

True Copy
True Copy

323/3050

पावती

Original/Duplicate

Tuesday, May 06, 2014

नोंदणी क्र. :39म

4:15 PM

Regn.:39M

पावती क्र.: 4040

दिनांक: 06/05/2014

गावाचे नाव: कोडीविटा

दस्तऐवजाचा अनुक्रमांक: वदर4-3050-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनिल बलदेवराव खराटे

नोंदणी फी

रु. 25400.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 26440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 4:26 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-2

बाजार मूल्य: रु.2192000

मोबदला: रु.2535000/-

भरलेले मुद्रांक शुल्क :

सह दुय्यम निबंधक, अंधेरी क्र. २,

रु. 126800/-

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.25400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000469398201415M

दिनांक: 02/05/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1040/-

VERIFIED FROM ORIGINAL

Authorizing Authority

The Cosmos Finance Bank Ltd

Goregaon Branch, Mumbai - 400 063

Mr. Umesh R. Patil

Passing Officer

VERIFIED ORIGINAL DOCUMENT

06/05/2014



S. H. 036-056
सुभाष हरिभाऊ भोसले
विशेष कार्यवाही अधिकारी
एस.डी. ४/१९, दिवाय नगर, बद्रिका वार्ड,
जोगेश्वरी (पूर्व), मुंबई-४०० ०६०

Anil Khante

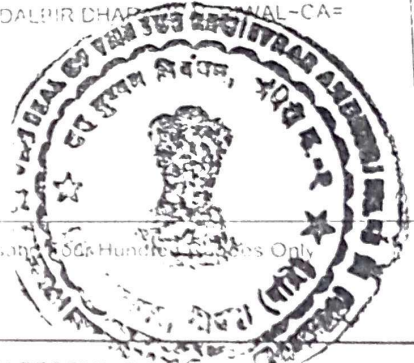
00 015580



CHALLAN
MTR Form Number-6

True Copy

MH000469398201415M		BARCODE	Date 02/05/2014-13:29:12		Form ID 25.1
Department Inspector General Of Registration			Payer Details		
Type of Payment Registration Fees			TAX ID (If Any)		
Ordinary Collections IGR			PAN No. (If Applicable)		
Office Name BDR4__JT SUB REGISTRAR ANDHERI 2			Full Name ANIL BALDEORAO KHARATE		
Location MUMBAI			Flat/Block No.		
Year 2014-2015 One Time			Flat No. 517 5th Floor Sai Prasad		
Account Head Details		Amount In Rs.	Premises/Bullding CHS Limited		
30063301 Amount of Tax		25400.00	Road/Street Bldg No. 2 Pocket No. 10 Road No. 7		
			Area/Locality Near Akruti Trade Centre MIDC Andheri East		
			Town/City/District		
			PIN 4 0 0 0 9 3		
			Remarks (If Any)		
			PAN2--PN-DALBIR DHAP...ANAL-CA= 2535000		
Total		25400.00	Amount In Words	Twenty Five Thousand Four Hundred Rupees Only	
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No 0130001400045102105455710	
Cheque/DD No			Date	05/05/2014 14:07:00	
Name of Bank			Bank Branch	BANK OF MAHARASHTRA	
Name of Branch			Special No. / Other		



VERIFIED FROM ORIGINAL

बंदर-४

३०५०	५	५२
२०१४		

Handwritten signature

Authorized Signatory
The Cosmo Bank Ltd
Goregaon Branch, Mumbai 400033

Mr. Jimesh R. Patil
Passing Officer



Handwritten signature
सुभाष हरिभाळ भासंत
विशेष कार्यकारी अधिकारी
एस.आर. क्र. ३४/१९२६
४/१९, चिंजय नगर, बांद्रा वार्ड
ज्योती (पर्व), मंचडें ४०० ०६०

Handwritten signature

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- करसामा
2. सादरकर्त्याचे नाव :- अनिबि कलदेवराव खेरटे अनुच्छेद क्रमांक 25 (b) + (d)
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- केडीविय
5. नगरभूनापन क्रमांक/सव्हे क्र./अंतिम भूखंड क्रमांक :- 28, 23 (14) & 38
6. मूल्या दर्शविणारा (ओन) :- 78/200

True Copy

7. मिल्कतीचा प्रकार :- खुली जामीन उपविभाग
प्रति चौ.मी. दर :- 13,200/- कार्यालय दुकान औदयोगिक

8. दस्तात गनुद केलेल्या मिल्कतीचे क्षेत्रफळ :- 24.00 कम्पेस/ विल्ड अप चौ.मीटर / मूट

9. कारपार्किंग :- गच्यो पोटमाळा :-

10. मजला क्रमांक :- एक आणि 2 मजला उदवाहन सुविधा आहे / नाही

11. बांधकाम वर्ष :- 2001 घसारा :-

12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे

13. बाजारमूल्यदर तयारत्यातील मार्गदर्शक सुचना क्र. :- ल्यान्वये दिले

14. भाडेकरू अगाम शिक्कत असल्यास :-
1. त्याच्या ताब्यातील क्षेत्र/जुने क्षेत्र
 2. नवीन इमारतीत दिलेले क्षेत्र
 3. भाड्याची रक्कम

15. विल्ड अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-

- निवारसी/अनिवारसी
2. अनागत रक्कम / आगावू भाडे
 3. कालावधी

16. निर्धारित केलेले बाजारमूल्य :-

29,02,000/-
24,34,000/-

17. दस्तामध्ये दर्शविलेली मोबदला :-

18. दस्त मुद्रांक शुल्क :- 9,26,000/-

मरलेले मुद्रांक शुल्क :- 9,26,000/-

19. रज नोंदणी फी :- 24,000/-



VERIFIED FROM ORIGINAL

Authorised Signatory
The Cosmo Finance Bank Ltd

Mr. Umesh R. Patil
Passing Officer



बदर-8
3040
सुभाष हरिभाऊ भासले
विशेष कार्यकारी अधिकारी
एस.आ. 3
8/11, ...
जोगेश्वरी (पूर्व), मुंबई-400060

Handwritten signature

VERIFIED FROM ORIGINAL

VR Patil

Authorised Signatory
The Cosmos Co-operative Bank Ltd
Goregaon Branch, Mumbai - 400 088

Mr. Umesh R. Patil
Passing Officer



True Copy

: AGREEMENT FOR SALE:

THIS AGREEMENT FOR SALE is made at MUMBAI

On this 6th day of May 2014

BETWEEN

MR. DALBIR DHARAMPAL PIWAL, holder of Aadhar-2288 9580 4067, age 47 years, Indian Inhabitant of Mumbai, residing at Flat no.-517, Fifth Floor, Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Road no.-7, Near Akruiti Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093, hereinafter called and referred to as " THE VENDOR " (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the FIRST PART, AND MR. ANIL BALDEORAO KHARATE, holder of PAN-AGMPK5553C, age 45 years, Indian Inhabitant of Mumbai, hereinafter called and referred to as " THE PURCHASER " (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the SECOND PART;

(which expression	2014	05	08
shall unless it be repugnant to the context or meaning thereof mean and	2014	05	08
include his heirs, executors, administrators and assigns) of the <u>SECOND</u>	2014	05	08
<u>PART</u> ;	2014	05	08

Anil Kharate



S-6F-036056
सुभाष हरिभाऊ भोसले
विशेष कार्यकारी अधिकारी
एस.आर. क्र. ३४/१९२६
४/२९, विजय नगर, बांद्रा वार्ड,
जोगेश्वरी (पूर्व), मुंबई-४०० ०६०

Anil Kharate

True Copy

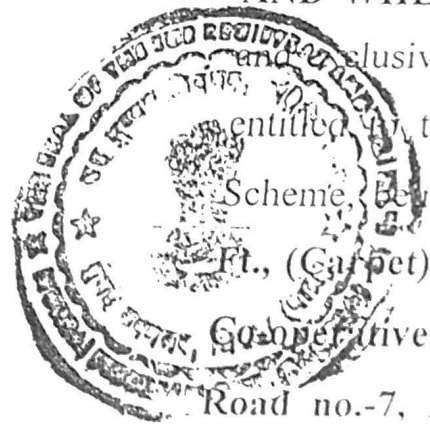
WHEREAS by an Articles of Agreement dated 8th day of Decem 1999, made and entered into: BETWEEN: M/S. AKRUTI NIRM PVT. LTD, a private Limited Company, therein called "TI DEVELOPERS" the party of the ONE PART, and vendor herein, then called " THE OCCUPANT", the party of the OTHER PART: and t developers have been appointed by the "Maharashtra Industri Development Corporation" as developer for the purpose development of the property belongs to MIDC, by letter no.-3026 of 199 dated 13th September 1995 and to provide permanent premises t occupant. As per the terms and condition of agreement dated 8th day o December 1999 M/S. AKRUTI NIRMAN PVT. LTD, agreed to allo and vendor was agreed to acquire the possession of Flat No.-517 on Fifth Floor admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 square feet built up area situated at Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Road no.-7, Near Akruti Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093 vide possession letter dated 22/12/2001, together with all rights, title, interest, benefits etc..

VERIFIED FROM ORIGINAL

C/R/ab

Mr. Umesh R. Patil
Authorized Signatory
The Cosmos Co-operative Bank Ltd
Goregaon Station Mumbai - 400 093
Passing Officer

AND WHEREAS by virtue of above the vendor herein is the absolute and exclusive owner, fully seized, possessed of and well and sufficiently entitled to the Flat Premises allotted under the Slum Redevelopment Scheme, Being Flat No. 517 on Fifth Floor admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 square feet built up area situated at Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Road no.-7, Near Akruti Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093, situated at the land bearing C.T.S. No. 32, 33(pt) &



of village Kondivita, Taluka Andheri, District - Mumbai

2040 Suburban Registration Sub - District - Bandra, within the limits of the K/E Ward of the Municipal Corporation of Greater Mumbai, which

Flat premises is hereinafter and referred to as " the said Flat Premises "

दलवीर पितल



S.H.V.
सुभाष चंद्र बोस शांमल
विशे
एल
४/१
नोगे
मारी औरकाने
३४/१२२३
मन. नमिका कडी,
पंकेट १०० ४९०

020-2581722
020-2683626
020-2615151

AND WHEREAS the said building is owned by " SAI PRASAD CO-OPERATIVE HOUSING SOCIETY LTD." a society formed by the Tenements / Flat holder of the said building, which is duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and Rules there under bearing Registration No. MUM/ WKE/ HSG/ T.C. / 12974/ 2005-06 (hereinafter referred to as 'the said Society').

True Copy

AND WHEREAS "THE VENDOR" is the registered member of " SAI PRASAD CO-OPERATIVE HOUSING SOCIETY LTD." and he is holding 5 (five) fully paid up qualifying shares of Rs.50/- each aggregating to Rs. 250/-, on Society record, bearing Share certificate No.- 107 and distinctive share numbers from 531 to 535 (both inclusive) with right to possess and occupy on ownership basis the above said Flat No. 517 on Fifth Floor, admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 square feet built up area situated at Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Near Akruti Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093 (hereinafter referred to as "THE SAID SHARES")



VERIFIED FROM ORIGINAL

Umesh

Authorised Signatory

The Co-operative Housing Society Ltd

AND WHEREAS "THE VENDOR" declares that his membership in the said society is valid and subsisting and not terminated and he has not received any notice of expulsion from the membership of the said society or any other notice restraining him from transferring the said Flat and the said shares.

Mr. Umesh R. Patil

Member

बंदर-४	
3070	42

AND WHEREAS "THE VENDOR" further declares that his title over the said Flat is marketable and free from all encumbrances and he has in exclusive continuous and uninterrupted use, occupation and possession and has full and absolute right, title, and interest upon the said flat premises.

दलवीर पिलाल



Anil Kharate

सुभाष हरिभाऊ भोसले
विशेष कार्यकारी अधिकारी
एस.आर. क्र. १४/ २९२-९८
४/ १९, विजय नगर, बांद्रा वा. ३
जोगेश्वरी (पूर्व), मुंबई-४०० ०६६

Anil Kharate

AND WHEREAS "THE VENDOR" herein has agreed to sell to "THE PURCHASER" and "THE PURCHASER" has agreed to purchase "as it is basis" from "THE VENDOR" the said Flat No. 517 on Fifth Floor admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 square feet built up area situated at Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Road no.-7, Near Akruiti Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093, together with all rights, title, interest, benefits, shares, sinking fund amount etc., on the following terms and conditions mutually agreed upon by and between the parties hereto.

Mr. Umesh R. Patil
Passing Officer

U.R.P.

Authorised Signatory
The Cosmo Co-operative Bank Ltd
Goregaon Branch, Mumbai - 400 004

VERIFIED FROM ORIGINAL

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

1. "THE VENDOR" has agreed to sell, transfer and assign to "THE PURCHASER" and "THE PURCHASER" has agreed to purchase and acquire the said Flat No. 517 on Fifth Floor admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 square feet built up area situated at Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Road no.-7, Near Akruiti Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093, together with all rights, title, interest, benefits, shares, sinking fund amount etc, at the lump sum price or being the full and final consideration amount of Rs. 25,35,000/- (RUPEES TWENTY FIVE LAKHS THIRTY FIVE THOUSANDS ONLY).



2. "THE VENDOR" doth hereby admits and acknowledges to have received from "THE PURCHASER" the sum of Rs. 1,10,000/- (RUPEES ONE LAKH TEN THOUSAND ONLY) by cheques/Cash on or before execution of this Agreement being the part consideration amount for sale of the said Flat as per details mentioned in the receipt appearing hereunder.

बदल - 8	8070	90	90
	२०१४		

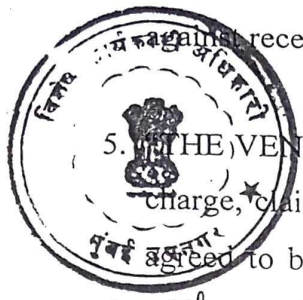
दलवीर शिंदे
Shinde



सुभाष
विशेष
एस.ए.
४/११
जोगेश्वर
२२२६
करवाडी
६०० OF १

True Copy

- 3. "THE PURCHASER" agrees and undertakes to pay to "THE VENDOR" the sum of Rs. 24,25,000/- (RUPEES TWENTY FOUR LAKHS TWENTY FIVE THOUSANDS ONLY) by the way of Bank loan, being the balance consideration amount for sale of the said Flat and against receiving the vacant and peaceful possession of the said Flat.
- 4. "THE VENDOR" agrees and undertakes to handover to "THE PURCHASER" the vacant and peaceful possession of the said Flat against receiving the Sale consideration amount in full.



5. "THE VENDOR" hereby declare that he has in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charges, lien, mortgage and encumbrances, should there be any claim from any person or persons, Government, Semi-Government authorities against the said Flat "THE VENDOR" do hereby agrees and undertakes to indemnify "THE PURCHASER" against such claims, charges, lien, mortgage and encumbrances.

S. H. B. and
 सुभाष हरिभाऊ भोसले
 विशेष कार्यकारी अधिकारी
 एस.आर. क्र. ३४/९२२६
 ४/१४, विजय नगर, बांद्रा
 जोगेश्वरी (पूर्व), मुंबई-४०० ०६०

VERIFIED FROM ORIGINAL

UR Patil
 Authorised Signatory
 The Cosmos Co-operative Bank Ltd
 Goregaon Branch, Mumbai - 400 077



Mr. Umesh R. Patil
 Assessing Officer

- 6. After making the full Payment of the consideration "THE PURCHASER" is entitled to become the member of the said society and also agree to abide by the rules, regulations and byelaws of the said society.
- 7. On receiving the full amount of Sale Consideration "THE VENDOR" agrees and undertakes to sign and execute all acts and deeds in favour of "THE PURCHASER" and/or in favour of the society and/or in favour of other Government/Semi-Government authorities for the effective transfer of the said Flat and all incidentals thereof in the names of "THE PURCHASER".
- 8. On receiving the full amount of Sale Consideration "THE VENDOR" agrees and undertakes to co-operate for getting the said Flat transferred in the records of the said society in the name of "THE PURCHASER" and get "THE PURCHASER" admitted as the member of the said society in place of "THE VENDOR" and

बंदर-४		
3040	99	42
२०१४		

दलखी प्रिचालित

Dr. Khandale
Dr. Khandale

such transfer charge or donation payable to the said society on account of transfer of name will be borne and paid by both the parties by equal proportion.

9. "THE VENDOR" has agreed to pay the society's dues, arrears and outgoing like maintenance, Municipal taxes, electricity charges, dues, repair fund etc., pertaining to the said Flat till the date of possession of the said Flat with the Vendor and thereafter such charge will be paid by "THE PURCHASER" only and both the parties keep indemnified each other in this respect.

10. "THE VENDOR" shall handover to "THE PURCHASER" all the original documents, Share Certificate and other documents pertaining to the said Flat along with possession of the said Flat on receiving the Sale Consideration in full.

11. "THE VENDOR" hereby declares that there is no prohibitory order by any Government and/or local authority or injunction by any court restraining them from handing over and/or transferring the said Flat. "THE VENDOR" further declare that no attachment has been levied on the said Flat and further agrees to keep "THE PURCHASER" indemnified against any loss suffered by his on account of any liability of whatsoever nature if found in future for the period prior to handing over possession to "THE PURCHASER".

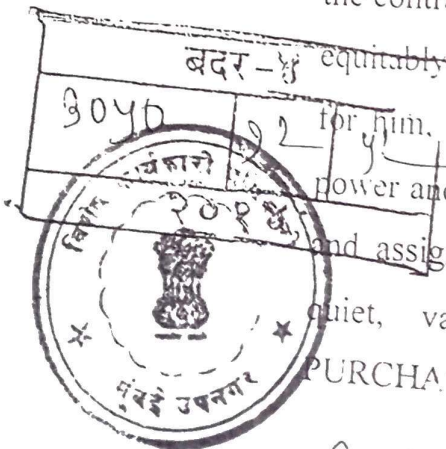
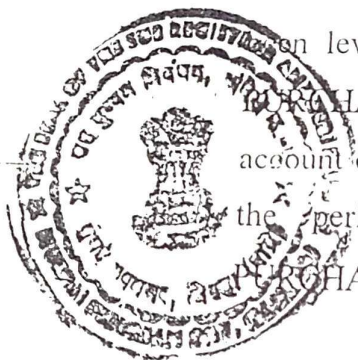
12. Notwithstanding any act, deed, matter or thing whatsoever made, done, committed or omitted or knowingly or willingly suffered to the contrary by him. "THE VENDOR" or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust for him. "THE VENDOR" now have in himself good right, full power and absolute authority to grant, sell, transfer, convey, assure and assign the said Flat to "THE PURCHASER" and handover quiet, vacant and peaceful possession thereof to "THE PURCHASER" in pursuance hereof as owner.

VERIFIED FROM ORIGINAL

CR/2014

Auditor
The Co-operative Bank Ltd
Guleburi, Bangalore
M. Umesh R. Patil

Passing Officer



Handwritten signature at the bottom left.

Handwritten signature at the bottom center.

020-2581722
020-2683629
020-2615151

True Copy

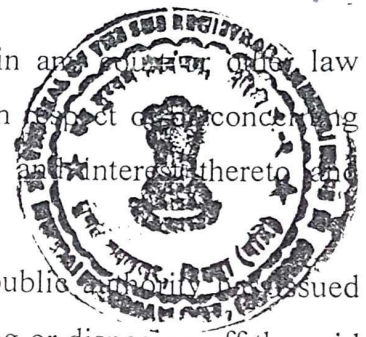
13. "THE VENDOR" has represented to "THE PURCHASER" that:

- a. He is exclusively entitled to the said Flat and is competent and entitled to sell, transfer and assign the same to "THE PURCHASER" as provided herein without having to obtain the consent concurrence or permission of any other person.
- b. His right in the said Flat is perfectly valid and subsisting and the same has not been determined or cancelled by the society or any other person/s competent to do so;
- c. he is not entered into any Agreement or arrangement whatsoever with any other person/s for any purpose including for sale, letting out or granting on Leave and License to occupy the said Flat in respect thereof.
- d. His right and authority to grant, sell and transfer the said Flat in favour of "THE PURCHASER" are absolutely clear and marketable and free from all encumbrances, claims and reasonable doubt:
- e. There are no proceedings pending in any court of law authority or before any authority in respect of or concerning the said Flat and/or his right, title and interest thereto and therein.
- f. Neither Income Tax nor any other public authority has issued any order restraining them from selling or disposing off the said Flat and there are no attachment or other prohibitory order issued by any competent court or authority preventing or restraining him from selling, disposing off or transferring the possession of the said Flat as contemplated hereunder;
- g. he is not charged, mortgaged or encumbered the said flat in any manner whatsoever or offered the same as security for payment of any money or for performance or any obligation and as on date the said Flat is totally unencumbered;
- h. he is not received any claim or demand whatsoever from any other person on the footing of him being entitled to or having any claim or demand over the said Flat.

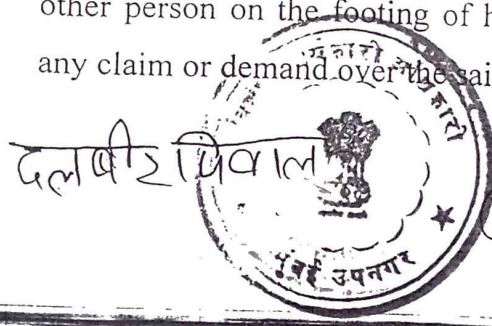
VERIFIED FROM ORIGINAL

Urfa

Authorised Signatory
The Central Bank of India
Governing Director R. Pall
Passing Officer



बंदर-४		
3010	92	1/2
२०१४		



Anil Khanna

S-H-Blood
सुभाष हरिभाऊ भोसले
विशेष कार्यकारी अधिकारी
एस.आर. क्र. २४/२९२६
४/१९, विजय नगर, बंधुकर वाडी
जोगेश्वरी (पूर्व), मुंबई-४०० २६०

True Copy

- i. There is no dispute between him and the said society or any other person/s in any matter concerning the holding and enjoyment of the said Flat or the payment of dues on account thereof.
- j. he is paid all the dues on account of or in respect of the said Flat for the period upto the date hereof and in any event if any amount is found due and outstanding for the period upto the date hereof he will pay the same.

14. "THE PURCHASER" shall pay the necessary Stamp Duty as leviable by the concerned Government authority on this Agreement and shall also lodge this Agreement for Registration and shall pay the Registration fees and "THE VENDOR" agrees to co-operate with "THE PURCHASER" for completing the registration formalities, however the deficit stamp duty on previous agreement/s will be always the liabilities of "THE VENDOR" and indemnify and keep indemnified to "THE PURCHASER".

15. Both the parties agree and confirm that the recitals appearing hereinabove form integral part of this Agreement as if the same are set out in the body of the Agreement and both the parties hereto do hereby have recorded, repeated and confirm the recitals appearing hereinabove.

Both the parties hereto declare and confirm that they have understood the contents of this Agreement fully in their vernacular language and/or in English Language and they are fully aware about the legal status of the Property and it shall be binding upon them and their legal heirs.

VERIFIED FROM ORIGINAL

[Handwritten signature]

The Court
Goregaon

M. Umesh R. Patil

Passing Officer



[Handwritten signature]
[Handwritten signature]

वदर-४		
3070	१४	<i>[Handwritten signature]</i>
२०१४		



[Handwritten signature]
 सुभाष विभाळ भोसले
 विशेष अधिकारी अधिकारी
 एस. ३४/१९२६
 ४/१९ नि. ७ नगर, बटिकर वाडी,
 जोगेश्वर, मुंबई-४०० ०६०

[Handwritten signature]

: THE FIRST SCHEDULE ABOVE REFERRED TO:

Description of the said Flat Premises

All that Flat Premises being Flat No. 517 on Fifth Floor admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 square feet built up area situated at Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Road no.-7, Near Akruti Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093, situated at the land bearing C.T.S. No.32,33(pt) & 34(pt) of village Kondivita, Taluka Andheri, District - Mumbai Suburban, Registration Sub - District - Bandra, within the limits of the K/E Ward of the Municipal Corporation of Greater Mumbai.

The said building consisting of Ground + Seven floors built with RCC and constructed in the year 2001.



VERIFIED FROM ORIGINAL

U. Patil

Authorizing Authority

The Registrar of Cooperative Societies, Mumbai

Goregaon Branch, Mumbai - 400

IN WITNESS WHEREOF the parties hereto have set and signed their respective hands on the day and the year first herein above written.

Mr. Umesh R. Patil
Assisting Officer

SIGNED, SEALED AND DELIVERED
By the within named "THE VENDOR"
MR. DALBIR DHARAMPAL PIWAL

Dalbir Dharampal Piwal



In the presence of
1. *सुनीता पिवाल*
2. *Sau Neha A Kharate*

SIGNED, SEALED AND DELIVERED
By the within named "THE PURCHASER"
MR. ANIL BALDEORAO KHARATE

Anil Kharate



In the presence of

1. *सुनीता पिवाल*
2. *Sau Neha A Kharate*

वटर-४		
3090	१५	५२
२०१४		



S. H. Bhoosh
सुभाष हरिभाऊ भोसले
विशेष कार्यकारी अधिकारी
एम.आर.स. ३४/१२२६
४/१९, चिखव नगर, जांभेका वाडी,
जोशेधरी (पूर्व) मुंबई-४०००६०

: RECEIPT:

RECEIVED with thanks from "THE PURCHASER MR. ANIL BALDEORAO KHARATE a sum of Rs. 1,10,000/- (RUPEES ONE LAKH TEN THOUSAND ONLY) by cash/cheque being the part consideration amount out of Rs. 25,35,000/- (RUPEES TWENTY FIVE LAKHS THIRTY FIVE THOUSANDS ONLY) for sale of Flat No. 517 on Fifth Floor admeasuring area 225 Sq. Ft. (Carpet) i.e. 270 square feet built up area situated at Sai Prasad Co-operative Housing Society Ltd., Building no.-2, Pocket no.-10, Road no.-7, Near Akruvi Trade Centre, M.I.D.C., Andheri (East), Mumbai - 400 093, as per the terms and condition of this agreement as under,

AMOUNT	CASH/CHEQUE	DATE	DRAWN ON
Rs. 10,000/-	CASH	17/04/2014	
Rs. 1,00,000/-	000008	17/04/2014	HDFC Bank
Rs. 1,10,000/-	TOTAL		

VERIFIED FROM ORIGINAL

Mr. Umesh R. Patil
Passing Officer

Umesh R. Patil

The Costing Laboratory
Goregaon East, Mumbai - 400 008



I SAY RECEIVED Rs. 1, 10,000/-

दलबीर धारामपाल

MR. DALBIR DHARAMPAL PIWAL
THE VENDOR

WITNESSES:

सुनीता धारामपाल

SUNITA DALBIR PIWAL

Same as above "Vendor"

Anil Kharate

Name:

Address:

Signature: -

बदर-28	Name:	Sai Usha A. Kharate
3046	Address:	NEAR ANIL SUभाष बरिभाऊ भोसले
2018	Signature:	(Signature)



Sai Usha A. Kharate
ANIL SUभाष बरिभाऊ भोसले

विशेष कार्यकारी अधिकारी
एस.आर. २०१८/१९२६

४/१० विजय नगर, बरिभाऊ वाडी,

True Copy

मालमत्ता पत्रक

काँदीविटा

तालुका/न.भु.मा.का. -- न.भु.अ.विलेपार्ले

शिट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

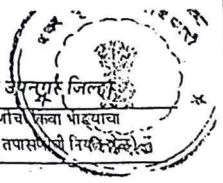
धारणाधिकार

जिल्हा --

मुंबई उपनगर

जिल्हा

शारदाता दितल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची विहित प्रकृती



३४

चौ.मी. ८९३४.९
-१००३.७ रस्तेयाकडे जाणारे
----- क्षेत्र न.भु.क्र. २अ
७९३१.२ मध्ये सामील.

धारक

[महाराष्ट्र इन्डस्ट्रियल डेव्हलपमेंट]
[कार्पोरेशन.]

व्यवहार	धड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
अर्जादरून नांवात बदल	SI कार्यालयीन आदेश क्र एम आर डी सी दि २६-७-७७	H महाराष्ट्र राज्य इन्डस्ट्रीयल डेव्हलपमेंट, सॉल्वानस मुंबई	
२/२००२	मा.नगर भूमापन अधिकारी, विलेपार्ले यांचे काढील आदेश क्र न.भु.अ.विलेपार्ले/न.भु.क्र.२ ते ६, ७० ते ३०, ३४ ते ४८/रस्तेहस्तांतरण/फेरफार/२००२ दि. २७/२/२००२ अन्वये न.भु.क्र. २४ च्या क्षेत्रामधून रस्तेयाकडे जाणारे क्षेत्र १००३.७ चौ.मी. कमी करून न.भु.क्र. ३४ चे क्षेत्र ७९३१.२ चौ.मी. कायम केले व रस्तेयाकडे जाणा-या क्षेत्राची स्वतंत्र नविन न.भु.क्र. २अ ची मिळकत पत्रिका उघडली असे.		



करणारा -

उरी नकला -

न.भु.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

हात ४६३८
नाखळ तारीख १५/१२/०३. नकलेचा प्रमाण नोंदी ०३
ल. तपशील तारीख २७/७/१३. न.भु.क्र. २४
ल. दिनांक २००४/०७/१३. न.भु.क्र. २४
ल. तारीख २००४/०७/१३. न.भु.क्र. २४
न.भु.क्र. २४

हस्ताक्षर अधिकारी

हस्ताक्षर अधिकारी

VERIFIED FROM ORIGINAL

Handwritten signature

The Cosmopolitan Corporation

Goregaon, District of Mumbai

Mr. Umesh R. Patil



Subhash Harihar Bhosale

विशेष कार्यकारी अधिकारी

एम.आर.न.भु.क्र. २४/२२२६

४/१९, दि. २००४/०७/१३, जांभेकर वाडा,

जोगेश्वर, मुंबई-४०० ०६०

बदर-४	
3040	09/12
२०२४	

Handwritten signature: Chit...

True Copy

21

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. MIDC/SPA/MRL/574/ 2003
Office of the Deputy Engineer,
MIDC, Marol Sub Division,
Andheri (E), Mumbai 400 093

Date: 21/03/2003

To,
M/s. Akroti Nirman Ltd.
201, Mukhyadhyapak Bhavan,
Above Nityanand Hall,
Sion (W), Mumbai-400 022.

Sub : Occupation Certificate for Rehab building No. 2 in
Pocket No. 10 for Slum Rehabilitation Scheme at
Marol Industrial Area.

Ref : Your Letter No. CGMS/ARCH/MIDC/674/2003 dated
1st March 2003

Dear Sir,

This is to certify that the development work of the Rehab
building No. 2 on Pocket 10 is completed as per this office's
approval no. DE/Slum/X/ /of 2003 dated 21/03/2003
in Marol Industrial Area, upto G+7 with a BUA of 3500.00
Sqmt(Existing BUA:2189.35 Sq.ML + Completed BUA:)
with lift, under the supervision of Shri Rajkumar Sharny
holding license no. CA/86/9880 and permitted to occ
following conditions:

1. Tree plantation at time of BCC
2. NOC from Hydraulic Engineer, MCGM, if required
3. NOC from Dy.CE (SWD), if required.
4. NOC from Ward Officer (Property Tax)
5. Certificate under 270 A
6. BCC for the entire pocket shall be obtained in the prescribed
time limit.
7. Approach road, Compound wall, gate shall be completed before
B.C.C.

VERIFIED FROM ORIGINAL

VP/Arch
Authorised Signatory
The Cosmopolitan Slum Rehabilitation Board
Goregaon Branch, Mumbai - 400 073
Mr. Umesh R. Patil
Passing Officer



Dr. H. Bhasale



H. Bhasale
सुभाष हरिभाऊ भासले
विशेष कार्यकारी अधिकारी
एस.आर. ४/१९२९
४/१९, विक्रमनगर, वांद्रिका वाडी,
सोपेश्वरी (पूर्व), मुंबई-४०० ०६०.

वर्कर-४		
3070	26	22
२०१४		

True Copy

8. Following infrastructure shall be provided to the rehab dwellers:

- Paved / Tared access ways
- Storm water drain.
- Internal sewerage lines and septic tanks.
- U.G.Tanks,OH Tanks & water supply lines.
- Meter room,electric room & cabling.
- Compound wall
- Amenities such as welfare center,Baiwadi,Society Office.
- Submission of copy of lease agreement executed with slum dwellers.

10. NOC from Civil Aviation Department.

11. The allotment of balance flats in the above building should be done with prior confirmation of allottees from this office.

VERIFIED FROM ORIGINAL

[Handwritten Signature]

Authorised Signatory
The Cosmos Co-operative Bank Ltd
Goregaon Branch, Mumbai - 400 074

The OC for the Rehab building 2 in Pocket 10 has been issued on the approval issued by UDD vide No. TBP/4399/1456/CR-13/2000 UD II/dt. 3/2/2000 and minutes of the meeting held on 20/5/94 point No. 8 No. C-1/95-96.

Mr. Umesh R. Patil
Passing Officer

The infrastructure charges @ 840/Sq.mt. s agency as consumption of excess FSI over the permissible of the Zone as approved by the CEO dated 14/10/2000



Thanking you,

Yours faithfully,

Deputy Engineer, SPA
MIDC, Marol Sub-Division,
Andheri(E), Mumbai-93

[Handwritten Signature]

1. Copy submitted to the Jt. Chief Executive Officer: MIDC, Mumbai for favour of information, please.

बदल - ४		
२०१०	३१	५२
२०१४		

S.H. Bhasl
सुभाष हरिभाऊ भोसले
विशेष कार्यवाही अधिकारी
एस.आर.



KRUTI

KIRMAN PVT LTD

POSSESSION LETTER

Date: 22-12-2000

ANPL/2000.

Shri. Dalbir D. Pival
Pocket No. 4
Andheri (E) Mumbai - 93.



True Copy

Ref.: Agreement dated 8-12-99 for providing alternate accommodation to you under Slum Redevelopment Scheme at M.D.C. Rd. No. 7, P/O. Andheri (E) Mumbai - 93 (hereinafter referred to as "Said Agreement").

VERIFIED FROM ORIGINAL

[Handwritten Signature]

Authorised Signatory
The Cosmos Co-operative Bank Ltd
Goregaon Branch, Mumbai - 400172

Sir/Madam,

- As per the terms and conditions contained in the aforesaid agreement executed between yourself / ourselves, we hereby give to you on ownership basis tenement bearing flat No. 517 on the 5th floor admeasuring 225 sq.ft. of carpet area (hereinafter referred to as the said flat) under Slum Redevelopment Scheme. Umesh R. Patil
Passing Officer
- We have on this 22nd day of Dec. 2000 handed over vacant and peaceful possession of the said flat to you.
- You have undertaken inspection of the said flat and are satisfied with the workmanship. You are also verified that the said flat is constructed as per the specification mentioned in the said agreement and all the amenities as specified in the said agreement are provided for in the said flat.
- With effect from 22-12-2000 you shall be liable to bear and pay all taxes and charges for electricity, water and other services and outgoing payable in respect of the said flat. Therefore you shall pay to the society or to Advoc. Committee, per month, proportionate share of all the outgoing in respect of the said flat as may be decided by Society or Advoc. Committee.
- You shall use and occupy the said flat as mentioned in the agreement only and shall not without prior written consent of the _____ Society / SRA in any manner sell, transfer assign, give on rent, lease/leave & license or otherwise dispose of the said flat, for the period of 10 years from the date of possession. You shall also not change the Residential user of the said flat.



बदर-४ ... 2		
२०१०	३५	५८
२०१४		

OFFICE: 201, MUKHYADHYAPAK BHAVAN, ROAD NO. 24, ABOVE NITYANAND HALL, SION (W), MUMBAI - 400 022. TEL.: 408 1756 / 408 1762. FAX: 408 0094.



S. H. Bhaskar
सुभाष हरिभाऊ भोसले
विशेष कार्यकारी अधिकारी
एस.आर. क्र. ३४/१९२६
४/१९, विजय नगर, बट्टिकर वाडी
जोगेश्वरी (पूर्व), मुंबई-४०० ०६२

[Handwritten Signature]

True Copy



S. R. Bhale
सुभाष हरिभाऊ भोसले

विशेष कार्यकारी अधिकारी
ताबा पत्र
एस.जी.ए. २४/१९२६

४/१९, दि. १९/११, जंशिर वाडी,
जोगेश्वरी (पूर्व), मुंबई-४०० ०६०

प्रति,
श्री./श्रीमती

संदर्भ :- दिनांक रोजी झालेल्या करारनाम्यानुसार
शोपडपट्टी पुनर्वसन योजने अंतर्गत
..... येथील तयार इमारतीतील नवीन घराचा
ताबा मिळणेबाबत.
(यापुढे "सदरचा करारनामा" असे संबोदीले जाईल)

महोदय/महोदया,

- १) योजनेअंतर्गत जो करारनामा तुमच्या व आमच्या मध्ये झाला आहे. त्याकरारप्रमाणे हक्काची २२५ चौ. फुटाची (चटई क्षेत्राचे) सदनिका क. मजला क. येथे देत.
- २) आधी आज दिनांक माहे २००० रोजी तुम्हाला तुमच्या सदनिकेचा रिकामा व शिल्लकेने ताबा देत.
- ३) तुम्ही तुम्हाला मिळणा-या सदनिकेची पाहणी केली असून सदनिकेच्या कामाबद्दल/बांधकामाबद्दल आपण समाधान व्यक्त केलेले आहे. करारनाम्यात नमुद केल्याप्रमाणे वरील सदनिका बांधलेली असून करारातील तरतूदीनुसार सोई - सवलती सदर सदनिकेत पुरविण्यात आल्या आहेत. त्या आपण प्रत्यक्ष घरात जाऊन पाहिलेल्या आहेत.
- ४) तुम्हाला वरील दिनांक रोजी घराचा ताबा दिल्यापासून तुम्ही तुमच्या घराच्या विजेचे बिल, पाण्याचे बिल, व मासिक इतर खर्च भरावयाचा आहे जे तुमच्या सदनिकेस लागू होतात. या कारणानुसार जोपर्यंत ही जागा/जमीन सोसायटीच्या नावे होत नाही तोपर्यंत होणारा खर्च जो तुम्हाला घरासाठी होणार आहे तो प्रत्येक महिन्याला तुम्ही सोसायटीकडे/किंवा अॅडव्हॉक कमेटीकडे जमा करावयाचा आहे.
- ५) तुम्ही तुमच्या सदनिकेचा वापर करारनाम्यात उल्लेख केल्याप्रमाणेच करावयाचा आहे. सदनिकेच्या वापरात बदल करणे, विकणे, दुस-याच्या नावावर करणे, दुस-याला भाड्याने देणे, भाडे-कराराने देणे हे सोसायटीच्या, किंवा शोपडपट्टी पुनर्वसन प्राधिकरणाच्या लेखी परवानगी शिवाय सदनिकेचा ताबा दिलेल्या दिवसापासून १० वर्षांपर्यंत या प्रकारचा व्यवहार करता येणार नाही. सदर सदनिकेचा वापर फक्त "घर" म्हणून केला जाईल.

२०५०

२५/५

VERIFIED FROM ORIGINAL

Authorised Signatory
The Cosmo Group
Goregaon Branch

Mr

R. Patil

1000

VERIFIED FROM ORIGINAL

Mr. Patil

Authorised Signatory
The Cosmos Co-operative Bank Ltd
Goregaon Branch, Mumbai - 400 063
Mr. Umesh R. Patil
Passing Officer

Continuation Sheet _____

True Copy

The construction work of the entire building is completed and you are satisfied about its quality of workmanship and also amenities provided for, which you confirm is as per the agreement.

We are hereby discharged from all our obligations as being performed under the said agreement except only relating to formation and registration of the society.

You shall abide by all the duties and obligation required to be performed by you under the said agreement.

You shall be required to execute and register the agreement of permanent alternate accommodation as and when required.

We would request you to return to us a copy of this letter duly signed by you in token of your acceptance of all aforesaid terms and also confirming receipt and acceptance of the said flat.

Thanking you,

Yours faithfully,

AKRUTI NIRMAN PVT.LTD.,

Mr. Patil

(AUTHORISED SIGNATORY)



We confirm above in toto and also acknowledge that vacant and peaceful possession of the flat No. 517 on 5th floor of the proposed society known as Sub. Bldg-2 is received by me and I discharge M/s. Akroti Nirman Pvt. Ltd. from all obligations under the agreement dated 8-12-99

दलबीर पिवाल
24/12/2001

TENANT/S

बदर-४		
२०५०	२५	५
२०१४		



S.R. Bhal
सुभाष हरिभाऊ भोसले
विशेष कार्यकारी अधिकारी
एस.आर. नं. १९२६
४/१९, वि. नं. १९, बंधुकर वाडी,
जोगेश्वरी (पू.) मुंबई-४०० ०६०

Khawali

Urpatil

Authorised Signatory
The Cosmos Co-operative Bank Ltd
Goregaon Branch, Mumbai - 400 063

True Copy
Mr. Umesh R. Patil
Passing Officer

- २ -

- ६) संपुर्ण इमारतीचे बांधकाम पुर्ण झाले असुन ते करारनाम्यात लिहील्या प्रमाणे झाले असल्याची आपण कबुल करीत आहात. व बांधकामाच्या दर्जाबाबत आणि सदनिकेत पुरवीलेल्या सोयीसवलती बाबत तुम्ही समाधानी आहात.
- ७) वरील करारानुसार आमच्यावर असलेल्या सर्व कर्तव्यातुन आम्ही मुक्त झालो आहोत. केवळ सोसायटीची स्थापना व नोंदणी करून देणे ऐवढीच जबाबदारी आमच्यावर आहे.
- ८) करारनाम्यात तरतूद केल्याप्रमाणे तुमचे कर्तव्यपालन करण्याची जबाबदारी तुमच्यावर बंधनकार आहे.
- ९) नविन वरील सदनिकेबाबत जेव्हा आवश्यक असेल त्यावेळी करारपत्र आपण सही करून व आपण आपण विनंती करी आपण घराचा ताबा मिळाल्याची व वरील सर्व अटी मान्य असल्याचे कबूल करून पोचपावती घ्याना सदर तुमच्या सहीनिशी आम्हाला परत करावी.

आपला विश्वासू,
आकृती निर्माण प्रायव्हेट लिमिटेड करीता,

(अधिकृत स्वाक्षरी) २८/५
२०१०

मी/आम्ही सदनिका कं..... मजला क..... वरील या नियोजित सोसायटी मध्ये सदनिकेच्या रिकाम्या स्थितीत व्यवस्थित व शांततेत मेसर्स. आकृती निर्माण प्रायव्हेट लिमिटेड यांजकडून संपूर्णपणे ताबा घेतला आहे. हे मी वचनपूर्वक लिहून देत आहे/आहोत व वरील सर्व अटी शर्ती मान्य आहेत व त्याची पोचपावती देत आहे/आहोत आणि मेसर्स. आकृती निर्माण प्रायव्हेट लिमिटेड आमच्याशी दि..... रोजी केलेल्या करारान्वये त्यांच्यावर असलेल्या सर्व जबाबदारी व कर्तव्यातुन मुक्त झाले आहे हे लिहून देतो.

Umesh R. Patil
भाडेकार/रहिवाशी



सुभाष हरिभाऊ कर्तव्य
विशेष कार्यालय अधिकारी
एस.अ. १९/१५२३
४/१९, वि. नं. १, वडोकर बाडी,
जोगेश्वरा (पू.), मुंबई-४०० ०६७