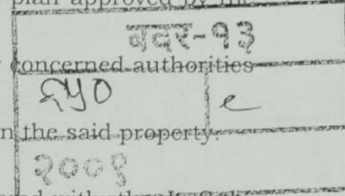


available/ additional FSI from MHADA and by constructing a building comprising of Gr. and 7 upper floors as per the plans that are sanctioned or may,be sanctioned or as amended plan approved by the Greater Mumbai Municipal Corporation and other concerned authorities and to put up the Gr. and 7 upper floor building on the said property.



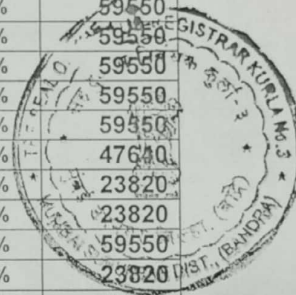
- [j] Vide Agreement dated 1st September 2005, registered with the Jt. Sub-Registrar, Kurla -4 under Sr.No.BDR-14/3305/2005, the said society assigned the Development Rights of the said property to the DEVELOPERS herein upon the terms and conditions mentioned in the above mentioned Agreement and the said society also executed a General Power of Attorney dated 1st September 2005 in favour of the said DEVELOPERS herein for the development of the said property which was registered with the Sub-Registrar, Kurla -4 under Sr.No.BDR-14/5306/2005.



- [k] By virtue of the various Deeds recited hereinabove the said society is lawful owner of the existing building standing on the said property and is also holding the said property as a lessee and the DEVELOPERS alone after providing flats of prescribed areas/built up area as agreed by and between the said society and the DEVELOPERS herein to the existing members, have the sole and exclusive right to sell the remaining premises in the said building to be constructed by the DEVELOPERS in the said property and to enter into agreements with the Purchasers of the such premises and to receive the sale price in respect thereof.

Handwritten signature and the number '4' are visible at the bottom of the page.

PAYMENT SCHEDULE			
SR. NO	STAGE	% DUE	AMOUNT IN Rs.
1	On Booking (at the time of execution hereof (the payment and receipt whereof the DEVELOPERS do hereby admit and acknowledge)	100%	100000
2	Within next 30 Days to make up	15%	78650
3	On Commencement of Piling Work	15%	178650
4	On Plinth	10%	119100
5	On 1st Slab	5%	59550
6	On 2st Slab	5%	59550
7	On 3rd Slab	5%	59550
8	On 4th Slab	5%	59550
9	On 5th Slab	5%	59550
10	On 6th Slab	5%	59550
11	On 7th Slab	5%	59550
12	On 8th Slab	5%	59550
13	On Brick Work	4%	47640
14	On External Plaster	2%	23820
15	On Internal Plaster	2%	23820
16	On Flooring	5%	59550
17	On Interanal Plumbing	2%	23820
18	On electrical work	2%	23820
19	On external & Internal Painting	2%	23820
20	On Possession	1%	11910
	Total	100%	11,91,000



- 3) The DEVELOPERS declare that as on this day the SOCIETY mentioned hereinbefore is the absolute owner of the said property more particularly described in the First Schedule hereunder written and the same is clear marketable and free from encumbrances and reasonable doubts. The DEVELOPERS have obtained the title certificate of the said property from AJIT G. KARANDIKAR, Advocate High Court, copy whereof is hereto annexed, and marked as **Annexure 'A'**.
- 4) The DEVELOPERS hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may be imposed by the concerned local authority at

Signature

Signature

बदल-१३	
६५०	३९
२००९	

Vide Sale Deed dated 9th June, 2005 entered into with The MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA) as the Authority and the said NEHRU NAGAR KRANTI CO-OP.HSG.SCTY.LTD., as the Society, the said MHADA authorities sold the said building to the Society upon the terms and conditions and for a consideration mentioned therein. The said Sale Deed was registered in the Office of the with the Sub- Registrar of Assurance, Kurla - 3 Under SR. No.BDR 13/05238/2005

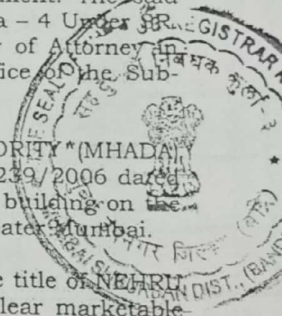
By Development Agreement dated 1st September, 2005 the Society granted development rights in respect of the said property to M/S. PUNEET BUILDERS, upon the terms and conditions recorded in the said Development Agreement. The said Development Agreement was registered with the Sub- Registrar, Kurla - 4 Under SR. No.BDR-14/05305/2005 and the Society has also executed Power of Attorney in favour of M/.S. PUNEET BUILDERS, which is registered in the Office of the Sub-Registrar, Kurla -4 under Sr. No.BDR-14/05306/2005.

The MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA) vide letter dated 26 May, 2006 Ref No.CO/MB/ARCH/NOC/F-675/2239/2006 dated 08/05/2006 has given it's no objection to the Society to construct a building on the said Land as per plans to be approved by Municipal Corporation of Greater Mumbai.

After perusing the above said documents, I am of the opinion that the title of NEHRU NAGAR KRANTI CO-OP.HSG.SCTY.LTD., to the above said plot is clear marketable and free from encumbrances.

(Signature)
25/5/06

(AJIT G. KARANDIKAR)
Advocate, High Court



WHEREAS:

बदर-१३	
२५०	७
२००९	

- a) The Board had built a building bearing No. 42 at S. NO. 229 & 267 and C.T.S. No. 12(pt) at Nehru nagar, Kurla, Mumbai, (hereinafter referred to as 'the said buildings) and more particularly described in Schedule 1 hereto for holding persons belonging to the Lower income Group as provided in that scheme;
- b) The tenements in the said building have been allotted to individual allottees.
- c) The said allottees of the various tenements in the said building have formed themselves into a co-operative Housing society under the provisions of the Mah. Co-operative Societies Act 1960 under the name **Nehru Nagar Kranti Co-operative Housing society Ltd.**, having Reg. No. MUM / MHADB / WL / HSG / (TC) / 11165/2001-2002 hereinafter for brevity's sake referred to as "The said Society".
- d) Pursuant to a Deed of Sale dated 9th June 2005 executed by and between the Maharashtra Housing and Area Development Authority (MHADA) and the said society, the said MHADA sold, transferred and conveyed in favour of the said society the Building standing on the said property more particularly described in schedule hereunder written on terms and conditions more particularly recorded therein. The said Deed of Sale was registered in the Office of the Jt. Sub-Registrar, Kurla under Sr. No. BDR-13/5238/2005.
- e) By virtue of an Indenture of Lease dated 9th June 2005 executed by and between the Maharashtra Housing and Area Development Authority



Signature

Signature

Gen-135 - 2008 - 03

VALID UPTO 26 FEB 2008

MUNICIPAL CORPORATION OF GREATER MUMBAI
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. 4101 /BPES/A-1

COMMENCEMENT CERTIFICATE

27 FEB 2007

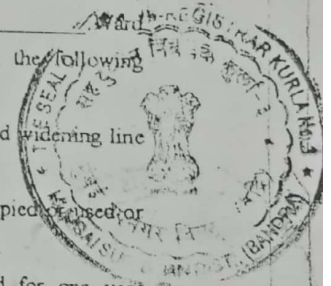
To,
M/s - Nehru Nagar Kranti
C/S Ltd

बदर-१३	
२५०	५४
5/5/2008	

Sir,

With reference to your application No. 4576 dt. 5/5/2008 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 42 on plot No. 42 C.T.S No. 12(D) ~~Plot~~ Village / Town KUMA (E) Planning Scheme No. 2 situated at Road / Street KUMA (E) the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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, used, or permitted to be used by any person until occupation 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 be 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 in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even 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



[Handwritten signature]

55/

Kadam Sedhakar P

AGREEMENT FOR SALE

of
FLAT

In

PROPOSED RECONSTRUCTION SCHEME OF

BUILDING NO. 42 of

KRANTI CO-OP HOUSING SOCIETY

At

NEHRU NAGAR , KURLA (E) MUMBAI-400 024.

By

PUNEET BUILDERS

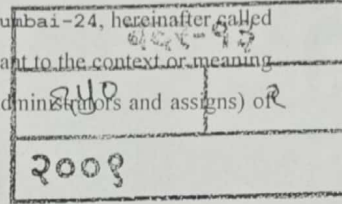
BUILDERS & DEVELOPERS

41, Shreerang Shopping Center, Shreerang Co-op. Hsg., Society,

Thane [W]. Pin-400 610. 2542 37 37.

AND

Mrs. Kadam Sadhana P. of Mumbai, Indian Inhabitant, residing at Bldg. No. 42, Nehru Nagar Kranti CHS Ltd, Nehru Nagar, Kurla (East), Mumbai-24, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include his/her/their heirs, executors, administrators and assigns) of the SECOND PART.



Whereas 'The Developers' agreed to sale the flat No. A/105, on 1st floor having carpet area 42.92 sq.mt. in the proposed Reconstruction scheme of Building no. 42 to the 'Purchaser' Mrs. Kadam Sadhana P. for the total valid consideration of Rs. 11,91,000/- (Rupees Eleven Lakhs Ninety One Thousand Only) as stated in the 'Agreement for Sale' executed on dtd. 30.12.2006.

AND WHEREAS both the parties failed to lodge the said document before the Joint Sub-Registrar, Kurla for Registration within the prescribed period.



AND WHEREAS both the parties now desirous of executing this Deed of Confirmation to regularize and register the document.

NOW THIS DEED WITNESSTH AS UNDER :

1. In pursuance to the said Deed of Confirmation both the parties hereby confirm that they have executed the said "Agreement for Sale" of the Flat no. A/105 in the proposed Building No. 42 at Nehru Nagar, Kurla (East), Mumbai-24 on 30.12.2006.
2. By virtue of the said Agreement of sale, both the parties undertakes to lodge this Deed of confirmation in the office of Joint Sub Registrar of Kurla and will admit their signatures hereunder made before him and the same may be treated as admission of the signature to the said Agreement for Sale before Joint Sub-Registrar, Kurla.

IN WITNESS WHEREOF All the parties have their signatures on the day and year first mentioned hereinabove written.

SCHEDULE OF THE PROPERTY REFERRED ABOVE

Flat No. A/105 on 1st floor, admeasuring carpet area 42.92 sq.mt. in the Building No. 42 of the Nehru Nagar Kranti Co-operative Housing Society Ltd. situated & lying on the bearing Survey No.229 & 267, City Survey No. 12 (part) of Village – Kurla at Nehru Nagar, Kurla (E) Mumbai, in the Registration Sub-District and within the limits of Mumbai Municipal Corporation & Assessed by the Mumbai Municipal Corporation under 'L' ward & bounded as follows :

On or towards the North by : Building No.40
On or towards the South by : Pump House
On or towards the West by : Building No.44 & 43

Date: 25/08/2006

TO ALL TO WHOM IT MAY CONCERN

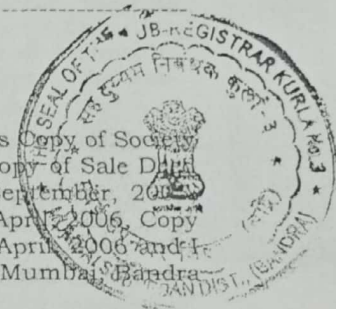
TITLE CERTIFICATE

In respect of all piece and parcel of land together with building standing thereon known as NEHRU NAGAR KRANTI CO-OP.HSG.SCTY.LTD. situated at Building No.42, Nehru Nagar, Kurla (East), Mumbai - 400 024, bearing Survey No.229 and 267, C.T.S. No.12 (Part) admeasuring area 907.53 sq. mtrs. of Revenue Village - Kurla (East), Taluka - Kurla, District- Mumbai suburban within the limits of 'L' ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban District.

229-93	
40	30

TO ALL TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT I have perused various documents such as Copy of Society Registration Certificate, Copy of Lease Deed dated 9th June, 2005, Copy of Sale Deed dated 9th June, 2005, Copy of Development Agreement dated 1st September, 2005, Copy of IOD dated 25th May, 2006, Copy of N.O.C. issued dated 18th April, 2006, Copy of Corrigendum dated 26/05/2006 to the original N.O.C. dated 18th April, 2006 and I have also caused search to be taken in the Sub Registrar's Office at Mumbai Bandra and Chembur (Kurla) for a period of 30 years (from 1977 to 2006).



Maharashtra Housing And Area Development Authority, (MHADA) a Statutory Corporation constituted under the Maharashtra Housing & Area Development Act 1976 had a scheme of Construction, Allotment & Sale of tenements generally known as Low Income Group Housing Scheme of Maharashtra Housing Board;

The said Board had built a Building No.42, comprising of 40 number of tenements

No. 12 (pt.) of Village - Kurla situated at Nehru Nagar, Kurla (East), Mumbai - 400 024 in 1967, for persons belonging to the low income group as provided in the scheme and allotted the said 40 tenements in that building to 40 no. of individual allottees.

The said allottees formed themselves /into a Co-operative Housing Society under Maharashtra Co-operative Society's Act, 1961 namely NEHRU NAGAR KRANTI CO-OPERATIVE HOUSING SOCIETY LTD., having Registration No. MUM/MHADB/WL/HSG/(TC)/11165/2001-2002.

By an Agreement of Lease dated 9th June, 2005 entered into with the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA) as the Authority and the NEHRU NAGAR KRANTI CO-OP.HSG.SCTY.LTD., as the Society, the said MHADA authorities granted a Lease of above said land Survey No.229 and 267, C.T.S. No.12 (Part) admeasuring area 907.53 sq. mtrs. area for a period of Ninety Nine (99) years to the society upon the terms and conditions mentioned therein. The said Agreement of Lease was registered with the Sub- Registrar of Assurance, Kurla - 3 Under SR. No.BDR 13/05237/2005.

(Signature)

UTI BANK LTD., VASHI FRANKING DEPOSIT SLIP

Customer Copy		Date: 29/12/06
Deposit Br: VASHI	UTI Bank Ac Stamp	Stamp
Pay to:	Rs. 42150/-	Stamp
Franching Value	Rs. 100/-	Stamp
Service Charges	Rs. 0/-	Stamp
Total	Rs. 42150/-	Stamp

Name of Stamp duty paying party:
 Mrs. Sadhana Prakash Kadam
 Bldg No 42,
 Nehru Nagar
 Co-op HSG Society Ltd
 Nehru Nagar, Kurla(E)
 Mumbai - 400024
 DDT Cheque No. 279881
 Dated 29/12/2006
 U.T.I. BANK LTD.
 C/VEN VAST, SPANIN VAST

For Bank's Use only

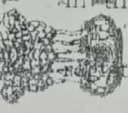
Tan ID
 Franching Sr. No.
 Officer

FOR UTI BANK
 [Signature]

SPECIAL ADHESIVE
 DEC 29 2006
 15:45
 R.00421601-PB5412
 MAHARASHTRA

AGREEMENT FOR SALE

00459
 193295
 04/06/06



INDIA

IN WITNESS WHEREOF, the PARTIES OF AGREEMENT made at MUMBAI, this 30th day of December,
 in the year 2006, BETWEEN M/s. PUNEET BUILDERS, a Partnership Firm

and under the Indian Partnership Act, 1932 having its present Registered Office at A-1903/04 Mansarowar, Nilkanth Heights, Pokharan Road, Vashi, Dist. Thane [W]. Pin - 400 610., hereinafter called as "THE DEVELOPER" (which

expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners for the time being constituting the said firm, their successors, heirs, executors, administrators and assigns) AND

Shri./ Smt. Kadam Sadhana P. of Mumbai, Indian Inhabitant, residing at Bldg. No. 42 Nehru Nagar

Kranti CHS Ltd. Nehru Nagar Kurla(E) Mum²⁴ hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the

context or meaning thereof deem to mean and include his/her/their heirs, executors, administrators and assigns) of the Other part.

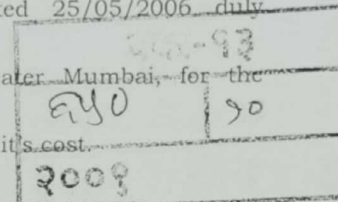


[Signature]

[Signature]

(l) The Developers have obtained an *Intimation of Disapproval (IOD)*

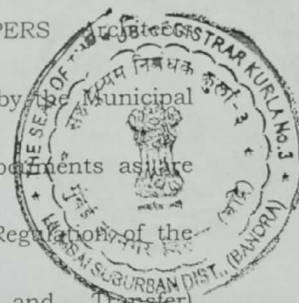
bearing reference No.CE/4101/BPES/AL dated 25/05/2006 duly issued by the Municipal Corporation of Greater Mumbai, for the proposed re-development of the said property at its cost.



(m) The PURCHASER/S demanded from the DEVELOPERS and the

DEVELOPERS have given inspection to the PURCHASER/S of all the documents of title relating to the said property and the plans, designs and specifications prepared by the DEVELOPERS

M/S SUBHASH PATIL & ASSOCIATES and approved by the Municipal Corporation of Greater Mumbai and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the promotion of the Construction, Sale, Management and Transfer)



Act,1963 (hereinafter referred it as 'the Said Act') and the rules made thereunder.

n) The copy of "Certificate of Title" issued by the Advocate of DEVELOPERS, Copy of the extract of the "Property Register Card" of the Society's said plot on which the building is to be constructed and "Specifications & Amenities" to be provided in the premises agreed to be purchased by the PURCHASER/S approved by the concerned Authorities have been annexed hereto and marked as Annexures 'A', 'B' & 'C' respectively.

o) The DEVELOPERS have obtained offer letter & N.O.C. from Mhada for the said reconstruction scheme & obtained from the concerned Municipal Authorities approval for plans, specifications, elevation,

SKL

TS

RECEIPT

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२००९	

RECEIVED of and from PURCHASER/S **SMT. KADAM SADHANA P.** a sum of **Rs. 1,00,000/- (Rupees One Lac Only)** as stated in clause No.2(i) hereinabove by cheque/s bearing No.

Sr.No.	Cheque No.	Cheque Date	Amount (Rs.)	Drawn on
1	42951	27.07.06	50,000/-	ACEC Bank Ltd., NTB Branch, Mumbai.
2	52611	10.11.06	50,000/-	ACEC Bank Ltd., NTB Branch, Mumbai.



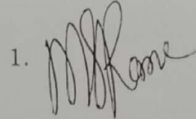
Rs. 1,00,000 /-

I SAY RECEIVED

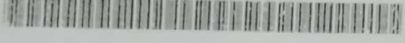
FOR M/s. PUNEET BUILDERS


PARTNER

WITNESSES

1. 

2.



दस्त गोषवार! भाग - 2

वदर13

दस्त क्रमांक (650/2009)

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दस्त क्र. [वदर13-650-2009] चा गोषवारा
भाजार मुल्य :1189650 मोबदला 1191000 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:649 दिनांक:28/01/2009
पावतीचे वर्णन
नाव: कदम साधना पी. - -

दस्त हजर केल्याचा दिनांक :28/01/2009 03:00 PM
निष्पादनाचा दिनांक : 28/01/2009
दस्त हजर करणा-याची सही :

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12010 :नोंदणी फी
1220 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

13230: एकूण

दस्तावा प्रकार :25) मान्यता पत्र
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 28/01/2009 03:00 PM
शिक्षा क्र. 2 ची वेळ : (फी) 28/01/2009 03:05 PM

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ओळख :

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

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 3

1) प्रकाश कदम- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: विल्डींग नं 42, नेहरु नगर क्रांती को ऑप हाऊ सोसा लि, नेहरु नगर, कुर्ला पूर्व
मुं 24

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) महेश राणे- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: वरीलप्रमाणे

ईमारतीचे नाव: -

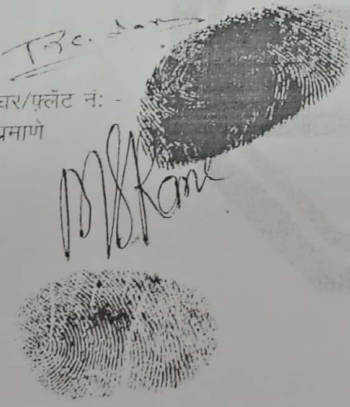
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



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दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 3

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/4101/BPESIAL 22 FEB 2010

To,
M/s. Nehru Nagar Kranti CHS Ltd.,
42, Nehru Nagar,
Kurla (East),
Mumbai - 400 024.

Sub:- Part Occupation permission to the proposed residential building
No.42 at Nehru Nagar on plot bearing C.T.S. No.12(Pt) of village
Kurla (E) Mumbai - 400 024.

Gentleman,

The part development work of proposed residential building No.42 comprising of
Gr (Pt) floor for shops and Bank user + Gr (Pt) for residential + stilt (Pt) + 1st to 5th upper
floors on plot bearing C.T.S. No.12(Pt) of village Kurla (E) Mumbai - 400 024 completed
under the supervision of Shri Subhash G. Patil, Licensed Architect, having Licence No.
CA/86/9777 and Licensed Structural Engineer Shri Manohar Patil, having licence
No.STF/P/167 may be occupied on the following conditions.

1. That certificate under sec. 270-A of the MMC Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the requirement of MHADA N.O.C. shall be complied with.
3. That the remaining IOD / amended plan / layout terms & conditions shall be complied with before asking for full occupation.

A set of certified completion plans is returned herewith in token of sports of.

Note :- This permission is issued without prejudice to orders under sections 505, 553-A of Mumbai Municipal Corporation Act.

Yours faithfully,

[Handwritten signature]

Executive Engineer
(Building Proposals)(E.S.) - I

22 FEB 2010

Copy forwarded for information to Licensed Architect
Shri. Subhash G. Patil

ATTESTED TRUE COPY

[Handwritten signature]

Subhash G. Patil
(Reg. No. CA/86/9777)
for M/s. Subhash Patil And Associates
ARCHITECTS THANE

[Handwritten signature]
(Executive Engineer
(Building Proposals)(E.S.) - I

[Handwritten signature]

On or towards the East by : 60'-0" wide Road

SIGNED SEALED AND DELIVERED BY THE]
WITHIN NAMED DEVELOPERS]
M/s. PUNEET BUILDERS, represented by]
it's Partner **MR. PRATIK SUBHASH PATIL**]
in the presence of]



Pratik

SIGNED SEALED AND DELIVERED BY THE]
WITHIN NAMED MEMBER/ALLOTTEE/PURCHASER]
Mrs. KADAM SADHANA P.]
_____]
_____]
in the presence of]

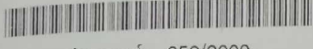


Sadhana

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2008	

Sadhana





दस्तक्रमांक व वर्ष: 650/2009

Monday, March 02, 2009

4:03:32 PM

दुय्यम निबंधक: सह दु.नि.का-कुर्ला 3

नोंदणी 63 म

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव . कुर्ला

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र
व बाजारभाव (भाडेपट्ट्याच्या
वावतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 1,191,000.00
वा.भा. रू. 1,189,650.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 229 सिटिएस क्र.: 12/पार्ट वर्णन: मान्यता पत्र - फ्लॅट नं अे/105, पहिला मजला,
बि. नं 42, नेहरु नगर क्रांती को ऑप हाऊ सोसा लि, नेहरु नगर, कुर्ला पूर्व मुं 24. मौजे कुर्ला -
3 -
- (3) क्षेत्रफळ (1) 51.50 चौ मी विल्ट अप
- (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) मेसर्स पुनीत बिल्डर्स तर्फे भागीदार श्री. प्रतिक सुभाष पाटील - पॅन नं AAIFP1577B - -;
घर/फ्लॅट नं: अे-1903/04, मानसरोवर निलकंठ हाईट्स, ठाणे प जि ठाणे; गल्ली/रस्ता: -;
पतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर:
-
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) कदम साधना पी. - -; घर/फ्लॅट नं: बिल्डींग नं 42, नेहरु नगर क्रांती को ऑप हाऊ सोसा
लि, नेहरु नगर, कुर्ला पूर्व मुं 24; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACFPK4002M.
- (7) दिनांक करून दिल्याचा 28/01/2009
- (8) नोंदणीचा 02/03/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 650 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 12010.00
- (12) शेरा



28/01/2009

3:06:42 pm

दुय्यम निबंधकः

सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 650/2009

५० ५९

दस्त क्रमांक : 650/2009

दस्ताचा प्रकार : मान्यता पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
2	नाव: कदम साधना पी. - - पत्ता: घर/फ्लॅट नं: विल्डींग नं 42, नेहरु नगर क्रांती को ऑप हाऊ सोसा लि, नेहरु नगर, कुर्ला पूर्व मुं 24 मल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गा	लिहून घेणार वय 45 सही		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

1 मेसर्स पुनीत विल्डर्स तर्फे भागीदार श्री. प्रतिक सुभाष पाटील - पॅन नं AAIFP1577B - -



No. 61656



खातेदाराची प्रत / Party Copy

अभ्युदय को-ऑप. बँक लि.
(शेड्युल्ड बँक)

ABHYUDAYA CO-OP. BANK LTD.
(Scheduled Bank)

खा / Br.

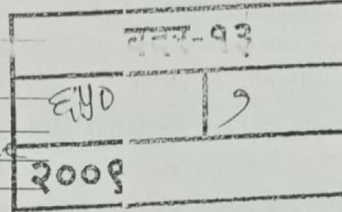
दिनांक / Date 13/1/09

शुल्क / रु. /
Duty / Rs. 100

कारणा शुल्क / रु. /
Ice Charges / Rs. 10

एकूण / Total रु. / Rs. 110

रुपये / Amount in Words One
hundred ten only



दस्तावेजांची संख्या / Documents One

शुल्क भरण्याचे नांव / Name of stamp
paying party Mrs Kadam

पान नं. / PAN No. Sadhana P.

पत्ता / Address & Tel. No. Bldg No. 47

Nehru Nagar Kranti CHS

Nehru Nagar, Kurla (E)

समीकरणाचा पक्षकाराचे नांव / Name of counter party.

Puneet Builders

कॅश क्रेडीट / चालू / बचत खाते क्र.

CD / CC / SB A/c. No.

व्यवहाराच्या उद्देशाचे कारण / Purpose of
transaction. Deed of Confirmation

घनादेश/पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नांव व शाखा /
Name of the Drawee Bank & Branch

डीडी / पे ऑर्डर / चेक नं.
D.D./P.O./Cheque No. if any

रोखपाल/Cashier अधिकार्याची सही
Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आपणे
औपचारिक आहे. / This counterfoil is to be
presented at the time of delivery of stamps
subject to Delivery of stamp document on
next working day.



For ABHYUDAYA Co-op. Bank Ltd.
Authorised Signatory
A.S. Gogate
Nehru Nagar, Mumbai - 400 024

ABHYUDAYA CO-OP. BANK LTD.
NEHRU NAGAR BRANCH,
ABHYUDAYA BANK BUILDING,
NEHRU NAGAR, KURLA(E),
MUMBAI-400 024.
D-5/STP(V)/C.R.1053/04/06/
176-179

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION made at MUMBAI, this 28th day of January in the 2009,
BETWEEN M/s. PUNEET BUILDERS, a Partnership Firm registered under the Indian
Partnership Act, 1932 having its present Registered Office at A-1903/04 Mansarowar, Nilkanth
Heights, Pokharan Road no. 2, Thane [W]. Pin - 400 610., hereinafter called as "THE
DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning
thereof mean and include the partners for the time being constituting the said firm, their
successors, heirs, executors, administrators and assigns) of the FIRST PART.

18296
160780
R.00001001-PB5516
SPECIAL REGISTER
ADDRESS
JAN 13 2009
10:36
MAHARASHTRA

Handwritten signatures and names at the bottom of the document.

PUNEET BUILDERS
BUILDERS & DEVELOPERS

Shreeang Shopping Centre, Above Leo Bank, Shreeang Society, Thane [W], Pin - 400 602, 2542 37 37.
Date: 04/07/2009

To,
Smt. Sadhana P. Kadam
A-20, S.T. Qtrs. Nehru Nagar,
Kurla(E), Mumbai - 24.

Sub : Possession of Flat No. A-105 on first floor, in the building No. 42, Nehru Nagar Kranthi Co-op. Housing Society Ltd., Kurla (E), Mumbai - 24.

Dear Sir / Madam,

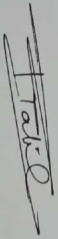
We hereby handover the peaceful and vacant possession of Flat No. A-105 on first floor, in the building No. 42, Nehru Nagar Kranthi Co-op. Housing Society Ltd., Kurla (E), Mumbai - 24.

We further state that there the above flat is ready to use & occupy.

Thanking you,

Yours faithfully,

For M/s. Puneet Builders



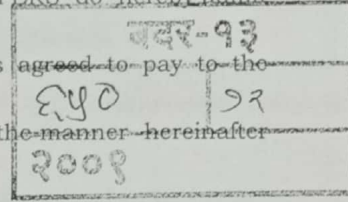
(Mr. Prateek Patil)
Partner

We have received the possession of Flat No. A-105 on the first floor, in the building No. 42, Nehru Nagar Kranthi Co-op. Housing Society Ltd., Kurla (E), Mumbai - 24 as per the specification mentioned in the Sale Agreement without any complaint.



(MRS. SADHANA P. KADAM)

being the part payment of the sale price of the Flat agreed to be sold by the DEVELOPERS to the PURCHASER/S as earnest money deposit (the payment and receipt whereof the DEVELOPERS do hereby admit and acknowledge) and the PURCHASER/S has agreed to pay to the DEVELOPERS the balance of the sale price in the manner hereinafter appearing.



t) Under section 4 of the said Act, the DEVELOPERS are requested to execute a written agreement for sale of the said Flats to the PURCHASER/S being in fact these presents and also to register the said Agreement under the Registration Act.



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

1) The DEVELOPERS shall construct the said Building of the

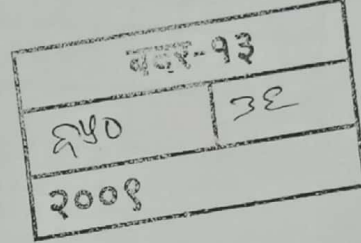
NEHRU NAGAR KRANTI CO-OP.HSG.SCTY. LTD. consisting of residential Flats & Commercial Galas on the said property in accordance with the plans, designs and specifications prepared by their Architect M/s. SUBHASH PATIL & ASSOCIATES, and which have been seen and approved by the PURCHASER/S with only such variations and modifications as the DEVELOPERS may consider necessary or as may be required by the concerned local authority, the Government to be made in them or any of them.



No.CO/MB/Arch/NOC/file-675/1842/2006
Dated: 18.4.2006

OFFER LETTER

To,
The Secretary,
Nehru Nagar Kranti Co-op Hsg.Soc. Ltd.
Building No.42, Nehru Nagar,
Kurla (E),
Mumbai-400024.



Sub:- Your proposal for grant of NOC for Reconstruction on C.T.S.No. 12(pt), Bldg. No- 42, Known as Nehru Nagar Kranti Co-op Hsg.Soc. Ltd. at Nehru Nagar, Kurla(E), Mumbai-200024.

Ref:- Your Architect's letter under no nil Date :- 17/2/2005

Sir,



With reference to the above mentioned subject, it is to inform the Hon. VP & CEO/A has considered your request for allotment of additional buildable area of 1735.688 m² out of balance built up area of layout as per policy of Authority. Allotment of additional buildable area out of balance buildable area out of sanction layout is under consideration of the Board on plot admeasuring about 1282.37 m² (i.e. 907.53 m² as per lease deed + 360.125 m² R.G. Area + 36.50 m² additional land).

All the terms and conditions mentioned in Annexure-I will be binding on your society and remain unchanged. Your Society will have to submit undertaking for agreeing all the conditions on Rs.250/- stamp paper. You are also requested to submit Undertaking & Indemnity Bond in prescribed pro-forma approved by Legal Advisor/Authority and also requested to submit the photographs of size 20 cm x 30 cm. of exiting building and tit bit land available.

गृहनिर्माण भवन, कालनागर, बान्द्रे (पूर्व), मुंबई - ४०० ०५१
दुरध्वनी : ५६४०५०००, २६५९२८०९, २६५९२६२२
फॅक्स नं. ०२२-२६५९२०५८/२६५९०६३० पत्रबोटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East) Mumbai-400 051
Phone : 55405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

वदर-१३	
२५०	२५
२००९	

23) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of construction, sale, Management and Transfer) Act, 1963 and the rules made thereunder.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THIS AND YEAR FIRST HEREINABOVE WRITTEN.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground with the Building No.42 of The Nehru Nagar Kranti Co-Operative Housing Society Ltd., situate lying, and being at Nehru Nagar, Kurla (East) in the Registration District and Sub-District of Mumbai Suburban District, Taluka-Kurla and bearing Survey No.229 & 267 and C.T.S.No.12 (pt) of Village - Kurla and within the limits of the Mumbai Municipal Corporation and assessed by the Mumbai Municipal Corporation under L Ward and bounded as follows :-

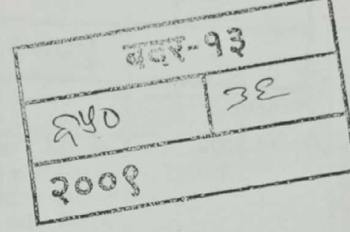
- On or towards the North by : Building No. 40.
- On or towards the South by : Pump House.
- On or towards the West by : Building No. 44 & 43.
- On or towards the East by : 60'-0" wide Road.

Sokul

[Signature]

OFFER LETTER

To,
The Secretary,
Nehru Nagar Kranti Co-op Hsg.Soc. Ltd.
Building No.42, Nehru Nagar,
Kurla (E),
Mumbai-400024.



Sub:- Your proposal for grant of NOC for Reconstruction on C.T.S.No. 12(pt), Bldg. No:- 42, Known as Nehru Nagar Kranti Hsg.Soc. Ltd. at Nehru Nagar, Kurla(E), Mumbai-200024.
Ref:- Your Architect's letter under no nil Date :- 17/2/2005

Sir,

With reference to the above-mentioned subject, it is to inform the Hon. VP & CEO/A has considered your request for allotment of additional buildable area of 1735.688 m² out of balance built up area of layout as per policy of Authority. Allotment of additional buildable area out of balance buildable area out of sanction layout is under consideration of the Board on plot admeasuring about 1282.37 m² (i.e. 907.53 m² as per lease deed + 360.125 m² R.G. Area + 36.50 m² additional land).

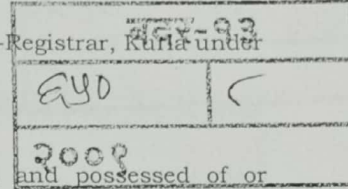
All the terms and conditions mentioned in Annexure-1 will be binding on your society and remain unchanged. Your Society will have to submit undertaking for agreeing all the conditions on Rs.250/- stamp paper. You are also requested to submit Undertaking & Indemnity Bond in prescribed pro-forma approved by Legal Advisor/Authority and also requested to submit the photographs of size 20 cm x 30 cm. of exiting building and tit-bit land available.

[Signature]

विर्माण भवन, कलनगर, बान्द्रा (पूर्व), मुंबई - ४०० ०५१
द्वनी : ५६४०५०००, २६५९२८०७, २६५९२६२२
फा नं : ०२२-२६५९२०५८/२६५९०६१० पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 56405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26593660 Post Box No. 8135

(MHADA) and the said society, the said MHADA leased in favour of the said society the land more particularly described in schedule hereunder written for a period of 99 years commencing from 1/1/1967 on terms and conditions more particularly recorded therein. The said Indenture of Lease was registered in the Office of the Jt. Sub-Registrar, Kurla under Sr. No. BDR-13/5237/2005.



- f) As such the said society is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Plot of land bearing Survey No.229 & 267 and C.T.S. No.12 (Pt.) of Village -Kurla with Building No.42 standing thereon situated at Nehru Nagar, Kurla (East) and more particularly described in the Schedule hereunder written
- g) Existing building of the said Society was consists of Ground floors comprising of 40 flats held by the existing 40 members of the society.
- h) Due to dilapidated condition of the said building the society and its members decided to demolish the existing building & carry out the re-development of the said property by consuming the existing available FSI and additional F.S.I. available from MHADA or utilizing permitted TDR by construction of Ground and 7 storied building as may be permitted by the Municipal Corporation of Greater Mumbai.
- [i] The DEVELOPERS herein approached the Society and showed its readiness and willingness to carry out the said re-development work for and on behalf of the society on the said property by acquiring the said



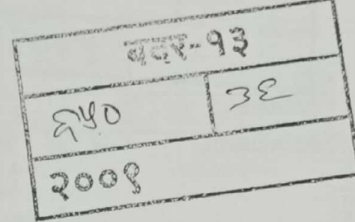
Signature



No.CO/MB/Arch/NOC/file-675/1842/2006
Dated: 18-4-2006

OFFER LETTER

To,
The Secretary,
Nehru Nagar Kranti Co-op Hsg.Soc. Ltd.
Building No.42, Nehru Nagar,
Kurla (E),
Mumbai-400024.



Sub: Your proposal for grant of NOC for Reconstruction on C.T.S.No. 12(pt), Bldg. No:- 42, Known as Nehru Nagar Kranti Hsg.Soc. Ltd. at Nehru Nagar, Kurla(E), Mumbai-200024.

Ref: Your Architect's letter under no nil Date :- 17/2/2005

Sir,



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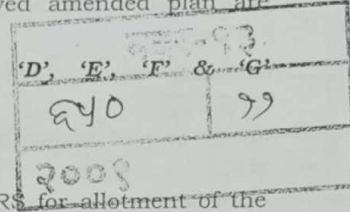
All the terms and conditions mentioned in Annexure-I will be binding on your society and remain unchanged. Your Society will have to submit undertaking for agreeing all the conditions on Rs.250/- stamp paper. You are also requested to submit Undertaking & Indemnity Bond in prescribed pro-forma approved by Legal Advisor/Authority and also requested to submit the photographs of size 20 cm x 30 cm. of exiting building and tit-bit land available.

[Signature]

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५१
दूरध्वनी : ५६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं : ०२२-२६५९२०५८/२६५९०६३० पत्रवेळी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 56405000, 26592877, 26592622.
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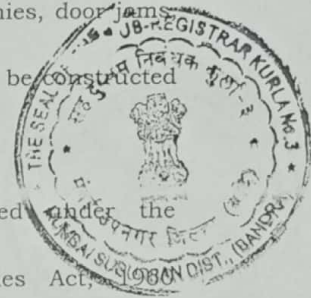
sections and details of the said proposed building . The copy of the Mhada's offer letter, N.O.C., I.O.D. & approved amended plan are annexed hereto and marked as **Annexure 'D', 'E', 'F' & 'G'** respectively.



- p) The PURCHASER/S applied to the DEVELOPERS for allotment of the Flat No. **A / 105** on the **First** floor admeasuring approx. **42.92** sq. mt.

Carpet area (which is inclusive of usable area of balconies, door jams niches, Flower beds & ele. treat. etc.) in the building to be constructed on the said property.

- q) Prior to making the application as aforesaid, as required under the provisions of the Maharashtra Co-op. Societies Act,



(Maharashtra Act No. XXIV of 1960) and the Urban Land (ceiling and Regulation) Act, 1976, the PURCHASER/S has made declaration to the effect firstly that neither the PURCHASER/S nor the members of his family [family as defined under the Urban Land (Ceiling and Regulation) Act, 1976] own a immovable property admeasuring 500 sq. mt. of area within the limits of Municipal Corporation of Greater Mumbai.

- r) Relying upon the said application, declaration and agreement the DEVELOPERS agreed to sell to the PURCHASER/S the said Flat at the price and on the terms and conditions hereinafter appearing.

- s) Prior to the execution of these presents the PURCHASER/S has paid to the DEVELOPERS a sum of Rs. **1,00,000/-** (Rupees **One Lac** Only)

[Handwritten signature]

[Handwritten signature]

the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the PURCHASER/S obtain from the concerned local authority occupation and/or completion Certificate in respect of the Flat

2009-10	
240	24
2009	

- 5) The DEVELOPERS hereby agree that they shall before handing over possession of the Flat to the PURCHASER/S make full and true disclosure of the nature of their title to the said property well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land and shall as far as practicable, ensure that the said land is free from all encumbrances and that the Owners have absolute clear and marketable title to the said land.
- 6) The PURCHASER/S agree/agrees to pay to the DEVELOPERS interest at 21% per annum on all the amounts which become due and payable by the PURCHASER/S to the DEVELOPERS under the terms of this Agreement from the date the said amount is payable by the PURCHASER/S to the DEVELOPERS till its actual payment.
- 7) On the PURCHASER/S committing default in payment on the due date of any amount due and payable by the PURCHASER/S to the DEVELOPERS under this Agreement (including



[Handwritten signature]

[Handwritten signature]

PROVIDED that the DEVELOPERS shall have to obtain prior consent in writing of the PURCHASER/S in respect of such variations or modifications, which may adversely affect the Flat of the PURCHASER/S.

2009	
EYD	23

2) The PURCHASER/S agrees/agree to purchase from the DEVELOPERS and the DEVELOPERS hereby agree to sell to the PURCHASER/S a Flat being Flat No. **A / 105** of the mt. of Carpet area (which is inclusive of usable area of balconies, door jams, niches, Flower beds & ele. trad. etc.) on the **First Floor** as shown in the floor plan thereof hereto annexed and marked **Annexure 'H'**. The



Total price of the said Flat to be paid by the PURCHASER/S to the DEVELOPERS works out to **Rs. 11,91,000/-** (Rupees **Eleven Lacs Ninety One Thousand** Only) inclusive of the proportionate price of the common areas and facilities appurtenant to the premises and more particularly described in the Second Schedule hereunder written.

The PURCHASER/S agree/agrees to pay the amount of **Rs. 11,91,000/-** (Rupees **Eleven Lacs Ninety One Thousand** Only) being the price of the said Flat in the following manner :-

SKL

F



Wednesday, January 28, 2009

3:05:14 PM

DELIVERED

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 649

गावाचें नाव कुर्ला

दिनांक 28/01/2009

दस्तऐवजाचा अनुक्रमांक वदर13 - 00650 - 2009

दस्ता ऐवजाचा प्रकार मान्यता पत्र

सादर करणाराचे नाव: कदम साधना पी. - -

नोंदणी फी :- 12010.00

नसकल (अ. 11(1)), पृष्ठांकनाची नसकल (अ. 11(2)), :- 1220.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> काढित फी (61)

एकूण रु. 13230.00

आपणारा हा दस्त अंदाजे 3:19PM हा वेळेस मिळेल

DELIVERED

दुय्यम निवधक
सह दु.नि.का-कुर्ला 3

बाजार मूल्य: 1189650 रु. मोबदला: 1191000 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: अमृत्य को ऑप बँक लि, वाशी 705;

डीडी/धनाकर्प क्रमांक: 143600; रक्कम: 12010 रु.; दिनांक: 28/01/2009

शह दुय्यम निवधक कुर्ला रु.
शंभई उपनगर जिल्हा.

समाशोधनाच्या अधिन राहून