lien and charge on the said Flat agreed to be acquired by the Purchasers.

19. The Developers hereby declare that entire Floor has been consumed in this project only and that said property of the Floor Space Index has been utilized by the Developers elsewhere for any other purpose whatsoever. in case the said Floor Space index has been utilized by the Developers elsewhere, then the Developers shall furnish to the Purchasers all the detailed particulars in respect of such utilization of said Floor Space index by them. In case while developing the said property the Developers have utilized any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Developers to the Purchasers. The residual F.A.R (F.S.I.) in the plot or the layout not consumed will be available to the Developers alone till the said Property conveyed to society or Incorporation Body of the Purchasers or till the completion of the project which ever is later. Whereas only after the said conveyance is executed of the project is completed the residual F.A.R (F.S.I) shall be available to the Purchasers or their body.

20. The Purchasers along with other Purchasers of Flat in the said building shall join in forming and Apartment Owners/Co-Operative registering the Association of Housing Society/Private Limited Company as the case may be and for this purpose also form time to time sign and execute the application for registration and/or membership and /or other Papers and registration of the Company/Society as the case may be and for becoming a member including the bye -laws, Rules and Regulations of the Proposed Association and duly fill in sign and return to the Developers so as to enable the Developers to register the

Organization of the Flat Purchasers under the said Act and Rules made there under.

21. After the building is complete and fit for occupation and after the Society (ies) or Limited Company (ies) incorporation Body (ies) or condominium of Apartments is registered and only after all the said Flat in the said building have been sold and disposed off by the Developers and after the Developers have received all dues payable to him under the terms of the Agreement with various Flat holders etc. and after the completion of all buildings as developments of the entire property the Developers will execute a Deed of Lease and /or any other documents in favour of a Co- operative society (ies) Limited company (ies) Incorporated Body or condominium of Apartments through its advocate shall prepare the Conveyance and all other documents to be executed in connection with the Co-operative Society or Limited Company or Incorporated body and all the costs, charges and expenses including stamp duty, registration fees and other expenses in connection with preparation of the execution of the Lease Deed and other documents and formation of registration incorporation of the Co- operative Society or Limited Company or Incorporated Body or condominium of Apartments or other corporate body shall be borne and paid by the Purchaser.

22. The Developers shall get a Deed of Lease / conveyance to be executed by the said Corporation in favour of the Company /Association /Society as the case may be in respect of the said property and the building erected thereon within the prescribed time from the formation and registration of the Association / Society or from the date on which the Developers have sold and received payment for all the flats/ shops sold and handed over possession of the Flat/shops to the respective purchaser whichever is later PROVIDED THAT the Developers have been paid and have received full consideration amount payable by all the Flats / Shops Holders.

23. All notice to be served on the purchasers as contemplated by this agreement shall be deemed to have been duly served if sent to the purchasers by Registered post or under certificate of posting at their address specified below:

Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037

24. The Developer's shall have the right to make addition, alteration, raise stories or put additional structure at any time as may be permitted by corporation and other competent Authorities, such additional alteration, structure and stories and remaining unused F.S.I. be the sole property of the Developers who will be

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entitled to use and dispose it off in any way they choose and the purchasers hereby consent to the same.

25. Provided that the Developers do not, in any way after or prejudice the right hereby granted in favor of purchasers in respect of the said Flat agreed to be Purchased by the Purchasers the Developers shall at liberty to sell, mortgage or otherwise deal with or dispose of their right, title and interest in the said land, hereditament and the building construction and hereafter to be constructed thereon.

26. All costs, charges and expenses in connection with formation registration of the said Association/ society as the case may be shall be borne and paid by the members of the said Association /Society and all costs, charges and expenses including Advocate's and Solicitor's fee for preparing and engrossing this agreement and the Lease Deed and Conveyance Deed in respect of this property and stamp duty and registration charges in respect of the said Lease Deed and Conveyance Deed thereto, shall be borne and paid by the members of the said Association/Society /Private Ltd. Company as the case may be.

27. Commencing a week after the notice in writing is given by the developers to the purchaser that the said flat is ready for use and occupation, the Purchasers shall pay on or before the 5th day of every month to the Developers until the said property together with the building constructed thereon is transferred to the proposed Society/Association as provided herein, a provisional monthly contribution as decided by the Developers and shall be paid for one year in advance towards the proportionate share that may be ascertained by the Developers (a) insurance premium for insuring the said building against fire, riot and civil commotion etc, (b) The municipal rates charges and taxes including collector's charges and at other outgoing that may from time to time be levied on incurred in respect of the said Property (c) The charges for maintenance and management of the said building wages and salaries of waterman, sweeper bill collector and accountant (d) Electricity charges of common light, meter pump etc. The said payment shall be on the ad-hoc basis and the purchaser shall be liable to pay actual proportionate taxes and outgoing. On such Lease Deed/ Conveyance Deed being executed the aforesaid deposits shall be transferred by the Developers to the proposed Association/ Society as the case may be. However the Developers shall be entitled to deduct there from and appropriated to themselves any amount that may be due and payable by the purchasers to the Developers. The purchaser undertakes to pay such proportionate share of outgoings regularly on the 5th day of each and every in advance.

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28. After the said society limited company association the case may be is formed /registered incorporated, the Purchasers will pay their share of the aforesaid outgoing directly to the society/limited Company/association.

29. The Purchasers of himself with the intention to bring all persons into whomsoever hands the said Flat may come (in accordance with terms of presents) doth hereby covenant with the developers as follows:

a) To maintain the said Flat at Purchasers' own cost in good tenantable repair and condition from the date of taking possession of the said Flat is situated, staircase or any passages which may be against the rules, regulations or Bye-Laws of concerned local or any other authority or change/alter or make addition in or to the building in which said Flat is situated and in the said Flat itself any part thereof.

b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which said Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structures of the building in which the said Flat is situated and in case any damage is caused to the building in which the said Flat is situated or the said Flat on account of negligence or default of the Purchasers in this behalf the purchasers shall be liable for the consequences of the breach.

c) To carry out at their own cost all Internal repairs to the said Flat and maintain the said Flat in the same conditions state and order in which it was delivered by the Builder to the PURCHASERS and shall not do or suffering to be done anything in or to the building in which the said Flat is situated, the Purchasers should followed the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the said Flat or any part thereof, now at any time make or cause to be made any addition or alteration of whatever nature or to the said Flat or any part thereof , nor any alteration in the elevation and outside color scheme of the building in which the said Flat is situated and shall keep the portion, sewers , drains, pipes, in the said Flat and appurtenances thereto in good tenantable repair and condition, and particular, so as to support shelter and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner damage to columns, beams,

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walls, slabs or RCC Pardi written permission of the Developers and /or the society or the Limited Company or other corporate body.

e) Not to do or permit to be done any Act or thing which may render void or voidable an insurance of the said land and the building in which the said Flat is situated or any thereof or whereby any increase premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to the thrown from the said Flat in the compound or any portion of the said land and the building in which the said Flat is situated.

g) Pay to the Developers within 7 days of demand by the Developers, his share of Security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the said Flat is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Flat by there Purchasers viz. use for any purpose/other than for residential purpose. The Purchasers shall not let, sub-let transfer, assign or part with Purchasers interest or benefit factor of this Agreement or part with possession of the Flat until all the dues payable by the Purchasers to the developers under this Agreement are duly paid up and only if the Purchasers had not been guilty of breach of or non -observance of any of the terms and conditions of this Agreement and until the Purchasers has obtained prior consent in writing of the Developers.

i) The Purchasers shall observe and perform all the rules regulations which the society or the Limited Company may adopt at its inception and additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the said Flat therein and for the time being the concerned local authority and of Government and other Public bodies. The Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the said Flat in the building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in, accordance with the terms of this Agreement.

j) Till the Lease of building in which said Flat is executed the Purchasers shall permit the Developers and their surveyors and agents, with or without

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workmen and other at all reasonable times, to enter into and upon the said Flat and buildings or any part thereof to view and examine the state and condition thereof.

30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law of the said Flat or of the said plot and building or any part thereof, the Purchasers shall have no claim save and except in respect of the said Flat here by agreed to be sold to them and all open spaces ,lobbies, staircases, terraces, recreation spaces etc. Will remain the property of the Developers until the said land and building is transferred to the Society /Limited Company as herein mentioned.

31. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement of any forbearance of giving of time to Purchasers the Developers shall not be construed as a waiver on the part of the Developers of any breach or non compliance of terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Developers.

32. It is agreed that this Agreement shall be registered with Sub-Registrar of Assurances as required under Maharashtra Ownership Flats Act. The Purchasers shall lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Developers the Serial number of registration under which it has been lodged to enable the Developers to appear before the sub-Registrar and admit the execution thereof.

33. If there is any increase in F.S.I. or any other benefits then such increased FSI or such benefits shall go to the Developers and the Purchasers or the members of the Society shall not raise any objections to the Developers utilizing such increased F.S.I. and /or using /appropriation such benefits.

34. The members shall form and constitute a Co. Operative Housing Society on their own costs, however the developer shall Co-operative in getting society formed by obtaining the signature of all the members.

35. The Purchasers hereby agree and bind themselves to pay the stamp duty, Registration Charges, Advocate's fees and other expenses pertaining to this Agreement and also bear and pay their proportionate contribution the stamp Duty, Registration charges and other expenses that may have to be paid in respect of the Lease Deed to be executed by CIDCO Ltd., in favour of the said Society.

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36. THE PURCHASERS along with the other Purchasers' of Flat in the building shall join in forming and registering a Society or building shall join in forming and registering a Society or a limited Company to be known by such name as the Purchasers may decide for this purpose and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the society or Limited Company and for becoming a member including the bye - laws of the proposed Society and duly fill in, sign and return to the Developers within fifteen days of the same being forwarded by the Developers to Purchasers, so as to enable the Developers to Purchasers, so as to enable the Developers to register the Organization of the Purchasers under Section -10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership flats Act 1964. No objection shall be taken by the Purchasers if any changes or modifications are made in the draft/bye -laws or the Memorandum and /or Articles of the Association as may be required by the Registrar of Companies, as the case may be, or by any other Competent Authority.

37. If the purchasers neglect, omit or fails in any manner whatsoever to pay to the Developers any of the amount due and payable by the Purchasers under the terms and conditions of this agreement (whether before or after the delivery of the possession within the time herein specified or if the Purchasers shall in any other way fails to perform or observe any of the covenants and stipulations of their part thereto contained or referred to, the Developers shall be entitled or re-enter and resume possession of the said Flat /parking space/stilt and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the Developers shall refund to the Purchasers the installments of sale price of the Flat etc. which may till then have been paid by the Purchasers the Developers after forfeiting the earnest money and after deducting there from the administrative expenses, out of pocket expenses and service charges etc as may be determined by the Developers. The Developers shall not be liable to pay to purchasers and interest on the amount so refunded and upon termination of this agreement and promising to refund the aforesaid amount by the Developers, the Developers shall be at liberty to dispose of and sell the Flat/parking space/still etc. To such parson and at such price as the Developers may be in their absolute discretion think fit. The said amount shall be refunded to the Purchasers only after the said Flat/ parking space/stilt etc. is sold /disposed off. And Purchasers shall have no claim for refund on payment of the said earnest money and/or the said other amounts and the Purchasers hereby agree to forfeit all their rights, title and interest in the said Flat all amount already paid and in such event the Purchasers shall be liable to be immediately ejected as tress-passer but the right given by this clause to the Developers shall be without prejudice to the other rights, remedies and claim, whatsoever at law or under this agreement of the Developers against the Purchasers.

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38. It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if CIDCO charges any premium and/or any other amount for the purpose of execution of the deed of Lease by CIDCO Ltd. In respect of the said Plot and the building to be constructed thereon in favour of the society to be formed then such premium or other amount shall be borne and paid by the Purchasers. Older to enable the Society to pay any premium and/or any other amount that may be demanded by CIDCO Ltd., as aforesaid, the Purchasers hereby agree and bind themselves to pay to the said Society, his share in such premium and /or amount payable to the said Flat hereby agreed to be acquired by the Purchasers in the said building.

39. UNLESS it is otherwise agreed to by and between the parties hereto, the Developers shall within Six Months of the Registration of the Society or Limited Company as aforesaid , cause to be transferred to the Society or Limited Company all the right, title and interest of the Developers by an assignment of the lease of the said land and the said building in favour of such Society or Limited Company as the case may be and such conveyance or assignment of lease shall be in keeping with the terms and provisions of this Agreement.

40. In the event of the society (ies), Limited Company(ies), Incorporated Body (ies) or Condominium of Apartments being formed and registered before the sale and disposal by the Developers of all the Flat etc. in said building the powers and authority of the society so formed or the purchasers and other Purchasers of the Flat in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building shall be subject to the overall covering the said building the construction and completion thereof and all amenities, appertaining to the same and in particularly the Developers shall have absolute authority and control as regards and unsold said Flat of which the Agreement are cancelled at any stage for some reason or other and the Developers have the absolute authority regarding the disposal thereof.

41. In the event of the Flat remaining unsold with the Developers in building /s to be constructed on the said property, the powers and authority of such unsold Flat in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building the construction and completion thereof and all amenities. The unsold flats also mean the flats on which the agreements are cancelled at any stage for any reason and the Developers have the absolute authority regarding the disposal thereof.

42. This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Flats Rules 1964 and New Bombay Disposal of Lands Regulations 1975 of amended upto date or any other provision of law applicable thereto.

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43. The Purchaser declare that he has every intention to sell transfer the said FLAT within a period of One year from the date of execution of this Agreement for sale as the investor Purchasers' and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5 of schedule 1, of Bombay stamp Act 1958. The requisite stamp duty on this Agreement for Sale is being paid by the Purchasers with a right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Flat within a period of One Year or within such period as may be prescribed from time to time in this regard.

44. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable thereon shall be paid exclusively by the Purchaser. It is for the Purchaser to lodge this agreement for registration before the Sub Registrar Panvel within a period of one month from the date thereof by giving prior intimation thereof to the thereof of the Developers so that the Developers can remain present and sign the same before the Sub Registrar.

45. The purchaser shall not sell, assign, sublet, and mortgage the said flat without written consent of developer before the formation of society, Conveyance of plot in Society name.

46. This Agreement supersedes all previous writing, verbal, commitment & this agreement is final & binding to both the parties.

SCHEDULE

All that piece and parcel of Land known as Plot No.120, Sector -9, in village /Site Ulwe, of 12.5% (Erstwhile Goathan Expansion Scheme) Scheme, Tal. Panvel, District: Raigad, Containing by measurement 599.63 Sq. Mtrs, or thereabout and bounded as follows:

On the North by	**:**	**Plot No. 11.00 mtrs wide road,**
On the South by	**:**	**Plot No. 123, Plot No-118,**
On the East by	**:**	**Plot No.119,**
On the west by	**:**	**Plot No.121, Plot No-122**

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AMENITIES

1) Decorative Entrance lobby.
2) 2′ × 2′ Vitrified Flooring in all rooms.
3) Designer Spartex, Anti skid flooring in all Toilets & Terrace.
4) Granite Kitchen platform with Stainless Steel Sink for cooking area.
5) Designer tiles in Kitchen, Bathroom & Toilet up to door heights.
6) Marble Frames for Toilets with Waterproof Doors.
7) Anodized windows in all Rooms with Reflective Glass.
8) Teakwood laminate Finished main door.
9) Concealed Plumbing with reputed make fittings.
10) Concealed copper wiring with Reputed Brand modular switches.
11) Fridge, water Purifier & Exhaust Fan point in kitchen.
12) Geyser point in Bathroom.
13) Cable & Telephone point in living & Bedroom.
14) A/C point in master Bedroom.
15) Lift of reputed make.
16) All walls with Birla & J. K. putty Finish ceiling with POP Cornices with Acrylic paint Finish.
17) External Finish with good quality Acrylic paint (Apex).
18) Attractive compound wall with decorative M. S. Entrance Gate.

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THE SEAL OF THE SUB-REGISTRAR
PANVEL-1

IN WITNESS WHEREROF the Parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED by the)

Within named DEVELOPERS)

M/s. RADHE KRISHNA BUILDERS)

Through its Partners

1) MR. ANIL AMBUMAL BUDHRANI)

2) MR. MAHESH BHAJANLAL MATTA)

In the presence of)

1. Naresh S. Mane)

2. _____)

SIGNED AND DELIVERED BY the)

Within name 'PURCHASER')

MR. MADDOOLAL MEENA)

1. Naresh S. Mane)

2. _____)

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THE SEAL OF THE SUB-REGISTRAR PANVEL

RECEIPT

Received of and From the within named Purchasers **MR. MADDOOLAL MEENA**, a sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** being the EMD Booking amount of Sale Price of Flat being **"KRISHNA APARTMENT" Flat No. 603, 6th Floor**, Plot No.120, Sector-9, Ulwe, Navi Mumbai.

Cheque No.	Amt	Date	Drawn on
176276	1, 50,000/-	23/08/2010	State Bank of India
176277	1, 50,000/-	23/10/2010	State Bank of India

WE SAY RECEIVED

Rs. 3,00,000/-

M/S. RADHE KRISHNA BUILDERS

through its Partners

1)SHRI. ANIL AMBUMAL BUDHRANI

2)SHRI. MAHESH BHAJANLAL MATTA

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Witnesses:

1) Naresh S. Mane

2)

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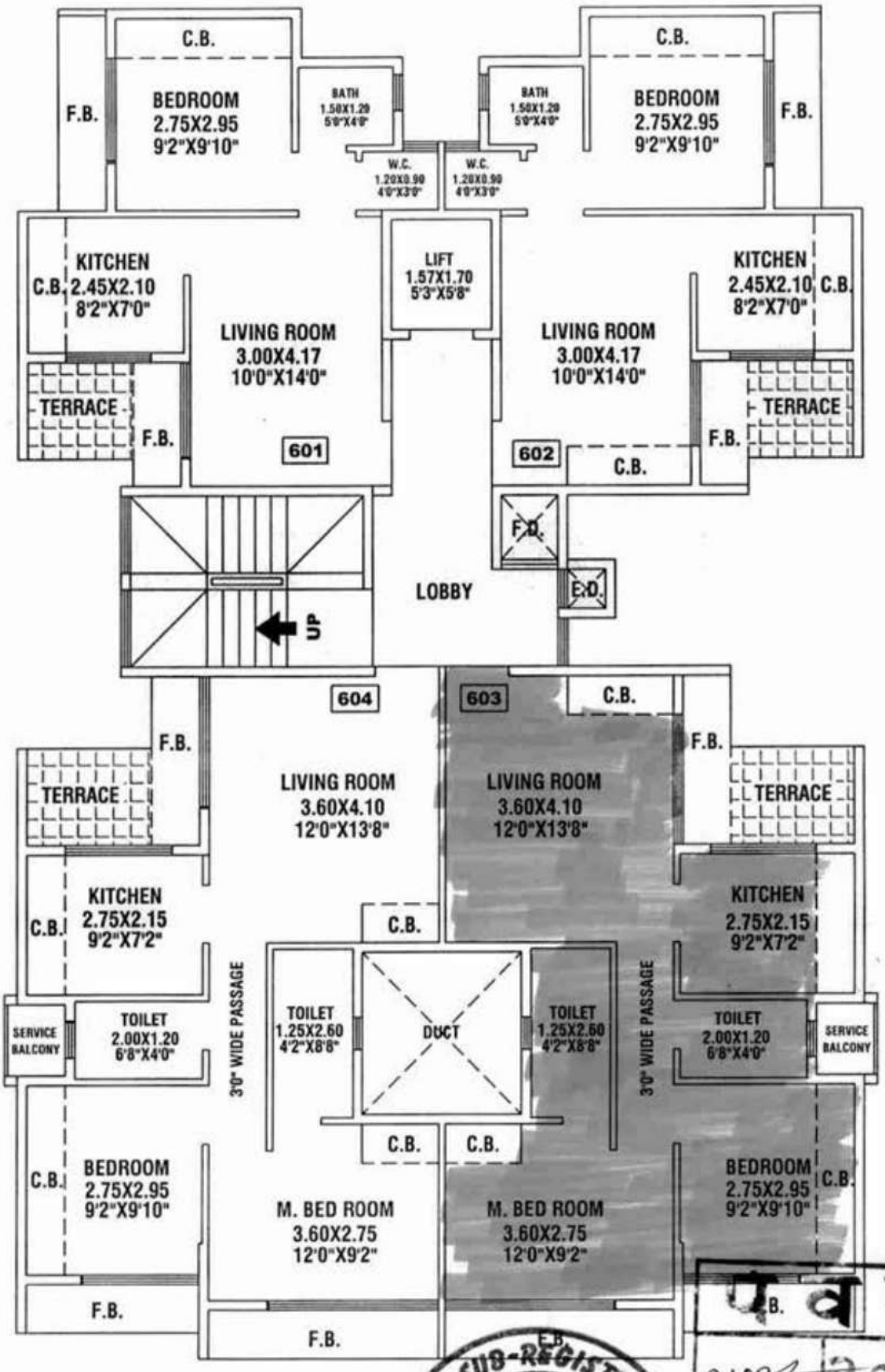

24 MT WIDE ROAD

KRISHNA APARTMENT

RESIDENTIAL COMPLEX ,
ON PLOT NO -120, SECTOR -09
NODE - ULWE .

FLAT NO :-	603	SIGNATURE OF DEVELOPER
FLOOR NO :-	SIXTH FLOOR	
Carpet Area:-	47.42 Sq.mts	NAME & SIGNATURE OF FLAT PURCHASER
Built-Up Area:-	56.904 Sq.mts.	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RADHEKRISHNA BUILDERS

भारत सरकार

14/01/2010
Permanent Account Number

AALFR7958R

25022010

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADDOO LAL MEENA
KESHRA LAL MEENA

07/07/1974
Permanent Account Number

ANTPM7557N

Signature

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उप निबंधक पनवेल-१ यांची मुद्रा
PANVEL-1

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REF.NO.CIDCO/ATPO/1296

17 OCT 2011

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act.,1966 (Maharashtra XXIVII) of 1966 to M/s. Radhe Krishna Builders Partner's : Mr. Anil Ambumal Budhrani & other one.

~~Unit~~/Plot No. 120 Road No. — Sector 09 Node Ulwe. of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (Stilt +7) Str. Total Residential BUA = 896.66 m2

(Nos. of Residential Units 28 Nos. of Commercial units —)

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

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

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

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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 GDCRs - 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.16.1(2) of the GDCRs - 1975.

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

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

7. The amount of Rs. 3000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

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

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

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

i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

a) Name and address of the owner/developer, Architect and Contractor.

b) Survey Number/City survey Number. Plot. Number/Sector & Node of Land under reference alongwith description of its boundaries.

c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

d) Number of Residential flats/Commercial Units with areas.

e) Address where copies of detailed approved plans shall be available for inspection.

ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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

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

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

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

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

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

SEAL OF THE SUB-REGISTRAR PANVEL-1

ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C.TO: ARCHITECT
Fascinate.

C.C. TO: Separately to :

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

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9032 २०१२
32/49

SCHEDULE

RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

   (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

   (ii) Rain water harvesting for recharge of ground water may be done **through a bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

   (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

   (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be or 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

      a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
      b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
      c) Coarse sand as upper middle layer upto 20% of the depth;
      d) A thin layer of fine sand as top layer;

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक १२/१०/०११ सन २० १८८२/०११
१२/१०/०११
कालावधी
(१८८८ ते २०११)
१३वा

दस्तऐवजाचा प्रकार– १ - शोध अर्ज

सादर करणाराचे नाव– मे. आर. आर. जिंदाल

खालीलप्रमाणे फी मिळाली:–

प्लॉट नं. १२०

सेल

उलवे

		रु.	पै.
नोंदणी फी	..		
नक्कल फी (फोलिओ)	..		
पृष्ठांकनाची नक्कल फी	..	३२५२००	
टपालखर्च	..		
नकला किंवा ज्ञापने (कलम ६४ ते ६७)	..		
शोध किंवा निरीक्षण	..		
दंड–कलम २५ अन्वये	..		
कलम ३४ अन्वये	..		
प्रमाणित नकला (कलम ५७) (फोलिओ)	..		
इतर फी (मागील पानावरील) बाब क्र.	..		
" "	..		
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एकूण ..		३२५२	००

दस्तऐवज
नक्कल

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावे.
हवाली करावा.

सादरकर्ता

ये.का.मु.–५,००० पु. (१०० पानी)–९-२०१०–पीए ४"-(इए) १४७

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांचे मुद्रा
PANVEL-1

प व ल
१५३२ २०१२
३५/५१

R.R.JINDAL

B.A.,LL,B.

ADVOCATE HIGH COURT

Regd.No. MAH/476/1993 Dt. 15/5/1983,With Bar Council of Maharashtra & Goa

NOTARY

Appointed by Govt. of INDIA,Regn. No. 4334/2007 Dt. 20/7/07

Tel.: Office : 071 27825356
27825359

Tel .: (Res).: 27661934
20319793

Mobile : 99870587

B-3 / 6 / 01/02, Sector-2, Opp. Bombay Mercantile Co.op Bank Vashi, Navi Mumbai - 40070

Ref : RRJ /:

Date : 15/10/11

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE
OF GES PLOT NO.120,
SECTOR-9, ULWE, NAVI MUMBAI.

I have carried out search of title of the GES Plot No.120, Sector-9, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 599.63 Sq. Mtrs which now stands in the name of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, having office at 460, Central Facility Building-1, A.P.M.C. Market No.1, Sector No.19, Turbhe, Navi Mumbai – 400 705,, at the office of Sub-Registrar of Assurances Panvel-__, for the last 13 years (from 1999 to 2011) vide receipt No.1892/011, Dt. 12.10.2011, also in the Office of CIDCO.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

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3. By an Agreement to Lease dated: 26th day of July 2011 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. ANANT BABU OVALEKAR, 2) SHRI. KISAN BABU OVALEKAR, 3) SMT. SONUBAI GANUMHARTE, 4) SMT. BAYOBAI NAMDEV MHATRE, 5) SMT. TULSABAI BABU PATIL, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being GES Plot No.120, Sector-9, Ulwe, Navi Mumbai, admeasuring 599.63 Sq. Mtrs. under the 12.5% Expansion Scheme at village Ulwe, Taluka–Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated: 26th day of July 2011 has been Registered at the Office of Sub Registrar Assurance Panvel – 3, Vide Receipt No. 7763, Document No. 07633-2011, Dated: 26.07.2011.

5. The Physical possession of the plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential purpose. The corporation granted permission or licence to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

7. The said Original Allottees have assigned all their rights in & upon the said plot in favour of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, for proper consideration.

8. By Tripartite Agreement dated 05th day of August 2011, between the CIDCO THE FIRST PART, 1) SHRI. ANANT BABU OVALEKAR, 2) SHRI. KISAN BABU OVALEKAR, 3) SMT. SONUBAI GANU MHARTE, 4) SMT. BAYOBAI NAMDEV MHATRE, 5) SMT. TULSABAI BABU PATIL, the Original Allottees of the SECOND PART & the M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, (therein referred to as New Licensees and hereinafter referred to as DEVELOPERS)

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32/49

9. The said Tripartite Agreement dated 05th day of August 2011, has been registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No. 8185, Document No. 08047-2011, Dated. 05.08.2011

10. The CIDCO has transferred the said Plot in favour of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, vide CIDCO Letter NO. CIDCO/VASAHAT/12.5%SCHEME/ULWE/231/2011, Dated: 10.08.2011.

11. The Developers have entrusted the architect works to 'FASCINATE' (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

12. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/ ATPO (BP)2011/1296, DATED: 07.10.2011, granted its permission to develop the said plot and to construct a building for residential and commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

13. The Building being constructed on the said Plot shall be known as "KRISHNA APARTMENT"

SCHEDULE

All that piece or parcel of land known as GES Plot No.120, Sector 9, in Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 599.63 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 11.00 Mtrs. Wide Road

On or towards the South By : Plot No.123, Plot No.118

On or towards the East By : Plot No.119

On or towards the West By : Plot No.121, Plot No.122

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I am, thereof, of the opinion that the title of the said plot of land being Plot No.120, at Sector-9, Ulwe, Navi Mumbai, admeasuring 599.63 Sq. Mtrs. each, which stands in the name of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 26th day of July 2011 and also Tripartite Agreement dt. 05th day of August 2011,

(R. R. JINDAL)
Advocate & Notary

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
PANVEL-1

BJR/3083/AM

पावती
९४३२ २०१२
३५/५१

Ph.: 27823856 RECEPIT Mob.: 9819412072

Vaibhav - Laxmi Stamp Vendor

STAMP VENDOR - V. S. SARAF

Licence No. 12/2000

B-3/6/0:2 Sector 2, Vashi Navi Mumbai.

Sr. No. : 437 Date : 26/12/2011

Name : Radhe krishna builders vashi

Through

No.	Amt.	Nos.	Total Amt.
82161	500	1	500/-
पावती रद्दबाद			
		TOTAL	500/-

V. S. Saraf

V. S. SARAF

पनवेल

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३९/५५

कु०मु

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१०/१२/२०१२

(वि. ने. नमुना क्र. १) (Fin. R. Form No. 1)

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[अहस्तांतरणीय] १०/१२/२०१२

मूळ प्रत

ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती कुल मूल्यांकन पत्र

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

मे राधे कृष्ण बिल्डर्स वशि

Received from.....

रु./Rs. ..... (अक्षरी/Rupess.....)

..... याकरिता मिळाले.

on account of..... 900-00

900-00

रोखपाल वा लेखापाल

Cashier or Accountant.

(सही/Signatuse)

(पदनाम/Designation)

एह उपनिबंधक पनवेल १ टाण क्र. ३

SUB-REGISTRAR PANVEL-1

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

D 882185

DIST. TREASURY OFFICE

जिल्हा कोषागार कार्यालय, ठाणे.
19 DEC 2011
मुद्रांक प्रमुख लिपीक/लिपीक

तक्षशिला स्टॅम्प वेंडर ... नं. १२/२००
१बी-३/६/... सेक्टर २, वाशी मुंबई.
अनुक्रमांक 82161 किंमत रु. 500/-
नांव Radhe krishna Builders
Vashi Sec-19
V.S. Saraf
26 DEC 2011

SUB REGISTRAR

THE SEAL OF THE SUB-REGISTRAR पनवेल-१ यांची मुद्रा PANVEL-1

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

We **M/S. RADHE KRISHNA BUILDERS** through its Partners: (1) Shri. ANIL **AMBUMAL BUDHRANI** and **(2) Shri. MAHESH BHAJANLAL MATTA** **having address at** 460, Central Facility Building No-1, APMC Mkt-1, Sector-19, Turbhe, Navi Mumbai-*400705*.

SENDGREETINGS

प व ल

९७३२	२०१२
४०/५९	

WHEREAS:

We are the owners of GES Plot No. 120, Sector - 9, admeasuring 599.63 Sq. Mtrs. Under the 12.5% Expansion Scheme at village ULWE, Taluka- Panvel, Dist. Raigad, (hereinafter referred to as the said Plot).

AND WHEREAS:

We are constructing the building on the said plot under the name and style of **"KRISHNA APARTMENT".**

AND WHEREAS :

Due to business activities we are not able to come for registration in the Office of the Sub -Registrar at Panvel therefore we wish to appoint MR. PRASHANT D. WAVHAL, as our Attorney to do certain things, matters, which appeared hereinafter.

NOW KNOW AND THESE PRESENTS WITNES SETH THAT

M/s. RADHE KRISHNA BUILDERS through its Partners: (1) Shri. ANIL AMBUMAL BUDHRANI and (2) Shri. MAHESH BHAJANLAL MATTA, do hereby nominate constitute and appoint **MR. PRASHANT D. WAVHAL,** an adult, Indian Inhabitant, resident of Luza Aunty Chawl, Room No-3, Quary Rd, Sahyadri Nagar, Bhandup, Mumbai-400 078 to be our true and lawful attorney to do in our name and on our behalf all or any of the following acts, deeds, matters and things namely.

That is to say:

1. To appear before the Sub Registrar of Assurances at Panvel, and present for registration of Documents executed by us in respect of the above said building being constructed by us and admit execution thereof.

2. To present for registration of all the documents Agreement/Sale Deed/ Deed of Confirmation/Cancellation Deed/Deed of Rectification/ Tripartite Agreement or any other documents which may be required to be executed by us.

3. AND GENERALLY to do all things, matters, which may be required for execution of the documents Signed by us before the Sub - Registrar of Assurances Panvel.

4. WE HEREBY agree that all acts, deeds, matters and things lawfully done or cause to be done by our Attorney shall be construed by us And We hereby RATIFY AND CONFIRM and agree to RATIFY all and whatsoever our said ATTORNEY/ATTORNIES shall do or caused to be done for us, shall be by virtue of these presents.

The Specimen signatures of our Attorney **MR. PRASHANT D. WAVHAL**, are appended hereinbelow and We identify and confirm the same.

P.D. Wavhal

Wavhal P.D.

P. D. Wavhal

Wavhal P.D.

IN WITNESS WHEREOF We **M/s. RADHE KRISHNA BUILDERS** through its **Partners: (1) Shri. ANIL AMBUMAL BUDHRANI** and (2) Shri. **MAHESH BHAJANLAL MATTA** hereto have hereunto set and subscribed our hands on this 10th day of JAN 2012, at Navi Mumbai.

Identified by me.

M/s. RADHE KRISHNA BUILDERS
Through its Partners,

(1) Shri. ANIL AMBUMAL BUDHRANI

(2) Shri. MAHESH BHAJANLAL MATTA

Executants

WITNESS.

1) Naresh Mane
MMRDA Bldg. 7, Room 502,
Chembur, Mumbai.

2)

पनवेल
9032 २०१२
२२/५५

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.

महावितरण म. V 2.2.18 4/167

वीज आकार देयकाचा महिना ऑक्टोबर-२०११

For any additional information please contact e-mail: sdo4127@ho.mahadiscom.in /Contact No. 27826248

बिलींग युनिट :
ग्राहक क्रमांक : 4127 / WASHI SUB DIV / Ph.No. 27826248 जुना ग्राहक क्र.
नाव 000072183215
पत्ता एम\एस अनिल अम्बुमल बूदहानी
रूम नं 460 फेज़ 2 मार्केट आई / तर्भे - 400705

MS ANIL AMBUMAL BUDHRANI
ROOM NO 460 PHASE II MKT I / TURBHE - 400705

पी.सी /चक्र + मार्ग-क्रम
डी. टी. सी. क्र. 5/12/1902/3460
पी. नं. 4127009
Masala mkt-1 CFB TR-2 SEC-19 VASHI

दर संकेत 04/LT II Comm 1Ph 20 KW श्रेणी
संलग्न भार
मंजुर भार 3.00 KW वीज शुल्क संकेत :
पुरवठा तारीख : 6

देयक दिनांक 24/10/11 देयक क्र. 3166
देयक कालावधी 20/09/11 पासून 20/10/11 पर्यंत

अंतिम तारीख	08/11/11	540.00
या तारखेपर्यंत भरल्यास	02/11/11	540.00
या तारखेनंतर भरल्यास	08/11/11	550.00

* वरील रक्कम पूर्वीच्या देयकाची आहे
या तारखेनंतर देयक भरले असल्यास निव्वळ रक्कम स्विकारण्यास पात्रती राखवावी

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वीज वापर
9900118468	4523	4465	1	58	0	58

मागील वीज वापर

महिना	युनिट
SEP-11	46
AUG-11	56
JUL-11	74
JUN-11	81
MAY-11	74
APR-11	99
MAR-11	78
FEB-11	68
JAN-11	55
DEC-10	63
NOV-10	84

कॉल सेंटर टोल फ्री नं. 18002333435 महानगरपालिका क्षेत्रासाठी

विवरण 20/10/11	रु. पैसे
स्थिर आकार	150.00
वीज आकार	261.00
वीज शुल्क	78.40
इंधन समायोजन आकार	27.55
अतिरिक्त पुरवठा आकार	0.00
	0.00
वीज विक्री कर	0.00
वजा सरासरी देयकाची रक्कम	4.64
व्याज	0.00
कॅपॅसीटर दंड	0.00
इतर आकार	11.60
एकूण	11.02
निव्वळ थकबाकी / जमा	544.21
समायोजीत रक्कम	1.79
व्याजाची थकबाकी	-4.09
एकूण थकबाकी / जमा	0.00
देयकाची निव्वळ रक्कम	2.30
पूर्णांक देयक	541.91
मागील पावतीचा दिनांक	540.00
सुरक्षा ठेव जमा	480.00

03/10/11 ****310

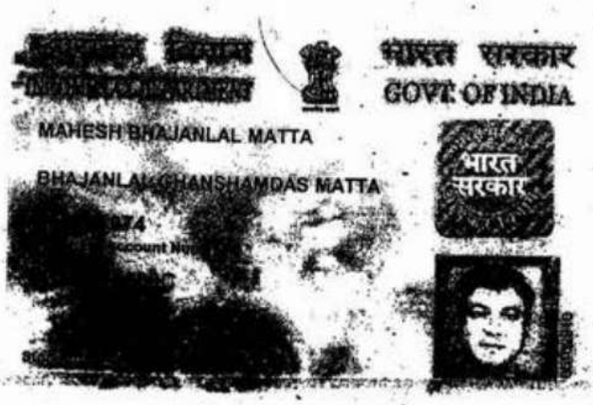
विलंब आकार रु.10.88
महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
कार्यकारी अभियंता
वाशी उपविभाग (वाशी)

निवारण मंचाचा पत्ता } 27826248/e-mail:sdo4127@ho.mahadiscom.in /Phone No. 25664316

चेक/डीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल/1 महिन्याचे देयक/ महाजनको अतिरीक्त आकार (प्रति युनिट 20 पैसे) रू : 11.60(युनिट : 58)/ तत्पर देयक भरणा सुट रू.4.61/ मागील तत्पर देयक भरणा सुट समायोजन रू.-4.09/ सुरक्षा ठेव थकबाकी रू. 280.00/ सदर वीज देयकाबरोबर अतिरीक्त सुरक्षा ठेवीचाही भरणा करणे आवश्यक आहे. / अतिरीक्त आकार MERC केस क्र. 69/2010 प्रमाणे /FCA RATE Rs.:1-200 Units-0.0810/ Above 200 Units-0.0810/

ते वीज देयक मालमत्तेच्या असेपर्यंत जोपर्यंत मालकीपत्राचा पुरावा मानण्यात येऊ नये.
वीज देयकातील कोणताही बदल वा दुरुस्ती करू नये.

पवल
९६३२ २०१२
७३/५९



पवल
१७३२ | २०१२
२३/५१

THE SEAL OF THE SUB-REGISTRAR
PANVEL-1

पवल
9632 २०१२
४४/५५

लिहून देणारे

① ②

लिहून घेणारे

P.D. Wavhal

① Wavhal P.D.

लिहून देणारे - मे. वाधे कृपा बिल्डर्स तर्फे भागीदार

① अनिल मे. बुधराणी ② महेश भगवानदास भाटिया

लिहून घेणारे श्री प्रशांत डी वावळ

दस्त क्रमांक 901/2012

मे. बुधराणी

Sec. मध्यवर्ती सुविधा आरक्षण

मिळकत २ ... समक्ष सर्व

हजर दिले व त्यांच्या ओळखीची

① श्री. ... ② ... लोक ... सागर

... 402 ... हे खात्रीपत्र दिनांक

मुंबई

① PAR ②

मुखत्यारनामा करून देणाऱ्याची व्यक्तीची ओळख देणाऱ्याच्या सहीची स्वाक्षरी

③ साक्षीदार

② साक्षीदार

दस्त क्रमांक - 96

901/2012

9001

9432	२०१२
४५/५५	

टिप :- प्रमाणित करण्यात येते की सदर मुखत्यार नामा पूर्ण व पक्का करून कोणत्याही प्रकारची कृत्रिम अथवा खाडा खोड करून आलेली नाही.

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ३

THE SUB-REGISTRAR ... THE SEAL

घोषणापत्र

मी ...प्रशांत डी वारंक..... याद्वारे घोषित करतो की, दुय्यम निबंधक.....पनवेल १..... यांचे कार्यालयात .....करारनामा..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. .....राधे कृष्ण बिल्डर्स तर्फे आणि/ अनिल डी. कुंभराणी व महेश भडनकाळे मार्फत..... व इ. यांनी दि. ...१०.१.१२..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारप. लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

P.D. Warhal

कुलमुखत्यारपत्र धारकाचे नांव व सही

दिनांक – 8/2/12

THE SEAL OF THE SUB-REGISTRAR PANVEL-1

पनवेल

9432	२०१२
२४/५१	

पवल

९७३२ २०१२

२८/५९

पवल

९७३२	२०१२
४९/५१	

पवल1
दस्त क्र 1732/2012
5049

08/02/2012 दुय्यम निबंधकः

2:42:54 pm पनवेल 1

दस्त गोषवारा भाग-1

दस्त क्रमांक : 1732/2012

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः मङ्गुलाल मीना - - पत्ता: घर/फ्लॅट नं: जी टी बी नगर,मुंबई गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही		
2	नावः मे/-राधे कृष्ण बिल्डर्स तर्फे भागीदार अंबुमल बुधराणी तर्फे अख. प्रशांत डी वाव्हळ - - पत्ता: घर/फ्लॅट नं: से.नं.19, तुर्भे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:	लिहून देणार वय - सही P.P. Wavhal		

प्रस्तुत दस्तासोबत जोडलेली कागदपत्रे कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बाबतचे आढळून आल्यास त्याची संपूर्ण जबाबदारी दस्त निष्पादकाची राहील.

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
PANVEL-1

101

दस्त गोषवारा भाग - 2

पवल1 103

दस्त क्रमांक (1732/2012)

49/49

दस्त क्र. [पवल1-1732-2012] चा गोषवारा
बाजार मुल्य :2004000 मोबदला 2320000 भरलेले मुद्रांक शुल्क : 121800

दस्त हजर केल्याचा दिनांक :08/02/2012 02:39 PM
निष्पादनाचा दिनांक : 08/02/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 08/02/2012 02:39 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 08/02/2012 02:41 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 08/02/2012 02:42 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 08/02/2012 02:42 PM

दस्त नोंद केल्याचा दिनांक : 08/02/2012 02:43 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.
1) मारुती चव्हाण- - ,घर/फ़्लॅट नं: पनवेल
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: 0
2) संगीता चव्हाण- - ,घर/फ़्लॅट नं: -//-
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

दु. निबंधकाची सही
पनवेल 1

पावती क्र.:1866 दिनांक:08/02/2012
पावतीचे वर्णन
नांव: मङ्गूलाल मीना - -

23200 :नोंदणी फी
1020 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

24220: एकूण

दु. निबंधकाची सही, पनवेल 1

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
सत्यमेव जयते
PANVEL-1

प्रमाणित करणेत येते की सदर दस्तास एकूण 49 पाने अरहेत. पुस्तक क्र. 1 क्रमांक 1732 वर नोंदला.

सह दुय्यम निबंधक, वर्ग २, पनवेल-१
दिनांक 8 माहे 2 सन 12

DSUMRY:099665SR096 Prepared on: 08/02/2012 14:43:14

From,
Mr. Maddoolal Meena
MS RB 11-10/13, Railway
Colony, GTB Nagar
Mumbai - 400037.
Date: - 06/08/2012

To,
The Manager,
State Bank of India,
RACPC, Navi Mumbai.

Sub: - Demand Letter dated 26/7/12.

Respected Sir/ Madam,

This is to inform that I have received payment Demand letter dated 26/7/12 from M/S. RADHE KRISHNA BUILDERS.

Kindly Debit demand payment from my SBI Home Loan A/C & pay to M/S. RADHE KRISHNA BUILDERS.

Thanking You,

Yours Truly,

(Mr. Maddoolal Meena
9004411648

Please approve disbursement of Rs. 1,39,200/-
(Rupees One lakh Thirty Nine Thousand Two Hundred only)
B. C. FVG. Radhe Krishna Builders
Disbursement Officer
Approved Rs. 1,39,200/-
Manager (Maintenance).
08.08.12

Encl:-
1) Demand Letter Dated 26/7/12
2) Previous Payment Receipt.

INSTALLMENT DUE LETTER

DATE: 26/07/2012.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building "KRISHNA APARTMENT" situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to 2nd Slab level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	23,20,000/-	
Amount to be paid as per the schedule (2nd Slab work completed)	10,90,400/-	
Amount received	9,51,200/-	
Balance due as per schedule	1,39,200/-	
Interest on due balance	----------	
Total amount balance	**1,39,200/-**	Immediate

(Rupees One Lakh Thirty Nine Thousand Two Hundred Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551050023232.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named "**KRISHNA APARTMENT**" at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

2nd slab rcc work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 24th July . 2012

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate_architects@indiatimes.com Web : www.fascinatearchitects.com

INSTALLMENT DUE LETTER

DATE: 08/05/2012.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building "KRISHNA APARTMENT" situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to Plinth level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	23,20,000/-	
Amount to be paid as per the schedule (Plinth of work)	8,12,000/-	
Amount received	3,00,000/-	
Balance due as per schedule	5,12,000/-	
Interest on due balance	----------	
Total amount balance	**5,12,000/-**	Immediate

(Rupees Five Lacs Twelve Thousand Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favour of **"RADHE KRISHNA BUILDERS" United Bank of India A/c. No.0551050023232.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named **"KRISHNA APARTMENT"** at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

The Plinth work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 5th May. 2012

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate_architects@indiatimes.com Web : www.fascinatearchitects.com

Total M1 - 1,80,800/-

From,
Mr. Maddoolal Meena.
MS RB 11-10/13, Railway
Colony, GTB Nagar,
Mumbai - 400037.

Date: - 3/12/2012

Please approve disbursement of Rs. 1,39,200/-
(Rupees One lakh Thirty Nine Thousand Two Hundred only)
B. C. FVG. Radhe Krishna Builders

Disbursement Officer
Approved Rs. 1,39,200/-
Manager (Maintenance) 15.12.12

To,
The Manager,
State Bank of India,
RACPC, Navi Mumbai.

Sub: - Demand Letter dated 27/11/12.

Respected Sir/ Madam,

This is to inform that I have received payment Demand letter dated 27/11/12 from M/S. RADHE KRISHNA BUILDERS.

Kindly Debit demand payment from my SBI Home Loan A/C & pay to M/S. RADHE KRISHNA BUILDERS.

Thanking You,

Yours Truly,

(Mr. Maddoolal Meena)
9004411648

Encl:-

1) Demand Letter Dated
2) Previous Payment Receipt.

INSTALLMENT DUE LETTER

DATE: 27/11/2012.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building "KRISHNA APARTMENT" situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to 6th Slab level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	**23,20,000/-**	
Amount to be paid as per the schedule (6th Slab work completed)	16,47,200/-	
Amount received	15,08,000/-	
Balance due as per schedule	1,39,200/-	
Interest on due balance	----------	
Service Tax (3.09%)	**4,301/-**	
Total amount balance	**1,43,501/-**	Immediate

(Rupees One Lakh Forty Three Thousand Five Hundred & One Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551210318853.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named **"KRISHNA APARTMENT"** at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

6th slab rcc work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 21st November . 2012

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate architects@indiatimes.com Web : www.fascinatearchitects.com

From,
Mr. Maddoolal Meena
MS RB 11-10/13,
Railway Colony, GTB
Nagar Mumbai - 400037.
Date: - 16/11/2012

Please approve disbursement of Rs. 1,39,200/-
(Rupees One lakh Thirty Nine Thousand Two Hundred Only
B. C. FVG. Radhe Krishna Builders

Disbursement Officer
Approved Rs. 1,39,200/-
H.R.Shah
Manager (Maintenance).

To,
The Manager,
State Bank of India,
RACPC, Navi Mumbai.

Sub: - Demand Letter dated 5/11/12.

Respected Sir/ Madam,

This is to inform that I have received payment Demand letter dated 5/11/12 from M/S. RADHE KRISHNA BUILDERS.

Kindly Debit demand payment from my SBI Home Loan A/C & pay to M/S. RADHE KRISHNA BUILDERS.

Thanking You,

Yours Truly,

(Mr. Maddoolal Meena.)

Encl:-

1) Demand Letter Dated
2) Previous Payment Receipt.

INSTALLMENT DUE LETTER

DATE: 05/11/2012.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building "KRISHNA APARTMENT" situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to 5th Slab level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	23,20,000/-	
Amount to be paid as per the schedule (5th Slab work completed)	15,08,000/-	
Amount received	13,68,800/-	
Balance due as per schedule	1,39,200/-	
Interest on due balance	----------	
Service Tax (3.09%)	**4,301/-**	
Total amount balance	**1,43,501/-**	Immediate

(Rupees One Lakh Forty Three Thousand Five Hundred & One Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551210318853.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named **"KRISHNA APARTMENT"** at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

5th slab rcc work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 27th October . 2012

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate architects@indiatimes.com Web : www.fascinatearchitects.com

From,
Maddoolal Meena
MS. RB 11-10/13, Railway
Colony, GTB Nagar,
Mumbai - 400037.
Date: - 16/10/2012

Please approve disbursement of Rs. 1,39,200/-
(Rupees One lakh thirty Nine thousand Two Hundred only)
B. C. FVG. Radhe Krishna Builders

Disbursement Officer
Approved Rs. 1,39,200/-
Manager (Maintenance) 18.10.12

To,
The Manager,
State Bank of India,
RACPC, Navi Mumbai.

Sub: - Demand Letter dated 3/10/12.

Respected Sir/ Madam,

This is to inform that I have received payment Demand letter dated 3/10/12 from M/S. RADHE KRISHNA BUILDERS.

Kindly Debit demand payment from my SBI Home Loan A/C & pay to M/S. RADHE KRISHNA BUILDERS.

Thanking You,

Yours Truly,

(Maddoolal Meena.

Encl:-
1) Demand Letter Dated
2) Previous Payment Receipt.

Mob. No - 9004411648

INSTALLMENT DUE LETTER

DATE: 03/10/2012.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building "KRISHNA APARTMENT" situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to 4th Slab level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	23,20,000/-	
Amount to be paid as per the schedule (4th Slab work completed)	13,68,800/-	
Amount received	12,29,600/-	Cust - 4,39,200/-
Balance due as per schedule	1,39,200/-	
Interest on due balance	----------	
Total amount balance	**1,39,200/-**	Immediate

(Rupees One Lakh Thirty Nine Thousand Two Hundred Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

: 2:

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551210318853.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named "**KRISHNA APARTMENT**" at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

4th slab rcc work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 29th September . 2012

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate architects@indiatimes.com Web : www.fascinatearchitects.com

Sent for imp on 17/11/15 AMT2

A/c 32287081677

131

From
Maddolal Meena
_____,
_____,
_____.

M-M-12050/-

Date : 14/11/2015

To,
State Bank of India,
Navi Mumbai.

Sub : Pay Demand Amount to RADHE KRISHNA BUILDERS,

Sir,
This is to inform you that I have received work payment demand letter Dated. 30/10/15 from RADHE KRISHNA BUILDERS, Kindly debit my home loan account and pay amount to RADHE KRISHNA BUILDERS,

Thanking you,

Yours Truly

मदनलाल
9004411648

(_____)

Please approve disbursement of Rs. 57550/-
(Rupees Fifty - Seven Thousand five hundred only)
B. C. File
Disbursement Officer
Approved by
Manager (Maintenance) 1/12

MP 1,80,800/-
Min 40-80 K
9490 on 14/01/18

From,
Mr. Maddoolal Meena,
MS RB II - 10/13, Railway
Colony, GTB Nagar,
Mumbai - 400037.

Date: -

Please approve disbursement of Rs.
(Rupees)
B. C. FVG.

Disbursement Officer
Approved Rs.

Manager (Maintenance).

To,
The Manager,
State Bank of India,
RACPC, Navi Mumbai.

Sub: - Demand Letter dated 20/12/2012.

Respected Sir/ Madam,

This is to inform that I have received payment Demand letter dated 20/12/12 from M/S. RADHE KRISHNA BUILDERS.

Kindly Debit demand payment from my SBI Home Loan A/C & pay to M/S. RADHE KRISHNA BUILDERS.

Thanking You,

Yours Truly,

(Mr. Maddoolal Meena.)

Encl:-

1) Demand Letter Dated
2) Previous Payment Receipt.
   900441648.

INSTALLMENT DUE LETTER

DATE: 20/12/2012.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building "KRISHNA APARTMENT" situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to 7th Slab level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	**23,20,000/-**	
Amount to be paid as per the schedule (7th Slab work completed)	17,86,400/-	
Amount received	16,47,200/-	
Balance due as per schedule	1,39,200/-	
Interest on due balance	----------	
Service Tax (3.09%)	**4,301/-**	
Total amount balance	**1,43,501/-**	Immediate

(Rupees One Lakh Forty Three Thousand Five Hundred & One Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551210318853.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named **"KRISHNA APARTMENT"** at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

7th slab rcc work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 19th December . 2012

For, Fascinate Architects

A.H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate architects@indiatimes.com Web : www.fascinatearchitects.com

INSTALLMENT DUE LETTER

DATE: 30\10\2015

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building **"KRISHNA APARTMENT"** situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that the building work is completed & we have obtained Occupancy Certificate from CIDCO. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT RS.	DUE DATE
Total cost of flat	23,20,000/-	
Amount to be paid as per the schedule (Possession)	23,20,000/-	
Amount Received	22,50,400/-	
Balance due as per schedule	69,600/-	
Interest on due balance	1281/-	
Service Tax (3.5%)	2436/-	
Total Amount Balance	73,317/-	Immediate

(Rupees Seventy Three Thousand Three Hundred & Seventeen Only)

Cont.....2

RADHE KRISHNA BUILDERS
459, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Telephone : 022 2788 0622
Email: radhekrishnabuilders@yahoo.in

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS**,

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS" State Bank Of India A/c. No.32327935346.**

RTGS/ IFSC CODE - SBIN0009961.

MICR CODE - 400002128

RADHE KRISHNA BUILDERS
459, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Telephone : 022 2788 0622
Email: radhekrishnabuilders@yahoo.in

CIDCO
WE MAKE CITIES

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 : 30 OCT 2015

CIDCO/BP-10736/TPO(NM & K)/2015/ 1261 -

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	9	3	9	0	1

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stilt + 07 floors), [Res. BUA=897.894 Sq.mtrs., Total BUA= 897.894 Sq.mtrs. (No. of Units R- 28 (Twenty Eight) Nos.)] on Plot No.120, Sector-09 at Ulwe (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect M/s. Fascinate has been inspected on 07/05/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the amended Commencement Certificate dated 07/10/2011 and that the development is fit for the use for which it has been carried out.

Manjula
30/10/15
(Manjula Nayak)
Sr. Planner (Bldg. Permission)
(Navi Mumbai & Khopta)

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ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the building named "**KRISHNA APARTMENT**" at *Plot No-120*, in *Sector No.9, UI.WE*. Dist: - *Raigad*, in the state of Maharashtra.

The Occupancy Certificate of the project has been obtained

Vide ATPO 1261.

Dated:-30/11/2015

Signature

A. H. Punjabi

Architect

Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706 Tel : 2772 3214 Fax : 2772 9399
Email : fascinate_architects@yahoo.com, fascinatearchitects@yahoo.com, info@fascinatearchitects.in Web : www.fascinatearchitects.com

SBI LIFE: Rs. 44,440/-

A/c: 05510500023232, OBI

STAMP & REG	
PUR. COST	23,20,000
TOTAL	
LESS : LOAN	17,00,000
MARGIN	6,20,000

RECEIPTS :

STAMP & REG :

1) 3,00,000
2) 1,39,200/- 10/9/1
3)
4) 4,39,200/-
5) 1,39,200/- 18/1/13

5,78,400/-
29,550
6,07,950
+12050
620000

IFSC → UTBIOCHM620. (Chembur)

Receipt	WORK COMPL.	DEMAND	MARGIN	PAID BY BORROWER	PAID BY BANK	DATE
	35	8,12,000	217,000	300,000	5,12,000	28/5
	41	9,51,200	41%	"	1,39,200	02/07/12
	47	10,90,400	47	"	1,39,200	08/08/12
	59	13,68,800	59	70.8	1,39,200	18/10/12
	65	15,08,000	65	70.8	1,39,200	20/11/12
	71	16,47,200	71	70.8	1,39,200	05/12/12
	83	19,25,600	83	93.29	1,39,200	01/02/13
	~~89~~	~~20,64,800~~	~~89~~	~~93.29~~	~~1,39,200~~	
	89	20,64,800	89	93.29	1,39,200	21/5/13
	93	2157600	93	93.29	92800	9/1/2014
	97	22,50,400	97	98.05	63,250	27/2/15
	100	2320000	100	100	57,550	7/12/15

3928 ① mm - Rs 23,000/

From
Mr. Maddoolal Meena
MS RB II-10/13 Railway Colony
GTB Nagar,
MUMBAI - 400037.
Date : 10/2/15

भारतीय स्टेट बैंक ... ACC
उप.ए.म.प्र.म.सी.सी. ...
वाशी नवी मुंबई/VASHI NAVI MUMBAI
23 FEB 2015.
DAK RECEIVED

To,
State Bank of India,
Navi Mumbai.

Sub : Pay Demand Amount to RADHE KRISHNA BUILDERS,

Sir,
This is to inform you that I have received work payment demand letter Dated. 10/2/2015 from RADHE KRISHNA BUILDERS, Kindly debit my home loan account and pay amount to RADHE KRISHNA BUILDERS,

Thanking you,

Yours Truly,

(Maddoolal Meena)

... of payment of Rs. 63,250/-
Sixty Three Thousand Two Hundred Fifty only
27/2/15
Approved for Rs. 63,250/-
Manager (Maintainance)

INSTALLMENT DUE LETTER

DATE: 10/02/2015.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building **"KRISHNA APARTMENT"** situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to Finishing work level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT RS.	DUE DATE
Total cost of flat	**23,20,000/-**	
Amount to be paid as per the schedule (Finishing work completed)	22,50,400/-	
Amount Received	21,57,600/-	
Balance due as per schedule	92,800/-	
Interest on due balance	1281/-	
Service Tax (3.09%)	**2,868/-**	
Total Amount Balance	**96,949/-**	Immediate

(Rupees Ninety Six Thousand Nine Hundred & Forty Nine Only)

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest. Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

RADHE KRISHNA BUILDERS NAVI MUMBAI

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"** State Bank Of India A/c. **No.32327935346.**

RADHE KRISHNA BUILDERS
459, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Telephone : 022 2788 0622
Email: radhekrishnabuilders@yahoo.in

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ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named "**KRISHNA APARTMENT**" at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

100% Rcc work, Brick work, Internal & External plaster, Tiling, Flooring & Plumbing work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 2nd February 2015

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706 Tel : 2772 3214 Fax : 2772 9399
Email : fascinate_architects@yahoo.com, fascinatearchitects@yahoo.com, info@fascinatearchitects.in Web : www.fascinatearchitects.com

From,
Maddoolal Meena
MS. RB-II-10/13,
Railway Colony, GTB Nagar,
Mumbai - 400037.
Date: - 29/01/2013

Please approve disbursement of Rs. 1,39,200/-
Rupees One lakh Thirty Nine Thousand Two Hundred only
B. C. F/G. Radhe Krishna Builders

Disbursement Officer
Approved Rs. 1,39,200/-
Manager (Maintenance)
01.02.13

To,
The Manager,
State Bank of India,
RACPC, Navi Mumbai.

Sub: - Demand Letter dated 16/01/2013.

Respected Sir/ Madam,

This is to inform that I have received payment Demand letter dated 16/01/2013. from M/S. RADHE KRISHNA BUILDERS.

Kindly Debit demand payment from my SBI Home Loan A/C & pay to M/S. RADHE KRISHNA BUILDERS.

Thanking You,

Yours Truly,

(Mr. Maddoolal Meena.)

Encl:-

1) Demand Letter Dated
2) Previous Payment Receipt.

INSTALLMENT DUE LETTER

DATE: 16/01/2013.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: **Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.**

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building "KRISHNA APARTMENT" situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to 8th Slab level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	**23,20,000/-**	
Amount to be paid as per the schedule (8th Slab work completed)	19,25,600/-	A
Amount received	16,47,200/-	17,86,400 - B
Balance due as per schedule	2,78,400/-	139,200/-
Interest on due balance 7th slab demand	1281/-	
Service Tax (3.09%) on Rs. 139200/-	**4,301/-**	
Total amount balance	**2,83,982/-**	Immediate

(Rupees Two Lakh Eighty Three Thousand Nine Hundred & Eighty Two Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551210318853.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg.1, APMC Mkt.-1,
Sector-19, Turbhe, Navi Mumbai - 400 705.
Mob. : 98194 23375, 98204 81400

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ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named **"KRISHNA APARTMENT"** at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

8th slab rcc work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 14th January . 2013

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate architects@indiatimes.com Web : www.fascinatearchitects.com

(95)

13/BJ/730

From
Mr. Maddoolal Meena.
MS. RB-II-10/13,
Railway Colony, GTB,
Nagar, Mumbai-400037.
Date: 16/12/2013.

To,
State Bank of India,
Navi Mumbai.

Sub : Pay Demand Amount to RADHE KRISHNA BUILDERS,

Sir,
This is to inform you that I have received work payment demand letter Dated. 9/12/2013. from RADHE KRISHNA BUILDERS, Kindly debit my home loan account and pay amount to RADHE KRISHNA BUILDERS,

Thanking you,

Yours Truly

(Mr. Maddoolal Meena.)

भारतीय स्टेट बैंक
आवास ऋण प्रसंस्करण केंद्र
नवी मुंबई/NAVI MUMBAI
19 DEC 2013
डाक प्राप्त/DAK RECEIVED

(5007)

Please approve disbursement of Rs. 92800/-
(Rupees Ninety two eight hundred only)
B. C. FVG. Radhe Krishna Builder.

Disbursement Officer
Approved Rs. 92800/-

9 JAN 2014

Manager (Maintenance)

INSTALLMENT DUE LETTER

DATE: 9/12/2013.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building **"KRISHNA APARTMENT"** situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to Plaster work level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT RS.	DUE DATE
Total cost of flat	**23,20,000/-**	
Amount to be paid as per the schedule (Plaster work completed)	21,57,600/-	
Amount Received	20,64,800/-	
Balance due as per schedule	92,800/-	
Interest on due balance	1281/-	
Service Tax (3.09%)	2,868/-	
Total Amount Balance	**96,949/-**	Immediate

(Rupees Ninety Six Thousand Nine Hundred & Forty Nine Only)

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest. Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551210318853.**

RADHE KRISHNA BUILDERS
459, Central Facility Bldg. 1, APMC Mkt. - 1, Sector - 19, Vashi, Navi Mumbai-400 705.
E-mail : radhekrishnabuilders@yahoo.in | Mobile No.: 9819423375 / 9820481400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named **"KRISHNA APARTMENT"** at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

100% Rcc work, brick work, internal & outer plaster of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 5th December 2013

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706 Tel : 2772 3214 Fax : 2772 9399
Email : fascinate_architects@yahoo.com, fascinatearchitects@yahoo.com, info@fascinatearchitects.in Web : www.fascinatearchitects.com

From,
Mr. Maddoolal Meena,
MS RB II - 10/13,
Railway Colony, GTB Nagar,
Mumbai - 400037.

Date: -

Please approve disbursement of Rs. 1,39,200/-
Rupees One Lakh thirty nine thousand & two hundred only/-
B.C. FVG. Radhe Krishna Builders
Disbursement Officer
Approved Rs. 1,39,200/- one lac thirty nine thousand two hundred only.
Manager Retail Assets

To,
The Manager,
State Bank of India,
RACPC, Navi Mumbai.

Sub: - Demand Letter dated 26/4/13.

Respected Sir/ Madam,

This is to inform that I have received payment Demand letter dated 26/4/13 from M/S. RADHE KRISHNA BUILDERS.

Kindly Debit demand payment from my SBI Home Loan A/C & pay to M/S. RADHE KRISHNA BUILDERS.

Thanking You,

Yours Truly,

(Mr. Maddoolal Meena.)

Encl:-

1) Demand Letter Dated
2) Previous Payment Receipt.

INSTALLMENT DUE LETTER

DATE: 26/04/2013.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building **"KRISHNA APARTMENT"** situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to Brickwork level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	**23,20,000/-**	
Amount to be paid as per the schedule (Brickwork completed)	20,64,800/-	
Amount received	19,25,600/-	
Balance due as per schedule	1,39,200/-	
Interest on due balance 7th slab demand	1281/-	
Service Tax (3.09%) on Rs. 139200/-	**4,301/-**	
Total amount balance	**1,44,782/-**	Immediate

(Rupees One Lakh Forty Four Thousand Seven Hundred & Eighty Two Only)

Cont....2/-

RADHE KRISHNA BUILDERS
459, Central Facility Bldg. 1, APMC Mkt. - 1, Sector - 19, Vashi, Navi Mumbai-400 705.
E-mail : radhekrishnabuilders@yahoo.in | Mobile No.: 9819423375 / 9820481400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551210318853.**

RADHE KRISHNA BUILDERS
459, Central Facility Bldg. 1, APMC Mkt. - 1, Sector - 19, Vashi, Navi Mumbai-400 705.
E-mail : radhekrishnabuilders@yahoo.in | Mobile No.: 9819423375 / 9820481400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named **"KRISHNA APARTMENT"** at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

100% Rcc work & brick work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 24th April . 2013

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate architects@indiatimes.com Web : www.fascinatearchitects.com

From,
Maddoolal Meena
MS, RB-II-10/13, Railway colony.
CTO Nagar, Mumbai.
Date: 23/6/2012

Please approve disbursement of Rs. 1,39,200/-
(Rupees One lakh Thirty Nine Thousand Two Hundred only
B. C. FVG. Radhe Krishna Builders
A/C NO 05520500 23232
Disbursement Officer
Approved Rs. 1,39,200/-
Manager (Maintenance).
02.07.12

TO,
SBI, Racpc.
Vashi, Navi Mumbai.

SUB: Release Demand payment.

Sir,

This is to inform you that As per 1st Slab Demand letter dt. 16/6/2012, kindly Debit Amt of Rs. 139200/- from my Loan A/c and pay Amt to RADHE KRISHNA BUILDERS.

Thanking you

Yours Truly

(Maddoolal Meena)
9004411648

INSTALLMENT DUE LETTER

DATE: 16/06/2012.

TO,
Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

Sub: **Flat No. 603, on the 06th floor "Krishna Apartment" in Plot No. 120, Sector-9, Ulwe, Navi Mumbai.**

Dear Sir/Madam,

With reference to above flat booked by you, in our proposed building **"KRISHNA APARTMENT"** situated at Plot No.120, Sector-9, Ulwe, Navi Mumbai, we are pleased to inform you that we have completed the construction up to 1ST Slab level. So pursuant to the Schedule of payment you are requested to make the payment of the Installments that are due as under.

PARTICULARS	AMOUNT	DUE DATE
Total cost of the flat	23,20,000/-	
Amount to be paid as per the schedule (1ST Slab work completed)	9,51,200/-	
Amount received	8,12,000/-	
Balance due as per schedule	1,39,200/-	
Interest on due balance	----------	
Total amount balance	**1,39,200/-**	Immediate

(Rupees One Lakh Thirty Nine Thousand Two Hundred Only)

Cont....2/-

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

Kindly arrange to pay the amount within 7 days of receiving this letter to avoid further interest.

Your timely payment of installment is solicited for the completion of the building on schedule.

Thanking you,

Yours faithfully
For, **RADHE KRISHNA BUILDERS,**

Partner

P.S.: All outstanding amount will attract interest @ 24% P.A after due date.

Make payment in favor of **"RADHE KRISHNA BUILDERS"United Bank Of India A/c. No.0551050023232.**

RADHE KRISHNA BUILDERS
460, Central Facility Bldg. 1, APMC Mkt. -1,
Sector-19, Vashi, Navi Mumbai - 400 705.
Email: radhekrishnabuilders@yahoo.in
Mob: 9819423375, 9820481400

FASCINATE®
ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

This is to certify that the building named "**KRISHNA APARTMENT** " at *Plot No.120*, in *Sector No.09, Ulwe*. Dist:- *Raigad*, in the state of Maharashtra.

1st slab rcc work of the building is completed. According to the approved plan & specification & the same is within the restrictions, stipulations; conditions lay down by the approving authority.

Date:- 10th June . 2012

For, Fascinate Architects

A. H. Punjabi
Architect
Reg. No:- CA/94/16782

F-4, Neighbourhood Premises Co-op. Society, Plot No. 10/11, Sector-4, Nerul (W), Navi Mumbai 400 706
Tel : 2772 3214 Fax: 2772 9399 Email : fascinate_architects@indiatimes.com Web : www.fascinatearchitects.com

भारतीय स्टेट बैंक
State Bank of India

Regional Business Office – IV, E-202,
Sanpada Railway Station Complex,
Sanpada, Navi Mumbai- 400705.

Tel: (022) 27866382/ 27751201/05/08/ 27755111/113/114 | Fax: 022-27752206/ 27755112 | E-mail: rbo4.zomum@sbi.co.in

The Branch Manager,
State Bank of India,
BAPMC,VASHI,Branch.

Date : 06/03/2012

Ref. : RBO-IV/2011-12/8632

Dear Sir,

PROPOSAL FOR TIE UP WITH RADHEKRISHNA BUILDERS

With reference to the captioned proposals we have to advise having approved the tie - up arrangement as recommended by you. Please note the APF No- RBO-IV/2011-12/8632 for the said tie-up. An approval letter may be sent to the builder in the standard format.

We enclose herewith the Xerox copy of the sanction note for your information. Please ensure meticulous compliance of the conditions stipulated therein.

Yours faithfully,

sd/-

REGIONAL MANAGER-IV
Encl. a.a.

CC to : **The Asst. General Manager, State Bank of India,** RASMECCC Vashi,**for record**

REGIONAL MANAGER-IV

APF - RBO IV / 11-12 / 6632 201

Vetted by (For Metro Networks) :
Approval Note :
TIR/Legal Opinion : } Uploaded in Builder Tie-Up website by:
Building Plan approval details :

Asst. General Manager (RBO - IV).....FOR APPROVAL

20/02/2012

PERSONAL BANKING ADVANCES: HOME LOANS
PROPOSAL FOR TIE-UP WITH **RADHE KRISHNA BUILDERS**
SINGLE TITLE CLEARANCE AND SEARCH REPORT TO BE OBTAINED FOR THE PROJECT.

Branch	**BAPMC,VASHI, NAVI MUMBAI**
Module	**MUMBAI**
Circle	**MUMBAI**

S. No.	Parameter	Particulars
1	Name of the Builder	RADHE KRISHNA BUILDERS
2	Registered Address	**OFF,460, Central Facility Building-1,APMC Mkt,Sector-19,Turbhe,NaviMumbai.**
4	Address for correspondence	**Same as above**
5	e-mail Id	**radhekrishnabuilders@yahoo.in**
6	Website url, if any	**NA**
7	Date of establishment	
8	Constitution	Partnership Firm
9	If members of an Industry Body like Builder's Association etc, names of such bodies.	NA
10	Ratings from CRISIL / ICRA etc.	NA
11	**Profile of the partners/directors**	

Sl	Name	Age	Qualifications	Comments on his/her experience, ar of expertise etc.
1	Anil A Budhrani	43	Post Graduate	8 yrs experience and having work experience in Construction Industries Ongoing 4 projects.
2	Mahesh B Matta	38	Graduate	10yrs experience and have completed projects.Ongoing 20 projects.

12	Details of last 2-3 residential projects executed by the same firm/company/promoters			
	Project Name	[redacted]	ROYAL GALAXY	ROYAL ARCADE
	Location	[redacted]	Kharghar	Kamothe
	Whether approved by SBI?	No	No	[redacted]
	If approved by Housing Finance Company like HDFC / LIC HF etc, and/or Scheduled Commercial Bank., furnish names of HFCs/Banks	IDBI,ICICI.	[redacted]	[redacted]
	Month & Year of Commencement of Construction	2008	2009	2010
	Present Status (Completed/Partially completed).	Completedon 2011	Completedon 2011	Under Construction
	Total built up area of the project, in Sq.mts	5111.52sq mtr	5297.39sq mtr	2509.29sq mtr
	Number of floors	G+12	G+13	G+7
	No. of Dwelling Units in the project	48	52	36
	No. of units sold in the project	All Sold out	All Sold out	All Sold out
	Date of Occupancy Certificate	2011	2011	NA
	Date of conveyance	Under process.	Under process	NA

13	Details of the Present Proposal	
	Project Name	KRISHNA APARTMENT
	Location	Plot No. 120,Sec-9,Ulwe, Navi Mumbai.
	Details of construction finance / loan, if any, availed by the builder for this project. *(Note : If construction finance is provided by the SBI, then the project will stand automatically approved.)*	Nil
	Status of encumbrance of the project land	Un-encumbered
	If approved by Housing Finance Company like HDFC/LIC HF etc,	UBI,ICICI

and/or Scheduled Commercial Bank., furnish names of HFCs/Banks	
Month & Year of Commencement of Construction	April-2011
Proposed construction plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling units in each building. Planned Schedule of completion of each building, phase, and project.)	

No. of phases	1 Wing
No. of buildings in each phase	1
No of floors	G+7 Storied
No of dwelling units in each building	28
No of dwelling units in each phase	28
No of dwelling units in the whole project	28
Schedule of completion of each building	Dec-2013
Schedule of completion of each phase	Dec-2013
Schedule of completion of whole project	Dec-2013

Nearest Railway Station:
Name : **Bamandongri**
Distance (in km) :

Availability of Infrastructure within a radial distance o: kms

No. of Hospitals	1
No. of Colleges	1
No. of Schools	1
No. of Markets	2
No. of Parks & Play Grounds	1

Basic Amenities Available
(Tick the appropriate one)

√	Parking Space
×	Play Area/Garden/Lawn
*	Round the Clock Security
	Intercom Facility
√	Fire Fighting Equipments
√	Lifts & Eleva□ors

Modern Amenities Available
(Tick the appropriate one)

*	Swimming Pool
×	Multi Gym

	× Landscape Garden
	Smart Card Based Access
	Swipe Card Security
	Centralized Cooking Gas
	Solar Water Heating System
	Squash Court/Billiards Room
	× Jogging Track
	* Club House
	Water Treatment Plant
	× Generator Backup
Total built up area of the project, in Sq.mts.	897.894 Sq Mtrs
No. of Dwelling Units in the project	28 flats
No. of units sold in the project	7 Flats sold
Details of TIR/Search report. Name of the Panel Advocate	The title verification report dated 23/01/2012 has been obtained from our empanelled advocate Shri.Shailesh Chondhekar.According to the report the Title is Clear and Marketable. Shri.Shailesh Chondhekar
Details of Development Agreement and POA if any	Vide tripartite agreement dtd 05/08/2011 and letter from CIDCO dtd 03/08/2011 ,the said plot is transferred to M/S RadheKrishna Builders.
Bodies Status of receipt of approvals from Local / Urban Development Authority	Commencement Certificate dtd 17/10/2011 Ref no.CIDCO/BP/ATPO/1296.
Name of the valuer	NA

Project Value

Type of Flat/House	Area in sq.ft	Price per sq.ft (in Rupees)	No. of Flats / House	Avg price per flat/house	Total price (in Crore)
1BHK	635	4000/-	16	2540000	40640000
2BHK	1030	4000/-	12	4120000	49440000
Total Project Value					90080000

14	**Anticipated Business**	30%-.
15	**Concessions Proposed**	

A	Floating Interest Rates	NIL
B	Fixed Interest Rates	NIL
C	Margin	NIL
D	Processing fees	NIL
E	Moratorium	NIL

	F	Deviation in loan eligibility norms	NIL
16		**Whether Builder/His nominee is proposed to be engaged as Marketing Associate?**	-
17		**Justification of the concessions, proposed.** Krishna Apartment is a project by, Radhe Krishna Builders. The clientele of the builder would be mainly middle income group individuals. Development construction activity undertaken by builder. Good experience in deployment. Cross selling possible. One of their project Krishna Symphony has also been put up for approval and sizeable business is expected from them.	
18		Responsible authority/ office of the Bank for project relationship.	REGIONAL MANAGER (IV)
19		Disbursements to be made in favour of	Name of the Builder: RADHE KRISHNA BUILDERS Account Number: [redacted] Bank: [redacted] Branch: Chembur Camp Branch
		In cases where the track record of the builder is satisfactory and legal opinion is clear but building plan approvals are not available or available in part, the Tie-Up can be approved and home loans sanctioned but disbursement of the home loans should be done only after obtention of approved plans. Submitted for approval Chief Manager(RB) 15/12/2012 RBO/Sanpada Date: 2012	

CENTRAL RAILWAY

DIVISIONEL OFFICE
PERSONNE BRANCH
MUMBAI –CST

NO.BB/P/558/GT/GD/MISC

dated, 24/10/2011

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Shri: **Mandoo Lal Meena** working as Sub Guard under **Station Manager, CST-Mumbai, Mumbai division, Central Railway.**

As per service record his service particulars are as under:-

Basic Pay Rs	:	13870/-
Pay Band Rs.	:	9300-34800.
Gr. Pay Rs.	:	4200/-
Date of Birth	:	07/07/1974
Date of appointment	:	15/10/2001

This certificate is issued as per own request of the employee to produce in *Tahasildar Office for getting domicile purpose only. It is stated that any loan taken by* the employee or any person for whom he is a guarantor, will be in his personal capacity and the Railway Administration does not take any responsibility for repayment of such *loan. No recovery of loan will also be made from his salary/ Provident Fund as well as* from his settlement dues

(P.C. PUNDE)
For Divl. Railway Manager(P)
Central Rauilway, CST-Mumbai.

Original
नोंदणी 39 म.
Regn. 39 M

Wednesday, February 08, 2012
2:41:23 PM

पावती

पावती क्र. : 1866
दिनांक 08/02/2012

गावाचे नाव उलवे

दस्तऐवजाचा अनुक्रमांक पवल1 - 01732 - 2012

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव:मङ्गूलाल मीना - -

नोंदणी फी	:-	23200.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (51)	:-	1020.00
एकूण	रु.	24220.00

आपणास हा दस्त अंदाजे 2:56PM ह्या वेळेस मिळेल

दुय्यम निबंधक
पनवेल 1

बाजार मुल्य: 2004000 रु. मोबदला: 2320000रु.
भरलेले मुद्रांक शुल्क: 121800 रु.

मूळ दस्त परत मिळाला

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: -;
डीडी/धनाकर्ष क्रमांक: -; रक्कम: 23200 रू.; दिनांक: 09/01/2012

पक्षकारांची सही
मूळ दस्त परत दिला

लिपिक,
दुय्यम निबंधक, पनवेल-१

मूल से सत्यापित किया
Verified with Original
कृते भारतीय स्टेट बैंक/बैंक
For STATE BANK OF INDIA
Bandar
K-9771
Br. Manager
BAPMC Complex Branch

दुय्यम निबंधक: पनवेल 1

दस्तक्रमांक व वर्ष: 1732/2012

Wednesday, February 08, 2012
2:43:19 PM

नोंदणी 63 म.
Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	करारनामा करारनामा मोबदला रू. 2,320,000.00 बा.भा. रू. 2,004,000.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णनः सदनिका क्र.603, सहावा मजला, कृष्णा अपार्टमेंट ,प्लॉट क्र.120, से.नं.9, उलवे
(3)क्षेत्रफळ	(1)56.904 चौ.मी. बिल्टअप
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) मे/-राधे कृष्ण बिल्डर्स तर्फे भागीदार अंबुमल बुधराणी तर्फे अख. प्रशांत डी वाव्हळ - -; घर/फ्लॅट नं: से.नं.19, तुर्भे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/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) मङूलाल मीना - -; घर/फ्लॅट नं: जी टी बी नगर,मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
(7) दिनांक करून दिल्याचा	08/02/2012
(8) नोंदणीचा	08/02/2012
(9) अनुक्रमांक, खंड व पृष्ठ	1732 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 121800.00
(11) बाजारभावाप्रमाणे नोंदणी	रू 23200.00
(12) शेरा	

सहदुय्यम निबंधक, वर्ग २
(पनवेल-१)

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
सत्यमेव जयते
PANVEL - 1

मूलप्रत से सत्यापित किया
Verified with Original
बैंक/बैंक
FOR STATE BANK OF INDIA
K-9771
Manager
BA-MC Complex Branch

11:14:59AM

मुल्यांक	2012	सर्वे	इतर
जिल्हे	रायगड	प्रकार	27
तालुक्या	पनवेल	मुल्य विभाग	27.2
गावाचे नाव	उलवे	वार्षिक मूल्य दर	Rs. 35200 /-
क्षेत्राचे नांव	A Class Palika	नफ्त्याचा जमिनीचा दर:-	

मिळकतीचा प्रकार	बांधीव	मिळकतीचा	निवासी सदनिका
बांधकामाचा	1-आर सी सी	बांधकाम	Rs. 0 /- चौ. मीटर Rule 3
मिळकतीचा	0 TO 2 वर्षे	घसा-यानुसार येणारा बांधकामाचा दर	0.00
मिळकतीचा	56.90 चौ. मीटर	उद्वाहन स आहे	मजला : Ground to 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (जमिनीचा दर - घसा-यानुसार येणारा बांधकामाचा दर) * 1.00 Rule -7

= 35200

A) मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र

= 35200 * 56.90

= 2003020.8

एकत्रित अंतिम = अंतिम मूल्य + पोटमाळ्याचे मूल्य + तळघराचे मूल्य + वेल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + वरील गच्चीचे मूल्य +

= 2003020.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= 2003020.8 /-

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सत्यमेव जयते
PANVEL-1

मूलप्रत से सत्यापित किया
Verified with Original
कृते भारतीय स्टेट बैंक/बैंक
For STATE BANK OF INDIA
K 9771
शाखा प्रबन्धक Br. Manager
सी.एस.एल.सी. कॉम्प्लेक्स शाखा
S.C.S.L.C. Complex Branch

जारी करने वाली शाखा
Issuing Branch: SBI, FORT BOMBAY
Tel No. 022-22078390

भारतीय स्टेट बैंक मांगपत्र
State Bank of India DEMAND DRAFT

दिनांक /DATE: 09/01/2012
Sr. No: 155113

A/C. PAYEE

मांगे आनेपर ON DEMAND PAY JOINT SUB REGISTRAR PANVEL **********
**********JOINT SUB REGISTRAR PANVEL********** या उनके आदेश पर OR ORDER

रुपये RUPEES

TWO	THREE	TWO	ZERO	ZERO
T'THDS	THDS	HUNDS	TENS	UNITS

PAISE ZERO ONLY

Rs. 23200 पैसे Ps. 00
AMOUNT BELOW 23201(2/5)

अदा करें।
मूल्य प्राप्त / VALUE RECEIVED

भारतीय स्टेट बैंक
STATE BANK OF INDIA
आहर्ता शाखा / DRAWEE BRANCH:PANVEL
कोड क्रं. /CODE No: 00448
IOI 000164828176 Key: RUDHUV Sr. No: 155113

प्राधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY
(हस्ताक्षर नमूना क्र० / S.S. NO.)

शाखा प्रबंधक / BRANCH MANAGER
(हस्ताक्षर नमूना क्र० / S.S. NO.)

⑈828176⑈ 00000 20001: 000164⑈ 17

THE SEAL OF THE SUB-REGISTRAR
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PANVEL-1

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INDIA NON JUDICIAL

Government of Maharashtra

सत्यमेव जयते

e-Stamp

Issued By
Stock Holding Corporation Of India Ltd.
Location Vashi
Signature
Detail can be verified at www.shcilestamp.com

Certificate No.	:	IN-MH06648260504002K
Certificate Issued Date	:	03-Feb-2012 05:13 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
Unique Doc. Reference	:	SUBIN-MHMHSHCIL0107152695558549K
Purchased by	:	MADDOOLAL MEENA
Description of Document	:	Article 25(b)to(d) Conveyance
Property Description	:	KRISHNA APARTMENT, FLAT NO.603, PLOT NO.120, SEC-9, ULWE, NAVI MUMBAI
Consideration Price (Rs.)	:	23,20,000 (Twenty Three Lakh Twenty Thousand only)
First Party	:	RADHE KRISHNA BUILDERS
Second Party	:	MADDOOLAL MEENA
Stamp Duty Paid By	:	MADDOOLAL MEENA
Stamp Duty Amount(Rs.)	:	1,21,800 (One Lakh Twenty One Thousand Eight Hundred only)

Please write or type below this line

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Statuatory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0106342731687941K

Receipt Date 03-FEB-2012

Received From	MADDOOLAL MEENA	Pay To	
Instrument Type	DD	Instrument Date	09-JAN-2012
Instrument Number	828177	Instrument Amount	121800 (One Lakh Twenty One Thousand Eight Hundred only)
Drawn Bank Details			
Bank Name	STATE BANK OF INDIA	Branch Name	PANVEL
Out of Pocket Expenses	0.0 ( )		

SHCIL LASHY

THE SEAL OF THE SUB-REGISTRAR PANVEL

प्रवत्त 9626 2022 ६/८

AGREEMENT FOR SALE

FLAT NO. 603, 6th FLOOR,

BLDG. KNOWN AS "KRISHNA APARTMENT"

PLOT NO. 120, SECTOR-9,

ULWE, NAVI MUMBAI.

BUILDING CONSISTS	: GROUND + 7 FLOOR (WITH LIFT)
CARPET AREA IN SQ. MTRS.	: 47.42
BUILT UP AREA IN SQ.MTRS.	: 56.904
SALES PRICE	: RS. 23,20,000/-
TOTAL STAMP DUTY	: RS. _____/-
REGISTRATION FEE	: RS. _____/-

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THIS AGREEMENT is made and entered into at Navi Mumbai, on this 8th day of Feb 2012,

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For STATE BANK OF INDIA
K-9771
Dy. Manager

BETWEEN

M/S RADHE KRISHNA BUILDERS (Pan No.AALFR7958R) through its partners 1) **MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA,** having address at, 460 Central facility Building-I , A.P.M.C. Market No. 1. Sector -19, Turbhe, Navi Mumbai, hereinafter referred to as 'THE DEVELOPERS (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns), **of the One part,**

AND

MR. MADDOOLAL MEENA, aged____ years (Pan No ANTPM7557N) an adult, Indian inhabitant, residence at MS RB II-10/13, Railway Colony, GTB Nagar, Mumbai- 400037. Hereinafter called **'THE PURCHASER'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **Other Part.**

DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
603	6th	120	9

BUILDING	: "KRISHNA APARTMENT"
NODE	: ULWE, NAVI MUMBAI.
CARPET AREA IN SQ. MTRS.	: 47.42
BUILT UP AREA IN SQ.MTRS.	: 56.904

BUILDING CONSISTS: GROUND + 7 FLOORS (WITH LIFT)

SALE PRICE : RS. 23,20,000/- (Rupees Twenty Three Lakhs Twenty Thousand Only).

Hereinafter referred to as 'THE SAID FLAT'

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WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

AND WHEREAS:

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

AND WHERAS

By an Agreement to Lease dated: **26TH day of July 2011,** made at CBD Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO)**, therein and herein referred to as 'THE LESSOR' and 1)**SHRI. ANANT BABU OVALEKAR 2)SHRI. KISAN BABU OVALEKAR, 3)SMT. SONUBAI GANU MHATRE 4)SMT. BAYOBAI NAMDEV MHATRE AND 5)SMT. TULSABAI BABU PATIL,** therein referred to as THE LESSEE and herein referred to as the ORIGINAL ALLOTTEE, and CIDCO leased Plot of land in lieu of compensation being Plot No. 120, Sectors - 9, admeasuring 599.63 Sq. Mtrs. Under the 12.5% Expansion Scheme at village Ulwe, Taluka - Panvel, Dist. Raigad, (hereinafter referred to as **'THE SAID PLOT')**

AND WHEREAS

THE ORIGINAL Allottee paid the Premium in full agreed to paid to the Corporation.

AND WHEREAS

The physical possession of the same has handed over to the Original Allottee for Development and Construction thereof Building for Residential purposes. The corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for purpose of erecting building/s.

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AND WHEREAS

The said Agreement to Lease dated : 26TH day of July 2011, has been Registered at the **Office of Sub Registrar Assurance Panvel - 3** vide Receipt no. 7763, Document No. 07633 -2011, Dt. 26/07/2011.

AND WHEREAS

By Tripartite Agreement dated **05th of August 2011** between **CIDCO** THE FIRST PART, **1)SHRI. ANANT BABU OVALEKAR 2)SHRI. KISAN BABU OVALEKAR, 3)SMT. SONUBAI GANU MHATRE 4)SMT. BAYOBAI NAMDEV MHATRE AND 5)SMT. TULSABAI BABU PATIL,** the Original Allottee of the SECOND PART & the **M/s. RADHE KRISHNA BUILDERS through its Partners 1) MR, ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA,** THE THIRD PART. The said original Allottee has sold and assigned all his rights and interests in and upon the said Plot to the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS

The said Tripartite Agreement dated 05th day of August, 2011 has been Registered at the Office of Sub Registrar Assurance Panvel -3 vide Receipt No. 8185, Document No. 08047-2011, Dt. 05/08/2011.

AND WHEREAS

The CIDCO has transferred the said Plot in favour of **M/s. RADHE KRISHNA BUILDERS through its Partners 1) MR, ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA;** vide its [illegible] Letter No. CIDCO/VASAHAT/NA/12.5%SCHEMES /ULWE/23[illegible] Dt.10/08/20[illegible]

AND WHEREAS

The Developer have entrusted the architect works to "FASCINATE" (hereinafter called "The Said Architect") to develop, design and lay down specification of construction of the building on the said plot.

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AND WHEREAS

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission cum Commencement Certificate under Reference No. CIDCO/ATPO/1296/Date. 07/10/2011. Granted its permission to develop the said plot and to construct a building on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plane in respect of the said building.

AND WHEREAS

As per the Plans approved by the Corporation the Developers are constructing thereon Building as per Plans and Specifications approved and the development permission granted by the CIDCO including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/ Planning Authorities:

AND WHEREAS:

THE DEVELOPERS expressed their intention to dispose of Flats in the proposed new building as on ownership basis to the prospective Purchaser.

AND WHEREAS

The Building is being constructed of Flats on the Plot shall be known as **"KRISHNA APARTMENT"**

AND WHEREAS:

The Purchaser has requested the Developers to allot the Said FLAT and also an undivided interest in common areas and facilities in the said building constructed on the Plot No. 120, 12.5% Gaothan Expansion Scheme, Sector – 9, Dronagiri, Navi Mumbai, on ownership basis as agreed to by and between them which is hereinafter referred to as the said Flat, as per the Floor plan, annexed hereto and marked as ANNEXURE "A".

AND WHEREAS

THE PURCHASERS agrees to pay price/consideration in respect of the said Flat in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of

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Promotion of Construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the Construction work of the said new building.

AND WHEREAS

By executing this Agreement the Purchase have accorded their consent as required under the said Act,1963 whereby the Developers will be entitled to mortgage or create on any Flat, which is not hereby agreed to be sold.

AND WHEREAS

By executing this Agreement the purchasers has accorded his consent as required under Section 7 of the said Act whereby the Developers will be entitled to make such alterations in the structure in respect of the said flat agreed to be Purchased acquired by the Purchasers and or in the building as may be necessary and expedient in the opinion of their Architect/Engineer.

AND WHEREAS

THE DEVELOPERS have entered into a standard Agreement with an Architect, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architect and the Structural Engineer till the completion of the building.

AND WHEREAS

While granting the building permission and sanctioning the Plans, the CIDCO authorities have laid down certain terms and conditions to be performed by the Developers and the Developers accordingly undertook to perform the terms and Conditions in their Agreement with the Developers and upon due observance and performance of which only completion and /or the occupation certificate in respect of the new building shall be granted by the concerned authorities of CIDCO and the Developers shall complete the Construction of the said new building known as **"KRISHNA APARTMENT"**

AND WHEREAS

The copies of Certificate of Title issued by the Advocate MR. R. R. JINDAL Advocate of High Court and Notary (Govt. of India) of the Developers, showing the nature of the

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title of the Developers to the said property on which the building is to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Purchaser to be approved by the concerned local authority have been inspected by the Purchaser.

AND WHEREAS

The Purchaser has become fully satisfied about the title of the Developers to the said property and the Purchasers shall not be entitled to further investigate the title of the Developers or to raise an objection with regards to any other matter relating thereto.

AND WHEREAS

THE PURCHASERS have examined and approved the building and floor plan. The nature and quality of Construction and fittings, fixtures, facilities and amenities provided to be provided thereto as per the general specifications stated in the Second Schedule hereunder written agreed to purchase the said FLAT and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as under:

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

1. The Developers shall construct a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the CIDCO and which have been and approved by the Purchasers with only such variations and modifications as the Developers may consider necessary or as may be required by the CIDCO provided that the Developers shall have to obtain prior permission or consent in writing of the Purchasers in respect of such variations or modifications which may be adversely affect the Flat/Tenements of purchasers.

The Developers have informed the purchasers and the purchasers are aware 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 additional F.S.I. OR T.D.R OF any property available in any manner whatsoever as provided for in this Agreement.

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b) The Society or any other organization or limited company shall be formed and the Conveyance shall be executed by the Developers in favour of the society of **organization or limited company only upon the completion of all the buildings** and development of entire property more particularly described in the schedule hereunder written and Purchasers shall not insist upon the 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 Purchasers agreeing to the said conditions, the Developers have agreed to sell the said Flat to the Purchasers.

2. The Purchasers hereby agrees and satisfied about the title of the Developers to the said Property and declares that he shall not be entitled to raise any objection in matter relating to title or otherwise whatsoever.

3. The Purchasers agrees to Purchase and the Developers agrees to sell to the Purchasers the said FLAT open terrace, inclusive of the area of lofts, common premises, terrace, passages, lifts and recessed spaces below window cills, balconies, staircase, common passage and any other area used as amenity etc. in building known as **"KRISHNA APARTMENT"** being constructed on the said property, for a total consideration of **Rs. 23,20,000/- (Rupees Twenty Three Lakhs Twenty Thousand Only).**

4. The Purchasers hereby agrees 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 failing which, the Purchaser shall be liable for the consequences arising there from, and the purchaser hereby indemnify and keep the Developers indemnified of and against said liability and consequences thereof.

5. Prior to execution of this presents the Purchasers have paid a sum of **Rs. 3,00,000/- (Rupees Three lakhs Only)** as Earnest Money Deposit / Booking amount adjustable towards the sale price of the Flat agreed to be sold by to the

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Developers to the purchasers. The Purchasers shall pay to the developers the balance sum of **Rs. 20,20,000/- (Rupees Twenty Lakhs Twenty Thousand Only)** **in the following Schedule:-**

SCHEDULE OF PAYMENT

		%
	On Booking	10%
	On Completion of Plinth	25%
	On completion of 1st slab	6%
	On Completion of 2nd slab	6%
	On Completion of 3rd slab	6%
	On completion of 4th slab	6%
	On completion of 5th slab	6%
	On completion of 6th slab	6%
	On completion of 7th slab	6%
	On completion of 8th slab	6%
	On completion of Brickwork	6%
	On completion of Plaster	4%
	On completion of Finishing	4%
	On possession	3%
	Total	100%

TIME BEING ESSENCE OF CONTRACT. THE AGREEMENT WILL STAND AUTOMATICALLY CANCELLED IF THE PURCHASER FAILS TO MAKE THE PAYMENT WITHIN TIME.

6) IN CASE THE PURCHASERS FAILS TO MAKE THE BALANCE PAYMENT, THEN AN INEREST OF 24% PER ANNUM SHALL BE CHARGED FOR THE REMAINING PAYMENT, AND IN CONTINUATION OF THE DEFAULT, THE AGREEMENT CAN BE CANCELLED AT THE DISCRETION OF THE DEVELOPERS AND FULL AMOUNT SHALL BE FORFEITED.

IT IS CLEARLY MENTIONED HEREIN THAT NON AVAILABILITY OF LOAN FROM THE FINANCIAL INSTITUTION SHALL NOT BE A CONDITION FOR MAKING DEFAULT OF THE INSTALLMENT OR PAYMENT TOWORDS THE SALE PRICE.

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7) **The above purchase price does not include the following charges :-**

a) **Stamp duty, Registration and other charges payable to the concerned authorities.**
b) Water connection charges and electricity connection charges.
c) Electric cable laying charges and electricity connection charges.
d) Electric cable laying charges.
e) Development charges for Land and Building and infrastructure charges.
f) Legal charges for documentation.
g) Water Resources Development charges.
h) Any other taxes, cesses that shall be levied or become livable.
i) By CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
j) Proportionate share of Property taxes.
k) Society formation charges.
l) Share money entrance Fee of the society or Limited Company.
m) Service Tax, Vat tax and any other tax as applicable.

8) The Developers hereby agree to observe, perform and comply with all the terms, condition, stipulations and restrictions, if any which may have been imposed by the concerned competent authority at the time of sanction in the said plans and thereafter and shall, before handing over possession of the said Flat to the Purchaser/s, obtain Occupation and /or completion Certificate .

9. WITHOUT Prejudice to the Developers, other rights under this Agreement and /or in law the purchasers shall be liable and shall at the option of the Developers, pay to the Developers interest at the rate of 24% per annum on all amounts due and payable by the Purchasers under this Agreement.

10. The Developers agree that the possession of the said Flat shall be delivered to the Purchasers after completion of the project. The Developers shall give the possession as aforesaid on or before **DECEMBER 2014**. The Developers shall not incur any liability if they are unable to deliver possession of the Flat by the date aforesaid, if the completion of the building is delayed on account of non-availability of materials or by reason of war, civil commotion or any act of God or if non- delivery of possession is a result of any notice, order rules notification of the Government Court of law and/or other public authority or for non-availability of water and/or non-payment of the amounts by the Purchasers on due dates and as per schedule of payment or for any reasons unforeseen or beyond the control of Developers.

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11. THE PURCHASERS shall take possession of the Flat within 7 days of the Developers giving written notice to the Purchasers intimating that the said Flat is ready for use and occupation. PROVIDED that if within a period of SIX **MONTHS from the date of handing over the Flat to the Purchasers, the** Purchasers brings to the notice of the Developers any defect pertaining to civil work only in the Flat are situated or the material used in the construction of the said building, then wherever possible such defects shall be rectified by the Developers at their own cost.

12. UPON POSSESSION of the said Flat being delivered to the Purchasers, the Purchasers shall be entitled to use and occupy the said Flat and shall not claim against the developers in respect of any item of work in the said Flat which may be utilized not have been carried out or completed. THE PURCHASER shall use the Flat or any part there of or permit the same to be used only for the purpose to which it is allotted. The Purchasers agrees not to change use of the Flat or COVER the open space without prior consent in writing of the Developers.

13. The Developers have No Objection whatever in mortgaging the said Flat of the Purchasers with any Financial Institution including the employer of the Purchasers. In case the Purchasers are not qualified for the loan facility or fails to pay the said amount on or before their respective due dates, then in that event, this Agreement shall automatically be cancelled without any further Deed or Document in this behalf, subject to what is stated in Para 6 herein above.

14. On the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Developers under this Agreement (including his proportionate share of taxes levied by CIDCO and other outgoing) and committing breach of any of the terms and conditions herein contained, the Developers shall be entitled to their own option to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchasers ten days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and/or default shall have been made by the Purchasers in remedying such breach or breaches, within the period of ten days after giving of such notice. The Developers shall not be liable to pay to Purchasers any amount and will forfeit all amount paid up to date and upon termination of this agreement the purchaser will have no right, title, interest in the said flat, The Developers shall be at liberty to dispose off and sell the said Flat to such person and at such price as the Developers may in their may in their absolute discretion think fit

15. It is further understood between the parties that the Purchasers would not have any right whatsoever as far as the remaining Flats are concerned, and the same

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would be disposed off by the developers in a manner as the Developers would deem fit. The Purchasers would however become the members the Society and pay all necessary charges and deposits apart from the said sale price.

16. If for any reason outside the control of the Developers and/or the Society the whole or part of the project is abandoned, no claim will be preferred by either party to the contract.

17. The Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO Ltd., or the Local Authority causing delay in giving /supplying permanent water connection or such other service connections necessary for using /occupying the said FLAT.

18. The Developers shall in respect of any amount unpaid by the Purchasers under the terms and conditions of this Agreement have a first lien and charge on the said Flat agreed to be acquired by the Purchasers.

19. The Developers hereby declare that entire Floor has been consumed in this project only and that said property of the Floor Space Index has been utilized by the Developers elsewhere for any other purpose whatsoever. in case the said Floor Space index has been utilized by the Developers elsewhere, then the Developers shall furnish to the Purchasers all the detailed particulars in respect of such utilization of said Floor Space index by them. In case while developing the said property the Developers have utilized any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Developers to the Purchasers. The residual F.A.R (F.S.I.) in the plot or the layout not consumed will be available to the Developers alone till the said Property conveyed to society or Incorporation Body of the Purchasers or till the completion of the project which ever is later. Whereas only after the said conveyance is executed of the project is completed the residual F.A.R (F.S.I) shall be available to the Purchasers or their body.

20. The Purchasers along with other Purchasers of Flat in the said building shall join in forming and Apartment Owners/Co-Operative registering the Association of Housing Society/Private Limited Company as the case may be and for this purpose also form time to time sign and execute the application for registration and/or membership and /or other Papers and registration of the Company/Society as the case may be and for becoming a member including the bye -laws, Rules and Regulations of the Proposed Association and duly fill in sign and return to the Developers so as to enable the Developers to register the

Organization of the Flat Purchasers under the said Act and Rules made there under.

21. **After the building is complete and fit for occupation and after the Society (ies) or** Limited Company (ies) incorporation Body (ies) or condominium of Apartments is registered and only after all the said Flat in the said building have been sold and disposed off by the Developers and after the Developers have received all dues payable to him under the terms of the Agreement with various Flat holders etc. and after the completion of all buildings as developments of the entire property the Developers will execute a Deed of Lease and /or any other documents in favour of a Co- operative society (ies) Limited company (ies) Incorporated Body or condominium of Apartments through its advocate shall prepare the Conveyance and all other documents to be executed in connection with the Co-operative Society or Limited Company or Incorporated body and all the costs, charges and expenses including stamp duty, registration fees and other expenses in connection with preparation of the execution of the Lease Deed and other documents and formation of registration incorporation of the Co- operative Society or Limited Company or Incorporated Body or condominium of Apartments or other corporate body shall be borne and paid by the Purchaser.

22. The Developers shall get a Deed of Lease / conveyance to be executed by the said Corporation in favour of the Company /Association /Society as the case may be in respect of the said property and the building erected thereon within the prescribed time from the formation and registration of the Association / Society or from the date on which the Developers have sold and received payment for all the flats/ shops sold and handed over possession of the Flat/shops to the respective purchaser whichever is later PROVIDED THAT the Developers have been paid and have received full consideration amount payable by all the Flats / Shops Holders.

23. All notice to be served on the purchasers as contemplated by this agreement shall be deemed to have been duly served if sent to the purchasers by Registered post or under certificate of posting at their address specified below:

Mr. Maddoolal Meena,
MS RB II-10/13, Railway Colony,
GTB Nagar, Mumbai- 400037.

24. The Developer's shall have the right to make addition, alteration, raise stories or put additional structure at any time as may be permitted by corporation and other competent Authorities, such additional alteration, structure and stories and remaining unused F.S.I. be the sole property of the Developers who will be

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entitled to use and dispose it off in any way they choose and the purchasers hereby consent to the same.

25. Provided that the Developers do not, in any way after or prejudice the right hereby granted in favor of purchasers in respect of the said Flat agreed to be Purchased by the Purchasers the Developers shall at liberty to sell, mortgage or otherwise deal with or dispose of their right, title and interest in the said land, hereditament and the building construction and hereafter to be constructed thereon.

26. All costs, charges and expenses in connection with formation registration of the said Association/ society as the case may be shall be borne and paid by the members of the said Association /Society and all costs, charges and expenses including Advocate's and Solicitor's fee for preparing and engrossing this agreement and the Lease Deed and Conveyance Deed in respect of this property and stamp duty and registration charges in respect of the said Lease Deed and Conveyance Deed thereto, shall be borne and paid by the members of the said Association/Society /Private Ltd. Company as the case may be.

27. Commencing a week after the notice in writing is given by the developers to the purchaser that the said flat is ready for use and occupation, the Purchasers shall pay on or before the 5th day of every month to the Developers until the said property together with the building constructed thereon is transferred to the proposed Society/Association as provided herein, a provisional monthly contribution as decided by the Developers and shall be paid for one year in advance towards the proportionate share that may be ascertained by the Developers (a) insurance premium for insuring the said building against fire, riot and civil commotion etc, (b) The municipal rates charges and taxes including collector's charges and at other outgoing that may from time to time be levied on incurred in respect of the said Property (c) The charges for maintenance and management of the said building wages and salaries of waterman, sweeper bill collector and accountant (d) Electricity charges of common light, meter pump etc. The said payment shall be on the ad-hoc basis and the purchaser shall be liable to pay actual proportionate taxes and outgoing. On such Lease Deed/ Conveyance Deed being executed the aforesaid deposits shall be transferred by the Developers to the proposed Association/ Society as the case may be. However the Developers shall be entitled to deduct there from and appropriated to themselves any amount that may be due and payable by the purchasers to the Developers. The purchaser undertakes to pay such proportionate share of outgoings regularly on the 5th day of each and every in advance.

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28. After the said society limited company association the case may be is formed /registered incorporated, the Purchasers will pay their share of the aforesaid outgoing directly to the society/limited Company/association.

29. The Purchasers of himself with the intention to bring all persons into whomsoever hands the said Flat may come (in accordance with terms of presents) doth hereby covenant with the developers as follows:

a) To maintain the said Flat at Purchasers' own cost in good tenantable repair and condition from the date of taking possession of the said Flat is situated, staircase or any passages which may be against the rules, regulations or Bye-Laws of concerned local or any other authority or change/alter or make addition in or to the building in which said Flat is situated and in the said Flat itself any part thereof.

b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which said Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structures of the building in which the said Flat is situated and in case any damage is caused to the building in which the said Flat is situated or the said Flat on account of negligence or default of the Purchasers in this behalf the purchasers shall be liable for the consequences of the breach.

c) To carry out at their own cost all Internal repairs to the said Flat and maintain the said Flat in the same conditions state and order in which it was delivered by the Builder to the PURCHASERS and shall not do or suffering to be done anything in or to the building in which the said Flat is situated, the Purchasers should followed the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the said Flat or any part thereof, now at any time make or cause to be made any addition or alteration of whatever nature or to the said Flat or any part thereof , nor any alteration in the elevation and outside color scheme of the building in which the said Flat is situated and shall keep the portion, sewers , drains, pipes, in the said Flat and appurtenances thereto in good tenantable repair and condition, and particularly so as to support shelter and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner damage to columns, beams,

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walls, slabs or RCC Pardi written permission of the Developers and /or the society or the Limited Company or other corporate body.

e) **Not to do or permit to be done any Act or thing which may render void or** voidable an insurance of the said land and the building in which the said Flat is situated or any thereof or whereby any increase premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to the thrown from the said Flat in the compound or any portion of the said land and the building in which the said Flat is situated.

g) Pay to the Developers within 7 days of demand by the Developers, his share of Security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the said Flat is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Flat by there Purchasers viz. use for any purpose/other than for residential purpose. The Purchasers shall not let, sub-let transfer, assign or part with Purchasers interest or benefit factor of this Agreement or part with possession of the Flat until all the dues payable by the Purchasers to the developers under this Agreement are duly paid up and only if the Purchasers had not been guilty of breach of or non -observance of any of the terms and conditions of this Agreement and until the Purchasers has obtained prior consent in writing of the Developers.

i) The Purchasers shall observe and perform all the rules regulations which the society or the Limited Company may adopt at its inception and additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the said Flat therein and for the time being the concerned local authority and/or Government and other Public bodies. The Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the said Flat in the building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in, accordance with the terms of this Agreement.

j) Till the Lease of building in which said Flat is executed the Purchasers shall permit the Developers and their surveyors and agents, with or without

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workmen and other at all reasonable times, to enter into and upon the said Flat and buildings or any part thereof to view and examine the state and condition thereof.

30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law of the said Flat or of the said plot and building or any part thereof, the Purchasers shall have no claim save and except in respect of the said Flat here by agreed to be sold to them and all open spaces ,lobbies, staircases, terraces, recreation spaces etc. Will remain the property of the Developers until the said land and building is transferred to the Society /Limited Company as herein mentioned.

31. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement of any forbearance of giving of time to Purchasers the Developers shall not be construed as a waiver on the part of the Developers of any breach or non compliance of terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Developers.

32. It is agreed that this Agreement shall be registered with Sub-Registrar of Assurances as required under Maharashtra Ownership Flats Act. The Purchasers shall lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Developers the Serial number of registration under which it has been lodged to enable the Developers to appear before the sub-Registrar and admit the execution thereof.

33. If there is any increase in F.S.I. or any other benefits then such increased FSI or such benefits shall go to the Developers and the Purchasers or the members of the Society shall not raise any objections to the Developers utilizing such increased F.S.I. and /or using /appropriation such benefits.

34. The members shall form and constitute a Co. Operative Housing Society on their own costs, however the developer shall Co-operative in getting society formed by obtaining the signature of all the members.

35. The Purchasers hereby agree and bind themselves to pay the stamp duty, Registration Charges, Advocate's fees and other expenses pertaining to this Agreement and also bear and pay their proportionate contribution the stamp Duty, Registration charges and other expenses that may have to be paid in respect of the Lease Deed to be executed by CIDCO Ltd., in favour of the said Society.

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36. THE PURCHASERS along with the other Purchasers' of Flat in the building shall join in forming and registering a Society or building shall join in forming and registering a Society or a limited Company to be known by such name as the Purchasers may decide for this purpose and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the society or Limited Company and for becoming a member including the bye - laws of the proposed Society and duly fill in, sign and return to the Developers within fifteen days of the same being forwarded by the Developers to Purchasers, so as to enable the Developers to Purchasers, so as to enable the Developers to register the Organization of the Purchasers under Section -10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership flats Act 1964. No objection shall be taken by the Purchasers if any changes or modifications are made in the draft/bye -laws or the Memorandum and /or Articles of the Association as may be required by the Registrar of Companies, as the case may be, or by any other Competent Authority.

37. If the purchasers neglect, omit or fails in any manner whatsoever to pay to the Developers any of the amount due and payable by the Purchasers under the terms and conditions of this agreement (whether before or after the delivery of the possession within the time herein specified or if the Purchasers shall in any other way fails to perform or observe any of the covenants and stipulations of their part thereto contained or referred to, the Developers shall be entitled or re-enter and resume possession of the said Flat /parking space/stilt and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the Developers shall refund to the Purchasers the installments of sale price of the Flat etc. which may till then have been paid by the Purchasers the Developers after forfeiting the earnest money and after deducting there from the administrative expenses, out of pocket expenses and service charges etc as may be determined by the Developers. The Developers shall not be liable to pay to purchasers and interest on the amount so refunded and upon termination of this agreement and promising to refund the aforesaid amount by the Developers, the Developers shall be at liberty to dispose of and sell the Flat/parking space/still etc. To such parson and at such price as the Developers may be in their absolute discretion thinks fit. The said amount shall be refunded to the Purchasers only after the said Flat/ parking space/stilt etc. is sold /disposed off. And Purchasers shall have no claim for refund on payment of the said earnest money and/or the said other amounts aforesaid. Purchasers hereby agree to forfeit all their rights, title and interest in the said Flat all amount already paid and in such event the Purchasers shall be liable to be immediately ejected as tress-passer but the right given by this clause to the Developers shall be without prejudice to the other rights, remedies and claim, whatsoever at law or under this agreement of the Developers against the Purchasers.

38. It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if CIDCO charges any premium and/or any other amount for the purpose of execution of the deed of Lease by CIDCO Ltd. In respect of the said Plot and the building to be constructed thereon in favour of the society to be formed then such premium or other amount shall be borne and paid by the Purchasers. Older to enable the Society to pay any premium and/or any other amount that may be demanded by CIDCO Ltd., as aforesaid, the Purchasers hereby agree and bind themselves to pay to the said Society, his share in such premium and /or amount payable to the said Flat hereby agreed to be acquired by the Purchasers in the said building.

39. UNLESS it is otherwise agreed to by and between the parties hereto, the Developers shall within Six Months of the Registration of the Society or Limited Company as aforesaid , cause to be transferred to the Society or Limited Company all the right, title and interest of the Developers by an assignment of the lease of the said land and the said building in favour of such Society or Limited Company as the case may be and such conveyance or assignment of lease shall be in keeping with the terms and provisions of this Agreement.

40. In the event of the society (ies), Limited Company(ies), Incorporated Body (ies) or Condominium of Apartments being formed and registered before the sale and disposal by the Developers of all the Flat etc. in said building the powers and authority of the society so formed or the purchasers and other Purchasers of the Flat in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building shall be subject to the overall covering the said building the construction and completion thereof and all amenities, appertaining to the same and in particularly the Developers shall have absolute authority and control as regards and unsold said Flat of which the Agreement are cancelled at any stage for some reason or other and the Developers have the absolute authority regarding the disposal thereof.

41. In the event of the Flat remaining unsold with the Developers in building /s to be constructed on the said property, the powers and authority of such unsold Flat in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building the construction and completion thereof and all amenities. The unsold flats also mean the flats on which the agreements are cancelled at any stage for any reason and the Developers have the absolute authority regarding the disposal thereof.

42. This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Flats Rules 1964 and New Bombay Disposal of Lands Regulations 1975 of amended upto date or any other provision of law applicable thereto.

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43. The Purchaser declare that he has every intention to sell transfer the said FLAT within a period of One year from the date of execution of this Agreement for sale as the investor Purchasers' and to avail the benefit of the provision of remission **of Stamp Duty in terms of the Article 5 of schedule 1, of Bombay stamp Act 1958.** The requisite stamp duty on this Agreement for Sale is being paid by the Purchasers with a right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Flat within a period of One Year or within such period as may be prescribed from time to time in this regard.

44. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable thereon shall be paid exclusively by the Purchaser. It is for the Purchaser to lodge this agreement for registration before the Sub Registrar Panvel within a period of one month from the date thereof by giving prior intimation thereof to the thereof of the Developers so that the Developers can remain present and sign the same before the Sub Registrar.

45. The purchaser shall not sell, assign, sublet, and mortgage the said flat without written consent of developer before the formation of society, Conveyance of plot in Society name.

46. This Agreement supersedes all previous writing, verbal, commitment & this agreement is final & binding to both the parties.

SCHEDULE

All that piece and parcel of Land known as Plot No.120, Sector -9, in village /Site Ulwe, of 12.5% (Erstwhile Goathan Expansion Scheme) Scheme, Tal. Panvel, District: Raigad, Containing by measurement 599.63 Sq. Mtrs, or thereabout and bounded as follows:

On the North by	:	**Plot No. 11.00 mtrs wide road,**
On the South by	:	**Plot No. 123, Plot No-118,**
On the East by	:	**Plot No.119,**
On the west by	:	**Plot No.121, Plot No-122**

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AMENITIES

1) Decorative Entrance lobby.
2) 2′ × 2′ Vitrified Flooring in all rooms.
3) Designer Spartex, Anti skid flooring in all Toilets & Terrace.
4) Granite Kitchen platform with Stainless Steel Sink for cooking area.
5) Designer tiles in Kitchen, Bathroom & Toilet up to door heights.
6) Marble Frames for Toilets with Waterproof Doors.
7) Anodized windows in all Rooms with Reflective Glass.
8) Teakwood laminate Finished main door.
9) Concealed Plumbing with reputed make fittings.
10) Concealed copper wiring with Reputed Brand modular switches.
11) Fridge, water Purifier & Exhaust Fan point in kitchen.
12) Geyser point in Bathroom.
13) Cable & Telephone point in living & Bedroom.
14) A/C point in master Bedroom.
15) Lift of reputed make.
16) All walls with Birla & J. K. putty Finish ceiling with POP Cornices with Acrylic paint Finish.
17) External Finish with good quality Acrylic paint (Apex).
18) Attractive compound wall with decorative M. S. Entrance Gate.

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IN WITNESS WHEREROF the Parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED by the)

Within named DEVELOPERS)

M/s. RADHE KRISHNA BUILDERS)

Through its Partners

1) MR. ANIL AMBUMAL BUDHRANI)

2) MR. MAHESH BHAJANLAL MATTA)

In the presence of)

1. Naresh S. Mane)

2. _____)

SIGNED AND DELIVERED BY the)

Within name 'PURCHASER')

MR. MADDOOLAL MEENA)

1. Naresh S. Mane)

2. _____)

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THE SEAL OF THE SUB-REGISTRAR PANVEL-1

RECEIPT

Received of and From the within named Purchasers **MR. MADDOOLAL MEENA**, a **sum of Rs.3,00,000/- (Rupees Three Lakhs Only)** being the EMD Booking amount of Sale Price of Flat being **"KRISHNA APARTMENT" Flat No. 603, 6th Floor**, Plot No.120, Sector-9, Ulwe, Navi Mumbai.

Cheque No.	Amt	Date	Drawn on
176276	1, 50,000/-	23/08/2010	State Bank of India
176277	1, 50,000/-	23/10/2010	State Bank of India

WE SAY RECEIVED

Rs. 3,00,000/-

M/S. RADHE KRISHNA BUILDERS

through its Partners

1)SHRI. ANIL AMBUMAL BUDHRANI

2)SHRI. MAHESH BHAJANLAL MATTA

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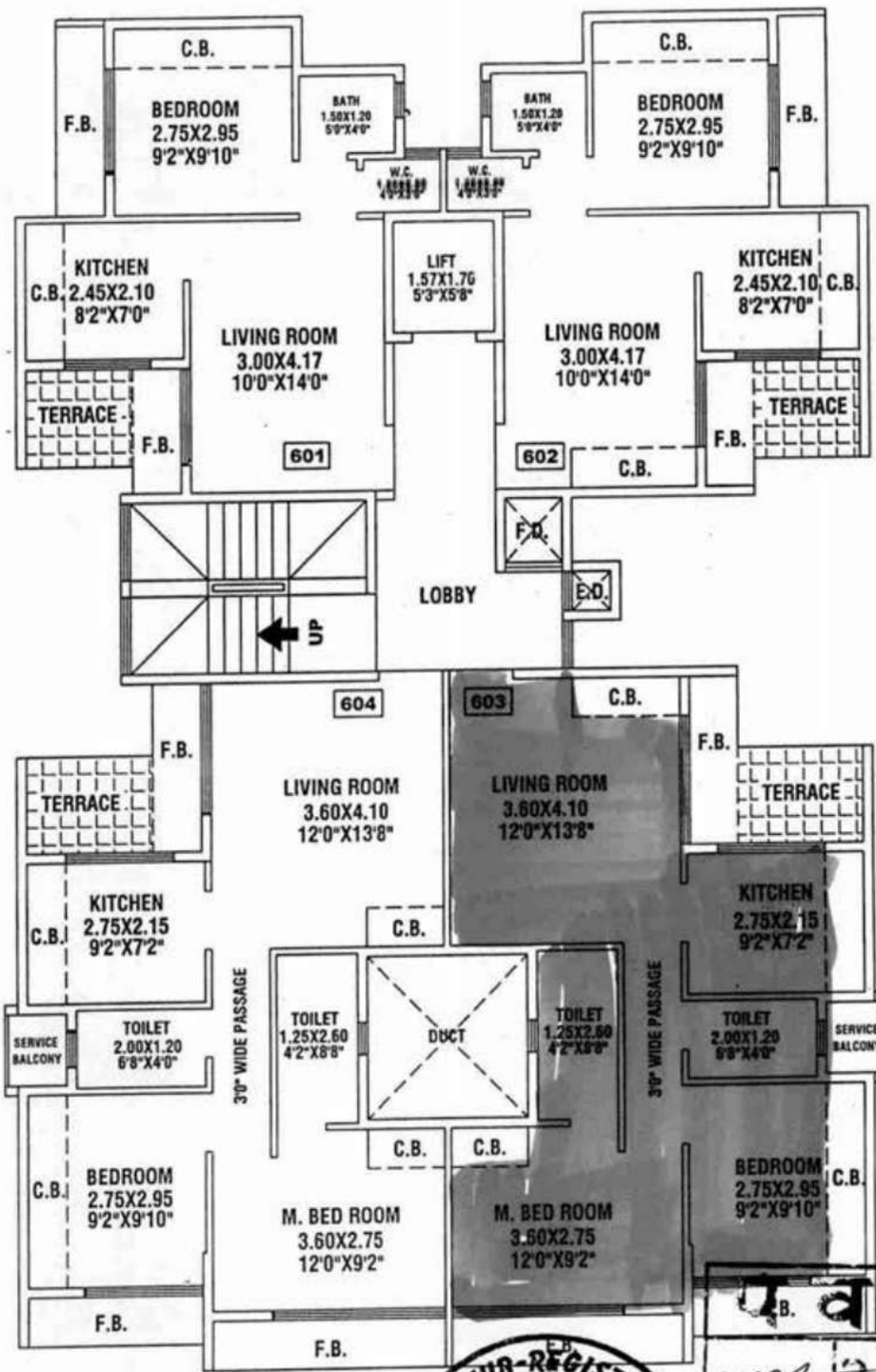
Witnesses:

1) Naresh S. Mane

2)

THE SEAL OF THE SUB-REGISTRAR PANVEL-1



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KRISHNA APARTMENT

RESIDENTIAL COMPLEX,
ON PLOT NO -120, SECTOR -09
NODE - ULWE.

FLAT NO :	603	SIGNATURE OF DEVELOPER
FLOOR NO :-	SIXTH FLOOR	
Carpet Area:-	47.92 Sq.mtrs	NAME & SIGNATURE OF FLAT PURCHASER
Built-Up Area:-	56.904 Sq.mtrs.	

THE SEAL OF THE SUB-REGISTRAR
उप निबंधक पनवेल-१ यांची मुद्रा
PANVEL-1

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REF.NO.CIDCO/ATP/ 1296 ... 17 OCT 2011.

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act..1966 (Maharashtra XXIVII) of 1966 to M/s. Radhe Krishna Builders Partner's : Mr. Anil Ambumal Budhrani & other one.

Unit/Plot No. 120 Road No. — . Sector 09 Node Ulwe. of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (Stilt +7) Str. Total Residential BUA = 896.66 m2

(Nos. of Residential Units 28 Nos. of Commercial units —)

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

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

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

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of 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 GDCRs - 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.16.1(2) of the GDCRs - 1975.

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

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

7. The amount of Rs. 3000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

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

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

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

i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

a) Name and address of the owner/developer, Architect and Contractor.

b) Survey Number/City survey Number. Plot. Number/Sector/Node. Land under reference alongwith description of its boundaries.

c) Order Number and date of grant of development permission/re-development permission issued by the Planning Authority or any other authority.

d) Number of Residential flats/Commercial Units with areas.

e) Address where copies of detailed approved plans shall be available for inspection.

ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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

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

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

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

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

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures required under these byelaws.

THE SEAL OF THE SUB-REGISTRAR पनवेल-१ यांची मुद्रा PANVEL-1

ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C.TO: ARCHITECT
Fassinate.

C.C. TO: Separately to :

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

प व ल
9032 २०१२
32/49

SCHEDULE

RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

   (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

   (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

   (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

   (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be or 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

      a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
      b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
      c) Coarse sand as upper middle layer upto 20% of the depth;
      d) A thin layer of fine sand as top layer;

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक १२/१०/०११ सन २०११ १८०२/०११
१२/१०/०११
कालावधी
(३००० ते २०११)
१३१५

दस्तऐवजाचा प्रकार– १ - शोध अर्ज

सादर करणाराचे नाव– मे. आर. एस. जिंदाल

खालीलप्रमाणे फी मिळाली:– प्लॉट नं. १२०

	रु.	पै.
नोंदणी फी		
नक्कल फी (फोलिओ) सेल	३२५२	००
पृष्ठांकनाची नक्कल फी		
टपालखर्च		
नकला किंवा ज्ञापने (कलम ६४ ते ६७) उलवे		
शोध किंवा निरीक्षण		
दंड–कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
" "		
" "		
" "		
" "		
एकूण ..	३२५२	००

दस्तऐवज नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयात देण्यात येईल.

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावे. हवाली करावा.

सादरकर्ता

पे.का.मु.–५,००० मु. (१०० पानी)–९-२०१०–पीए ४"-(इए) १४७

THE SEAL OF THE SUB-REGISTRAR
उप निबंधक पनवेल-१ यांची मुद्रा
PANVEL-1

पावती
१५३२ २०१२
३५/५५

R.R.JINDAL
B.A.,LL,B.
ADVOCATE HIGH COURT
Regd.No. MAH/476/1983 Dt. 15/5/1983,With Bar Council of Maharashtra & Goa
NOTARY
Appointed by Govt. of INDIA,Regn. No. 4334/2007 Dt. 20/7/07

Tel.: Office : 27825356
27825359
Tel .: (Res).: 27661934
20319793
Mobile : 99870587

B-3 / 6 / 01/02, Sector-2, Opp. Bombay Mercantile Co.op Bank Vashi, Navi Mumbai - 400703

Ref : RRJ /:

Date : 15/10/11

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE
OF GES PLOT NO.120,
SECTOR-9, ULWE, NAVI MUMBAI.

I have carried out search of title of the GES Plot No.120, Sector-9, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 599.63 Sq. Mtrs which now stands in the name of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, having office at 460, Central Facility Building-1, A.P.M.C. Market No.1, Sector No.19, Turbhe, Navi Mumbai – 400 705,, at the office of Sub-Registrar of Assurances Panvel-__, for the last 13 years (from 1999 to 2011) vide receipt No.1892/011, Dt. 12.10.2011, also in the Office of CIDCO.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

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R.R. JINDAL
B.A., LL.B.
ADVOCATE HIGH COURT & NOTARY

3. By an Agreement to Lease dated: 26th day of July 2011 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. ANANT BABU OVALEKAR, 2) SHRI. KISAN BABU OVALEKAR, 3) SMT. SONUBAI GANUMHARTE, 4) SMT. BAYOBAI NAMDEV MHATRE, 5) SMT. TULSABAI BABU PATIL, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being GES Plot No.120, Sector-9, Ulwe, Navi Mumbai, admeasuring 599.63 Sq. Mtrs. under the 12.5% Expansion Scheme at village Ulwe, Taluka–Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated: 26th day of July 2011 has been Registered at the Office of Sub Registrar Assurance Panvel – 3, Vide Receipt No. 7763, Document No. 07633-2011, Dated: 26.07.2011.

5. The Physical possession of the plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential purpose. The corporation granted permission or licence to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

7. The said Original Allottees have assigned all their rights in & upon the said plot in favour of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, for proper consideration.

8. By Tripartite Agreement dated 05th day of August 2011, between the CIDCO THE FIRST PART, 1) SHRI. ANANT BABU OVALEKAR, 2) SHRI. KISAN BABU OVALEKAR, 3) SMT. SONUBAI GANU MHARTE, 4) SMT. BAYOBAI NAMDEV MHATRE, 5) SMT. TULSABAI BABU PATIL, the Original Allottees of the SECOND PART & the M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, (therein referred to as New Licensees and hereinafter referred to as DEVELOPERS)

R.R. JINDAL
B.A., LL.B.
ADVOCATE HIGH COURT & NOTARY

9. The said Tripartite Agreement dated 05th day of August 2011, has been registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No. 8185, Document No. 08047-2011, Dated. 05.08.2011

10. The CIDCO has transferred the said Plot in favour of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, vide CIDCO Letter NO. CIDCO/VASAHAT/12.5%SCHEME/ULWE/231/2011, Dated: 10.08.2011.

11. The Developers have entrusted the architect works to 'FASCINATE' (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

12. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/ ATPO (BP)2011/1296, DATED: 07.10.2011, granted its permission to develop the said plot and to construct a building for residential and commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

13. The Building being constructed on the said Plot shall be known as "KRISHNA APARTMENT"

SCHEDULE

All that piece or parcel of land known as GES Plot No.120, Sector 9, in Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 599.63 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 11.00 Mtrs. Wide Road

On or towards the South By : Plot No.123, Plot No.118

On or towards the East By : Plot No.119

On or towards the West By : Plot No.121, Plot No.122

SUB-REGISTRAR पनवेल-१ यांची मुद्रा

पावती
९०३२ २०१२
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R.R. JINDAL
B.A., LL.B.
ADVOCATE HIGH COURT & NOTARY

I am, thereof, of the opinion that the title of the said plot of land being Plot No.120, at Sector-9, Ulwe, Navi Mumbai, admeasuring 599.63 Sq. Mtrs. each, which stands in the name of M/S. RADHE KRISHNA BUILDERS THROUGH ITS PARTNERS 1) MR. ANIL AMBUMAL BUDHRANI, 2) MR. MAHESH BHAJANLAL MATTA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 26th day of July 2011 and also Tripartite Agreement dt. 05th day of August 2011,

(R.R. JINDAL)
Advocate & Notary

BJR/3083/AM

THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
PANVEL

पावल
९६३२ २०१२
३५/५९

Ph.: 27823856 RECEPIT Mob.: 9819412072

Vaibhav - Laxmi Stamp Vendor

STAMP VENDOR : V. S. SARAF
Licence No. 12/2000
B-3/6/0:2 Sector 2, Vashi Navi Mumbai.

Sr. No. : 437 Date : 26/12/2011

Name : Radhe krishna builders vashi

Through

No.	Amt.	Nos.	Total Amt.
82161	500	1	500/-
पावती करणेसाठी			
	TOTAL		500/-

V. S. Saraf

V. S. SARAF

पावल

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३९/५५	

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९०१९१२०९२

दि० ९०१९१२०९२

(वि. ने. नमुना क्र. १) (Fin. R. Form No. 1)

कु०मु० ९८
९०१९१२०९२

[अहस्तांतरणीय]

मूळ प्रत
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

Received from.....

रु./Rs.....(अक्षरी/Rupess.....) याकरिता मिळाले.

on account of..... 900-00
900-00

रोखपाल वा लेखापाल
Cashier or Accountant.

(सही/Signatuse)
(पदनाम/Designation)

SUB-REGISTRAR पनवेल-१ MAVEL-1

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

D 882185

DIST. TREASURY OFFICE

जिल्हा कोषागार कार्यालय, ठाणे.

19 DEC 2011

मुद्रांक प्रमुख लिपीक/लिपीक

SUB REGISTRAR

तबकी स्टॅम्प वेंडर ठाणे क्र. १२/२००
वी-३/६/... सेक्टर २, वाशी मुंबई.
अनुक्रमांक 82161 किंमत रु. 500/-
नांव Radhe krishna Builders
Vashi Sec-19
पत्ता 26 DEC 2011 V S Saraf

THE SEAL OF THE SUB-REGISTRAR पनवेल-१ रायगड

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

We M/S. RADHE KRISHNA BUILDERS through its Partners: (1) Shri. ANIL AMBUMAL BUDHRANI and (2) Shri. MAHESH BHAJANLAL MATTA having address at 460, Central Facility Building No-1, APMC Mkt-1, Sector-19, Turbhe, Navi Mumbai-*400705*.

SENDGREETINGS

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WHEREAS:

We are the owners of GES Plot No. 120, Sector – 9, admeasuring 599.63 Sq. Mtrs. Under the 12.5% Expansion Scheme at village ULWE, Taluka- Panvel, Dist. Raigad, (hereinafter referred to as the said Plot).

AND WHEREAS:

We are constructing the building on the said plot under the name and style of "KRISHNA APARTMENT".

AND WHEREAS :

Due to business activities we are not able to come for registration in the Office of the Sub –Registrar at Panvel therefore we wish to appoint MR. PRASHANT D. WAVHAL, as our Attorney to do certain things, matters, which appeared hereinafter.

NOW KNOW AND THESE PRESENTS WITNES SETH THAT

M/s. RADHE KRISHNA BUILDERS through its Partners: (1) Shri. ANIL AMBUMAL BUDHRANI and (2) Shri. MAHESH BHAJANLAL MATTA, do hereby nominate constitute and appoint MR. PRASHANT D. WAVHAL, an adult, Indian Inhabitant, resident of Luza Aunty Chawl, Room No-3, Quary Rd, Sahyadri Nagar, Bhandup, Mumbai-400 078 to be our true and lawful attorney to do in our name and on our behalf all or any of the following acts, deeds, matters and things namely.

That is to say:

1. To appear before the Sub Registrar of Assurances at Panvel, and present for registration of Documents executed by us in respect of the above said building being constructed by us and admit execution thereof.

2. To present for registration of all the documents Agreement/Sale Deed/ Deed of Confirmation/Cancellation Deed/Deed of Rectification/ Tripartite Agreement or any other documents which may be required to be executed by us.

3. AND GENERALLY to do all things, matters, which may be required for execution of the documents Signed by us before the Sub – Registrar of Assurances Panvel.

4. WE HEREBY agree that all acts, deeds, matters and things lawfully done or cause to be done by our Attorney shall be construed by us And We hereby RATIFY AND CONFIRM and agree to RATIFY all and whatsoever our said ATTORNEY/ATTORNIES shall do or caused to be done for us, shall be by virtue of these presents.

:3:

The Specimen signatures of our Attorney **MR. PRASHANT D. WAVHAL**, are appended hereinbelow and We identify and confirm the same.

P.D. Wavhal

Wavhal P.D.

P. D. Wavhal

Wavhal P.D.

IN WITNESS WHEREOF We **M/s. RADHE KRISHNA BUILDERS** through its Partners: **(1) Shri. ANIL AMBUMAL BUDHRANI** and (2) Shri. **MAHESH BHAJANLAL MATTA** hereto have hereunto set and subscribed our hands on this 10th day of JAN 2012, at Navi Mumbai.

Identified by me.

M/s. RADHE KRISHNA BUILDERS
Through its Partners,

(1) Shri. ANIL AMBUMAL BUDHRANI

(2) Shri. MAHESH BHAJANLAL MATTA

Executants

WITNESS.

1) Naresh Mane
MMRDA Bldg. 3, Room 502,
Chembur, Mumbai.

2)

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.

महावितरण

म. V 2.2.18
4/167

वीज आकार देयकाचा महिना ऑक्टोबर-२०११

For any additional information please contact e-mail: sdo4127@ho.mahadiscom.in /Contact No. 27826248

देयक दिनांक 24/10/11 देयक क्रं. 3166

बिलींग युनिट :

ग्राहक क्रमांक : 4127 / WASHI SUB DIV / Ph.No. 27826248 जुनी ग्राहक क्र. 000072183215

नाव

पत्ता एम\एस अनिल अम्बुमल बूदहानी
रूम नं 460 फेज़ 2 मार्केट आई / तर्भे - 400705

MS ANIL AMBUMAL BUDHRANI
ROOM NO 460 PHASE II MKT I / TURBHE - 400705

देयक कालावधी	20/09/11	20/10/11
अंतिम तारीख	08/11/11	540.00
या तारखेपर्यंत भरल्यास	02/11/11	540.00
या तारखेनंतर भरल्यास	08/11/11	550.00

पासून पर्यंत पैसे

या तारखेनंतर देयक भरले असल्यास निव्वळ रक्कम स्विकारण्यास पात्रती राखावी

पी.सी /चक्र + मार्ग-क्रम

जी.पी. सी. क्र. 5/12/1902/3460

दर संकेत 04/LT II Comm 1Ph 20 KW श्रेणी

संलग्न भार

वीज शुल्क संकेत :

मंजुर भार 3.00 KW

पुरवठा तारीख : 6

Masala mkt-1 CFB TR-2 SEC-19 VASHI

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वीज वापर
[illegible]	4523	4465	1	58	0	58

मागील वीज वापर

महिना	युनिट
SEP-11	48
AUG-11	56
JUL-11	74
JUN-11	81
MAY-11	74
APR-11	99
MAR-11	78
FEB-11	68
JAN-11	55
DEC-10	63
NOV-10	54

कॉल सेंटर टोल फ्री नं. 18002333435 महानगरपालिका क्षेत्रासाठी

विवरण	रु. पैसे
स्थिर आकार	150.00
वीज आकार	261.00
वीज शुल्क	78.40
इंधन समायोजन आकार	27.55
अतिरिक्त पुरवठा आकार	0.00
वीज विक्री कर	0.00
वजा सरासरी देयकाची रक्कम	0.00
व्याज	4.64
कॅपॅसीटर दंड	0.00
इतर आकार	0.00
एकूण	11.60
निव्वळ थकबाकी / जमा	11.02
समायोजीत रक्कम	544.21
व्याजाची थकबाकी	1.79
एकूण थकबाकी / जमा	-4.09
देयकाची निव्वळ रक्कम	0.00
पूर्णांक देयक	2.30
मागील पावतीचा दिनांक	541.91
सुरक्षा ठेव जमा	540.00
	03/10/11 480.00

निवारण मंचाचा पत्ता } 27826248/e-mail:sdo4127@ho.mahadiscom.in /Phone No. 25664316

****310

विलंब आकार रु. 10.88

चेक/डीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल/1 महिन्याचे देयक/ महाजनको अतिरीक्त आकार (प्रति युनिट 20 पैसे) रू : 11.60(युनिट : 58)/ तत्पर देयक भरणा सुट रू.4.61/ मागील तत्पर देयक भरणा सुट समायोजन रू.-4.09/ सुरक्षा ठेव थकबाकी रु. 280.00/ सदर वीज देयकाबरोबर अतिरीक्त सुरक्षा ठेवीचाही भरणा करणे आवश्यक आहे. / अतिरीक्त आकार MERC केस क्र. 69/2010 प्रमाणे /FCA RATE Rs.:1-200 Units-0.610/

पावल
९५३२ २०१२
२३/५१

303

पवल	
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२४/५१	

THE SEAL OF THE SUB-REGISTRAR
मुख्य निबंधक पनवेल-१ रायगड
PANVEL-1

NARESH SUKHDEV
SUKHDEV
08/07/1984
ACNPM8873N
Signature

THE SEAL OF THE SUB-REGISTRAR
PANVEL-1

पावती
9632 २०१२
२४/५९

Vasundhara Enterprises
No. 203 & 205, 3rd Floor, Central Facility Building, APMC, Fruit Market, Sector 19, Turbhe, Navi Mumbai - 400 705. Tel.: 2784 6034 / 2784 0127, Fax : 2773 0121
Email : vasundhara@mailer.pnet.in
CHEQUE BOOK
NAME : HIRALAL B. DHANGAR
D.O.B. : 20-11-1975
MOBILE NO.: 98190057127

लिहून देणारे

① ②

लिहून घेणारे

P.D. Wavhal

① Wavhal P.D.

लिहून देणारे - मे. गोदे कृपा बिल्डर्स तर्फे भागीदार
① अनिल मे. बुधराणी ② महेश मनमोहनदास

लिहून घेणारे श्री प्रशांत डी वावळ

दस्त क्रमांक 901/2092
मे. बुधराणी
मध्यवर्ती सुविधा आर.ए.
मोकिट २
दस्त वरील पक्षकारांच्या ओळखीचे
① श्री. ... ② श्री. ... यांनी ओळख दिली
मुंबई
PAR
② ③ साक्षीदार

③ साक्षीदार

② साक्षीदार

मुखत्यारनामा धारक देणाऱ्या व्यक्तीची ओळख देणाऱ्या इसमाची स्वाक्षरी

अनुक्रमांक - 96
901/2092

9001 ल
9432 ०१२
४५/५१

टिप :- प्रमाणित करण्यात येते की सदर मुखत्यार नामा व पॉवर ऑफ अटर्नी प्रकारची कृत्ये अथवा व्यवहार खोड आणून आलेली नाहीत.

सह दुय्यम निबंधक वर्ग २ राणे क्र. १

THE SEAL OF THE SUB-REGISTRAR

घोषणापत्र

मी ...प्रशांत बी. वालके..... याद्वारे घोषित करतो की, दुय्यम निबंधक.....पनवेल 1..... यांचे कार्यालयात .....करारनामा..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. राधे कृष्ण बिल्डर्स तर्फे आजिदार अशोक ओ. बुधराणी व महेश मंडनकाके कोहा ..... व इ. यांनी दि. ...१०.१.१२..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारप. लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

P.B. Walhal

कुलमुखत्यारपत्र धारकाचे नांव व सही

दिनांक – 8/2/12

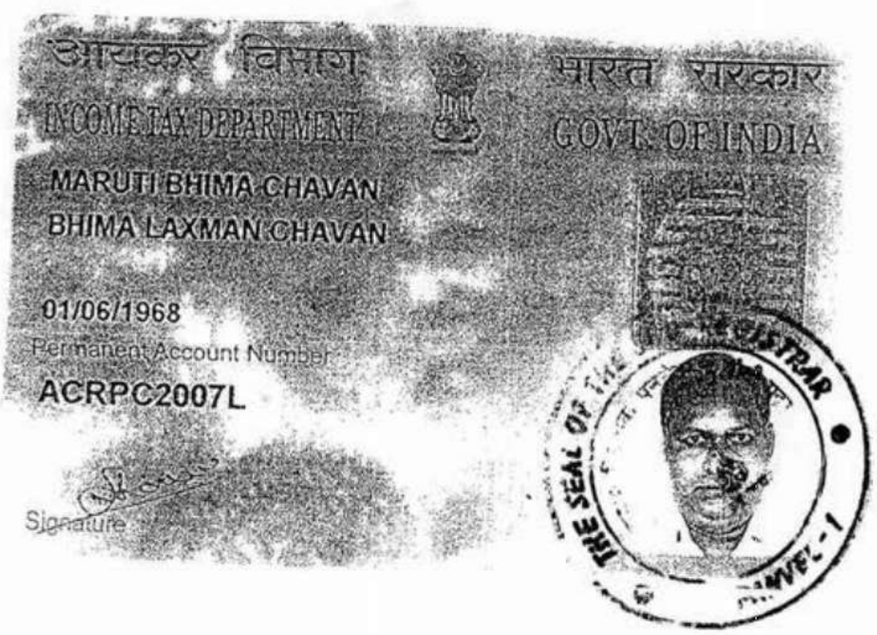
THE SEAL OF THE SUB-REGISTRAR PANVEL-1

रद्द बातल

9032 २०१२

२४/५१

पवल
९७३२ २०१२
२६/५९



पवल

९७३२ २०१२

४९/५१

08/02/2012 दुय्यम निबंधकः
2:42:54 pm पनवेल 1

दस्त गोषवारा भाग-1

दस्त क्र 1732/2012
4149

दस्त क्रमांक : 1732/2012
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मङ्गलाल भोंसा - - पत्ता: घर/फ्लॅट नं: जी टी बी नगर,मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही		
2	नाव: मे/-राधे कृष्ण बिल्डर्स तर्फे भागीदार अंबुमल बुधराणी तर्फे अख. प्रशांत डी वाव्हळ - - पत्ता: घर/फ्लॅट नं: से.नं.19, तुर्भे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:	लिहून देणार वय - सही P.P. Wavhal		

६. [illegible] जोडलेली कागदपत्र बनावट, खोटारपत्रे, व्यक्ती इत्यादी बनावट आढळून आल्यास त्याची संपूर्ण जबाबदारी दस्त निष्पादकाची राहील.

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
PANVEL-1

दस्तऐवज करुन देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

315

दस्त गोषवारा भाग - 2

पवल1

दस्त क्रमांक (1732/2012)

५१५९

दस्त क्र. [पवल1-1732-2012] चा गोषवारा
बाजार मुल्य :2004000 मोबदला 2320000 भरलेले मुद्रांक शुल्क : 121800

दस्त हजर केल्याचा दिनांक :08/02/2012 02:39 PM
निष्पादनाचा दिनांक : 08/02/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 08/02/2012 02:39 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 08/02/2012 02:41 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 08/02/2012 02:42 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 08/02/2012 02:42 PM

दस्त नोंद केल्याचा दिनांक : 08/02/2012 02:43 PM

पावती क्र.:1866 दिनांक:08/02/2012
पावतीचे वर्णन
नांव: मड्डूलाल मीना - -

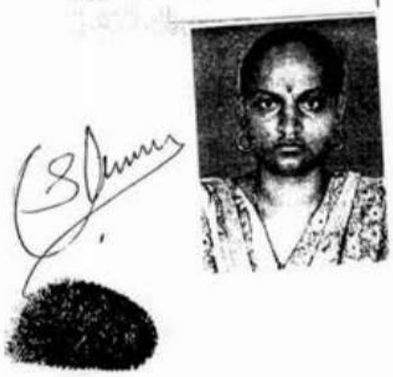
23200 :नोंदणी फी
1020 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

24220: एकूण

दु. निबंधकाची सही, पनवेल 1

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.
1) मारुती चव्हाण- - ,घर/फ़्लॅट नं: पनवेल
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: 0

2) संगीता चव्हाण- - ,घर/फ़्लॅट नं: -//-
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -



दु. निबंधकाची सही
पनवेल 1

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक पनवेल-१ यांची मुद्रा
सत्यमेव जयते
PANVEL-1

प्रमाणित करणेत येते की सदर दस्तास एकूण ५९ पाने आहेत. पुस्तक क्र. १
क्रमांक १७३२ वर नोंदला.

सह दुय्यम निबंधक, वर्ग २, पनवेल-१
दिनांक ८ माहे २ सन १२