

(वि. वि. नमूना क्र. 1) (Fin. R. Form No. 1)

खर्च. 113 नं.
Gen 113 no.

मूल प्रत
ORIGINAL COPY

[अपठान्तरणीय]
[NON TRANSFERABLE]

DELIVERED

शासनाय केवलेखा प्रदायाची पावटी
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: विरार दिनांक/Date: 12/08/2005

Received from: श्री. नविन आठ गुप्ता

₹/Rs: १०५५०/- (रुपये/Rupies: १०५ हजार ५०० रुपये)

on account of: ग. र. व. वा प्रपत्र १२३८९

दिलेला व लेखापाल
Cashier or Accountant

(हस्ताक्षर/Signature)
(पदनाम/Designation)

मुख्य निबंधक वरिष्ठ



वसई-२
8063/2004
9/23

AGREEMENT FOR RESALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 16th day of August in the Christian year Two Thousand Five BETWEEN MR. VASUDEV BHALCHANDRA YANDE, Age 35 years, Occupation Servant

Navin Gupta

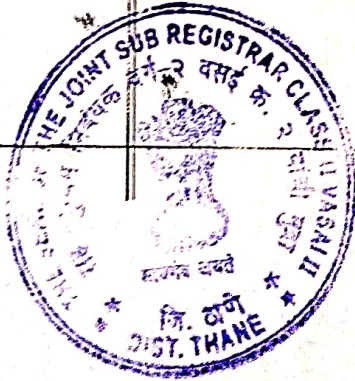
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SUB-REGISTRAR
VASAI - 2
VIRAR

भारत 85399
187822 AUG 12 2005
R. 0010550/PB1051
INDIA STAMP DUTY KARNARABETTA

Proper Officer
Sub Registrar, Vasai-2
Dist. Thane



श्री. नविन आठ गुप्ता
ग. र. व. वा
प्रपत्र १२३८९

श्री. नविन आठ गुप्ता
ग. र. व. वा
प्रपत्र १२३८९

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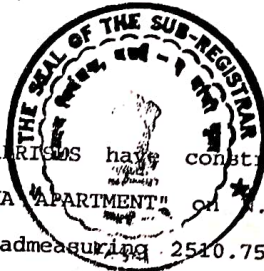
residing at B/204 Bindhu Upvan, Bhagyashree, Y.K. Nagar, behind Viva College, Virar (West), Taluka Vasai, District Thane, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the FIRST PART :-

A N D

MR. NAVIN RAMKISHAN GUPTA, Age 33 years, Occupation Business, residing at 3, Radheya Co-Operative Housing Society Ltd., Shreeram Nagar, Virar (West), Taluka Vasai, District Thane, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the SECOND PART :-

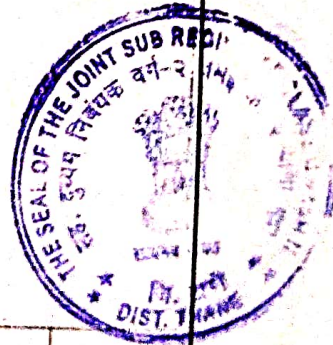
W H E R E A S :-

a) M/s. M.K. ENTERPRISES have constructed a building known as "KAUNTEYA APARTMENT" on P.A. Land bearing Plot No.1 & 2, admeasuring 2510.75 Square yards, Out of Survey No.302, Hissa No.1/2, lying being and situate at Village VIRAR, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No.II (Virar).



Navin Gupta,

by [Signature]



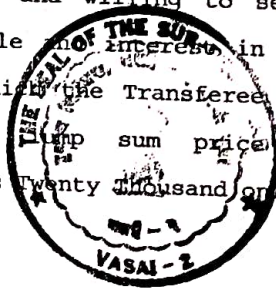
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b) The City and Industrial Development Corporation (CIDCO) has granted Development permission to developed the said land vide Order bearing No. CIDCO/VVSR/BP-1278/W/5031, dated 09/10/195.

c) By an Agreement for sale dated 11th October 2001 and registered in the office of Sub-Registrar Vasai No. (Virar) at Serial No. Photo-5705/001, M/s. M.K. ENTERPRISES sold the Flat bearing No. 004, on the Ground Floor, admeasuring 442 Square feet (Built up area) i.e. 480 Square feet i.e. 44.609 Square metres (Super Built up area), in the building known as "KAUNTEYA APARTMENT", constructed on said land (hereinafter for brevity's sake collectively referred to as "The said Flat") to MR. VIPUL BHALCHANDRA YANDE (hereinafter called "The Transferor"), on the terms and conditions mentioned in the said agreement.

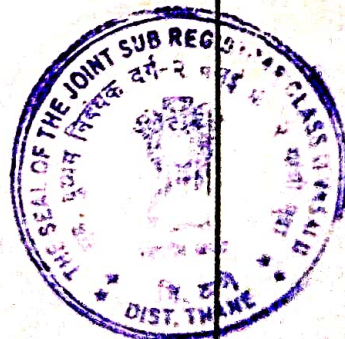
d) As such the Transferor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Flat.

e) The Transferor is ready and willing to sell, assign and transfer right, title and interest in the said Flat to the Transferee which the Transferee has agreed to purchase for the net sum price of Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand only).



Namin Lulla

Vy Yande



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f) The society of the Flat Purchasern in the said building is yet to be registered under the Maharashtra Co-Operative Societies Act, 1960.

g) The Transferor has obtained loan from Bassein Catholic Co-Operative Bank Ltd., Virar Branch and the sum of Rs.2,18,476/- (Rupees Two Lakhs Eighteen Thousand Four Hundred Seventy Six only) is the balance loan amount together with interest. The Transferee has agreed to repay the said loan amount to the bank on behalf of the Transferor.

h) The said Flat is being purchased by the Transferee for residential purpose and to which the Provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 apply.

i) This agreement is subject to the Provision of Maharashtra Co-Operative Societies Act, 1960 with rules made thereunder.

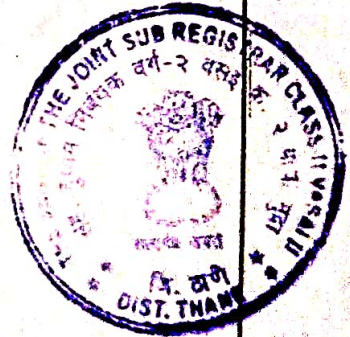
j) The Transferee has prior to the execution of this agreement satisfied about the title of the Transferor to the said Flat and has agreed to purchase the said Flat and the right, title and interest on the terms and conditions hereinafter appearing;



NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

Navin...

by...



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1) The Transferor has agreed to transfer the right, title and interest to the Transferee in the said Flat for a total consideration of Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand only).

2) The Transferee has paid to the Transferor a sum of Rs.1,00,000/- (Rupees One Lakh only) as and by way of earnest money on the day of execution of this agreement and further the Transferee has agreed to pay the balance amount of Rs.3,20,000/- (Rupees Three Lakhs Twenty Thousand only) within One (1) month from the date of execution of this agreement.

3) It is hereby agreed that in respect of any amounts payable by the Transferee to the Transferor under or by virtue of this agreement the Transferor shall have a first lien and charge on the said Flat and the same shall remain unpaid.

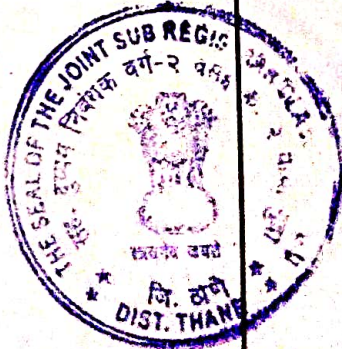
4) The Transferor shall handover the peaceful and vacant possession of the said Flat to the Transferee immediately after receiving full consideration amount.

5) The Transferor has delivered to the Transferee, the Xerox copy of the Original Agreement dated 11/10/2001, executed between the Transferor and M/s. M.K. ENTERPRISES and all other necessary papers in respect of the said Flat on the day of execution of this agreement.



Abhinav Gupta

by hand



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| 8663/2004 |
| 90/23 |

THE SCHEDULE ABOVE REFERRED TO

Flat No. 004, on the Ground Floor, admeasuring 442 Square feet (Built up area) i.e. 480 Square feet i.e. 44.609 Square metres (Super Built up area), in the building known as "KAUNTEYA APARTMENT", constructed on Land bearing Plot No.1 & 2, admeasuring 2510.75 Square yards, Out of Survey No.302, Vassa No.1/2, lying being and situate at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar, Vasai No.II (Virar).



SIGNED AND DELIVERED by the)
 within named "THE TRANSFEROR")
 MR. VIPUL BHALCHANDRA YANDE)
 in the presence of)

Handwritten signature of Vipul Bhalchandra Yande

1. *Pramesing Jadhav*

Name : *Pramesing Namdeo Jadhav*
 Address : *Kauntey Apt 204 Near Ramnagar
 Vartak Road Virar (L)*

2. *Prarti*

Name : *Jadhavshwar R. Prarti*
 Address : *101 Prarti Aap Vartak Rd
 Virar (L) Tal Vasai Thane.*



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| ४८००३ / २००५ |
| ११/१३ |

Navin Gupta

SIGNED AND DELIVERED by the)
 within named "THE TRANSFEREE")
 MR. NAVIN RAMKISHAN GUPTA)
 in the presence of

1. Bensing Jadhav only

2. [Signature]

RECEIVED the day and the year first)
 hereinabove written of and from the)
 within named TRANSFEREE, the sum of)
 Rupees One Lakh only, as and by)
 by way of earnest money, to be paid)
 by him to me.)

Rs. 1,00,000/-
=====

WITNESSES :-

1. Bensing Jadhav only

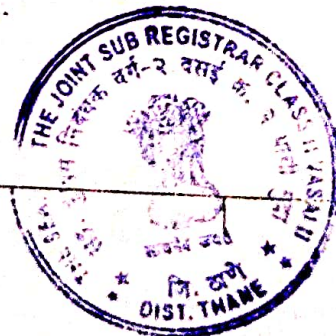
2. [Signature]

I SAY I HAVE RECEIVED.

[Signature]

TRANSFEROR.

(FLATAGRE \ UNREGD. SOC \ KAU ... 1E1)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Subika Commercial Complex, Second Floor, Vasai (E), Dist. Thane 401 100. PHONES: (912) 334486/334487 FAX: 334486 STD 0930

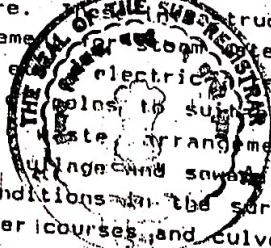
CIDCO/VVSR/PP-127B/W/2450

14/02/2000
Date

OCCUPANCY CERTIFICATE

I hereby certify that the development of proposed Residential Building (G+2) with built up area 493.35 Sq.mt. on land bearing Plot No.1 & 2, S. No.302, H. No.1/2, Village Virar, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Mistry Associates, (Licence/Registration No.CA/77/3745) and has been inspected on 21/01/2000, and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/PP-127B/W/6287 dated 25/04/1998, issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. In addition, the structure are mainly the drainage arrangements for sewer disposal by putting pump rooms and electric arrangements and improvement, shifting poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sewage and sewer without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.



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Contd..... 2.

REGD OFFICE 'TORNAL', 2nd floor, Nariman Point, Mumbai - 400 011 Phone: 201 24 80, 201 25 79 Fax: 00 91 22 2012509
HEAD OFFICE CIDCO Bldg, CBD, Belapur, Navi Mumbai - 400 614 Phone: 1 7571941/42/43/44/45/46/47/48/49 Fax: 00 91 22 2571044

TRUE COPY

Kalpna S. Mhatre

MRS. KALPANA S. MHATRE
Advocate,
Office: Aarti Apt; Vartak Road,
Virar (W), Tal Vasai-401 303.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

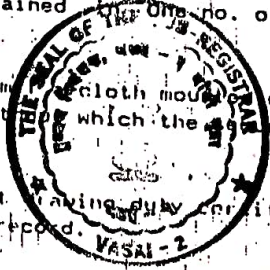
Amul Commercial Complex, Second Floor, Vashi (E), Dist. Thane. Tel: 210 PHONES (912) 334486 / 334487 FAX: 334466 STD 0250

Ref No:

-: 2 :-

Date

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers. To store/hump solid waste in 2 compartments of 0.67 cum. & 1.35 cum. capacity for every 50 tenements of built up area for non-bio-degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 12 Flats & contained in the No. of Building (G+2).
7. Also you shall submit a cloth mounted copy of the as-built drawings, with which the security deposit will not be refunded. One set of as built drawings duly certified is returned herewith for your record.



वर्ग-२
8003/2004
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(H.U. RAI)
EXECUTIVE ENGINEER (BP) VV

REGD OFFICE 'NIRMAL', 2nd Floor, Neriman Point, Mumbai - 400 021. Phone: 208 24 10, 208 25 79 Fax: 00-91-22-2018308
HEAD OFFICE CIDCO Bhavan, CBD-Belapur, Near Mumbai: 400 614 Phone: 7571941/42/43/44/45/46/47/48/49 Fax: 00-91-22-2331066



4012-2
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- Read: (1) Application dated 4-0-1981 from Shri O.M. Mehata and Shri Arunwal O. Gharat of Virar Taluka Vasai District Thane.
- (2) Correspondence ending with letter No. NAP/USM/990 dated 22-3-1982 from the Assistant Director of Town Planning, Thane.
- (3)

ORDER

The land comprised in S.No. ~~XXXXXX~~ 302/1-2 of Virar Taluka Vasai District Thane. ~~XXXX/smt~~ T. M. Gharat through O/A O.M. Mehata & Arunwal of Virar Taluka Vasai District Thane has applied for non-agricultural permission to be granted to ~~XXXXXX~~ to use an area measuring 2510.75 sq. yds. ~~XXXXXX~~ out of the said land for the non-agricultural purpose of Residential use.

In exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code, 1966 and under section 18 of the Maharashtra Regional Town Planning Act, 1961, the Additional Collector of Thane is pleased to grant ~~XXXX/smt~~ Thambai Mukund Gharat of Virar Taluka

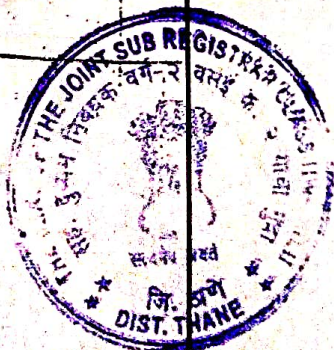
~~XXXX~~ non-agricultural permission to use an area measuring 2510.75 sq. yds. ~~XXXXXX~~ out of S.No. ~~XXXXXX~~ 302/1-2 of Virar Taluka Vasai for the non-agricultural purpose of Residential use.

subject to the following conditions:-

- (1) The grant of permission shall be subject to the provisions of the Code and Rules made thereunder.
- (1-A) That the building shall be for residential purpose only.
- (2) That the grantees shall use the land together with building and/or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector. For this purpose the use of a building shall define the use of the land.
- (3) That the grantee shall not sub divide the plot or sub-plots if any approved in this order, without getting the sub division previously approved from the authority granting this permission.
- (4) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by constructing roads, drains,

TRUE COPY

Kulake
MRS. KALPANA S. MHATRE
Advocate
Office: Aarti Apt, Vasai Road,
Virar (W), Tal Vasai-401203



uto, to the satisfaction of the Collector and the Municipal authority and (u) by measuring and demarcating the plot by the Survey Department and until the same is completed the plot therein shall be disposed of by him in any manner

(5) That if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the condition mentioned in this order and to make a specific mention about this in the deeds to be executed by him.

(6) That this permission is to build up a plinth area of 1000.00 sq. yds/100000 sq. ft. as specified in the site plan and/or building plan enclosed herewith and the remaining area of 1928.57 sq. yds/19285700 sq. ft. of the plot shall be kept vacant and open to sky.

(7) That the grantee shall be bound to obtain the requisite building permission from the Village Panchayat/Virar Municipality/Corporation before starting construction of the proposed building or other structures if any.

(8) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases, he shall prepare the building plan strictly according to the provisions contained in the schedule appended to the Maharashtra Land Revenue (Conversion of Use of Land and N.A. Assessment) Rules, 1969, and get them approved by the Collector of Thane and construct the building according to the sanctioned plans.

(9) That the grantee shall maintain the open marginal distances as shown in the enclosed plan.

(10) That the grantee shall commence the N.A. use of the land within the period of one year from the date of this order, unless the period is extended from time to time falling which the permission shall be deemed to have been cancelled.

(11) That the grantee shall communicate the date of commencement of that N.A. use of the land and/or change in the use to the Tahsildar of Vasai through the Talathi, within one month, failing which he shall be liable to be dealt with under rule 6 of the M.L.R. (Conversion of Use of Land and N.A.A.) Rules, 1969.

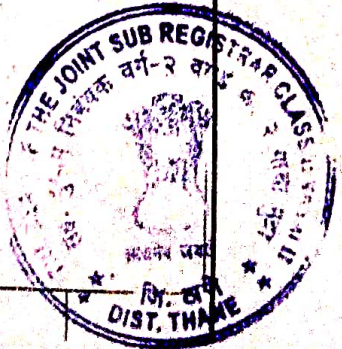
(12) That the grantee shall pay the N.A. assessment in respect of the land at the rate of Rs. 10.50 per sq. meter from the date of commencement of the land for the purpose of which the N.A. is granted. In the event of any change in the use of the land, the assessment shall be liable to be levied at the rate of Rs. 10.50 per sq. meter irrespective of the fact that the grantee purchase the land already levied is yet to expire.

(13) That the N.A. Assessment shall be quadrupled for the period ending 31.7.1997 after which it shall be liable to revision at the revised rate, if any.

13-A) In no case more than 0.411 litera will be permitted.



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(V. M. BROTHAL)
Additional Collector, Thane.

To,
SRI. V. M. BROTHAL AND SRI. M. CHITRAJ
Sole and Attorneys of Smt. S. M. Chitrat of Virar Tal. Vasai.

(with approved plan)

Copy of the Tehsiladar Vasai, while the same papers
in file for information and necessary action.

He is requested to watch the report from the grantee about
the commencement of the N.A. use of the land in 1960. In receipt of
this report he should take steps to keep necessary notes in the T.P.
assessment from the date of commencement of the N.A. use, from the
grantee and to get the same executed. If the occupant pay the
measurement fees, he should inform to the U.L.L. There accordingly
alongwith the sanctioned plans and extracts from R. or N. in respect
of the land in question. The Tehsiladar should see that the grantee
pays the conversion tax within 30 days. If the grantee fails to pay
the conversion tax, the Tehsiladar should report
the same to the District Inspector of Land Records.

Advance copy forwarded to the District Inspector of Land Records,
Thane for information.

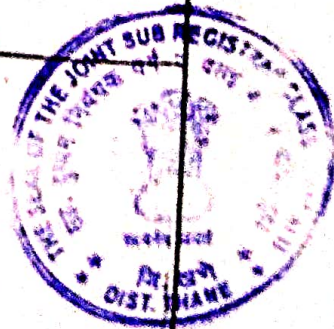


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Issued
Additional Collector, Thane.

TRUE COPY

MRS. KALPANA S. MHATRE
Advocate,
Office: 1st Apts. Vastak Road,
Virar (W), Tal. Vasai-401 302.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

State Commercial Complex, Second Floor, Block 4, 4-B, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, New Mumbai - 400 031. Phone: 2211005/2211007 FAX: 2211004 STD 022

11H/U/VVSR/BP-1278/W/215(I)

24/01/2000

To,
 M/s. H.K. Enterprises
 Hukil House, Veer Savarkar Road
 Virar(E), Taluka Vasai,
 DIST: THANE.

- Sub: Grant of Occupancy Certificate for the proposed Residential Building on plot No. A-2, S. No. 302, H.No.1/2, Village Virar, Taluka Vasai, Dist: Thane.
- Ref: 1) Commencement Certificate No. CIDCO/YYSR/BP-1278/W/3031 dated 09/10/1995.
 2) Amended plan approved vide letter No. CIDCO/VVSR/BP-1278/W/6287 dated 23/04/1998.
 3) N.A. Order No. REV./DESK-11/MAP/IV/SR-524 dated 23/04/1982.
 4) Receipt from the Collector, Thane, No. 5592, dated 17/12/1999 from Virar Municipal Council for Potable water supply.
 5) Development completion certificate dated 14/03/97 from the Architect/ Licensed Surveyor.
 6) Structural Stability Certificate from your Structural Engineer vide letter dated 10/03/1997.
 7) Plumbing certificates dated 12/10/1997.
 8) Your Architect's letter dated 11/01/2000.

Sir,

Please find enclosed herewith the necessary Occupancy Certificate for proposed Residential Building on land bearing Plot No. 2, S.No.302, H.No.1/2, Village Virar, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Security Deposit as paid by you shall be forfeited as per the policy, on account of unauthorised occupancy.

Yours faithfully,

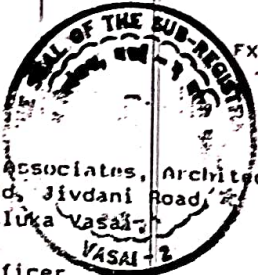
(Signature)
 (H.U. RA1)

EXECUTIVE ENGINEER (RP) VV

Encl.: 1/1.

Copy To:-

- M/s. Mistry Associates, Architects
 Ganesh Prasad, Jivdani Road,
 Virar(E), Taluka Vasai,
 DIST: THANE.
- The Chief Officer

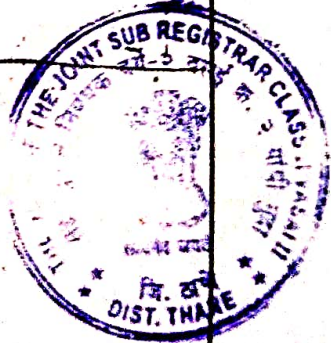


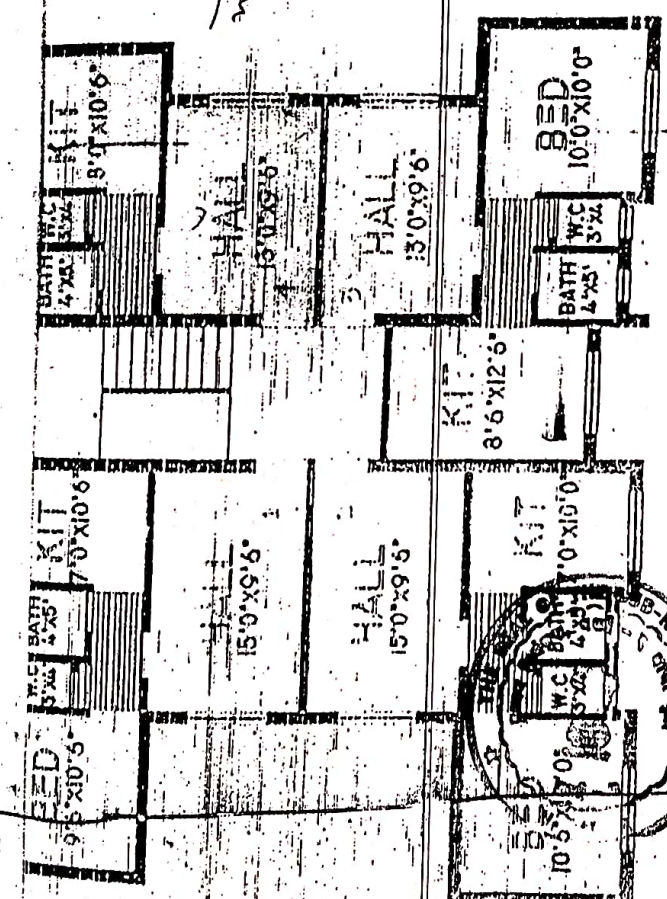
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VIRAR MUNICIPAL COUNCIL, Virar, Taluka Vasai, Dist: Thane. Phone: 2211005/2211007 Fax: 00-91-22-2098509
 GO OFFICE 'NIRMAL', 2nd Floor, Nandan Point, Mumbai - 400 031. Phone: 2211005/2211007 Fax: 00-91-22-2098509
 GO OFFICE CIDCO Dharam, CBD-Bldg, Near Mumbai - 400 614. Phone: 7571841/42/43/44/45/46/47/48/49 Fax: 00-91-22-7571066

TRUE COPY

(Signature)
 MRS KALPANA S. MHATRE
 Adv. etc.
 Off. Marti Apt; Yartak Road,
 Virar (W), Tal. Vasai-431 303.





Handwritten notes:
 m.c.m.
 w/c.m.

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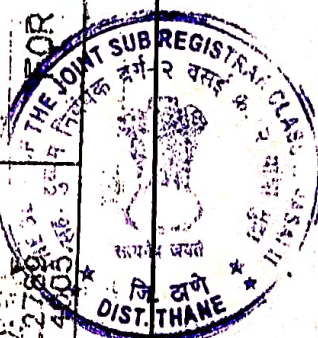
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BUILDER.
M/S M.K. ENTERPRISES
 Vithal NINGS
 Veer Sawarkar Marg,
 VIRAR (E)
 Tele: 38-2789
 38-4705

PLAN OF PROPOSED RESIDENTIAL BUILDING
ON N.A.PLOT OF S.No.302, H.No.1/2
@ VILL-VIRAR (WEST) TALUK-VASAI.
FOR M/S M.K. ENTERPRISES.

ARCHITECT.

AR. K.D.MISTRY.
 Ganesh Prasad Bunglow
 Jivdani road.
 VIRAR (E)
 Tele: 38-2593.



बसह-२
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CERTIFIED BY
K. D. MISTRY
Regd. No. 12345
ON BEHALF OF THE
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THIS PLAN SHALL NOT BE
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AS BUILT DRAWINGS
APPROVED SUBJECT TO CONDITIONS
MENTIONED IN
This Office Letter No. 422/13/2010
Dated 24/12/2010
EXECUTIVE ENGINEER
(BUILDING PERMITS) BY
M. S. KALPANA
M/S. KALPANA ENTERPRISES
SECOND FLOOR, VIKAR ROAD
VIRAR (W.) DIST. THANE



CHKD BY
M/S. MISTRY
MALE
AS SHOWN

NO. 332, H/1 SA
VIRAR (W) DIST. THANE
M/S. M.K. ENTERPRISES

TRUE COPY
M/S. KALPANA ENTERPRISES
Office: Aditya Apt. Virar Road,
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Scheme Designer - K.D. MISTRY
Architect - K.D. MISTRY

MISTRY ASSOCIATES

AT K.D. MISTRY

