



MAHARASHTRA  
- 7 FEB 2007

रुपये 100/- अ. क्र. 5093 शांती झेरोक्स  
श्री. Shri. Gajji Premji Patel  
रा. Kalamboli, वतीने Self  
दिनांक 13 FEB 2007

Y 757561

अधिकारी, पुणे.  
10/2/07

अनुज्ञापनी क्र. पणवेल ६/१६-१७  
विक्रीचे ठिकाण : शॉप नं. बी-९,  
सेक्टर-४, कालंबोली,  
नवी मुंबई-४००२१८.  
महाराष्ट्र  
श्री. कृष्णा दगड  
सर्व्हेर कळंबोली

**DEED OF CONFIRMATION**

THIS DEED OF CONFIRMATION made at C.B.D. Belapur / Kalamboli ,  
Navi Mumbai this 13<sup>th</sup> day of FEBRUARY 2007 between THE  
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED, A Company incorporated under the  
Companies Act, 1956, having its registered office at " Nirmal" Nariman  
Point, Bombay-400021, hereinafter called " the Corporation" (which  
expression shall unless repugnant to the context or meaning thereof be  
deemed to include it" successors and assigns) of the One Part and  
SHRI  
GEMJI PREMJI PATEL residing/ address at : Prince General Stores  
Shop No - 20, Sector - 4 E /a, Kalamboli , Navi Mumbai . hereinafter  
called " The Row House Plot Owner ", ( which expression shall, unless  
repugnant to the context or meaning thereof, be deemed to include his  
heirs, executors, administrators and assigns) of the Other Part :



श्री. कृष्णा दगड  
12/2/2007  
2/96

Asstt. Sub-Registrar  
CIDCO LTD.,  
Kalamhali

ESTATE OFFICER  
CIDCO LTD., CIDCO BHAVAN  
NAVI MUMBAI - 400 614.

श्री. कृष्णा दगड

**WHEREAS :**

By an Agreement executed by the Corporation in favour of the Plot Owner on this 08<sup>TH</sup> day of January 2003, the Corporation has granted and transferred by way of sale to the ROW HOUSE PLOT Owner Row House Plot No B - 66, Sector - 14, at Kalamboli, Navi Mumbai, particularly described in the Schedule to the said Agreement of Plot being the same as described in the Schedule hereunder written as the in mentioned.

The R/H Plot Owner failed to present and appear before the Sub-Registrar of Assurances to admit the execution of the said Deed within the prescribed period. The said original Agreement of Apartment is herewith annexed and marked as Annexure "A" The Apartment Owner has requested the Corporation to execute this deed of confirmation, with a view to regularize the registration of the said deed of Apartment, which the Corporation has agreed to do so

NOW THIS DEED WITNESSETH that pursuant to the said agreement and in consideration of the premises, the Corporation doth hereby confirm that the Corporation has executed the said Apartment and granted and sold to the PLOT Owner the Row House Plot No B - 66, Sector - 14 admeasuring 61.36 Sq Mtrs at Kalamboli described in the schedule hereunder in the manner therein mentioned and the Corporation doth claim no right title or interest in the said PLOT whatsoever and admits and confirms that the PLOT Owner is the full owner thereof by virtue of the

said Deed and the Apartment Owner agrees and undertakes to lodge this Deed in the Office of the said Sub-Registrar and will admit his signature hereunder made before him and the same may be treated as admission of the signature to the said Deed of Apartment before the said Sub-Registrar and shall be, so far as the Corporation is concerned, deemed to be duly registered and the Corporation covenants and assures that it will not raise any objection on that account.



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31/01/2003

*[Signature]*  
ESTATE OFFICER  
CIDCO LTD, NAVI MUMBAI - 400 614.



**SCHEDULE**

All that piece or parcel of land known as Row House Plot No B - 66 , Sector - 14 , at Kalamboli containing by admeasuring about 61 . 36 Sq. Meters on the Ground Floor of Row House Plot, in Sector- 14 , at Kalamboli and which the said Plot is bounded as follows

- That is to say :
- On the North by : 6 . 00 MTRS WIDE ROAD
- On the East by : CORE UNIT
- On the South by : PLOT NO B - 67
- On the West by : PUBLIC UTILITIES.

IN WITNESS WHEREOF, the parties hereto have hereinto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by

Within named CITY & INDUSTRIAL

DEVELOPMENT CORPORATION OF

MAHARASHTRA LIMITEE BY

The hand of Shri.

*[Signature]*

ESTATE OFFICER  
CIDCO LTD., CIDCO BHAYAN  
NAVIMUMBAI - 400 614.

In the presence of :

- 1. Shri. H.C. Madhavi
- 2. Shri. N.S. Charat

*[Signature]*  
Asstt. Estate Officer  
CIDCO LTD.,  
Kalamboli.  
*[Signature]*



With named Plot Owner

SHRI. N.S. CHARAT

SHRI. N.S. CHARAT

In the presence of :

1. Shri. H.C. Madhavi

2. Shri. N.S. Charat

*[Signature]*  
Asstt. Estate Officer  
CIDCO LTD.,  
Kalamboli.  
*[Signature]*

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**ICICI Bank**

Customer Copy

Deposit Br. New Panvel Date: 22/3/07

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	20250
Service Charges	Rs.	10
Total	Rs.	20260

Name of Stamp duty paying party:

Ganesh Badhru Chavan  
KL-5/38/04, sector-3E  
Kalammboli.

Received with Thanks  
of Rs. 20250  
Towards Payment of Stamp Duty

DD / Cheque No. \_\_\_\_\_

Drawn on Bank \_\_\_\_\_

Tran ID  
Franking Sr.  
Officer



43507

**TRIPARTITE AGREEMENT**

Stamp: 32000  
Date: 22/03/07  
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THIS AGREEMENT MADE AND ENTERED at : KALAMBOLI, NAVI MUMBAI, this 22<sup>nd</sup> day of MARCH Two Thousand Seven,

BETWEEN

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a Company incorporated under the Companies Act, 1956 and having its registered office at 'Nirmal' 2<sup>nd</sup> Floor, Nariman point, Mumbai-400 021, hereinafter referred to as the 'Corporation' (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assign or assigns) of the **FIRST PART.**

AND

**SHRI GELJI PREMJI PATEL** an adult, Indian Inhabitant residing at : Kalammboli and owner of Row House Plot No B. - 66 , Sector - 14, Kalammboli Navi Mumbai . hereinafter referred to as the "Original Plot Owner" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors or successors and permitted assigns) of the **SECOND PART.**

**SHRI GANESH BADHRU CHAVAN** an adult, Indian Inhabitant, residing at Apartment No . KL - 5 / 38 / 04, Sector - 3E, Kalammboli , Navi Mumbai . hereinafter referred to as the "The Row House Plot Owner and purchaser " ( Which expression shall, it be repugnant to the context or meaning thereof, include his / her / their executors, administration and permitted assigns) of the **THIRD PART.**

ICICI Bank Ltd., Neel Avenue, Plot No 5, Sector 19, New Panvel-410 206. D. No. ST/IV/C.R.1011/16/2005/736



Authorised Signatory  
Sonal Sinari

भारत 43507  
115799  
MAR 22 2007  
SPECIAL ADHESIVE MAHARASHTRA

Rs. 0020250/-PB5345

STAMP DUTY MAHARASHTRA

Handwritten note: 20250

ESTATE OFFICER  
CIDCO LTD. KALAMBOLI  
PANVEL, NAVI MUMBAI

Handwritten signature  
CIDCO Ltd.



WHEREAS

By an Agreement made at : Kalamboli/ CBD , On 08 / 01 / 2003 Between the Corporation and the Original Row House Plot Owner (hereinafter referred to as "The said Agreement") the Corporation agreed to sell and the Original Row House Plot Owner agreed to by the Row House Plot No. B - 66 , Sector - 14, Admeasuring 61 . 36 Sq. Mtrs at : Kalamboli Situated on the Ground floor, on the terms and conditions specified therein.

AND WHEREAS

The Original Row House Plot Owner paid to the Corporation a Price of Rs. 2,79,342/- (Rupees Two Lacs Seventy Nine Thousand Three Hundred Forty Two Only ) and the Corporation delivered the possession of the said Row House Plot to the Original Row House Plot Owner in pursuance to the " said Agreement".

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AND WHEREAS

The Original Row House Plot Owner requested the Corporation to grant to it the permission to transfer and assign its rights and interest in or benefits under the 'said agreement' to the New Row House Plot Owner in accordance with condition No. 21 of the said agreement and to execute the Deed of Row House Plot in favour of the New Row House Plot Owner in accordance with condition No. 10 of the Row House Plot & the Corporation having granted the permission to the original Row House Plot Owner agreed to do so on the terms and conditions appearing hereinafter

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS :

- 1) The Corporation shall, in pursuance to the "said Agreement" and in consideration of the permission contained therein, execute the Deed of Row House Plot in favour of the NEW ROW HOUSE PLOT



Subregistrar  
Subregistrar  
CIDCO Ltd.

Subregistrar  
CIDCO Ltd.  
CIDCO, BLDG. CIDCO, BHAYAN  
MUMBAI - 401 301

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- 2) The New Row House Plot Owner shall be substituted for the for the Original Row House Plot Owner in the "said Agreement" and shall have all the rights, obligation, liabilities, benefits and equities accordingly thereunder.
- 3) The Original Row House Plot Owner relinquish and release all his rights, titles, benefits, interest, claims or demands whatsoever in the said agreement and discharge the Corporation form all obligation or liabilities required to be performed to him by the Corporation under the" said Agreement.
- 4) The Original Row House Plot Owner indemnifies and saves harmless the corporation against any loss or damages that may be caused to the Corporation in consequences of this Agreement or the permission granted to it as aforesaid.
- 5) The New Row House Plot Owner shall pay the stamp duty payable under this agreement.
- 6) The Agreement to Lease of said Row House Plot No B - 66 , Sector - 14, Kalamboli Navi Mumbai made on 08 / 01 / 2003 and Registerd with Sub Registrar by Plot owner / Vendor dated 15 / 02 / 2007 vide Document No 1265 / 2007

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seals the day and year first hereinabove written.

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Asstt. Estate Officer  
CIDCO Ltd.





SCHEDULE

ALL THAT Piece or parcel of the property situated at Kalamboli, Tal - Panvel, Dist - Raigad bearing Plot No. B - 66, on Road No ..... admeasuring Row House plot area 61.36 Sq Mtrs and thereabout being Plot No. B - 66, Sector - 14, Kalamboli of the layout of land situated and pertaining to revenue Village Kalamboli, Tal. Panvel, Dist. Raigad in the registration Sub-Registrar Panvel and Dist. Raigad and bounded as follows:

THAT IS TO SAY :

On or towards the North by : 06 MTRS WIDE ROAD

On or towards the South by : core unit

On or towards the East by : ROW HOUSE PLOT NO B - 67

On or towards the West by : PUBLIC UTILITIES

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective ands the day and year first hereinabove mentioned :

SIGNED AND DELIVERED BY THE

Withinamed CITY AND INDUSTRIAL

DEVELOPMENT CORPORATION OF

MAHARASHTRA LIMITED, by the

Hand of SHRI.....

In the presence of

1) Shri H.C. Madhav;

2) Shri Nikin S. Ganav

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ESTATE OFFICER  
CIDCO LTD. KALAMBOLI  
PANVEL, DIST. RAIGAD



Handwritten signature: २००९ २१/१

SIGNED AND DELIVERED BY THE

Withinnamed ORIGINAL ROW HOUSE PLOT OWNER

SHRI GELJI PREMJI PATEL

गेलजी प्रेमजी पटेल

In the presence of

1) Shri H.C. Madhavi

*H.C. Madhavi*  
Asstt. Estate Officer  
CIDCO Ltd.

2) Shri Arjun S. Ghansal

*Arjun S. Ghansal*

SIGNED AND DELIVERED BY THE

Withinnamed NEW ROW HOUSE PLOT OWNER

SHRI GANESH BADHRU CHAVAN

गणेश गानेश

In the presence of

1) Shri H.C. Madhavi

*H.C. Madhavi*  
Asstt. Estate Officer  
CIDCO Ltd.

2) Shri Arjun S. Ghansal

*Arjun S. Ghansal*



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ESTATE OFFICER  
CIDCO LTD. KALAMBOLI &  
PANVEL, NAVI MUMBAI