२८

Original
नोंदणी 39 म.
Regn. 39 M

Tuesday, April 29, 2003
10:41:45 AM

पावती

पावती क्र. : 3281

L3

गावाचे नाव कांदिवली

दिनांक 29/04/2003

दस्तऐवजाचा अनुक्रमांक वदर5 - 03190 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: बंकिम सी उनडकट

नोंदणी फी	:-	18530.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (72)	:-	1440.00
एकूण	रु.	19970.00

आपणास हा दस्त अंदाजे 10:56AM ह्या वेळेस मिळेल

सह दुय्यम निबंधक - २
बोरीवली 2 (कांदिवली)
मुंबई उपनगर जिल्हा.

बाजार मुल्य: 1852620 रु. मोबदला: 1600000रु.
भरलेले मुंद्रांक शुल्क: 107000 रु.

शासन

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT — **NOT TRANSFERABLE**

Receipt No. : 16 — Receipt Date : 23/04/2003

Received From : BANKIM C UNADKAT

On Account of : 102-(II) — MMRDA Counter No. : 7

DELIVERED

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	33899	21/04/2003		0	107000.00

Bank Name : UNION BANK OF INDIA (UBI)
Branch Name : KANDIVLI (W) (KAW)

DELIVERED

Case No. :

Lot No. : Lot Date : Total D. O. :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
			Total :	

THE SEAL OF THE SUB REGISTRAR BORIVALI No.2 MUMBAI SUBURBAN DIST.(BANDRA)

प्रधान मुद्रांक कार्यालय

बदर-५
३९८८१७
२००

Rs. : 107000 Rupees : One Lakh Seven Thousand Only

Cashier / Accountant

Signature & Designation

for Supdt. of Stamps Mumbai.

AGREEMENT FOR SALE

This Agreement for sale is made on this 24th day of April 2003 between M/s. BHOOMI ENTERPRISES a Partnership Firm registered under Indian Partnership Act, 1932 having its registered office at Plot No. A-4, Sector 11, Panchasheel Enclave, Dahanukar Wadi, Kandivli (West), Mumbai 400 067, hereinafter called **"THE PROMOTERS/DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm his/her or their respective legal heirs, executors and administrators) of the ONE PART AND

Mr./Mrs./M/s. Bankim chimanlal Unadkat and Mrs. Komal Bankim Unadkat, A15, Yashodra, Sahyog Nagar, Shanker Lane, Kandivali (W), Mumbai - 400 067.

hereinafter called **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her legal heirs, executors and administrators and/or the partner or partners for the time being of the said firm his or their respective legal heirs, executors and administrators and/or its successor or successors and permitted assigns) of the OTHER PART

GENERAL STAMP OFFICE TOWN HALL FORT, MUMBAI MAH-GSO/0063

भारत INDIA Rs 010700 PB1060 STAMP DUTY MAHARASHTRA महाराष्ट्र SPECIAL ADHESIVE 2374 1258 15 APR 23 2003

बदर-५ 3900 | 2

DY. SUPERINTENDENT OF STAMPS, BANDRA.

L3

W H E R E A S :

A. Prior to the year 1980, (1) Mrs. Juliana Monica Pereira (2) Mr. Anthony winin Periera, (3), Rev.Fr.Joseph Praxedes Pereira and (4) Miss Laura Mary Pereira and (5) Miss. Maria Philomena Rodrigues (hereinafter referred to as **"the owners"**) are the owners of the property admeasuring about 46,146 Sq.Mts. at Village Kandivli, Taluka Borivli, Mumbai Suburban District and more particularly described in the First Schedule hereunder written (hereinafter referred to as **"the Larger Property"**).

B. Under an Agreement Dated 14th June 1980 read with Memorandum of Understanding Dated 14th June 1980, and a Supplementary Agreement Dated 28th July 1988, the Owners agreed to sell and transfer on "as is where is basis" and/or give development rights of the Larger Property to Conwood Agencies Pvt.Ltd., (hereinafter referred to as the said Conwood) and upon terms mentioned therein.

C. Pursuant to the said aforesaid agreements, the Owners executed in favour of Conwood Agencies Pvt Ltd. along with its nominees an irrevocable general power of attorney Dated 26th May 1988. As a consequences of Mrs.Juliana Monica Pereira, having transferred the Larger Property, to the owners the Promoters requested the owners to execute in favour of Promoters and/or their nominees a fresh irrevocable power of attorney of the Larger Property. The Owners therefore executed further power of attorney Dated 18th May 1996, for development of the larger Property, including Interalia a power to substitute and/or appoint, from time to time one or more attorneys with the same or limited powers. By the said Power of attorney Conwood Agencies Pvt Ltd., along with its representatives were given a power to execute conveyance, of the Larger Property or any part thereof

दर.५
3900 | 3
२००३

L3

D. The said power of attorney is registered in the office of Sub Registrar of Assurances under its registration No.2212/11/48/ 96 Dated 18th May 1996.

E. By an Order Dated 20th October 1989, bearing No.ULC 1089 (3285)/ D-X/XIII (hereinafter referred to as the Exemption Order) the Deputy Secretary, Government of Maharashtra, Housing and Special Assistance, State of Maharashtra, gave a permission to the owners under provisions of Section 20(I) (A) of Urban Land (Ceiling & Regulation) Act 1976, for development of the Larger Property and upon the terms mentioned therein and by Corrigendum Dated 14th October 1992, Competent Authority under the said Act, issued Corrigendum to the said Exemption Order, as recorded therein and further Corrigendum Dated 13th September 1996, issued by Joint Secretary, gave interalia provisions regarding surrender 10% flats to Government nominees, at the rate mentioned in the said Exemption nominees, at the rate mentioned in the said Exemption Order, was deleted.

Annexture "A"

F. By an Order Dated 1st October 1992, bearing No.DLN/LN/B/ 8086, the Sub-Divisional office, Mumbai Suburban District granted permission for N.A.use of the Larger Property.

G. The revised lay out of the Larger Property was approved by Executive Engineer, Municipal Corporation of Greater Mumbai, by an Order bearing No.CHE/1030/DPWS Dated 8th July 1992. The last lay out was approved by Deputy Chief Engineer (BP) of Municipal Corporation of Greater Mumbai under letter No.CHE/384/LOR on 14th March 1996 subsequently reallocation of D.P. Reservation within the lay out were approved by Executive Engineer (D.P.) vide letter No.CHE/265/DPWS/P&R Dated 5th June 1998. The Larger Property is divided into several Sectors, numbers serially containing sub

L3

Annexture "H"

Plots as shown on the copy of the plan annexed hereto as Annexure H.

H. M/s.Conwood Agencies has paid over entire purchase price of the Larger Property to the Owners and by virtue of the aforesaid agreements, M/s. Conwood Agencies Pvt Ltd.,were in occupation, possession and enjoyment of the Larger Property, having full and absolute development rights of the Larger Property.

I. By diverse agreements, M/s. Conwood Agencies Pvt.Ltd., has agreed to give development rights to various parties, as per details mentioned below, of Plot Nos:A1 to A6 admeasuring in all about 9192.30 sq.mtrs. having potential to construct buildable and salable F.S.I. of about 1,00,000 sq.ft.forming part of Plot A in Sector 11.

	Name of the Party	Date of the Agreement	Area in Sq.Mtrs.	Plot No.	F.S.I. In Sq.Ft.
1.	Mrs.Varsha Bhushan Mehta	02.12.98	919.25	A1	100000
2.	Mrs.Dina Ajay Mehta	06.10.98	919.25	A2	100000
3.	M/s.V.R.Constructors Pvt.Ltd.	22.11.98	1838.45	A3	200000
4.	M/s.V.R.Constructors Pvt.Ltd.	07.12.98	1838.45	A4	200000
5.	M/s.V.R.Constructors Pvt.Ltd.	29.12.98	1838.45	A5	200000
6.	Mr.Akshay Jayantilal Doshi.	15.12.98	1838.45	A6	200000

L3

J. Under an Agreement of Assignment Dated 25th December 1998, Mrs.Varsha B. Mehta, agreed to sell and assign her rights in the said Plot No.A1 admeasuring about 919.25 Sq.mts., including benefit of the said Agreement Dated 2nd December 1998, in favour of M/s.Bhoomi Enterprises the Promoters herein, and handed over possession of the said Plot A1 to the Promoters. Mrs.Varsha B.Mehta by her letter Dated 13th January 1999,informed M/s.Conwood Agencies Pvt. Ltd., having assigned her rights in the said Plot A1 to the Promoters.

K. Under an Agreement of Assignment Dated 25th December 1998, Mrs. Dina Ajay Mehta, agreed to sell and assign her rights in the said Plot No.A2 admeasuring about 919.25 Sq.Mts., including benefit of the said Agreement Dated 6th October 1998, in favour of M/s. Bhoomi Enterprises the Promoter herein, and handed over possession of the said Plot A2 to the Promoters. Mrs.Dina Ajay Mehta by her letter Dated 13th January 1999, informed M/s.Conwood Agencies Pvt.Ltd., having assigned her rights in the said Plot A2 to the Promoters.

L. M/s.V.R.Constructors Pvt.Ltd., were having development rights of Sub-Plot A2,A3 and A4 each having and area of about 1838.45 sq.mtrs. aggregating in all about 5515.45 sq.mtrs. The said M/s. V.R.Constructors Pvt. Ltd. joined as partners in the Firm of the Promoters namely M/s.Bhoomi Enterprises and introduced their rights in the said total area of about 5515.45 sq.mtrs. in the aforesaid three agreements.

बृहत-५
3900 E
२००३

M. Mr. Akshay J. Doshi was having development rights of Sub Plot A6 having an area of about 1838.45 sq.mtrs. the said Mr. Akshay J. Doshi, joined as partner in the Firm of M/s. Bhoomi Enterprises the Promoters and introduced his rights under the said sub Plot A6.

L3

N. The Promoters are therefore, having development rights for Plot No.A1 to A6 having the total area of about 9192.30 sq.mtrs. more particularly described in the Second Schedule hereunder written (hereinafter referred to as the said property) in the following manner:

(a) Agreement of Assignment Dated 25th December 1998, wherein the Promoters have acquired development rights of Plot A1, having an area of about 919.25 sq.mtrs.

(b) Agreement of Assignment Dated 25th December 1998, wherein the Promoters have acquired development rights of Plot A2, having as area of about 919.25 sq.mtrs.

(c) Plot Nos A3,A4, and A5 having total area of about 5515.45 sq.mtrs. were introduced by M/s. V. R. Constructors Pvt. Ltd. in the Firm of the Promoters.

(d) Plot No. A6 having an area of about 1838.45 sq.mtrs. was introduced by Mr.Akshay J. Doshi. in the Firm of the Promoters.

O. Under an Agreement Dated 15th December 1998, entered into between M/s.Conwood Agencies Pvt.Ltd., therein called the Promoters of the one part and M/s.Bhoomi Enterprise the Promoters herein, therein called the Sub-Developers of the other part, wherein M/s.Conwood Agencies Pvt. Ltd., has permitted and/or allowed the Promoters to use and/or consume F.S.I. in the form of T.D.R. of an area of about 43805 sq.ft. buildable, free of F.S.I. and 7% of Staircase, lift etc., that may be available free of F.S.I. on payment of premium to Mumbai Municipal Corporation by the Promoters) on the said property, by exploiting and/or consuming the T.D.R. for an area of about 3604.20 sq.mtrs. out of the total D.P.Road/ Set back area of Sector 11. Accordingly as per terms of the said Agreement Dated 15th December 1998 the said property is considered as Recipient

Plot" to use and/or consume the F.S.I. of about 43,805 Sq. ft. in the form of T.D.R. calculated in the manner aforesaid on the said property.

P. Under an Agreement Dated 23rd December 1998, entered into between M/s.Conwood Agencies Pvt.Ltd., therein called the Promoters of the one part and M/s.Bhoomi Enterprises the Promoters herein, therein called the Sub-Developers of the other part, wherein M/s. Conwood Agencies Pvt.Ltd., was permitted and/or allowed the Promoters to use and/or consume F.S.I. in the form of T.D.R. for an area of about 56,195 sq.ft. buildable and salable area. (inclusive 10% of Balcony available, free of F.S.I. and 7% of Staircase, lift etc., that may be available free of F.S.I. on payment of premium to Mumbai Municipal Corporation by the Promoters) on the said property, by exploting and/or consuming the T.D.R. for an area of about 462.07 sq.mtrs. out of the total D.R.Reservation, in Sector 11. Accordingly in the said Agreement Dated 23rd December 1999 the said property is considered, as "Recipient Plot" to use and/or consume the F.S.I. of about 56,195 sq.ft. in the form of T.D.R.calculated in the manner aforesaid, on the said property.

Q. The Promoters under the circumstances are entitled to develop the said property by using and/or consuming actual F.S.I. of the said property and also by using and/or consuming Transfer of Development Rights in the form of F.S.I. of about 1,00,000 sq.ft. (43805 plus 56,195 sq.ft.) calculated in the manner aforesaid on the said property.

R. Under two power of attorneys both Dated 7th January 2000 given by M/s. Conwood Agencies Pvt.Ltd., in favour of Mr.Akshay J. Doshi and Mr.Ajay C. Mehta the partners of the Promoters, wherein, M/s.Conwood Agencies Pvt.Ltd., has permitted and/or allowed the Promoters to use the F.S.I. of the said property and also to use

the F.S.I. in the form of T.D.R. of D.P.Road, D.P.Reservation etc., in the said property.

S. The Promoters have commenced construction of proposed Buildings on the said property, consist of residential flats/units as may be permitted by Mumbai Municipal Corporation, as per approved plans designs, specifications and Elevation as hereinafter appearing, so as to consume actual F.S.I. of the said property and also F.S.I. in the form of T.D.R. on the said property.

T The Developer has entered into a standard agreement with an Architect registered with the Council of Architecture as per the agreement prescribed by the Council of Architects and has appointed Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the buildings.

U By virtue of Various Agreement mentioned herein, the Developer has the sole and exclusive right to sell, transfer, lease etc. the flats/Shops and the premises in the said buildings to be constructed on the said Property and to enter into agreements with the purchasers of the said flats and premises and to receive the sale price in respect thereof.

V The Purchaser requested the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the said Property, the Exemption Order, the Development Agreement and the Power of Attorney and the plans, designs and specifications prepared by the Developers Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulations of Promotion, Construction, Sale, Management and Transfer) Act,

L3

1964 (hereinafter referred to as "the said Act") and the Rules made thereunder.

Annexture "B"

W Copy of the Certificate of Title Dated 23-8-1999 issued by the Advocates of the Owners, is annexed hereto and marked as Annexure B which the Purchaser has perused and is satisfied with the same and have agreed not to raise further requisitions or any objections in relation thereto hereafter.

Annexture "C"

X Copies of relevant extracts of Revenue Records and Property Register Cards relating to the said Smaller Property are annexed hereto and marked as Annexure C.

Y The Developer has got approved from the Municipal Corporation of Greater Mumbai, the plans, specifications elevations, sections and details of the Building to be constructed on the said Property.

Annexture "D"

Z While sanctioning the said plans, concerned local authority and/ or government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Developer while developing the said Property and the said buildings and upon the observance and performance of which only the completion and occupation certificate in respect of the said buildings shall be granted by the concerned authority.

Annexture "E"

AA. The Developer has accordingly commenced construction of buildings on the said Property in accordance with the said plans providing amenities in the said buildings and flats and premises thereon as set out in Annexure E annexed hereto.

3900	90
२००३	

AB. The Purchaser applied to the Developer for allotment to the Purchaser Flat/~~Shop~~ No. 1103 admeasuring 80.17 square meters of ~~carpet~~/builtup area equivalent to 863 square feet of

L3

~~carpet~~/builtup area (which is inclusive of balconies) in Wing No. E On fourth floor of the Building No. 3 hereinafter referred to as "the said Building", shown surrounded by red colour boundary line on the floor plan thereof annexed and hereto marked as Annexure F and stilt/open car parking space No. Not Alloted (hereinafter referred to as the "said flat") and made necessary declaration required under the Urban Land Ceiling & Regulation Act 1976 and Maharashtra Co-operative Societies Act to the effect that neither the Purchaser nor any member of the family defined under the said Ceiling Act own a tenement, house or building within the limits of Mumbai.

Annexture "F"

AC. Relying upon the said Application, Declaration and Agreement as stated hereinabove, the Developer agreed to sell to the Purchaser the said Flat at the price and on the terms and conditions hereinafter appearing.

AD. Prior to the execution of this Agreement, the Purchaser has ~~paid~~ to pay to the Developer a sum of Rs. 16,00,000=00/- (Rupees Sixteen Lacs Only ———————— only) out of the purchase price of the said Flat as deposit or earnest money (the payment & receipt whereof the Developer both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Developer the balance of the said purchase price in the manner hereinafter appearing in the operative clause.

AE. Under Section 4 of the said Act the Developer is required to execute a written agreement for sale of the said Flat with the Purchaser being in fact these presents and also to admit registration of the said agreement by the Purchaser under the Registration Act.

L3

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

1. The Developer shall construct the Building No. 3 consisting of stilt, ground and 7 upper floors and if permitted by the concerned authorities, 8 Upper floors hereinafter referred to as "the said Building" in Sector on the said Property in accordance with the plans, designs, specification approved by the concerned local authority, which have been seen and approved by the Purchaser, with only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them, provided always that the Developer if carrying out changes of its own accords, shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the said flat of the Purchaser.

2. The Purchaser has prior to the execution of this agreement, satisfied himself/herself/themselves about the title of the Owners to the said Property and has accepted the same.

3. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser Flat/~~Shop~~ No. 403 of ~~carpet~~/Builtup area admeasuring 80.17 square meters equivalent to 863 square feet (which is inclusive of the area of balconies) in Wing No. E on forth floor of the said Building No. 3 in the complex to be known as "BHOOMI ENCLAVE" as shown on the floor plan thereof hereto annexed and marked as Annexure F and stilt/open car parking space bearing No. _____ (hereinafter referred to as "the said Flat") for the price of Rs. _____/- including the proportionate price for the common areas and facilities appurtenant to the said Flat. The nature, extent and description of the common/limited common area and facilities are more particularly described in the Annexure annexed hereto.

4.1 The Purchaser has on or before the execution hereof has paid Rs. 1,00,000=00 /- (Rupees One Lacs Only = only) to the Developer as part payment/earnest money deposit the receipt whereof the Developer both hereby admit and acknowledge.

4.2 The Purchaser hereby agrees to pay to the Developer balance amount of purchase price of Rs. 15,00,000=00 /- (Rupees fifteen Lacs Only only) within 7 days from the date of Developers letter intimating about installment being due and payable and in the following manner on achieving progress for the respective wing of Building No._____ in which the purchaser has been allotted the said Flat, time being essence of the contract.

(i) Rs._____/- on completion of plinth.

(ii) Rs._____/- on completion of First slab.

(iii) Rs._____/- on completion of Second slab.

(iv) Rs._____/- on completion of Third slab.

(v) Rs._____/- on completion of Fourth slab.

(vi) Rs._____/- on completion of Fifth slab.

(vii) Rs._____/- on completion of Sixth slab.

(viii) Rs._____/- on completion of Seventh slab.

(ix) Rs._____/- on completion of Eight slab.

(x) Rs._____/- on commencement of Brick work.

(xi) Rs._____/- on commencement of Plastering.

(xii) Rs._____/- on commencement of Plumbing Work.

(xiii) Rs._____/- on commencement of Flooring.

(xiv) Rs._____/- on commencement of Painting.

(xv) Rs._____/- on commencement of Electric Work.

(xvi) Rs. 15,00,000=00/- within ten days from the date of intimation by the Developer to the Purchaser that the flat is ready for use

बदर-५
8900 | 93
२००३

5. In case of default in payment of respective installments on or before their due date for any reason whatsoever, the Purchaser agrees to pay to the Developer interest at the rate of 21% per annum on all such amounts which become due and payable by the Purchaser to the Developer under the terms of the agreement from the date the said amount is/were payable by the Purchaser to the Developers, till the payment thereof.

6. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) and or on the Purchaser committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at its option to terminate this Agreement.

Provided always that the power of termination herein before contained shall not be exercises by the Developer unless and until the Developers shall have given to the Purchaser fifteen days prior notice in writing (which shall be duly deemed to have been served and received by the Purchaser, if sent by registered A.D. at the address of the Purchaser recorded elsewhere herein or last of such address that may have been recorded with the Developer through written intimation of Purchaser and duly acknowledged by Developer) of, its 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 default shall have been made by the Purchaser in remedying such breach or breaches within the notice period.

Provided further that upon termination of this Agreement as aforesaid the Developer shall be at liberty to dispose of and sell the said

L3

Flat to such person and at such price as the Developer may in its absolute discretion think fit and the earnest money paid by the Purchaser to the Developer shall stand forfeited and the Developer shall in such an event be liable only to refund to the Purchaser, without interest, the installments of sale price of the Flat or part thereof if any, which may till then have been paid by the Purchaser to the Developer in accordance with clause 4.2 hereinabove.

7. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said Flat to the Purchaser, obtain from the concerned local authority occupation certificate in respect of the said Building.

8. The Developers hereby declare that by virtue of the said agreements, they are entitled to develop the said property, as per relevant Rules and Regulations applicable thereto. They shall not use and/or consume any F.S.I. on the said property and/or of the said property, contrary and/or in violation of any Rules and Regulations applicable thereto.

9. The fixture, fittings and amenities to be provided by the Developer in the said Building and the said Flat shall be set out in Annexure E annexed hereto.

Annexture "E"

दर- ५
3960 | 95
२००३

10. The Developer shall give possession of the said Flat to the Purchaser on or before Receipt day of Possession, provided always that the Developer shall be entitled to reasonable extension of time for delivery of the said Flat on the aforesaid date, if the completion of the said Building and receipt of occupation certificate thereof from BMC is delayed on account of situations beyond the control of the Developer and in particular.

L3

(i) non-availability of steel, cement, other building material, water or electric supply;

(ii) war, civil commotion or act of God;

(iii) any notice, order, rule, notification of the Government and/ or other public or competent authority;

(iv) any other force major cause.

If the Developers fails to give possession of the said Flat to the Purchaser on account of reasons beyond its control and of its agents control as per the provisions of section 8 of Maharashtra Ownership Flat Act, by the aforesaid date or the date or dates prescribed in section 8 of the said Act, then the Developer shall be liable on demand to refund to the Purchaser the amounts already received by it in respect of the said Flat with simple interest at nine percent per annum from the date the Developer received the sum till the date the amounts and interest thereon is repaid, Provided always that by mutual consent it is agreed that the dispute whether the stipulations specified in sanction 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Developer to the Purchaser they shall, subject to prior encumbrances if any, be a charge on the said Flat.

11. The Purchaser shall take possession of the said Flat within a week of the Developers giving written notice to the Purchaser intimating that the said Flat is ready for use and occupation. The Purchaser shall bring to the notice of the Developers in writing any defect in the said Flat or Building within 15 days from the date of taking possession of the said Flat and the Developer shall rectify the same at its own cost subsequently the same shall be done by the purchaser of his costs.

SUB REGISTRAR BORIVALI

3980 58

२००३

any part thereof unto and in favour of the Purchaser. The Purchaser shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him and all open space, parking spaces, lobbies, staircase, terraces, recreation spaces etc, will remain the property of the Developer till the said Property or part thereof and the said Building is transferred to the Society or Apex Body or Apex Society as the case may be.

22. Any delay, tolerance or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developer shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Developer.

23. The Purchaser shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and upon receiving copy of the money receipt for registration fees paid by the Purchaser towards Registration fees, the Developer will attend such office and admit execution thereof.

24. All correspondence and notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. and/ or Under Certificate of Posting at his/her address at stated hereunder:-

Mr. Bankim Chimanlal Unadkat and Mrs. Komal Bankim Unadkat, A/5, Yoshodra, Sahyog Nagar, Shanker Lane, Kandivali (W), Mumbai - 400 067.

25. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flats in the said Building, if any, shall belong exclusively to the respective Purchaser of the terrace flat and such terrace

२००३

spaces are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be enclosed by the terrace flat purchaser till the permission in writing is obtained from the concerned local authority and the Developer or the Society, as the case May be.

26. It is provided that Developers shall provide the general facilities of Club House, Children recreation park and Badminton court in the landscaped garden at their own cost. It is expressly agreed that an Apex Body / Bodies of the Societies and of the Owners of the Buildings/structures in the said Property will maintain the internal roads, street lighting, common water tanks and water pipe lines and water connections and all other common services, benefits, facilities and advantages and will also maintain the recreation ground within the said Property club house etc. and it is hereby expressly agreed and confirmed between the parties that all such general facilities shall be for the use of the occupants of the complex only and not for any other person or persons and the Purchaser will bear and pay the proportionate share thereof to the society and or apex body and or society of which the Purchaser is member and each respective society in turn would be a member of such Apex body and or society and all societies shall be liable to bear and pay to the Apex body, the society proportionate share and till the registration of all the societies and Apex body the same be paid to the Developer. The D. P. Roads (Layout Road), street, lighting, recreation grounds, and other common areas in the said Property shall be conveyed to the said Apex body and the Purchaser hereby gives his consent to the same. The Stamp Duty and Registration Charges on such Conveyances shall be paid proportionately by the Purchaser and other purchasers of the flats and premises in the said Buildings constructed on the said Property. The proportionate share payable by the Purchaser and/or the society to the Apex Body as determined by the

Developer and/or the Apex Body shall be final and binding on the Society and the Purchaser.

27. It is expressly agreed that an Apex Society of all the Societies and of the Owners of the building/structures in the said Larger Property will maintain the infrastructure of Panchsheel Enclave layout such as D. P. Roads (Layout Road), street lighting, common water tanks and water pipe lines and water connections and all other common services, benefits, facilities and advantages, and will also maintain the recreation grounds and common facilities and amenities of the entire layout of Panchsheel Enclave with the said larger Property but excluding the area specifically to be maintained by the Apex Body of Buildings on the said Smaller Property and the Purchaser will bear and pay the proportionate share thereof to the Society of which the Purchaser is member and each respective Society in turn would be liable to bear and pay to the Apex Society, the Society proportionate share in respect thereof and till the said Conveyance in favour of Apex Society is executed, the aforesaid proportionate share shall be paid to the Developer. The said D. P. Road, street, lighting, recreation grounds and other common areas in the said Larger Property shall be conveyed to the said Apex Society and the Purchaser hereby gives the consent to the same. The Stamp Duty and Registration Charges on such Conveyances shall be paid proportionately by the Purchaser and other purchasers of the flats and premises in the said Buildings constructed on the said Larger Property. The proportionate share payable by the Purchaser and/or the Society to the Apex Society as determined by the Developer and/or the Apex Society shall be final and binding on the Society and the Purchaser. However it is agreed and provided that the shopkeepers and other commercial users shall not be entitled to the use of Club House and garden and shall not be liable to contribute maintenance and other expenses for the same as

बुक-५
3960 | 200
२००३

such Club House and garden facilities are meant for residential occupants only.

28. The entire Said Property being portion of Sector to be developed by the Developer by constructing buildings as per layout sanctioned and or that shall be sanctioned from time to time will be known "BHOOMI ENCLAVE".

29 All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser.

30. This Agreement shall always be subject to the provision of the Act and Rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All the piece of parcel of land admeasuring 4,60,140.90 sq.mtrs. of thereabourts in Survey No. 163 CTS No. 128/A1/1&2 to 91 of Kandivli Village Borivli Taluka in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and now in the Registration District and Sub-District of Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO :

All the piece or parcle of land being Sub-Plot 'E1' admeasuring 1017.16 sq.meters of thereabouts with petential of 1.0 FSI thereon equivalent to 12500 sq.ft. buildable/saleable area as provided herein, forming and being part of Sector XI and forming part of Larger Property referred to in the First Schedule and bearing Survey No. 163 CTS No. 128A/54, 56 (part) of Kandivli Village, Borivli Taluka in the Registratio District and Sub-District of Mumbai City and Mumbai Suburban and now in the Registration District and Sub-District of Mumbai Suburban and bounded as follows :-

North	:	Plot C of Sector XI :
South	:	Existing Building No. 1 :
East	:	Plot E2 of Sector XI :
West	:	13.40 M wide D. P. Road.

Common Areas and Facilities

(A) Common areas and facilities of the said premises in relation to the said Building :

(a) The said Property on which the plint of the said Building shall be constructed, and the common service lines such as electricity, water, drainage, common recreation areas and other specific service are in the said Property.

(B) The following facilities located throughout the building :

(a) Water tank located on the Terrace of the Building or in the Compound of the said Building.

(b) Plumbing net work throughout the Building.

(c) Electric wiring network throughout the Building.

(d) Necessary light, telephone and public water connection.

(e) The foundations and main walls, coloumns, girders, beams and roofs of the building.

(f) All apparatus and installation existing for common use.

(C) The following facilities located in each one of the upper floors of the said Building are restricted common areas and restricted to the premises of the respective floor.

(a) A lobby which gives access to the stairway from the said premises.

(b) A lobby on each upper floor access to each flat.

L3

IN WITNESS WHEREOF the Developer and the Owners have caused this Agreement to be executed and the Purchaser has here unto set and subscribed his/her/their hand the day and year first herein above written.

SIGNED AND DELIVERED BY THE)
withinnamed 'Builders')
BHOOMI ENTERPRISES)
in the presence of)
1.)
2.)

For Bhoomi Enterprises.
Partner.

SIGNED AND DELIVERED BY THE)
withinnamed 'PURCHASER/S')
Mr. Bankim Chimanlal Unadkat)
Mrs. Komal Bankim Unadkat)
in the presence of)
1.)
2.)
)
)

Unadkat
Komal.

RECEIPT

RECEIVED the day and the year first hereinabove written from the withinnamed Purchaser/s a sum of Rs. 1,00,000=00 /-
(Rupees One Lacs only)
By Cheque No. 795[illegible] Drawn on H.D.F.C. Bank Ltd. Bank of Malad (W) Branch dated 21/4/2003 towards the earnest Money.

Rs. 1,00,000/-
We Say Received

WITNESSES :
1.
2.

FOR **BHOOMI ENTERPRISES**

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2 MUMBAI SUBURBAN DIST (BANDRA)

बस्ती-५
3900 | 30
२००३

L3

Annexture "D"

This I.O.D. / C.C. is issued Subject to the provisions of Urban Land (Ceiling and Regulation) Act, 1976

Office of the Ex. Eng. Bldg. Prop. (W.S.) P. & R. Ward Dr. Babasaheb Ambedkar Market Bldg. Kandivali (West), Mumbai-400 067

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO. CHE /A-2208 /BP (WS) /AR 18 OCT 1999

COMMENCEMENT CERTIFICATE

To,

Shri V. K. Goenka

C.A.to Owner

Sir,

With reference to your application No. 8917 dated 10.03.99 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to errect a building to the development work of Proposed Bldg.No.3

C.T.S. No. 128A/53 to 56

~~at premises at Street~~ Subplot A, Sector No.11

Village Kandivli Plot No. -

situated at Kandivli(W) Ward R/S.

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-

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

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal commissioner for Greater Mumbai is contravened or not complied with.

(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or 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.

7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri B.S. Patil Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto Plinth level of Shop portion of Wings A,B,C and upto stilt slab of Wings D and E

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

14/10/99

Asst. Engineer, Building Proposal (West Sub.)
'P' & 'R' Wards
FOR
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

बदर-५
३१८० | ४१
२००३

L3

CHEQUE (BOTH) A/C.

[illegible] valid for a period [illegible] only

-9 DEC 1999

A E B P (R/S)

CERTIFICATE TRUE COPY

[illegible]

MUMBAI — [illegible]

THE SEAL OF THE SUB REGISTRAR BORIVALI NO 2 SUBURBAN DIST (BANDRA 2)

वर्दर-५

3900 | 42

२००३

L3

CHEP A-22 (Vol) Bor(HAS) / AK

2) This [illegible] is now valid for 5 extended flap-flap for first [illegible] if app flap of wing A & B only

-9 DEC 1999

-A.E.B.P.(R/S)

[illegible]

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CHE/A-2208/BP(WS)/AR of _____ 29 MAR 2001

L3

To,

Shri B.S. Barot,
Architect.

Office of the
Ex. Eng. Bldg. Prop[illegible] & R. Ward
Dr Babasaheb Am[illegible]ker Bldg.
Kandivali (West), Mumbai-400 067.

Subject - Proposed Building No 3 on Sub-plot No.[illegible] of Sector-11 on plot bearing C.T.S.No. 1[illegible] [illegible]6/56 of Village Kandivali at Kandivali (W)

Reference - Your letter dated 29.5.2000

*****

Sir,

There is no objection to carry out the work as per [illegible] plans submitted by you vide your letter under reference subject to the following conditions :

1. All the objections of this office Approval letter under even No. dt. 3.5.99 shall be applicable and should be complied with.

2. The changes proposed shall be shown on the canvas plans to be submitted at the time of B.C.C.

3. That the revised R.C.C. design and calculation shall be submitted.

4. That the revised drainage approval shall be submitted before C.[illegible]

5. That the development charges shall be paid before C.C.

6. That the extra water and sewerage charges shall be paid before C.C.

7. That the B.C.D. charges shall be paid before C.C.

8. That the Regd. Undertaking [illegible] difference in premium [illegible] be submitted before C.C.

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CHE/A-2208/BP(WS)/AR of _____ 29 MAR 2001

L3

To,

Shri B.S. Barot,
Architect.

Office of the
Ex. Eng. Bldg. Prop[illegible] & R. Ward
Dr. Babasaheb Am[illegible]rket Bldg.
Kandivali (West), Mumbai-400 067.

Subject : Proposed Building No.3 on Sub-plot No.A of Sector-11 on plot bearing C.T.S.No.128 -A/56 of Village Kandivali at Kandivali(W).

Reference : Your letter dated 29.5.2000

*****

Sir,

There is no objection to carry out the work as p
plans submitted by you vide your letter under reference subje
following conditions :

1. All the objections of this office Approval letter unde
dt. 3·5·99 shall be applicable and should be complied

2. The changes proposed shall be shown on the canvas plan
be submitted at the time of R.C.C.

3. That the revised R.C.C. design and calculation shall
submitted.

4 That the revised drainage approval shall be submitted

5. That the development charges shall be paid before C.C

6. That the extra water and sewerage charges shall be pa
C.C

7 That the P.C.O. charges shall be paid before C.C.

8. That the Regd. Undertaking for difference in premium
shall be submitted before C.C

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN DIST.(BANDRA)

1. [illegible] the objections of this office Approval letter under even no. dt. 3.5.99 shall be applicable and should be complied with.

2. The changes proposed shall be shown on the canvas plans to be submitted at the time of B.C.C.

3. That the revised R.C.C. design and calculation shall be submitted.

4. That the revised drainage approval shall be submitted before [illegible]

5. That the development charges shall be paid before C.C.

6. That the extra water and sewerage charges shall be paid before [illegible]

7. That the I.O.D. charges shall be paid before C.C.

8. That the Regd. Undertaking for difference in premium [illegible] be submitted before C.C.

THE OFFICE OF THE SUB REGISTRAR OF ASSURANCES MUMBAI (WALI) No. 22 BURBAN DIST. (BANDRA)

बंदर-५

३१९०	५३

२००३

9. That the N.O.C. from Supdt. of Gardens shall be submitted before C.C.

10. That All D.P.Reservations shall be handed over before 31.05.2001

11. That C.C. for area upto 50%, i.e. 36538.05 mtrs. will be restricted.

One set of plan is returned herewith in token of approval.

Yours faithfully,

Encl.: 1 set of plan.

-9 MAR 2001

sd/-

Ex.Engineer.Bldg. Proposal.
(Western Suburbs)'R' Ward.

Copy to : 1. Owner,

2. W.O.'R/South'

3. A.E.W.W. 'R/South'

For information please.

9/3/01

Ex.Engr.Bldg.Propl.(W.S.)'R' Ward.

C:\WORDSTAR\AMENDED\A-2386AR\AW\202\

बदर-५
३१८० | ५४
२००३

THE SUB REGISTRAR BORIVALI No.2
MUMBAI SUBURBAN DIST.

L3

Office of the
Ex. Prg. Bldg. Prop. (W/S) P. & R. Ward
Dr. Babasaheb Ambedkar Market Bldg.
Kandivali (West), Mumbai-400 067.

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CHE/A-2208/BP/WS/AR OF _____

12 SEP 2001

To

M/s. Conwood Agencies Pvt. Ltd.
Owner.

Subject : Permission to occupy the completed Building No.3, Subplot A, on Sector 11 on land bearing C.T.S.No. 128-A/53 to 128A/56 of Village Kandivali at Mahavir Nagar, situated at Kandivali/W.

Reference : Your letter No. Nil dt. 29.8.2001.

*****

Sir,

The development work of Building No.3, comprising of Wing (pt.) Gr + (pt.) stilt + 7 upper floor), Wing D & E (stilt + 8 upp floors) subplot A, Sector 11, bearing C.T.S.No. 128-A/53 to 128A/56 Village Kandivali, situated at Mahavir Nagar, Kandivali (Wes completed under the supervision of Shri Bipin S. Barot, Licen Surveyor having Licence No. B-52, Shri R. J . Ashar, Licenced Str tural Engineer, having Licence No. STR/A-10, and Licenced Site Sup visor, Shri Bhushan [illegible] Licence No.M/2 1/SS-I/Grade I, may occupied on the following conditions :-

1. That the certificates under Section 270-A of B.M.C.Act shall be obtained from A.E.W.W. of 'South' Ward and a certified copy of the same shall be submitted to this office.

2. That the Co.Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

3. That all the terms and conditions of the approved layout/ subdivision / amalgamation shall be complied with.

4. That the D.I.L.R.'s certificate for transfer of ownership of setback land in the name of M.C.G.M. shall be submitted before B.C.C.

SEAL OF THE SUB REGISTRAR BORIVALI

बदर-५
3900 | 94
२००३

6. That the reservations shall be handed over to M.C.G.M. as per E.E. (T.D.R)'s utilisation letter.

A set of plan duly signed is returned herewith for record please.

Yours faithfully,

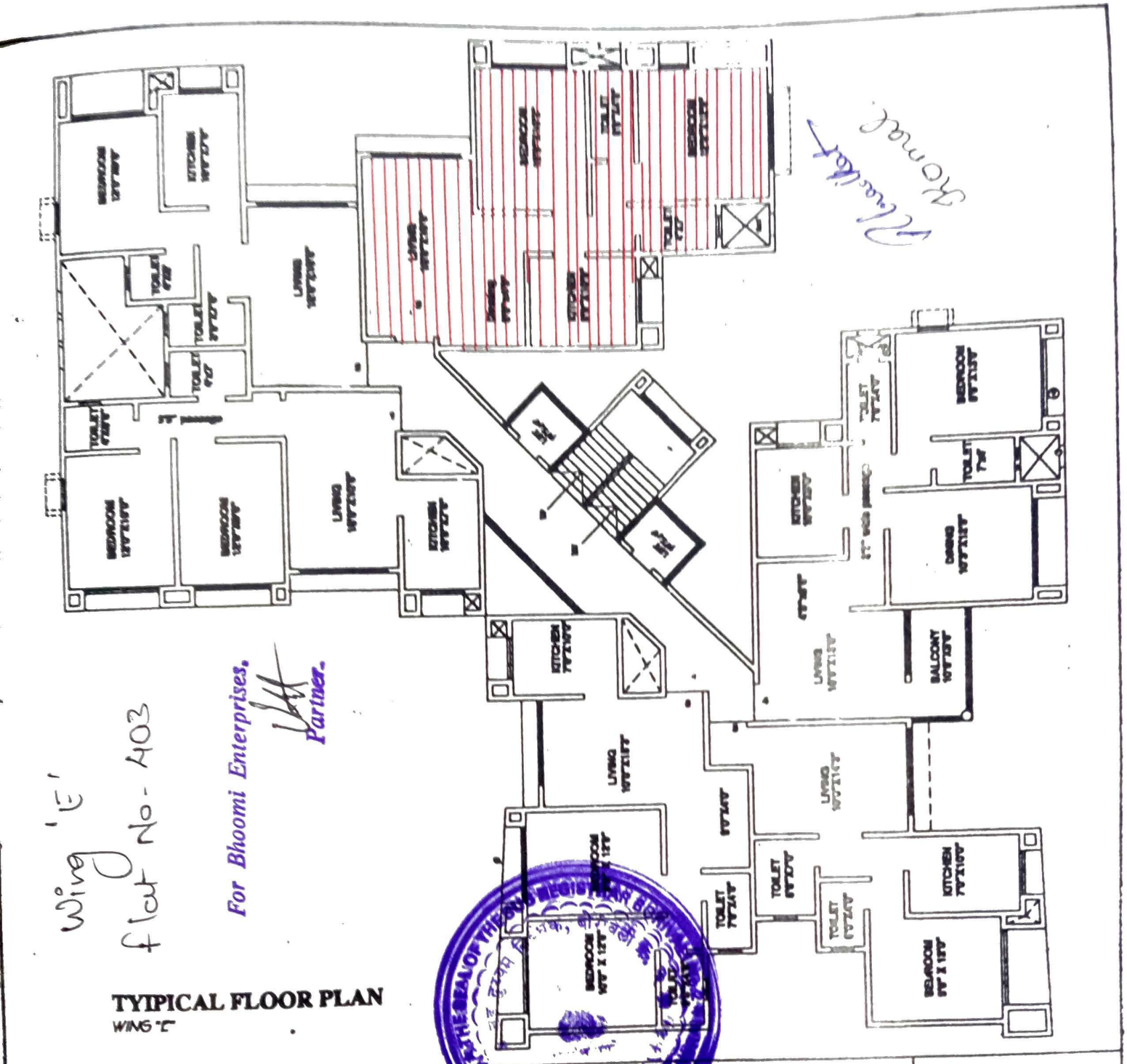
Acc:1 set of plan.

Ex. Engineer. Bldg.Proposal
(Western Suburbs)'R'

THE SEAL OF THE SUB REGISTRAR BORIVALI No.2 MUMBAI SUBURBAN DIST.(BANDRA)

3960 | 96

L3



Wing 'E'
flat No - 403

For Bhoomi Enterprises.
Partner.

TYIPICAL FLOOR PLAN
WING "E"

TYPICAL FLOOR PLAN FOR PROJECT OF SUB PLOT-A,
SECTOR-11, PROPERTY BEARING C.T.S. No. 128-A/53 TO 128-A/56 OF
VILLAGE KANDIVALI, KANDIVALI (WEST) MUMBAI.

PROJECT ARCHITECT	CONSULT. ARCHITECT
BIPIN S. BAROT	**RITA**

बंदर-५
3980 | 82
२००३

BHOOMI KAVERI CO-OP. HOUSING SOCIETY LTD

Registration No. BOM/WR/HSG/TC/11630/2002-2003 Dated: 08/05/2002
Mahavir Nagar, Dahanukar Wadi, Kandivali (West), Mumbai 400 067.

L3

BILL

Flat No	403	Area : 0 SqFt	Bill No : 2580
Name	SHRI BANKIM UNADAKAT		Bill Date : 01/09/2018
Bill for	: September 2018		Due Date : 30/09/2018

Sr.	PARTICULARS OF CHARGES	AMOUNT
1	Water Charges	635.00
2	Maintanence Chages	565.00
3	Electricity Charges	580.00
4	Common Charges	635.00
5	Sinking Fund Collection	40.00
6	Repair Fund Collection	97.00
7	SOC	200.00
8	Special Repairing Fund Collection	1,726.00

Total		4,478.00
Add: Interest		0.00
Less: Adjustment		0.00
Principal Arrear	0.00	
Interest Arrears	0.00	0.00
Total Due Amount & Payable ₹		4,478.00

Paid 000152 dt 21/8/18

E.&.O.E.

1. Please pay by A/C payee cheque in favour of BHOOMI KAVERI CHS.LTD.mention flat number on reverse of cheque
2. Payment after due date will attract interest @ 21%p.a.
3. Name on the bill is subject to confirmation with share certificate. This is Bill- cum-Demand Notice.
4. Computer generated bills doesnt require signature.

For BHOOMI KAVERI CO-OP. HOUSING SOCIETY LTD

Authorised Signature

RECEIPT

Receipt No.: 195 Date : 21/08/2018

Received with Thanks From : BANKIM UNADAKAT

Flat No. : 403

₹ 4,478.00 Sum of (Rupees Four Thousand Four Hundred Seventy Eight Only)

against Bill No. : 2532 ,Bill Date: 01/08/2018

Cheque No : 000180 Dated On : 21/08/2018

Drawn on : H D F C Bank,Mahavir Nagar

This Receipt is Valid Subject to realisation of cheque..

For BHOOMI KAVERI CO-OP. HOUSING SOCIETY LTD

Authorised Signature

BHOOMI KAVERI CO-OP. HSG. SOC. LTD. 23

Regd. No. BOM/WR/HSG/TC/11630/2002-2003

Bhoomi Enclave, Mahavir Nagar, Dahanukar Wadi,Kandivali (West), Mumbai - 400 067.

Ref. No. 2018/10/02

Date : Oct 10, 2018

To.
The Asst. General manager
State Bank of India
SME Centre, Borivali (west)
Mumbai- 400092

10th Oct 2018

Dear Sir/Madam,

We, **Bhoomi Kaveri Co-op. Hsg Soceity Ltd. (Bhoomi Enclave)**, hereby Certify that:

1. Flat No 403 in Bhoomi kaveri CHS Ltd (Bhoomi Enclave) situated at R-North Ward, bearing Survey No 163 CTS No. 128/A1/1 & 2 to 91 has been allotted to Shri Bankim Chimanlal Unadkat & Smt. Komal Bankim Unadkat.

2. That Title to the said flat No 403 is clear, marketable and free from all the encumbrances and doubts as per present society records.

3. We confirm that we have No Objection whatsoever to Shri Bankim Chimanlal Unadkat , and Smt.Komal Bankim Unadkat mortgaging the said flat No 403 of our Soceity to State Bank of India as security for the amount advanced by the Bank.

4. Mr.Bankim Chimanlal Unadkat and Mrs.Komal Bankim Unadkat have not borrowed from any Financial Institution for purchase of the said flat and have not created any encumbrances as per present records and will not create any encumbrances on the flat allotted to him during currency of the loan sanction by the Bank to him.

5. The Society agrees to accept State Bank of India's charge/rights/lien, upto the Loan amount for the flat allotted to Shri Bankim Chimanlal Unadkat & Smt. Komal Bankim Unadkat, the same has been recorded in our society's records and we note not to change the same without the written consent of the Bank.

6. As per the Applicants Confirmation, the Original Property Agreement & Share Certificate is already handed over to The State Bank of India, SME centre, Borivali (west), We request you to kindly confirm the same.

This Letter is issued in conformation of above and we request your acknowledgement for the same.

With Regards,

For Bhoomi Kaveri Co-op. Hsg. Soc. Ltd

Secretary/ Treasurer / Chairman

Regd. No. BOM/WR/HSG/TC/11630/2002-2003

Bhoomi Encla... Dahanukar Wadi, Kandivli (West), Mumbai-400 067

L3

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

मालमत्ता लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
RS0403792810183	2018-2019	201810BIL07559876 201820BIL07559877	20/05/2018

पक्षकाराचे नाव व पत्ता : MR BANKIM CHIMANLAL UNADKAT AND KOMAL BANKIM UNADKAT

FLAT NO E-403, BHOOMI ENCLAVE, BHOOMI KAVERI CHS LTD, ., MAHAVIR NAGAR, DAHANUKARWADI, KANDIVALI(W), , MUMBAI, 400067, MAHARASHTRA

प्रेषक - सहा. क. व सं. / विभाग : Office of the Asstt Assessor & Collector, R South, Municipal offices Bldg., Room No. 109, M.G.Cross Road No.2, Near S.V.P.Municipal Swimming Pool, Kandivali (West), Mumbai - 400 067.

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे .
RS 2174(10/1A) CTS 128A/128-36 VILLAGE KANDIVLI HOUSE BHOOMI ENCLAVE A.W. PAREIRRA AND OTHERS P.O. M/S CONWOOD AGENCIES, PVT LTD

प्रथम करनिर्धारण दिनांक : 10/04/2001	जलजोडणी क्रमांक : -	एकूण भांडवली मूल्य : ₹ 3237570

अक्षरी Thirty-Two Lac Thirty-Seven Thousand Five Hundred Seventy Only

देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0 ०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0

देयक कालावधी : 01/04/2018 ते 31/03/2019

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2018 ते 30/09/2018	01/10/2018 ते 31/03/2019
सर्वसाधारण कर	1781	1781
जल कर	0	0
जललाभकर	1117	1117
मलनि:सारण कर	0	0
मलनि:सारण लाभ कर	693	693
म.न.पा. शिक्षण उपकर	648	648
राज्य शिक्षण उपकर	567	567
रोजगार हमी उपकर	0	0
वृक्ष उपकर	33	33
पथकर	810	810
एकूण देयक रक्कम	5649	5649
कलम १५२ अ नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
अर्ली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	102	0
भरावयाची निव्वळ रक्कम	5547	5649
* ३०.०६.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	5446	5447
* ३१.०७.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	5497	5498
* ३१.०७.२०१८ नंतर भरावयाची निव्वळ रक्कम	5547	5649
अक्षरी रुपये	Five Thousand Five Hundred Forty-Seven Only	Five Thousand Six Hundred Forty-Nine Only
अंतिम देय दिनांक	28/08/2018	31/12/2018

"To make payment through NEFT:
IFSC – SBIN0COLLEC, Beneficiary A/C No:- BMCPORS0403792810183 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकामधील पहिले ११ अंक इमारतीची यू. आइडी. (यूनिक आइडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधांतील पत्रव्यवहारात सदर यू. आइडी.क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

स्वच्छ भारत एक कदम स्वच्छता की ओर

देविदास शि. तीरसागर
करनिर्धारक व संकलक (प्र.)

5446.
5447

Ref. No

BHOOMI KAVERI CO-OP.HSG.SOCIETY LTD.

BOM/WR/HSG/TC/11630/2002-2003
Bhoomi Enclave,Mahavir Nagar,Dahanukar Wadi,
Kandivli(west),Mumbai- 400 067.

Name : [403] MR.BANKIM UNADAKAT

Bill No. : 399

Particulars : BILL FOR OCT'12/DUE DATE:31/10/2012

Date : 13/10/12

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	PROPERTY TAX	1421.00	2.	WATER CHARGES	350.00
3.	GENERAL MAINTENANCE	200.00	4.	ELECTRICITY CHARGES	265.00
5.	COMMON SERVICES	500.00	6.	SINKING FUND	40.00
7.	REPAIR FUND	97.00	8.	SOCIAL ACTIVITIES	100.00

Rupees : Two Thousand Nine Hundred Seventy Three Only

Total	Rs.	2973.00
Arrears	Rs.	0.00
Amount Due	Rs.	2973.00

NOTES : PLEASE PAY BY A/C PAYEE CHEQUE IN FAVOUR OF BHOOMI KAVERI CHS.LTD.MENTION FLAT NUMBER ON REVERSE OF CHEQUE.
PAYMENT AFTER DUE DATE WILL ATTRACT INTEREST @ 21%P.A.
NAME ON THE BILL IS SUBJECT TO CONFIRMATION WITH SHARE CERTIFICATE.THIS IS BILL CUM DEMAND NOTICE.

For BHOOMI KAVERI CO-OP.HSG.SOCIETY LTD.

COMPUTER GENERATED. SIGNATURE NOT REQD.

Paid 088685 OCT 25/10.

This is Unad

All Pa

Bhoomi Kaveri Co-op. Hsg. Soc. Ltd.

Regd. No. BOM/WR/HSG/TC/11630/2002-2003

Bhoomi Enclave, Mahavir Nagar, Dahanukar Wadi, Kandivli (West), Mumbai-400 067.

L3

Ref. No. _____ Date 05/09/2012

To whom so ever it may concern.

This is to certify that MR. Bankim Unadkat residing in flat NO E-403 is bonafied member of our society.

All Dues up to date are being paid by him.

We donot have any objection on availing loan against the flat by mortgaging the same.

Bhoomi Kaveri Co-op. Hsg. Soc. Ltd.

Authorised Signatory

BHOOMI ENTERPRISES

PLOT NO. A-4, SECTOR 11, PANCHSHEEL ENCLAVE, DAHANUKAR WADI, MAHAVIR NAGAR, KANDIVLI (W), MUMBAI - 400 067.
PHONE 2866 1273 • 2865 6335

23

POSSESSION LETTER

DATE : 13.05.2003

To,
Mr. Bankim Chimanlal Unadkat.
Mrs. Komal Bankim Unadakat.

REF: POSSESSION OF YOUR FLAT NO. F/403 ON FORTH FLOOR IN THE BUILDING KNOWN AS "BHOOMI ENCLAVE" SITUATED AT MAHAVIR NAGAR, DAHANUKAR WADI, KANDIVALI (W), MUMBAI - 400067.

Dear Sir,

We are pleased to handover the possession of your flat as per the terms and conditions mentioned herein.

You have inspected the said flat sold to you, and found the construction quality and amenities provided as per the Agreement for Sale, to your satisfaction

You agree to pay any outstanding balance amount pertaining to your flat and also agree to pay for the maintenance of your flat from today onwards. You will henceforth not make any legal claim against the Developers Builders regarding this flat/shop.

All the terms and conditions in the Agreement for Sale will be binding upon you, your spouse and all your heirs, executors, administrators and assigns forever

Yours truly,
FOR BHOOMI ENTERPRISES,

AKSHAY DOSHI
PARTNER

WE CONFIRM:

Mr. Bankim Chimanlal Unadkat.

Mrs. Komal Bankim Unadakat.

BHOOMI ENTERPRISES
KANDIVLI (W), MUMBAI - 400 067. PH. : 866 1273 • 865 6335

20/5/2003

Bhoomi Kaveri Co-op. Hsg. Soc. Ltd.

Regd. No. BOM/WR/HSG/TC/11630/2002-2003

Bhoomi Enclave, L Wing, Mahavir Nagar, Dahanukar Wadi, Kandivli (West), Mumbai 400 067

Share Certificate

Certificate No. 37

Members Registration No.: 37 Flat No.: E-403

This is to Certify that Shri./Smt./M/s. [illegible], [illegible]

[illegible]

_____ is/are the Registered Holder/s of _____ fully paid up Shares bearing Distinctive Nos. 176 to 180 both inclusive of Rs. 50/- (Fifty) each in **Bhoomi Kaveri Co-op. Hsg. Soc. Ltd.** subject to the bye-laws of the said society and that upon each of such shares the sum of Rupees fifty has been fully paid.

Given under the common seal of the said society, Signed & Issued at Mumbai this _____ Day of _____ 20__

BHOOMI KAVERI CO-OP. HSG. SOC. LTD.
Regd. No. BOM/WR/HSG. TC/11630 2002-2003

Secretary

Chairman