

Tuesday, October 03, 2006

10:57:38 AM

Original

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 7520

गावाचे नाव कामोठे

दिनांक 03/10/2006

दस्तऐवजाचा अनुक्रमांक पवल1 - 07521 - 2006

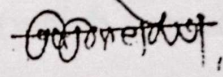
दस्ता ऐवजाचा प्रकार करारनामा

करारनामा

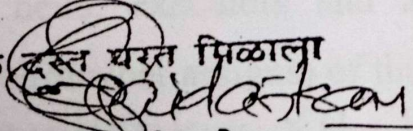
सादर करणाराचे नाव: गणेश शंकर गायधनकर - -

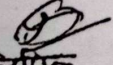
नोंदणी फी	:-	7330.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)	:-	420.00
एकूण रु.		7750.00

आपणास हा दस्त अंदाजे 11:12AM ह्या वेळेस मिळेल

  
दुय्यम निंबधक  
पनवेल 1

बाजार मुल्य: 57878 रु. मोबदला: 732655 रु.  
भरलेले मुद्रांक शुल्क: 26600 रु.

मूळ दस्त घेत मिळाला  
  
पक्षकाराची सही  
मूळ दस्त परत दिला

  
लिपिक  
सह दुय्यम निंबधक, पनवेल-१



Customer Copy

Deposit Br. New Panvel Date: 29/07/2006

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	26,600
Service Charges	Rs.	10
Total	Rs.	26,610

Name of Stamp duty paying party:  
Mr. Ganesh Shankar Gaidhankar & Mrs Vaishali Ganesh Gaidhankar.

DD / Cheque No. Com

Drawn on Bank \_\_\_\_\_

(For Bank's Use only)

Tran ID \_\_\_\_\_

Franking Sr. No. \_\_\_\_\_

Officer 21410

**MARKET VALUE**

Plot - an area 35.896 sq mtrs.  
 Terrace Built-up area 2.13 sq.mt.  
 Declared price @ Rs. 7,32,655.  
 Market value for the purpose of stamp duty and  
 Registration Rs. \_\_\_\_\_  
 Stamp duty to be used Rs. \_\_\_\_\_  
 Building Constructed in the year \_\_\_\_\_

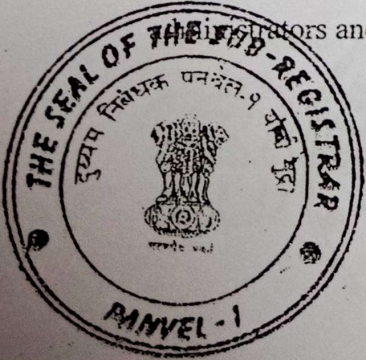
**AGREEMENT FOR SALE**

This AGREEMENT made and entered into at Panvel, Navi Mumbai, on this---  
3<sup>rd</sup> day of OCTOBER 2006, between M/S M.G CONSTRUCTIONS a  
 Proprietor firm through its Proprietor Mr. Mallikarjun Narsing Gajre, having  
 office at A-210 Steel Chambers Kalamboli, Navi Mumbai Pin- 410218. Dist -  
 Raigad. hereinafter called " **THE DEVELOPERS**" (which expression shall  
 unless it is repugnant to the context or meaning thereof be deemed to mean and  
 include the Proprietor for the time being of the said firm and their respective  
 survivors or survivor of

them and their heirs, executors and administrator of such last survivor,  
 Proprietor and their/his/her assigns) of the ONE PART and Mr Ganesh  
Shankar Gaidhankar & Mrs Vaishali Ganesh Gaidhankar Aged 33  
22 years, Indian inhabitant, residing at Sharad Nagar, Room No-  
219, Vashi Naka, Mahul Road, Chembur,  
Mumbai - 400074, hereinafter called "the Purchaser

(which expression shall unless it be repugnant to the context or meaning  
 thereof be deemed to mean and include his/her/their heirs, executor  
 and assigns) of the OTHER PART:

ICICI Bank Ltd., Neel Avenue,  
 Plot No.5, Sector 19,  
 Panvel Matheran Road,  
 New Panvel-410 206.  
 D-5(STP)/C.R.1011/16/2005/33  
 FO 739  
 भारत 21410  
 156797  
 SPECIAL  
 ADHESIVE  
 SEP 29 2006  
 16:02  
 R.00266001-PB5345  
 MAHARASHTRA  
 ICICI BANK LTD  
 INDIA  
 Stamp Duty  
 Authorised Signatory



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Dining



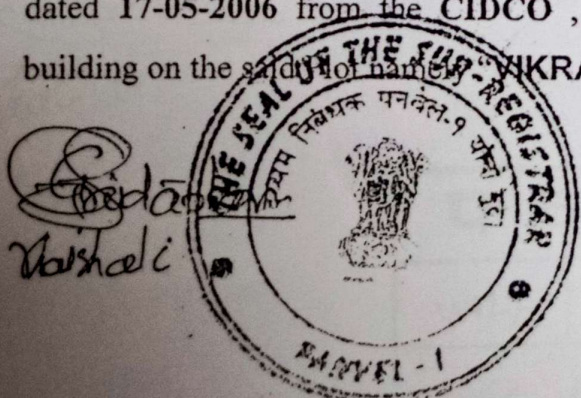
{2}

WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LIMITED, (hereinafter referred to as The CIDCO), entered into an Agreement to Lease dated 5<sup>th</sup> July 2004 with the Lessee 1) Smt.Anandibai Namdev Bhoir 2) Smt. Barkubai Parshuram Patil 3) Shri Janardhan Valkya Bhagat 4) Shri Bhalchandra Valkya Bhagat 5) Smt.Hirabai Harishchandra Bhagat and leased a piece or parcel of land under 12.5%. Scheme bearing Plot No. 02 containing by admeasurements 1731.04 sq.mtrs. at Village Kamothe, Sector-10 of Navi Mumbai, Taluka. Panvel, Dist- Raigad, for a premium of Rs.31176/-(Rupees Thirty One Thousand One hundred Seventy Six only). Where as the Lessee 1) Smt.Anandibai Namdev Bhoir 2) Smt. Barkubai Parshuram Patil 3) Shri Janardhan Valkya Bhagat 4) Shri Bhalchandra Valkya Bhagat 5) Smt.Hirabai Harishchandra Bhagat paid the said premium in full to the Corporation and the Corporation granted permission or license to the Lessee to enter upon the said land for the purpose of erecting residential building.

WHEREAS the Lessee 1) Smt.Anandibai Namdev Bhoir 2) Smt. Barkubai Parshuram Patil 3) Shri Janardhan Valkya Bhagat 4) Shri Bhalchandra Valkya Bhagat 5) Smt.Hirabai Harishchandra Bhagat assigned and transferred all their lease hold rights and interest in respect of the said Plot No.02 in Village Kamothe, Sector-10 Taluka Panvel, Dist - Raigad to **M/S MG CONSTRUCTIONS** the developers vide an Agreement of Development dated 5<sup>th</sup> July 2004 for proper consideration and after executing an instrument of General Power of Attorney dated 5<sup>th</sup> July 2004 in furtherance to the Agreement of Development and handed over the possession of the said plot to the Developers.

AND WHEREAS the Developers **M/S MG CONSTRUCTIONS** are seized and possessed of the said Plot No. 02 admeasuring about 1731.04 sq.mtrs. at Village Kamothe, Sector -10 of Navi Mumbai, Tal. Panvel, Dist-Raigad (more particularly described in SCHEDULE-I).

AND WHEREAS THE **DEVELOPERS**, after obtaining the Development permission & Commencement Certificate bearing No.**CIDCO/BP/ATPO/702** dated 17-05-2006 from the **CIDCO**, commenced the construction of the building on the said plot of name "**VIKRAM TOWER.**" Consisting of Ground



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*[Handwritten signature]*



plus Seven upper floors as per the Plans and Specifications duly approved by the Town Planning Authority of CIDCO.

AND WHEREAS the DEVELOPERS alone have the sole and exclusive right to sell the Flats/Shops in the said building to be constructed by the DEVELOPERS on the said land and to enter into Agreement with the Purchaser/s of the said Flats / Shops etc. and to receive the Sale price in respect thereof.

AND WHEREAS the DEVELOPERS are the lawful Owners of the Flat/Shop No. B-501, admeasuring about 35.896 sq. mt. Built up area & Terrace 2.13 sq. mt. on the fifth floor in the "VIKRAM TOWER." building to be constructed on the Plot No. 02 in Kamothe Village (12.5% Scheme) in Sector 10, Navi Mumbai, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the said Flat/Shop) and are in lawful possession of the same.

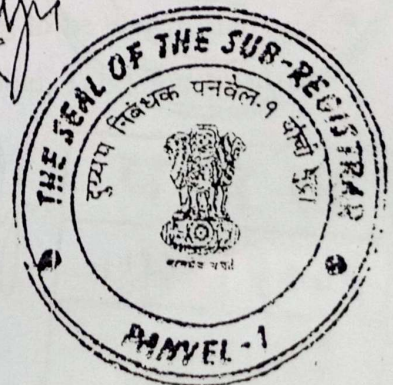
AND WHEREAS the Purchaser demanded from the DEVELOPERS and the DEVELOPERS have given inspection to the Purchaser of all the document of title relating to the said land, and the plans, designs and specifications prepared by the "ARCHITECTS" and of such other document as are specified under the Maharashtra Ownership Flat act 1963 (hereinafter referred to as " THE SAID ACT") and the rules made there under.

THE Purchaser had approached the DEVELOPERS to acquire from the DEVELOPERS flat/Shop No. B-501, Admeasuring about 35.896 sq. mt. Built-up area on the fifth floor in the "VIKRAM TOWER." Building to be constructed on the Plot No. 02 in Kamothe Village (12.5%), Sector- 10 of Navi Mumbai, and Tal. Panvel, Dist. Raigad, and the DEVELOPERS agreed to assign and transfer all the rights, title and interest in the said Flat/Shop for a total consideration of Rs. 7,32,655/- (RUPEES-- Seven lac's Thirty Two Thousand Six Hundred & ONLY). fifty five only-

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Vaishali

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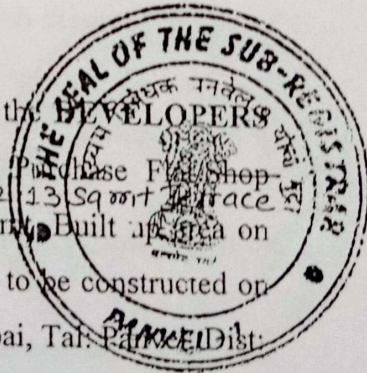


AND WHEREAS the Developers agreed to sell Flat/Shop No. B-501,  
 admeasuring about 35.896 Sq.Mtrs. of Built-Up Area, 2.13 Sq.Mtrs.  
 Terrace/Still/Left, - sq.mt.. Sellable area on the fifth  
 floor in the "VIKRAM TOWER" building to be constructed on the Plot No.02  
 in Kamothe Village (12.5% Scheme), Sector-10, Navi Mumbai, Tal: Panvel,  
 Dist: Raigad, at a price of Rs-7,32,655/- (Rupees seven lacs Thirty  
Two Thousand Six Hundred fifty <sup>five only</sup> only) and on the terms and  
 conditions hereinafter appearing. AND WHEREAS prior to the execution of  
 these presents the Purchaser has paid to the DEVELOPERS a sum of Rs.-----  
1,09,898/- (Rupees one lacs Nine Thousand Eight Hundred  
Ninety Eight Only) being advance and part payment of the sale  
 price of the Flat/Shop No. B-501 agreed to be sold by the DEVELOPERS  
 to the Purchaser and the Purchaser has agreed to pay to the Developers balance  
 of Sale Price in the manner hereinafter appearing.

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

1. The DEVELOPERS shall construct the building consisting of  
 ground plus Seven upper floor on the said land in accordance with the plans,  
 designs, specifications approved by the Concerned Authority with only such  
 variation and modifications as the DEVELOPERS may consider necessary or  
 as may be required by CONCERNED AUTHORITY Provided that the  
 DEVELOPERS shall have to obtain prior consent in writing of the Purchaser  
 in respect of such variations or modification which may adversely affect the  
 flat/shop of the Purchaser.

2. The Purchaser hereby agrees to purchase from the DEVELOPERS  
 and the DEVELOPERS hereby agrees to sell to the Purchaser Flat/Shop  
 No. B-501 admeasuring about 35.896 sq.m. Built up area on  
 the fifth floor in the "VIKRAM TOWER" building to be constructed on  
 the Plot No.02 in Kamothe Village, Sector-10 Navi Mumbai, Tal: Panvel Dist:



*[Signature]*  
 Mishal

*[Signature]*

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*[Signature]*



FIRST SCHEDULE ABOVE REFERRED TO  
DESCRIPTION OF LAND

All that piece of land known as Plot No. 02, containing by admeasurements totally 1731.04 sq.mtrs or thereabouts in Kamothe Village, Sector-10 of Navi Mumbai, Tal.Panvel , Dist – Raigad, under 12.5% Scheme and bounded as follows:

THAT IS TO SAY:

On the North by: Plot No. 12

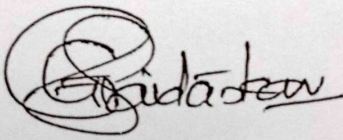
On the South by: 15 Mt. Wide Road

On the East by: 7,6,5,4,3

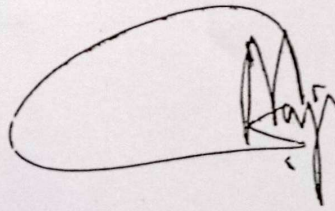
On the West by: Plot No.01

SCHEDULE OF FLATS/ SHOP

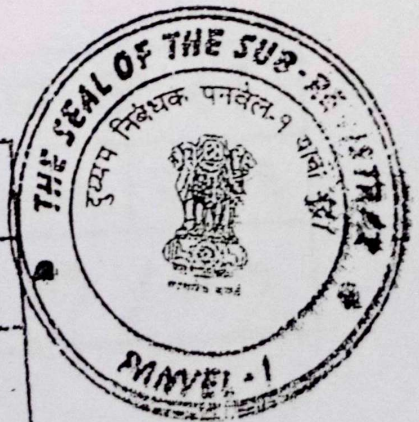
Flat/ Shop No. B-501, admeasuring about 35.896 sq.mt. Built-  
& 2.13 sqmt Terrace B-Area  
up area on the fifth floor in the "VIKRAM TOWER." Building to be  
constructed on the Plot No.02 in Kamothe Village (12.5% scheme) in Sector  
No.-10, Navi Mumbai, Tal. Panvel, Dist. Raigad.

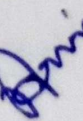


Veishali

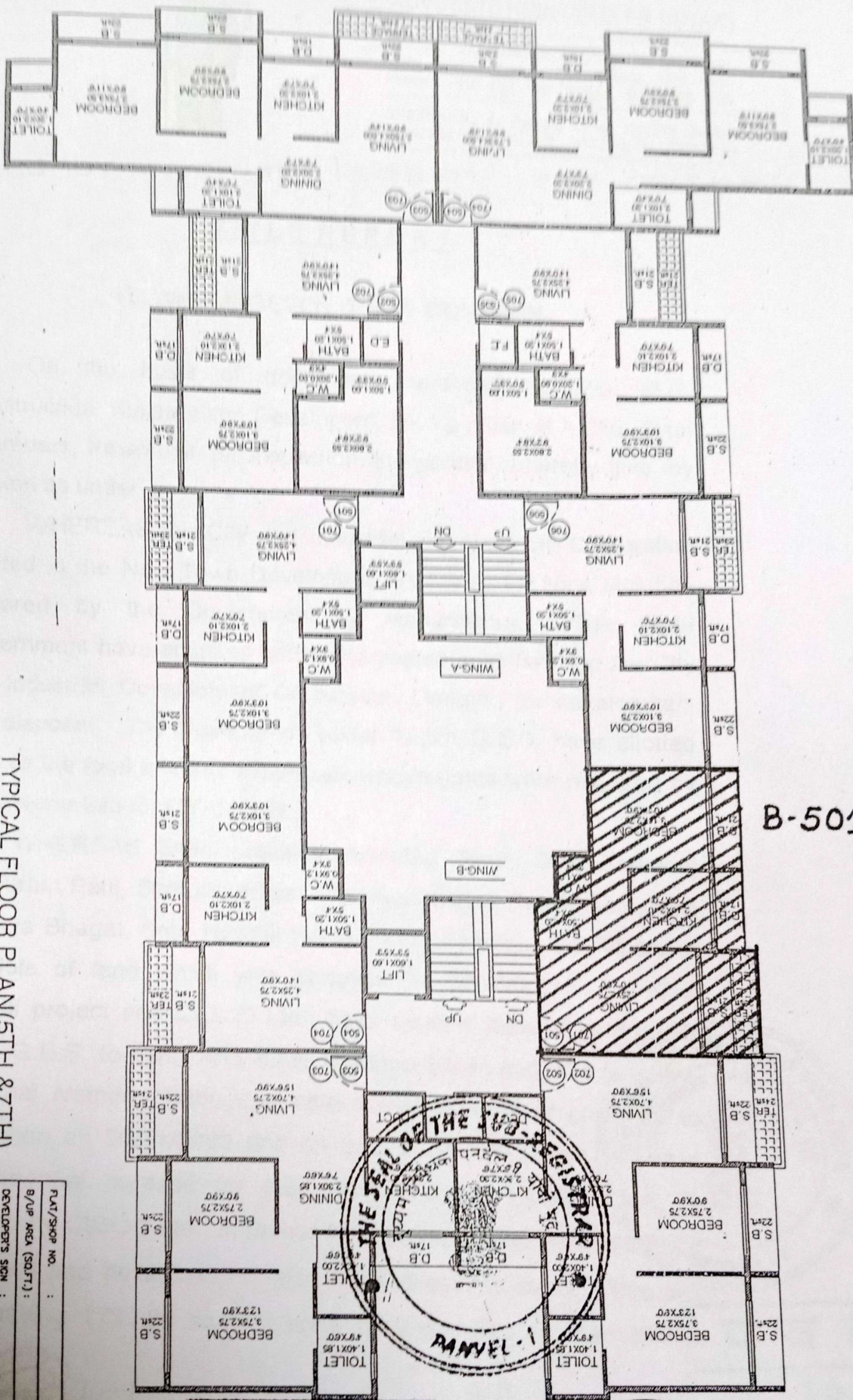


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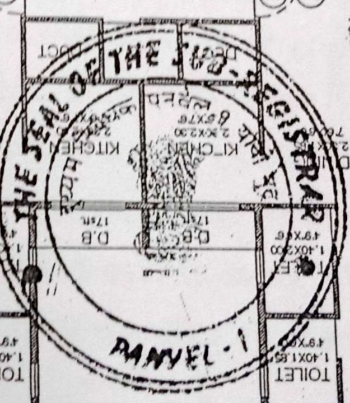








B-501



TYPICAL FLOOR PLAN(5TH & 7TH)

PROJECT : "VIKRAM TOWER"

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING,  
ON PLOT NO. - 02, SECTOR-10, KAMOTHE,  
NAVI MUMBAI.

NORTH



DEVELOPERS

M.G CONSTRUCTIONS,  
BUILDERS & DEVELOPERS  
SHOP NO.8, VIKRAM COMPLEX, PLOT NO.1,  
SECTOR-10, KAMOTHE,  
NAVI MUMBAI-400104

ARCHITECTS

TRIARCH...  
ARCHITECTS & INTERIOR DESIGNERS  
PLOT NO. 8, VIKRAM COMPLEX, SECTOR-10, KAMOTHE, NAVI MUMBAI-400104

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3008	(42)
92 / 29	

*Handwritten signature:* Shaishali

*Handwritten signature:* [Signature]

*Handwritten signature:* [Signature]



## CITY &amp; 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 XXVII) of 1966 to Shri. Janardhan V. Bhargat & other 4.

Unit/Plot No. 2 Road No. - Sector 10 Node Kamolie (of 51).

Navi Mumbai. As per the approved plans and subject to the following conditions for the (Gr+7) development work of the proposed Residential ~~and commercial~~ bldg.

Nett BUA = 2596.019 sqm. Resi BUA = 2215.419 m<sup>2</sup>  
Comm BUA = 380.600 m<sup>2</sup>

(Nos. of Residential Units 68 Nos. of Commercial units 09)

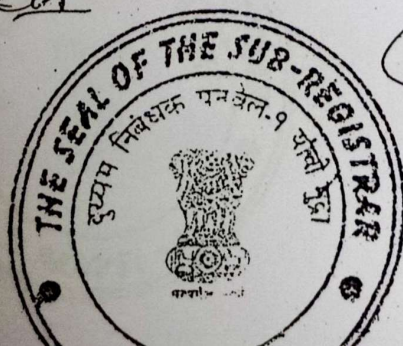
1. This Certificate is liable to be revoked by the Corporation if :-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - 1(b) Any of the conditions subject to which the 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 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.

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.

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(E) of the GDCRs - 1975.

*(Signature)*

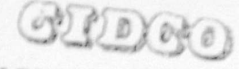
Vaishali



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७५२१	२००६
१०	१२९



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE :

NIRMAL, 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-5650 0900  
00-91-22-5650 0928  
FAX : 00-91-22-2202 2509 / 5650 0933

HEAD OFFICE :

CIDCO Bhavan, CED-Besapur,  
Navi Mumbai - 406 614.  
PHONE : 00-91-22-5591 8100  
FAX : 00-91-22-5591 8166

Ref. No. CIDCO/BPIATPOI/702

Date: 17.5.2006

Shri Janardhan V. Bhagat & Other four,  
At. & Post. Kamothe, Tal. Panvel  
Dist. Raigad

- Sub:- Development Permission for Residential Building on Plot no.02, Sector-10 at Kamothe (12.5% scheme).
- Ref:- 1) Your architects application dated 27/03/2006  
 2) Delay condonation vide CIDCO/Estate/12.5%/T.B./263/06, dtd. 27/04/2006  
 3) Fire NOC, vide NO. CIDCO/FIRE/KLM/578/2006, dtd. 12/04/2006  
 4) 50% IDC paid vide Challan no. 111088, dtd. 04/05/2006, amounting to Rs. 8,65,520.00

Sir,

Please refer to your application for development permission for Residential Building on Plot no.02, Sector -10 at Kamothe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

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

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

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

Thanking you,

Yours faithfully,

*[Handwritten signature]*  
Kai'shali

*[Handwritten signature]*  
(N.S. Swami) 17/05/06  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

*[Handwritten signature]*



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दस्तावेज क्रमांक व वर्ष: 7521/2006

Tuesday, October 03, 2006

11:01:16 AM

दुय्यम निबंधक: पनवेल 1

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या करारनामा  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 732,655.00  
बा.भा. रु. 578,781.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र बी 501, पाववा मजला, विक्रम टॉवर, प्लॉट क्र 2, सेक्टर 10, कामोटे, ता पनवेल, जि रायगड \*\*\* तळ मजला अधिक 7 मजल्यांची इमारत  
(1) 35.896 चौ.मी.बिल्टअप + 02.13 चौ.मी.टेरेस
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्ताऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- एम जी कन्स्ट्रक्शन तर्फे प्रोपा मल्लिकार्जुन नरसिंगराव गजरे - -; घर/प्लॉट नं: ए/210, स्टील चेंबरा, कळंबोली, नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: एईएचपीजी1973एम.
- (6) दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गणेश शंकर गायधनकर - -; घर/प्लॉट नं: शरद नगर, रुम नं.219, वाशी नाका, माहुल रोड, चेंबूर, मुंबई-74; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: 0; पॅन नंबर: -  
(2) वैशाली गणेश गायधनकर - -; घर/प्लॉट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -
- (7) दिनांक करून दिल्याचा 03/10/2006
- (8) नोंदणीचा 03/10/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 7521 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 26576.55
- (11) बाजारभावाप्रमाणे नोंदणी रु 7330.00
- (12) शेरा

दुय्यम निबंधक, पनवेल-१ (वर्ग-२)



Armed



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

BM 407831

राणे स्टॅम्प वेन्डर

ग्रॉप नं. २९, ... नवी मुंबई  
 अ. नं. 15000  
 नांव... Gimesh S. Gaichankar  
 रा. Vashi self  
 रॉना रु. 100/-  
 ...

26 NOV 2008



21 NOV 2008

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DEED OF CORRECTION

(RECTIFICATION OF MISTAKE IN A PREVIOUS DEED)

This DEED OF RECTIFICATION is made & entered into at Panvel on this 1<sup>st</sup> day of December 2008.

BETWEEN

M/s.M.G Constructions a proprietor firm through its Proprietor Mr.Mallikarjun Narsing Gajre, having address at A-210, Steel Chambers, Kalambe, Navi Mumbai-410218 called and referred to as "THE DEVELOPERS" (which expression unless it be repugnant to the context and meaning thereof be deemed to include their partners, legal heirs, administrators and assigns.) of ONE PART





AND

Mr. Ganesh Shankar Gaidhankar & Mrs. Vaishali Ganesh Gaidhankar, age 31 & 22 years, Indian Inhabitants, residing at Sharad Nagar, Room No.219, Vashi Naka, Mahul Road, Chembur, Mumbai-400074, hereinafter called "THE FLAT PURCHASER" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to include her heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS:-

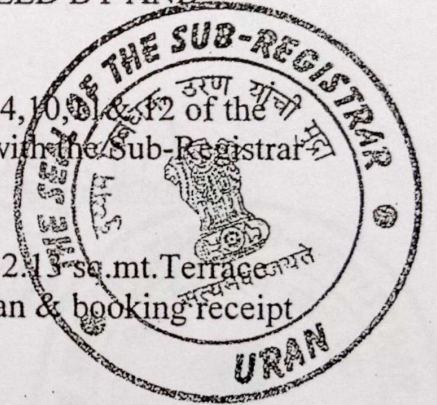
By an 'Agreement for sale' dated 3<sup>rd</sup> October 2006. "THE DEVELOPERS" had agreed to sell to the "THE FLAT PURCHASER" Flat No.501 admeasuring about 35.896 Sq.mtr. built area 2.13 sq.mtr. Terrace area in 'B' Wing of the building **VIKRAM TOWER** situated at plot no.02, Sector no.10, Kamothe, Navi Mumbai more particularly described in the schedule hereunder.

AND WHEREAS there has been an inadvertent mistake on page no.3,4,10,11&12 Wing as B-501 is written wrong in mentioning the Wing A-501 instead of Wing B-501 in the said 'Agreement' for Sale' which has been registered before the Sub-Registrar of Assurances of Uran in page no.1 to 19 vide Document no.07521-2006 Dated:3/10/2006 paying thereon Stampduty of Rs.26,600/- (Rupees Twenty Six thousand Six hundred only.) and registration fee 7,750/- (Rupees Seven thousand Seven Hundred Fifty only) vide Receipt no.07521-2006.

AND WHEREAS the parties hereto are desirous of recording the correction in writing.

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

1. Wing A-501 be substituted for Wing B-501 on page no.3,4,10,11 & 12 of the 'Agreement for Sale' dated 3<sup>rd</sup> October 2006 registered with the Sub-Registrar Assurances as aforesaid.
2. Flat No.A-501 admeasuring 35.896 sq.mt built up area & 2.13 sq.mt. Terrace Builtup area shall be as shown and marked in the floor plan & booking receipt Annexed hereto.
3. All the other terms and conditions specified in the said 'Agreement for Sale' dated 3<sup>rd</sup> October 2006 shall remain unchanged and binding on parties hereto.
4. It is expressly agreed by the parties hereto that this Deed of Correction shall be annexed to and from an integral part of the said 'Agreement for Sale' dated:3<sup>rd</sup> October 2006.



*[Handwritten signature]*

*[Handwritten signature]*  
Vaishali

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**SCHEDULE OF PROPERTY**

Flat No.501 admeasuring 35.896.sqmt.Builtup area & 2.13 sq.mtr Terrace Built up area in 'A' Wing of the VIKRAM TOWER Building situated at Plot No.02, Sector no.10,Kamothe,Navi-Mumbai,Tal.Panvel.dist.Raigad lying at Panvel within the District and Division of Raigad sub-division and Taluka-Panvel.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY & THE YEAR HEREINABOVE MENTIONED.

SIGNED AND DELIVERED BY  
The withinnamed DEVELOPER

M/s. M.G.CONSTRUCTIONS  
Through its Proprietor  
SHRI. M.N.GAJRE

PANNO - AEHPG 1973M

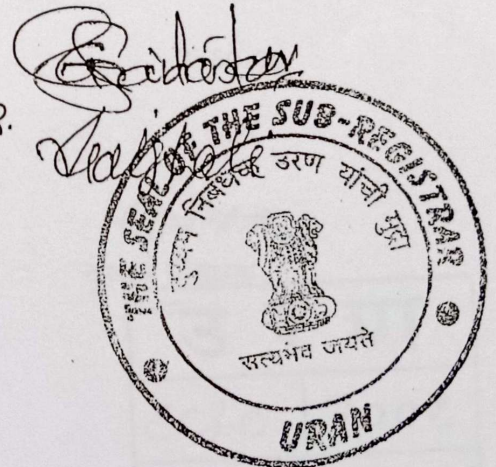
In the presence of

1. Mrs. Sarita Thakur. Sarita Thakur

2. Mr. Vaibhav Patil. Vaibhav Patil

**SIGNED AND DELIVERED BY**

The within named FLAT PURCHASER  
Mr.GANESH SHANKAR GAIDHANKAR & through P.O.A.  
Mrs.VAISHALI GANESH GAIDHANKAR Nimbbana R.  
Hotkar.



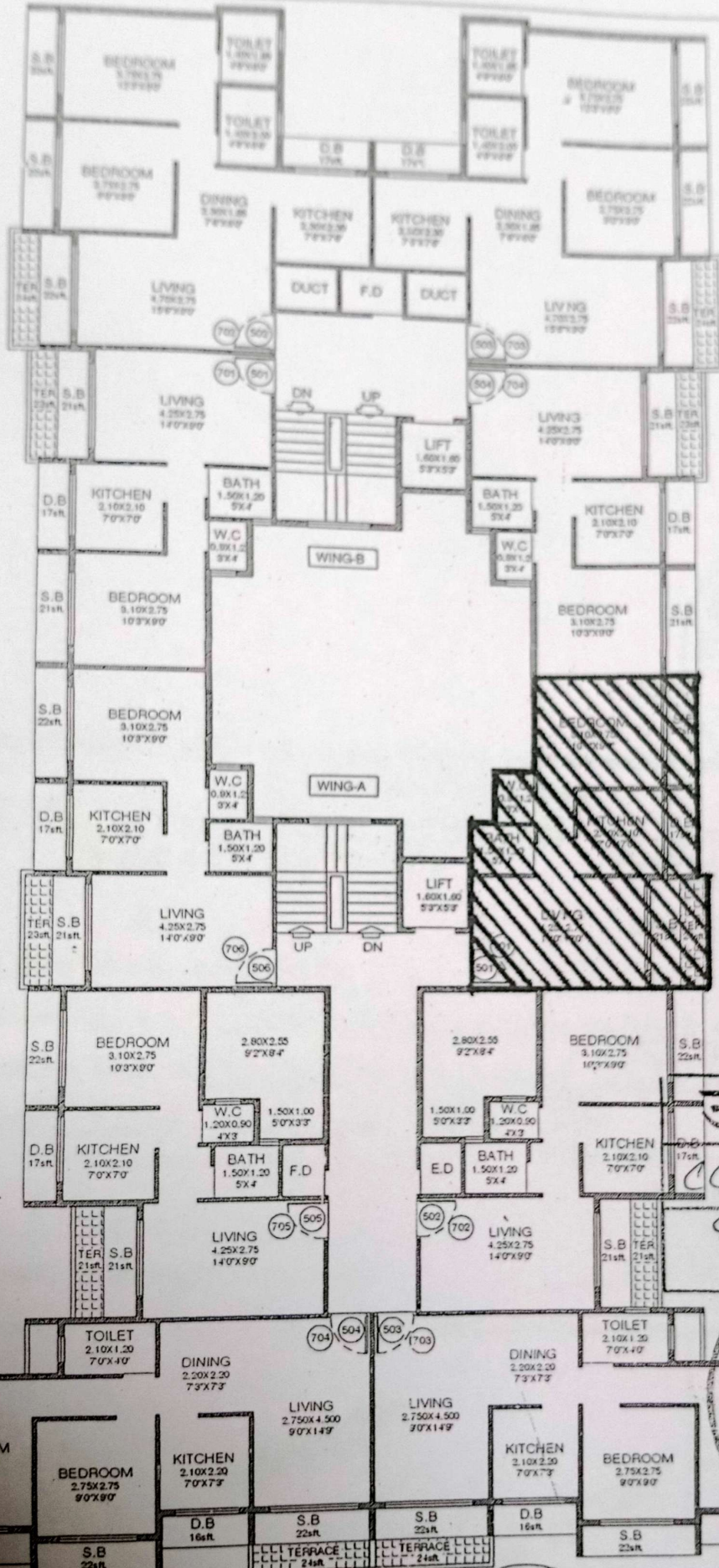
In the presence of

1. Mrs. Sarita Thakur. Sarita Thakur

2. Mr. Vaibhav Patil. Vaibhav Patil

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PLAN/SECTION NO.	1
DATE	10/10/2008
SCALE	1:100
PROJECT NO.	1
ARCHITECTS	TRIARCH

TYPICAL FLOOR PLAN (5TH & 8TH)

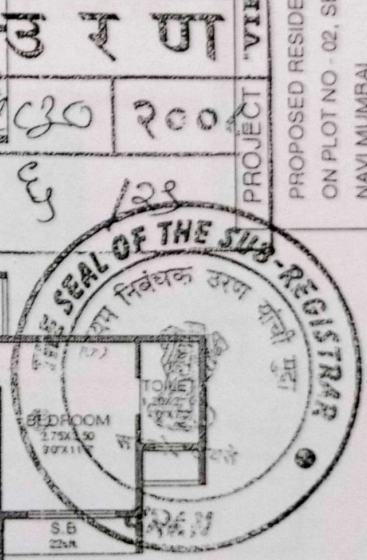
DEVELOPERS  
**M.G CONSTRUCTIONS**  
 BUILDERS & DEVELOPERS  
 SHOP NO.6, VIKRAM COMPLEX, PLOT NO.1,  
 SECTOR-10, KAMOTHE,  
 NAVI MUMBAI-400118. TEL. - 2870080



A-501

PROJECT "VIKRAM TOWER"

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING,  
 ON PLOT NO - 02, SECTOR-10, KAMOTHE,  
 NAVI MUMBAI.



*Handwritten signature: Anand*

*Handwritten signature: Anand*



# MG Constructions

## BUILDERS & DEVELOPERS

REGD. OFFICE :

A-210, Steel Chambers, Kalamboli,  
(Navi Mumbai), 410 218, Dist. Raigad.

OFFICE :

"Vikram Complex", Shop No.8, Plot No.1,  
Sector 10, Kamothe, Bombay-Pune Road,  
Navi Mumbai - 410 218.

TEL. : 2787 4899, 2787 0080

E-mail : mgconst.gajre@yahoo.co.in

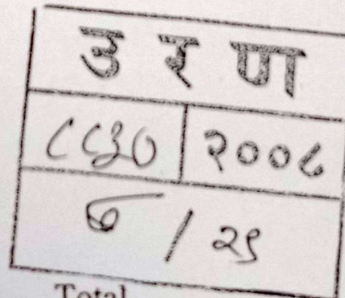
Date: 29/09/06

### LETTER OF ALLOTMENT

Mr.GANESH SHANKAR GAIDHANKAR & Mrs.VAISHALI GANESH GAIDHANKAR residing at ,Sharad Nagar ,Room No.219,Vashinaka Mahul Road,Chembur,Mumbai-400074 ,has booking of Flat No.-501 on A Wing in Fifth Floor in our proposed Residential cum Commercial Building "VIKRAM TOWER " at Plot No 2, Sector 10, Kamothe Navi Mumbai. He has paid Rs .1,09,898/- (Rupees One Lac Nine Thousand Eight Hundred Ninety Eight Only) as booking amount. Total Cost of the Flat is Rs. 7,32,655/- (Rupees Seven Lacs Thirty Two Thousand Six Hundred Fifty Five Only).

### PAYMENT SCHEDULE OF FLAT (GR+7)

Booking	
On Agreement	15%
On Commencement of Plinth Work	12%
On Commencement of 1 <sup>st</sup> Slab	7%
On Commencement of 2 <sup>nd</sup> Slab	7%
On Commencement of 3 <sup>rd</sup> Slab	7%
On Commencement of 4 <sup>th</sup> Slab	7%
On Commencement of 5 <sup>th</sup> Slab	7%
On Commencement of 6 <sup>th</sup> Slab	7%
On Commencement of 7 <sup>th</sup> Slab	7%
On Commencement of Brick Work	7%
On Commencement of Plaster Work	7%
On Commencement of Flooring	7%
Plumbing & Electrification	
Possession	3%
Total	100%



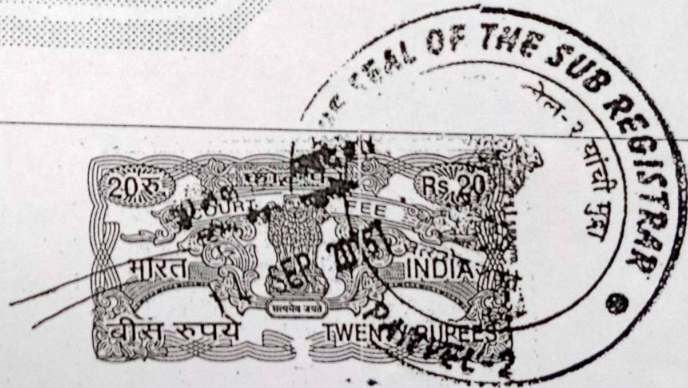


## सूची क्र. दोन INDEX NO. II

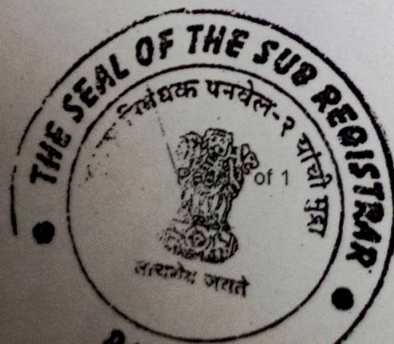
गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00 वा.भा. रु. 0.00
- (2) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: (पवेल-1-दस्त क्र.7521/06, दि.03/10/06 रोजी नोंदवलेल्या दस्ताची चुक दुरुस्ती) दस्तात नमूद केल्याप्रमाणे चुक दुरुस्ती पत्र
- (3) दोषांचा (1)-
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) एम जी. कन्स्ट्र. तर्फे प्रोप्रा. एम. एन गजरे यांचे तर्फे अख. प्रविणकुमार रविंद्रनाथ मुणगेकर घर/फ्लॅट नं. ए-210, स्टील चॅम्बर्स, कळंबोली, नवी मुंबई; गल्ली/रस्ता: -; इमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) देशाली गणेश गायधनकर -; घर/फ्लॅट नं. 219, शरद नगर, वाशी नाका, चेंबुर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पॅन नम्बर: -.
- (2) गणेश शंकर गायधनकर तर्फे अख. निवन्ना रामचंद्र डोटकर -; घर/फ्लॅट नं. II; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 01/12/2008
- (8) नोंदणीचा 26/12/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 8830 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 100.00
- (12) शेर

नक्कल केली  
नाचली  
जबाब घेतली  
ल वरेहकुम नक्कल  
न निबंधक, पनवेल



श्री./श्रीमती सरोजकुमार जैसवाल यांच्या  
दि. २६/१२/२०१५ च्या अर्जानुसार मागणी केल्यावरून  
वरहकुम नक्कल दिली. दिनांक २६/१२/२०१५



सहदुय्यम निबंधक, वर्ग-२  
(पनवेल-२)

नक्कल मर्ज  
SARITA REPORTS VERSION 5.2.8

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FORM A: PERSONAL DETAILS

APPLICA

Existing Customer:  Yes  No

CIF No/ Account No. 34499195985

Name: ARVIND HARBIRPAL SINGH

Date of Birth: 30081989 PAN: BRZPS8567H

Mobile: 9664255913

E-mail: arvind.h.singh@outlook.com

Name of Spouse: BHAGYASHREE ARVIND SINGH

Name of Father: HARBIRPAL HARPHOOL SINGH

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 302543153304

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:  Defined Benefit Pension  New Pension Scheme

Residential Address:



Branch :- Deonag Bt. (03109)

Home Loan

FILE NO.

Year  
From  
To

① Asvind Hasbispal Singh  
Cif :- 87990701954

Previous File No.

Address

Amount - 43.00 L

Name of Subject

Reference No.

File No.

Valuation - Valstulka/dt - 25/07/24



**SHIVAM**

**SPRING FILE**

**1585**