

एक सौ रुपये



Rs. 100

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Original
नोंदणी 39 म.
Regn. 39 M



Friday, November 02, 2007

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पावती

पावती क्र. : 8684

दिनांक 02/11/2007

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

पवली - 08685 - 2007

करारनामा

सादर करणाराचे नाव: गोतम कुमार - -

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवान (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)

एकूण रु.

:- 30000.00
:- 960.00
30960.00

आपणास हा दस्त अंदाजे 5:34PM ह्या वेळेस मिळेल

दुय्यम निबंधक
पनवेल 1

बाजार मुल्य: 1860890 रु. मोबदला: 3606580 रु.

भरलेले मुद्रांक शुल्क: 199000 रु.

देयकाचा प्रकार : डीडी/वनाकर्षाद्वारे;

येकेचे नाव व पत्ता: जनकल्याण सहकारी बँक लि पनवेल,

डीडी/वनाकर्ष क्रमांक. 010242; रक्कम: 30000 रु, दिनांक 01/11/2007

516

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

दुय्यम निबंधक: पनयेल 1

दस्तावेजांक व वर्ष: 8685/2007

Friday, November 02, 2007

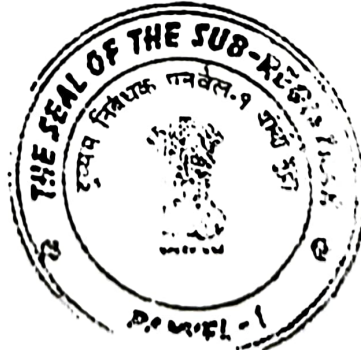
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सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, गोवदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोवदला रु. 3,000,580.00
वा.गा. रु. 1,860,890.00
- (2) भू-मापन, पोटहिरस्ता व घरक्रमांक (असल्यास) (1) वर्णन: रादनिका क्र.402, चौथा गजला, ए विंग, गिरीराज होरायझन, प्लॉट क्र.43 43वी,44वी,रो.20, खारघर,ता.पनयेल,जि.रायगड, तळ गजला अधिक 18 गजत्यांची
(1)758 चौ.फुट गिळ्टअप
- (3)क्षेत्रफळ
- (4) आकारणी कित्या जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव कित्या द्यावी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास, प्रतियादीचे नाव व संपूर्ण पत्ता (1) मे/- गिरीराज डेव्हलपर्स तर्फे गाणीदार वसंत देवजी पटेल - -; घर/प्लॉट नं: 2 गोकूलेश धाम को.ऑप.ही.सोसा.लि.,प्लॉट क्र.91,रो.5, धनसोळी, नवी मुंबई; गल्ली/रस्ता: ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पं: एएफएफजी4761आर.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता कित्या द्यावी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गौतम कुमार - -; घर/प्लॉट नं: सी-405, पायल हेरीटेज, प्लॉट क्र. 48, रोक्टर खारघर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: तालुका: -; पिन: -; पं नम्बर: एजेआयपीके 0411 सी.
- (7) दिनांक करून दिल्याचा 02/11/2007
- (8) नोंदणीचा 02/11/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 8685 /2007
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 198994.80
- (11) वाजारभावाप्रमाणे नोंदणी शुल्क रु 30000.00
- (12) शोरा

सह दुय्यम निबंधक, पनयेल-१ (वर्ग-२)



ICICI Bank
Customer Copy

Date: 30/11/2007
Pay to: ICICI Bank Ltd. A/C Stamp Duty 1/11/2007

Franching Value	Rs.	1,99,000/-
Service Charges	Rs.	101/-
Total	Rs.	1,99,101/-

Name of Stamp duty paying party:
Gautam Kumar Gautam.

Khargho

Received with Thanks 1,99,000/-
Towards Payment of Stamp Duty

DD / Cheque No. _____
Drawn on Bank _____

Trans No. _____
Franching Sr. No. _____
Officer _____

66639

Stamp: (For Bank's Use only)

FRANKING DEPOSIT SLIP

to the co
Partner
surviv
adm
ass

AGREEMENT TO SALE

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THIS ARTICLE OF AGREEMENT made at Navi Mumbai this 2nd day of November, 2007, between **M/S. GIRIRAJ DEVELOPERS**, a Partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its principal place of business at Shop No.-2 & 3, Gokulesh Dham Co-op. Hsg. Soc. Ltd., Plot No.-91, Sector No.-5, Ghansoli, Navi Mumbai, hereinafter called "**THE BUILDERS**" (Which expression shall unless it be repugnant

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ICICI Bank Ltd., Navi Mumbai
Plot No. 5, Sector 15
Panvel Mathuran Road
New Panvel-410 205
D-5/ST/IV/C.R. 10/191/2004/73K
TO 739

Authorised Signatory
Sobal Shah
INDIA

भारत 66639
145793
R. 01990001-P85345
NOV 01 2007
MAHARASHTRA
STAMP DUTY MAHARASHTRA

to the context or meaning thereof shall mean and include Partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his assigns) of the One Part and; **SHRI/SMT./MISS./M/S.**

Govindam Kumari

Pancard No. AJIPK0411C

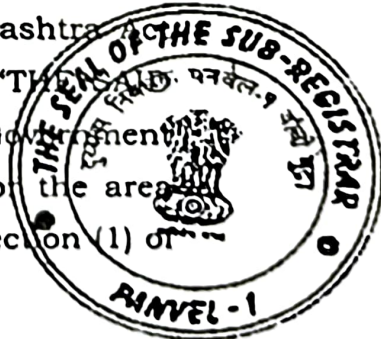
Pancard No. _____

having address at B-405, Pooja Heritage
Plot No: 46, Sector-20, Kharghar
New Mumbai - 410210

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hereinafter called "THE PURCHASER(S)" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority, under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra No.-XXXVII of 1966) (hereinafter referred to as "THE ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;



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AND WHEREAS the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

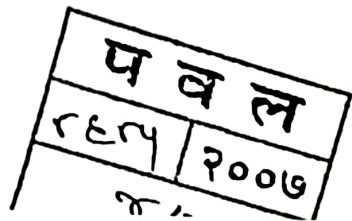
AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS SMT. YASHODA ASHOK THAKUR & FOUR OTHERS, SHRI JANU LADAKAY PATIL & NINE OTHERS and SMT. RADHABAI BALYA BHAGAT & TWO OTHERS (hereinafter referred to as "THE ORIGINAL LICENSEES") had been allotted the Plots of Land by the said Corporation bearing numbers 43A, 43B & 44B under 12.5% erstwhile Gaothan Expansion Scheme of CIDCO admeasuring 1850.10 Sq. Mts., 2850 Sq. Mts. and 1150 Sq. Mts. respectively, all the three plots situated at Sector No.-20, Kharghar, Navi Mumbai and more particularly described in the first schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein.

AND WHEREAS SMT. YASHODA ASHOK THAKUR & FOUR OTHERS, SHRI JANU LADAKAY PATIL & NINE OTHERS

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21211-91-4111.



and SMT. RADHABAI BALYA BHAGAT & TWO OTHERS paid to the Corporation the sum of Rs.25,225/- (Rupees Twenty Five Thousand Two Hundred Twenty Five Only), Rs.35,625/- (Rupees Thirty Five Thousand Six Hundred Twenty Five Only) and Rs.16,100/- (Rupees Sixteen Thousand One Hundred Only) respectively as and by way of full and final payment of Lease Premium and entered into 3 (Three) Agreements to Lease dated 07/07/2004, 30/09/2003 and 21/02/2003 respectively and after construction of the building(s) on the said plots, the Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said plots to the Licensees for a period of 60 (sixty) years from the date of said Agreements to Lease;

AND WHEREAS the said Original Licensees SMT. YASHODA ASHOK THAKUR & FOUR OTHERS, SHRI JANU LADAKAY PATIL & NINE OTHERS and SMT. RADHABAI BALYA BHAGAT & TWO OTHERS by virtue of the 3 (Three) Tripartite Agreements dated 10/02/2005, 23/12/2004 and 23/08/2004 respectively, have sold, transferred and assigned their rights, title, interest and benefits of the said Plots of land in favour of M/S. GIRIRAJ DEVELOPERS, the Builders herein, therein referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its 3 (Three) letters dated 24/02/2005, 07/01/2005 and 24/02/2005 has substituted the Builders herein instead and in place of the aforesaid Original Licensees.

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AND WHEREAS the Builders expressed their intention to dispose off the Flats/Shops/Other Units in the proposed new building to be known as 'GIRIRAJ HORIZON' to the prospective buyer.

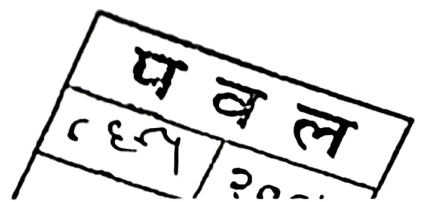
AND WHEREAS at the request of the Purchaser(s) the Builders have agreed to sell to the Purchaser(s) the Flat/Shop bearing number 402, A Wing, Fourth Floor in the said building known as 'GIRIRAJ HORIZON' being constructed on the portion of the said land having approximate Carpet area of 639 Sq. Ft. including the area of balcony as agreed to by and between them which is hereinafter referred to as "THE SAID PREMISES" as per the floor plan annexed hereto and marked as 'Annexure-A'. However for the purpose of calculation of stamp duty the Built up area of the said Flat/Shop is 758 Sq. Ft.

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AND WHEREAS the Purchaser(s) has/have agreed to pay price/consideration in respect of the said flat/shop in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said building(s);

AND WHEREAS this Agreement is made in accordance with the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sales, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein;

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Purchaser(s) hereby consent to such variations. The Purchaser(s) has/have prior to the execution of this Agreement Satisfied himself/ themselves/herself about the title of the Builders to the said Plots and no requisition or objection shall hereafter be raised upon the Builders in any matter relating thereto.

2) The Purchaser(s) hereby agree to acquire the said Flat/Shop bearing number 402, A Wing Fourth Floor in the building known as 'GIRIRAJ HORIZON, admeasuring 632 Sq. Ft. Carpet Area as shown on the plan (hereinafter called "THE SAID PREMISES") for the lump sum price of Rs 36, 06, 580/- (Rupees Thirty-Six Lacs Six Thousand Five Hundred Eighty Only/-) Only)

However for the purpose of calculation of stamp duty the Built up area of the said Flat/Shop is 758 Sq. Ft.

3) The Purchaser(s) agree to pay to the Builders the purchase price of Rs. 36, 06, 580/- (Rupees Thirty-Six Lacs Six Thousand Five Hundred Eighty Only/-) Only)

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per the payment schedule set out in the Third Schedule hereunder written. If the Purchaser(s) commit default in payment of any of the installments aforesaid on their respective due dates (time being essence of the contract),

the Builders shall be at liberty to terminate this Agreement. On the Builders terminating this Agreement under this clause, they shall be at liberty to sell the said premises to any other person as the Builders may deem fit at such price as the Builders may determine and the Purchaser(s) shall



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Clubs etc., will be permitted only upon written consent of the Builders is obtained in advance by the Purchasers for carrying out the said business. The Shops/Commercial units purchasers shall used the said shops/Commercial units only for the purpose of their business permitted and allowed by the Builders/CIDCO/Society and other than the same, the Purchasers shall obtain the necessary permission sanctions from the Builders/CIDCO/Society.

47) The Purchaser(s) undertake to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the Concerned Local Authority and/or Government and/or other public authority.

FIRST SCHEDULE

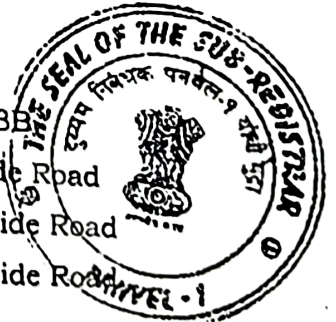
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DISCRIPTION OF THE PROPERTY

The Schedule above referred to

All the piece and parcel of Land known as Plot No.-43A, situated at Sector No.-20, Village-Kharghar, Tal. -Panvel, Dist.-Raigad, totally admeasuring 1850.10 Sq. Mts. or thereabouts and bounded as follows:

On or towards the North by : Plot No.-43B
On or towards the South by : 3 Mts. Wide Road
On or towards the East by : 35 Mts. Wide Road
On or towards the West by : 11 Mts. Wide Road



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The Schedule above referred to

All the piece and parcel of Land known as Plot No.-43B situated at Sector No.-20, Village-Kharghar, Tal.-Panvel, Dist.-Raigad, admeasuring 2850 Sq. Mts. or thereabouts and bounded as follows:

On or towards the North by : Plot No.-44A & 44B
On or towards the South by : Plot No.-43A
On or towards the East by : 35 Mts. Wide Road
On or towards the West by : 11 Mts. Wide Road

The Schedule above referred to

All the piece and parcel of Land known as Plot No.-44B situated at Sector No.-20, Village-Kharghar, Tal.-Panvel, Dist.-Raigad, admeasuring 1150 Sq. Mts. or thereabouts and bounded as follows:

On or towards the North by : Plot No.-45
On or towards the South by : Plot No.-43B
On or towards the East by : 35 Mts. Wide Road
On or towards the West by : Plot No.-44A

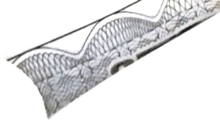
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IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED BUILDERS)
M/S. GIRIRAJ DEVELOPERS)
MR. VASANT D PATEL.
Pan No. AAFFG4761R

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name
sum

IN THE PRESENCE OF

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[Signature]

[Signature]

SIGNED, SEALED & DELIVERED BY
THE WITHIN NAMED PURCHASERS)
Gautam Kumar

[Signature]

Pan No. AJIPK0411C
Pan No. _____

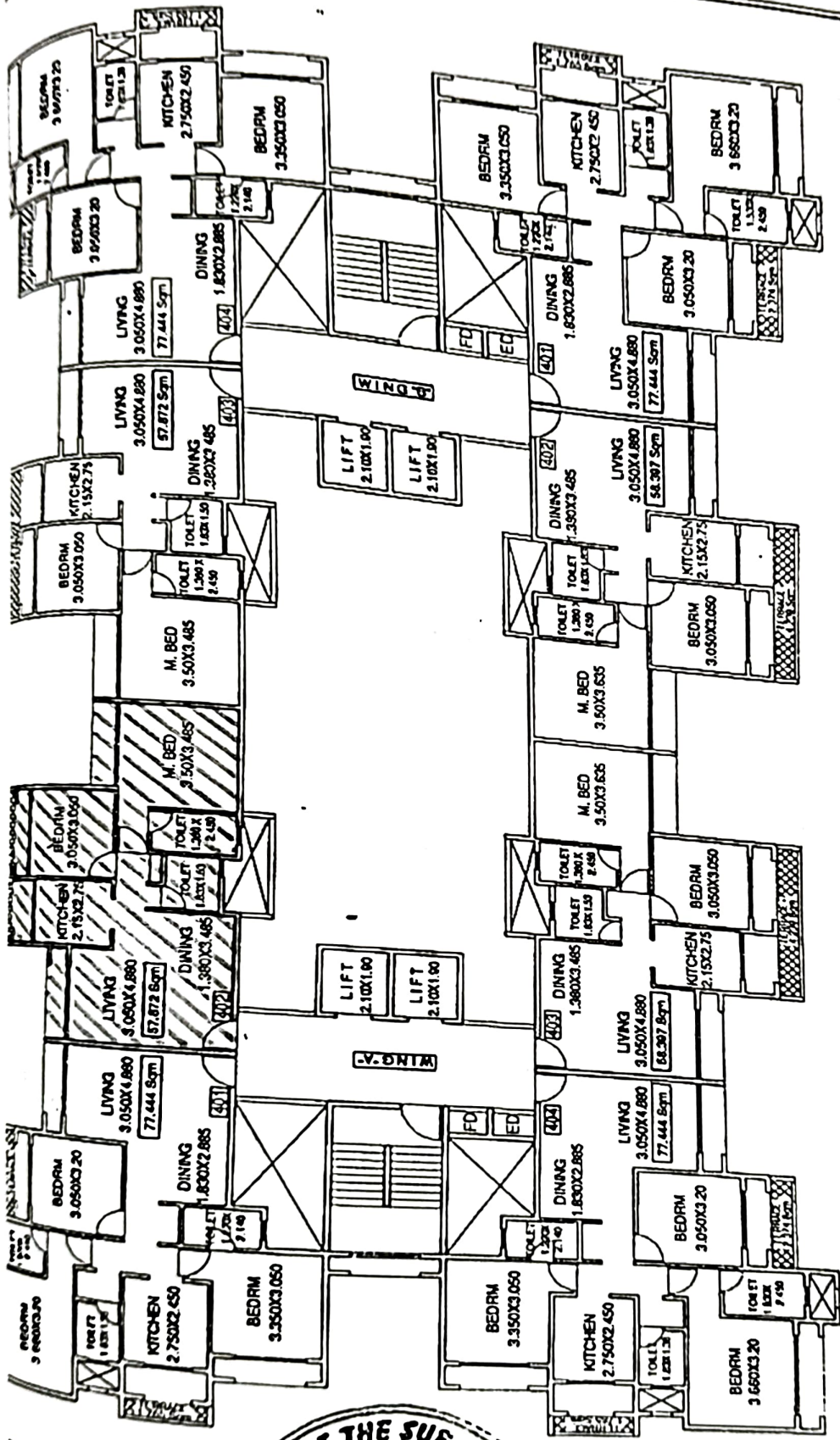
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PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.43A, 43B, 44B, SECTOR-20, KHARGHAR, NAVI MUMBAL

FLAT NO	409	FLOOR		SIGNATURE OF PURCHASER		DEVELOPERS	ARCHITECT
WING	A	FOURTH		<i>Shrikant</i>		M/s GIRIRAJ DEVELOPERS	Satish V. Ahuja
CARPET AREA		FLOOR PLAN				SHOP NO. 2/3, PLOT NO. 91	Address: Ashiana, C-2, 1st floor.
BUILT UP AREA						SECTOR -5, CHANSOLI,	sector 17, Vashi.
TERRACE AREA						NAVI MUMBAL.	Navl Mumbai - 400 705.
TOTAL							Tel: 2789 8046 Mob: 9821180129
							email: varseth2004@rediffmail.com

HANDRA BOSE
M.A., LL.B.
Data High Court

7/07 As Order/Consent/Agreement No/108 As per Section 17(1)(b)

CIDCO**PROPERTY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE .

REGD. OFFICE .
NORMAL: 2nd Floor, Narlman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-5650 0900

PHONE : 00-91-22-5650 0928

PHONE : 00-91-22-2202 2509 / 5650 0933

FAX :

TEL. No.

HEAD OFFICE

CIDCO Bhavan, CBD-Balapur,
Navi Mumbai - 400 614.

PHONE : 00-91-22-5591 8100

FAX : 00-91-22-5591 8166

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CIDCO/BP/ATPO/1091

M/s Girraj Developers

Shop No. 2/3, Plot No.91, Sector-5, Ghansoli,
NAVI MUMBAI

Date : 20/7/2005

ASSESSMENT ORDER NO.160/2005-2006 REGISTER NO.01 PAGE NO.160SUB:- Payment of development charges for Residential Building on
Plot no.43A, 43B & 44B, Sector -20 at Kharghar(12.5% scheme)

- REF:- 1) Your architect's application dated 20/04/2005.
2) C.C. granted by this office vide letter No.487, dtd. 30/03/2005
for Plot No. 44B, Sector-20, Kharghar (12.5% Scheme)
3) Fire NOC issued vide letter No.CIDCO/FIRE/KLM/691, dtd. 24/5/05
4) MSEB approval vide letter No.EE/PNL-U/Tech./3338, dtd.29/06/2005
5) IDC (50%) paid vide challan no. 113049, dtd. 17/03/2005 &
Challan no. 1145648, dtd. 04/07/2005
6) Revised PSIDC NOC, issued vide letter No.CIDCO
/AEE(Elect./2005/853/230, dtd. 13/07/2005.

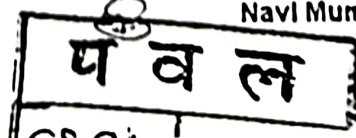
ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

- | | | |
|-----|-------------------------------------------------------------|-----------------------------------------------------|
| 1. | Name of Assessee | : -M/s Girraj Developers |
| 2. | Location | : Plot no.43A,43B&44B,Sec-20,Kharghar(12.5%scheme). |
| 3. | Land use | : -Residential |
| 4. | Plot area | : -5850.14 Sq. mtrs |
| 5. | Permissible FSI | : -1.5 |
| 6. | AREA FOR ASSESSEMENT | : - |
| A) | FOR COMMERCIAL | : - |
| i) | Plot area | : - 834.758 Sq.mtrs.. |
| ii) | Built up area | : -1252.137 Sq.mtrs. |
| B) | FOR RESIDENTIAL | : - |
| i) | Plot area | : - 5015.382 Sq.mtrs. |
| ii) | Built up area | : - 7503.715 Sq.mtrs |
| 7. | DEVELOPMENT CHARGES | : - |
| A) | FOR COMMERCIAL | : - |
| i) | Plot area | : - 834.758 Sq.mtrs. X Rs.80/=Rs. 66780.64 |
| ii) | Built up area | : - 1252.137 Sq.mtrs.X Rs.80/=Rs.100170.98 |
| | | TOTAL =Rs.150256.44 |
| B) | FOR RESIDENTIAL | : - |
| i) | Plot area | : - 5015.382 Sq.mtrs.X Rs.30/= Rs.150461.46 |
| ii) | Built up area | : - 7503.715 Sq.mtrs X Rs.40/= Rs.300148.60 |
| | | TOTAL =Rs.450610.06 |
| 8) | Total Assessed development charges | : - 7(A) + 7(B)=Rs.600868.50, Say Rs. 600887.00 |
| 9) | Date of Assessment | : - 19/07/2005 |
| 10) | Due date of completion | : - 21/02/2003 to 20/02/2007 |
| 11) | Development charges paid of Rs.602150/- vide | |
| | 1. challan no. 113049, dtd. 17/03/2005, Amount Rs. 88000.00 | |
| | 2. Challan no. 112938, dtd. 30/03/2005, Amount Rs. 200.00 | |
| | 3.Challan no. 114547, dtd. 04/07/2005, Amount Rs. 513950.00 | |

This Assessment Order supercedes the earlier Assessment Order issued by this office vide Assessment Order No.621, dtd. 30/09/2005.

Yours faithfully,



(N.S. Swami) 20/07/05
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khotia

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIDCO

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

HEAD OFFICE :
CIDCO Bhavan, CBD-Beleapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8166

Ref. No.

CIDCO/BPIATPOI/1092

Date: 20/7/2005

To,
M/s Girraj Developers,
Shop No 2/3, Plot No.91,
Sector-5, Ghansoli,
NAVI MUMBAI.

Sub:-Amended approval to revised plan for Residential Building on Plot no. 43A, 43B & 44B, Sector -20 at Kharghar (12.5% scheme).

- Ref:-1) Your architects application dated.20/04/2005
2) C.C. granted by this office vide letter No.487, dtd. 30/03/2005 for Plot No. 44B, Sector-20, Kharghar (12.5% Scheme)
3) Fire NOC Issued vide letter No.CIDCO/FIRE/KLM/691, dtd. 24/5/05
4) MSEB approval vide letter No.EE/PNL-U/Tech./3338, dtd.29/06/2005
5) IDC (50%) paid vide challan no. 113049, dtd. 17/03/2005 & Challan no. 1145648, dtd. 04/07/2005
6) Revised PSIDC NOC, Issued vide letter No.CIDCO /AEE(Elect.)/2005/953/230, dtd. 13/07/2005.

Sir,

Please refer to your application for amended approval for Residential Building on Plot no.43A, 43B & 44B, Sector -20 at Kharghar(12.5% scheme), Navi Mumbai.

The amended approval is hereby granted to construct Residential Building on the plot mentioned above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar(12.5% scheme), CIDCO prior to the commencement of the construction Work.

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

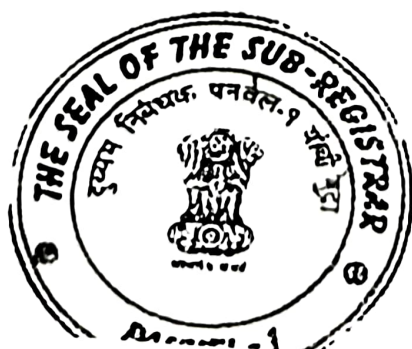
This set of approved plans supercedes all the plans approved earlier

Thanking you,

Yours faithfully,

(N.S. Swami) 20/7/05

ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopta



प व ल
८६५ / २००७
२२/७८

GIRIRAJ HORIZON CO-OPERATIVE HOUSING SOCIETY LIMITED

(REGISTRATION NO. NBOM / CIDCO / HSG (OH) / 3018 / JTR / 2009-10 / DT. 22/07/2009)
PLOT NO. 43A, 43B, 44B, SECTOR - 20, KHARGHAR, NAVI MUMBAI - 410 210

No. 014

Share Certificate

(Registered under the Maharashtra Co-operative Societies Act, 1960)

AUTHORISED SHARE CAPITAL Rs. 2,00,000/-
DIVIDED INTO 4000 SHARES EACH OF RS. 50/- ONLY

Share Certificate No. 14 Member's Register No. 14 No. of Share -5, Flat / Shop No. A/402

THIS IS TO CERTIFY that Shri/Smt/M/s. GAUTAM KUMAR

is / are the Registered Holder of 5 fully paid up Shares of Rs. 50/- each Numbered from
No. 66 to 70 (both inclusive) in Giriraj Horizon Co-Operative
Housing Society Limited, Plot No. 43A, 43B, 44B, Sector - 20, Kharghar, Navi Mumbai -
410 210 Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at NAVI MUMBAI this 31st day of

August 2013

M. S. Member

Hon. Secretary

Chairman

Giriraj Developers

Giriraj Horizon, Plot No. 43, A & B. 44 B Sector No. 20, Kharghar, Navi Mumbai

Date :

Date : 18/03/2008

To,
Mr. Gautam Kumar
Flat No. A-402, Giriraj Horizon,
Plot No. 43 A/B & 44B, Sector-20,
Kharghar, Navi Mumbai- 410210

SUB : Permission of Open Car Parking

Dear Sir / Madam

We are pleasure to inform that you are permitted to use Open car parking no. 09 in the building knows as "GIRIRAJ HORIZON " constructed on Plot No 43-A, 43-B, & 44-B, Sector-20, Kharghar Navi Mumbai.

However it is made clear that the said Open Car Parking permitted to you is to be uses only for the purpose of parking light weight car parking only and for no other use.

Thanking You

FOR GIRIRAJ DEVELOPERS



Partner / Authorized Signatory

01/0520	पी.सी.:	U3	दर:	090	mentioned in beneficiary account number.		
					या तारखे पर्यंत भरल्यास	04-NOV-24	2,900.00
					या तारखे नंतर भरल्यास	16-NOV-24	2,960.00

Giriraj Developers

Giriraj Horizon, Plot No. 43, A & B. 44 B Sector No. 20, Kharghar, Navi Mumbai

Ref. :

Date : 12/01/2008

POSSESSION LETTER

To,
Mr. Gautam Kumar
Flat No. B-405, Payal Heritage,
Plot No.-46, Sector-20, Kharghar, Navi Mumbai

Dear Sir / Madam

Ref: Your letter Dated 17/01/2008 requesting for Possession of the Flat No. A-402 on Forth Floor in "GIRIRAJ HORIZON" building.

We are Pleased to handover the keys of your flat no. A-402 on Forth Floor, of the building known as "GIRIRAJ HORIZON" on Plot No. 43A, 43B & 44B, Sector-20, Kharghar, Navi Mumbai, On the following terms and Conditions:-

1. The keys are being handed over to you after you have inspected the flat in all respect before taking possession.
2. You have communication to us that you are fully satisfied with the construction including wood work, sanitary, fitting, plumbing work, electric fitting, aluminium sliding, painting and either fixtures, fitting and amenities provided to you as per the agreement in your aforesaid flat.
3. You have also personally verified that there is no leakage from any portion of your flat and that you are put in possession of the flat in perfect order and condition.
4. You shall not undertake any work of a civil nature. In particular you shall not break the constructed French window in your flats and/ or break flower bed area which shall disturb the strength of the building in over whole context
5. You shall not do any act. Deed. Matter of thing, which shall disturb the external elevation of the building. In particular, you shall not extend the provided M.S. Grills in the box shape to house any pots etc.

(Key No. _____) Received Keys of the FLAT

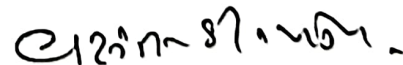
We wish all the best of luck to the purchaser for his/her new FLAT

ACCEPT
MR. GAUTAM KUMAR



(PURCHASER)

FOR GIRIRAJ DEVELOPERS



PARTNER/AUTHORIZED SIGNATROY

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2024

07 OCT 2024

19AB 880934



जिल्हा कोबागार कार्यालय, ठाणे
16 SEP 2024
प्रमुख लिपीक / लिपीक

Annexure-1 Only for Affidavit
Serial No. 103677 Date
Stamp Purchaser's Name Adv. Yogendra Dubay
Place of residence & Signature

Stamp Vendor Signature
Mr. Mahendra Mishra Shingade
License No. 1201043, Shingade Services, Shop No. 47,
Gr. Floor, Prabhat Centre, Sector-1A, CBD Belapur, Navi
Mumbai-400614. Mo. 9324704124

या संपत्तीचे जाणे घुसक करीत वला त्याची त्याच कारणातून
मुक्त करी घेण्यातून १ महिन्यात बापणे कॅनव्हास करावे

MEMORANDUM OF UNDERSTANDING

This 'Memorandum of understanding' made at Kharghar, Navi Mumbai on this 30th Day of October- 2024,

BETWEEN

MR. GAUTAM SHATRUGHNAPRASAD KUMAR (PAN: AJIPK0411C), aged- 47 years, an adult, Indian inhabitant, and residing at Flat No. A-402, GIRIRAJ HORIZON, Plot No. 43A, 43B & 44B, Sector- 20, Kharghar, Navi Mumbai, Pin- 410210, hereinafter called "The Seller" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, administrators, assigns, agent & attorney) of the "ONE PART".

AND

MR. MAHENDRA KESHAW DAWANE (PAN: AFXP2731F), aged- 47 years, an adult, Indian inhabitant, and residing at S.G.B.S College Road, New Adarsh Colony, Purna, Parbhani, Maharashtra, Pin- 431511, hereinafter called as "THE PURCHASER" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, administrators, assigns) of the "SECOND PART". (The party of the First part and the Second part are collectively called "parties").

31/10/24
31/10/24

manner-

31/10/24
31/10/24

AMOUNT & PARTICULARS:-

a) Rs. 50,000/- (Rupees- Fifty Thousand Only) as part payment paid to the sellers vide Ref No. 430110344826, on dated- 28/10/2024, from Axis Bank, Branch- Crawford market, Mumbai.

b) Rs. 50,000/- (Rupees- Fifty Thousand Only) as part payment paid to the sellers vide ref No. 430208666930, on dated- 28/10/2024 from Axis Bank, Branch- Crawford market, Mumbai.

c) Rs. 4,00,000/- (Rupees- Four Lakh Only) as part payment paid to the sellers vide Ref No. 430410653305, on dated- 30/10/2024 from Axis Bank, Branch- Crawford market, Mumbai.


d) Rs. 1,00,000/- (Rupees- One Lakh Only) as part payment paid to the sellers vide Ref No. 430413584300, on dated- 30/10/2024 from Axis Bank, Branch- Crawford market, Mumbai.

e) Rs. 1,44,000/- (Rupees- One Lakh Forty Four Thousand Only), as TDS to be deducted as per section 194 IA of the Income Tax Act, 1961, and to be paid immediately after execution of the Agreement to sell. (To be paid by the purchasers towards applicable TDS 1 %) and the purchaser will provide Challan/receipt to the seller after registration of part agreement and later on the seller will have a claim over the refund or benefit of TDS). The amount of TDS so deducted under the Income Tax Act, 1961 shall form a part of the valuable consideration for the sale of the Said flat.

f) Rs. 1,36,56,000/- (Rupees- One Crore Thirty Six Lakh Fifty Six Thousand Only), being balance consideration amount or part of full and final payment shall be paid by availing a Housing Loan from the requisite bank/financial institute or by own sources, on or within 90 working days from the date of execution of Agreement to sell. In case

31/10/24 Purchaser will not able to close the deal within 90 days, the agreement will be closed and seller will return all the money without interest.

2) The purchaser has taken full inspection of the said flat and the seller is selling the said Flat as on actual condition 'as is where is basis' along with all fixtures, furniture, electronics, etc., and not responsible or promising to repair any parts, accessories, and damages.

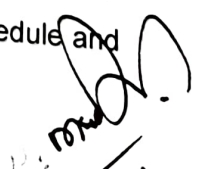
Sr. 
31/10/24


31/10/24

...ers vide
...awford

- 3) The seller does hereby declare that he shall pay Panvel Municipal Corporation Tax (Property Tax), MSEB Electric bills, and Society Maintenance Charges to their authorities up to the date of giving physical possession to the purchaser. The seller undertakes to pay all the outgoings amount by way of taxes, and other dues till the date of handing over physical possession to the purchaser and the purchaser shall be the responsible for such payments effective from the date of possession.
- 4) The seller agreed to deliver vacant and peaceful possession of the said flat after receipt of full & final payment from the purchaser with the execution of the sale deed and thereafter seller has full responsibility to hand over peaceful possession of the said flat.
- 5) The purchaser shall pay stamp duty, registration charges, legal document charges, advocate fees, and CIDCO Transfer Charges (If Any) by own. The Society transfer/NOC charges shall be paid by purchaser.
- 6) The purchaser shall be liable to pay society maintenance charges, electricity charges & all other outgoings dues, and their share according to the percentage in common expenses payable in respect of the said flat from the date of physical possession.
- 7) The purchaser agrees and binds themselves to pay regularly all Service charges, Panvel Municipal Corporation Tax (Property Tax), or any other taxes and outgoings that may from time to time be levied against the land or building.
- 8) The seller will at all times thereafter at the request of the purchaser execute any document or documents as the purchaser may require for perfectly assuring unto and to the purchaser their right, title, and interest in to and upon the said flat.
- 9) The seller further agrees to hand over the original agreement, receipt, letter, and share certificate along with other documents to the purchaser upon receipt of full and final payment in respect of the said flat and will obtain the receipt for the same.
- 10) This memorandum of understanding was made in the presence of the seller, and purchaser, and they have signed the documents after reading all the terms & conditions, sentences, and points, without any force or pressure, and also agreed to follow the same.
- 11) The seller shall co-operate with the purchaser for transferring the said flat in the name of the purchaser if the purchaser has paid all the dues on time as per the schedule and in the respect of the M.O.U.


31/10/24


31/10/24

RECEIPT:

Received the sum of Rs. 6,00,000/- (Rupees- Six Lakh Only) from MR. MAHENDRA KESHAW DAWANE being token amount/part payment in respect of the sale of Flat No. 402, 4th Floor, A- Wing, an admeasuring area about- 758 Sq. Ft Built up, along with an open car parking no. 09, in the Society, known as "GIRIRAJ HORIZON" Co-Operative Housing Society Limited, Sector- 20, Plot numbers- 43A, 43B & 44B, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin- 410210, with the registration district Raigad & Sub District Panvel.

Payment Details as follows:-

SL. No.	Date	Ref no.	Drawn On	Amount
1	28/10/2024	430110344826	Axis Bank, Crawford market, Mumbai.	Rs. 50,000/-
2	28/10/2024	430208666930	Axis Bank, Crawford market, Mumbai.	Rs. 50,000/-
3	30/10/2024	430410653305	Axis Bank, Crawford market, Mumbai.	Rs. 4,00,000/-
4	30/10/2024	430413584300	Axis Bank, Crawford market, Mumbai.	Rs. 1,00,000/-
Total-				Rs.6,00,000/-

I say received-
Rs. 6,00,000/-


31/10/24

MR. GAUTAM SHATRUGHNAPRASAD KUMAR
(SELLER)

WITNESS:

1)

2)

REF. NO. CHDCC/ATPO/11092

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

20/7/2005

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

M/s GIRIRAJ DEVELOPERS

Unit/Plot No. 43A, 43B, 44B Road No. --- Sector 20 Node GES, Kharghar
Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg (G+18FL)

Net Resi BUA = 7503.715 m², Net Comm BUA = 1252.137 m²
Net B.U.A = 8755.852 m²
(Nos. of Residential Units 142 Nos. of Commercial units 48)

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

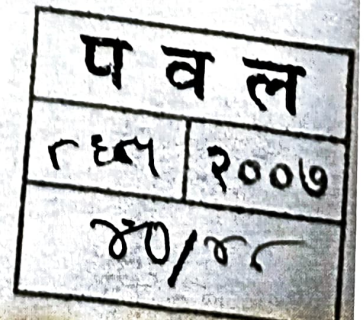
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.



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

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

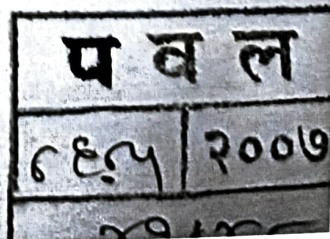
8 The amount of Rs 30000/- deposited with CIDCO as security deposit shall be
forfeited either in whole or in part at the absolute discretion of the Corporation for breach
of any of the conditions attached to the permission covered by the Commencement
Certificate. Such forfeiture shall be without prejudice to any other remedy or right of
Corporation.

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

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

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

- i] As soon as the development permission for new construction or re-development
is obtained by the Owners/Developer, he shall install a 'Display Board' on the
conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land
under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development
permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for
inspection.
- ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i)
above, shall be published in two widely circulated newspapers one of which
should be in regional language.



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

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

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

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

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

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

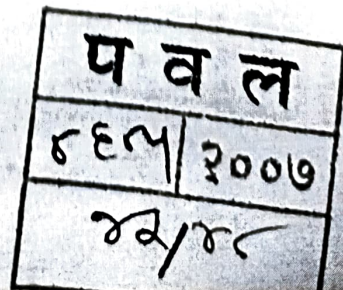
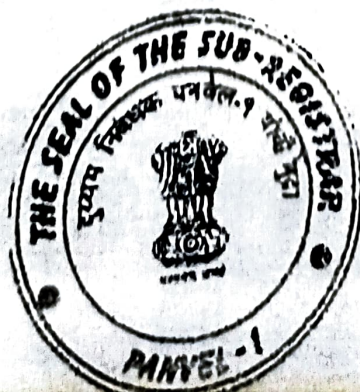
C.C.TO: ARCHITECT
S. V. Ahuja

[Signature]
25/07/05
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta



C.C. TO: Separately to :

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



FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No 1 2 2 0 8 1 8 0
If Yes, CIF No/ Account No. 6 2 2 0 8



Name: First Name MAHENDRA Middle Name KESHAW Last Name DAWANE

Date of Birth: 1 6 0 8 1 9 7 7 PAN: A F X P D 2 7 3 1 F

Mobile: 9 5 4 5 1 1 4 0 9 1

e-mail: dawanemk@gmail.com

Name of Spouse: PRADNYA MAHENDRA DAWANE

Name of Father: KESHAW GANGARAM DAWANE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

(Signature)
Please sign here

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 5 9 0 4 3 7 6 6 2 0 5 2

2) Voter ID No.

3) Passport No.

4) Driving License No.

5) MGNREGA Job card No.

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

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

FOR DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:
Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: B 9 0 1 G I R I R A J H O R I Z O N P L O T N O 4 4

Address 2: S E C T O R 2 0 K H A R G H A R N A V I M U M B A I

Address 3:

Village: City: K H A R G H A R

District: K A I G A D State: M A H A R A S H T R A

Country: I N D I A Pin Code: 4 1 0 2 1 0

Current address same as the permanent address Yes No

Current Address:

Address 1:

Address 2:

Address 3:

Village: City:

District: State: