

Central Bank of India.

Virar Branch, Dist

Sowant .. 8976601555

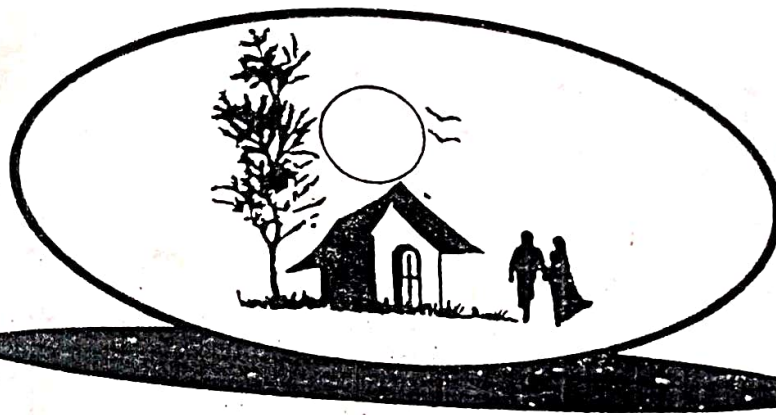
Pradeep Rahatwal.

8087391491



**AGREEMENT FOR SALE
IN RESPECT OF**

Pradeep Rahatwal.



FLAT/ SHOP NO. _____ ON _____ FLOOR

BUILDER / VENDORS

PURCHASER



ADVOCATE

J. C. PATHAK

B.A.L.L.B.



ADVOCATE

Shop No. 203 / 204, Om Arcade, 2nd, Floor, V. S. Marg,
Virar (E) Tal. Vasai, Dist. Thane-401 305

Off.: 0250-2528314 / Mob.: 9326464777

534/1195

पावती

Original/Duplicate

Friday, March 14, 2014

नोंदणी क्र.: 39म

8:09 PM

Regn.: 39M

पावती क्र.: 1249 दिनांक: 14/03/2014

गावाचे नाव: गामकोपरी

दस्तऐवजाचा अनुक्रमांक: वसई5-1195-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रदीप यशवंत राहटवळ

नोंदणी फी

रु. 8750.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकूण:

रु. 9530.00

आपणास मूळ दस्त, धवनेल प्रिंट व सीडी अंदाजे 7:56 PM ह्या वेळेस मिळेल.

सह दुकानदार निबंधक कार्या-२

बाजार मूल्य: रु. 715500/-

मोबदला: रु. 875000/-

वसई क्र. ५

भरलेले मुद्रांक शुल्क : रु. 52500/-

1) देयकाचा प्रकार: eChallan रकम: रु. 8750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001961991201314M दिनांक: 14/03/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 780/-

मूळ दस्त धवनेल प्रिंट व सीडी मिळाली.

प्रदीप रा. राहटवळ
घेणार

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2013

वसई - ५
दस्ता क्र. ११९५/२०१४
१ / ३९

1. दस्ताचा प्रकार : खुली जमीन अनुच्छेद क्रमांक
2. सादरकरत्याचे नाव : श्री. वसिष्ठ शिवदेव शिंदे
3. तालुका : तस्कर
4. गावाचे नाव : श्री. शिवदेव शिंदे
5. नगरभुमापन क्रमांक / सर्व्हे क्र / अंतिम भुखंड क्रमांक : १८५७/४, ३८६, १८५७/२
6. मुख्य दरविभाग (झोन) : उपविभाग ५
7. भिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान औद्योगिक प्रति चौ. मी. दर २२,०००/-
8. दस्तात नमुद केलेल्या भिळकतीचे क्षेत्रफळ : ३१.५२ कारपेट / बिल्ट अप / चौ. मीटर / फुट
9. कारपार्किंग : गटमाळा :
10. मजला क्रमांक : पहिला : आहे / नाही
11. बांधकाम वर्ष :
12. बांधकामाचा प्रकार : आर. सी. / सिंहाने (Rural) / अर्धे पक्के / कच्चे
13. बाजारमुल्य तक्त्यातील मार्गदर्शक मुदना क्र. : ज्यान्वये दिलेली घट / वाढ
14. लिह्व अॅन्ड लायसन्सचा दस्त : 1 प्रतिमाह भाडे रक्कम :
निवासी / अनिवासी 2. अनामत रक्कम / अगावू भाडे:
3. कालावधी
14. निर्धारित केलेले बाजारमुल्या : ७,१५,५००/-
15. दस्तामध्ये दर्शविलेला मोबदला : ८,७५,०००/-
17. देय मुद्रांक शुल्क : ५२,५००/- भरलेले मुद्रांक शुल्क ५२,५००/-
18. देय नोंदणी फी : ८,७५०/-

लिपीक


सह दुय्यक वरिष्ठ अधिकारी

वसई क्र. ५

वसई - ५
 दस्त क्र. ११९१/२०१४
 २ आयकर विभाग
 INCOME TAX DEPARTMENT
 SAI SHUBH ENTERPRISES

भारत सरकार
 GOVT. OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT
 AVINASH C PATEL
 CHANDRAKANT KESVA PATEL
 18/12/1986
 Permanent Account Number
 AXAPP5155C

भारत सरकार
 GOVT. OF INDIA

01/04/2013
 Permanent Account Number
 ACMFS1401P

11012014

Signature
 Avinash



आयकर विभाग
 INCOME TAX DEPARTMENT
 SANTOSH PANNALAL KAHAR
 PANNALAL KAHAR
 03/01/1992
 Permanent Account Number
 CAQPK6524D

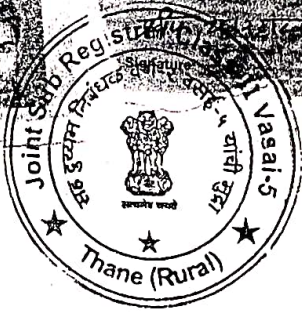
भारत सरकार
 GOVT. OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRADEEP Y RAHATWAL
 YASHWANT RAHATWAL
 01/10/1970
 Permanent Account Number
 APRRR7800P

भारत सरकार
 GOVT. OF INDIA



Signature
 Santosh Kahar



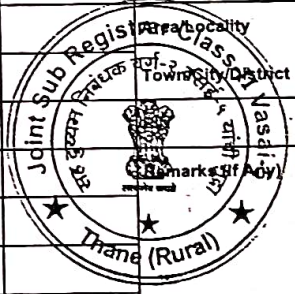
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CHALLAN
MTR Form Number-6

वसई - ५
दस्त क्र. ११९५/२०१४
३१३९

MH001961891201314M	BARCODE	Date	12/03/2014 11:15:10	Form ID	UGR545(VSIS)
DEFACED FOR RS: 52500.00 Deface Number: 000792406201314 Amount: 52500.00 Main words: FIFTY TWO THOUSAND FIVE HUNDRED RUPEES ONLY VSIS_VASAI NO 5 JOINT SUB REGISTRAR		DATE	14/03/2014	Payer Details	534-6947
Account Head Details	Amount In Rs.	Premises/Building	Flat/Block No.	Payer Details	
146401 Purchase of Franking Code	52500.00	Road/Street	Gasskopari	APRPR7800P	
		Virar East	Virar East	Pradeep Y Rahatwal	
				Flat No 105 1st Floor Darya Apt	
				4 0 1 3 0 5	
				Amount In Words: Fifty Two Thousand Five Hundred Rupees Only	
	52500.00				
BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	02300042014031327188	153375336
cheque/DD No		Date	13/03/2014-11:12:25		
name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
name of Branch	Validity unknown	Scroll No. , Date	40314 , 14/03/2014		



File No. : 93264647

Digitally signed by
PRAKASH NAVASO
CHAVAN
Date: 2014.03.14
19:43:04 IST
Reason: See Document
Location: India

वसुंध - ५
सं. ७७०५/१०१६
५/३६

AGREEMENT

AN ARTICLE of AGREEMENT is made and entered into at VIRAR on this 11 March in the Christian Year Two Thousand Fourteen **BY AND BETWEEN:**
M/S. SAI SHUBH ENTERPRISES Proprietary concern through its Proprietor MR. CHETAN SHANKAR NAR. having its office at:- Gas Kopri, Bea Road, Virar (E), Tal: Vasai, Dist: Thane. Hereinafter called "THE BUILDER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors of the heirs, executors, administrators and assigns) of the **FIRST PART:**

Chetan Shankar Nar.

[Signature]

वसई - ५
दस्त क्र ११९५/२०१४
६१३९

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AND

:MR. PRADEEP YASHWANT RAHATHAL

Residing at: Flat No: 404, C wing, Nazendra Mauli Apt,
Laxmi complex, Vindal (E) Tal: Vasai Dist: Thane

Hereinafter called "THE PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART:

WHEREAS:

A] Mr. Jaywant Govind Patil is a owner of Gaothan House No. 1857/4, 388, 1857/2, 1857/3, 1857/1, admeasuring area H.R.0-09-0, (hereafter called "the said land") lying being and situated at Village: Gaskopari, Taluka: Vasai, District: Thane, within the area of Sub-Registrar at Vasai-II, (Thane).

B] The Commencement Certificate for the proposed residential building is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide Letter No. CIDCO/VVSR/CC/BP-4639/E/408, dated 24/05/2010.

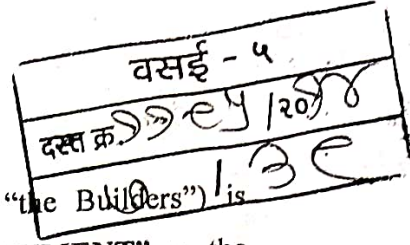
C] By an Development Agreement dated 19/09/2008 entered into by and between Mr. Jaywant Govind Patil (therein called "the Owners") of the First Part and Mr. Aatish A. Palve (therein called "the Developers") of the Second Part, the said Mr. Jaywant Govind Patil has agreed to grant the development right in respect of said land to Mr. Aatish A. Palve, on the terms and conditions mentioned in the said agreement.

D] The owner has executed a Power of Attorney in favour of Mr. Aatish A. Palve (therein called "the Developers") with a right to develop the same. By an entered into Deed of Partnership by Mr. Aatish A. Palve (therein called "the Developers") form the partnership firm named as "M/s. Sai Shubh Enterprises".

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JAM

प्रादीप ए २६/१२/२०००



E] M/s. Sai Shubh Enterprises (therein called "the Builders") is constructing the building known as "DARYA APARTMENT" on the part of the said land (hereinafter referred to as "the building" for the sake of brevity).

F] The builder is entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builder with a view ultimately that the Purchaser/s of the various premises along with occupants of the other premises in the said plot of land shall form Co-op. Housing Society or Limited Company the said plot of land together with the building thereon will be conveyed as herein provided.

G] The Purchaser/s has/have demanded from the builder's inspection of the aforesaid building plans, specification of land and other documents referred to above including the agreement. The purchaser/s inspection has been duly given to and taken by the purchaser/s. The purchaser/s has also satisfied himself/themselves about the same.

H] The Builder have engaged the service of Shree Consultants as a Architect and Structural Engineer for preparation of the Structural drawings of the building/s and the Builder accepts the professional supervision of the Architect and Structural Engineer till the completion of the completion of the building/s :

I] That Flat Purchaser/s demanded from the Builder and the Builder has given inspection to the Flat Purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared by the Builder Architects Shree Consultants and of such other documents as specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter for

प्रदीप २५-२६/१२/२०१६

वसई - ५
दस्ता प्रक्रि १ एच/२०१४
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the sake of brevity it may be inspection to as "As said Act") and the rules made there under such inspection has been duly given to and taken by purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.

J] The Builders have supplied to the Purchaser/s such of the documents as are mentioned in rule 4 of the Maharashtra Ownership flats rules 1964, as demanded by the Purchaser/s.

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

1. The Builders shall construct the said building on the said plot of the land in more particularly described in Schedule "A" hereinunder written in accordance with the plans, designs specifications approved by the concerned local authority and which have been seen and approved by the flat Purchaser/s with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.
2. The Flat Purchaser hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Flat Purchaser/s one Flat bearing No. 105, of carpet area/super built up area admeasuring 350 Sq. feet i.e. 32.52 meter (which is inclusive of the area of balconies) on the First Floor, in " " Wing, as shown in the Floor Plan thereof hereto annexed and marked annexures ' ' in the Building known as "DARYA APARTMENT" (hereinafter referred to "THE FLAT") for the price of Rs. 8,75,000 /- (Rupees Eight lakh Seventy Five Thousand only) including price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the Second Schedule "B" hereunder written.

[Signature]

[Signature] 25-2-2014

वसई - ५
दस्ता क्र. २९ एम / २०१४
C I 3E

3. The said consideration of Rs. 8,75,000/- (~~Rupees Eight lakhs~~
~~Seventy Five Thousand~~ only) shall be payable in the following manner to the builder by the purchaser/s:-

- 1,75,000/- on booking of the flat.
- _____/- on or before completion of plinth.
- _____/- on or before completion of the 1st slab.
- _____/- on or before completion of the 2nd slab.
- _____/- on or before completion of the 3rd slab.
- _____/- on or before completion of the 4th slab.
- _____/- on or before completion of the 5th slab.
- _____/- on or before completion of the Brick work
- _____/- on or before completion of Plaster
(Internal and External)
- _____/- on or before completion of Flooring
- _____/- on or before completion of the Sanitary
Fittings & Plumbing.
- _____/- on or before completion of Doors and Windows
- 7,00,000/- remaining at the time of occupation of the said flat.

4. The Builder hereby agrees to observe perform and comply with all the terms, condition, stipulation, restriction, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said or thereafter and shall, before handing over possession of the Flat Purchaser/s obtained from the concerned local authority occupation and /or completion certificates in respect of the Flat.

5. The Builders hereby declare that the Floor Space Index available in respect of the said land is _____ Square meters only and that no part of the said floor Space Index has been utilized by the Builder elsewhere for any purpose whatsoever.

6. The Flat Purchaser/s agrees to pay to the builder interest at Eighteen (18%) Percent per annum on all the amount which become due and payable by the Flat Purchaser/s to the Builder under the terms of this agreement from the date of the said amount is payable by the Flat Purchaser/s to the Builder/s.

[Signature] २५-२११६०५

वसति - ५
वसति क्र. ३९५/१०००
२०/३८

7. On the Flat Purchaser/s committing default in payment on due date of any amount due and payable by the flat Purchaser/s to the builder under this agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoing) and on the flat Purchaser/s committing breach of any of the terms and conditions herein contained, the Builder shall be entitled at their own option to terminate this agreement.

PROVIDED ALWAYS THAT the Power of termination herein before contained shall not be exercised by the Builders unless and until the Builders shall have given to the flat Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this agreement and default shall have been made by the flat Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon termination of this agreement as aforesaid, the Builder shall refund to the flat Purchaser/s the Installments of sale price of the flat which may till they have been paid by the Purchaser/s to the Builder but the Builder shall not be liable to pay to the flat Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund aforesaid amount by the Builder shall be at liberty to dispose of and sell the flat to such persons and at such price as the Builders may in their absolute discretion think fit.

8. The fixtures, fittings and amenities to be provided by the Builder in the premises and the said Building are those that are set out in Schedule "D" hereunder written.

9. The Builders shall give possession of the premises to the flat Purchaser/s on or before _____ day of _____ 200__. If the Builders fails or neglect to give possession of the flat to the flat Purchaser on account of reasons beyond his/her control and of his/their agents as per

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प्रदीप २५ २६/१२/२०००

SH D. TIWARI

**B. Sc., LL. B.,
Advocate High Court**

Office : 25, 1st Floor, Engineer Building, 258, Shahid Bhagat Singh Road,
Fort, Mumbai - 400 001. Tel. 022-22610747

Res. : C-02/03, Ganesh Darshan Apt., Pirowali, Haji Malang Road,
Opp. Anmol Garden, Kalyan (E), Dist. Thane - 421306.

Mobile : 92241 66107 / 96193 02138 E-mail manishtiwari0051@gmail.com

Date.: _____

Certificate of certified copy of Title Deed

Branch - Virar (West)

Region: Mumbai Suburban

A/c no:-

Name of A/C: Mr. Pradeep Yashwant Rahatwal

We certify that the bank has produced certified copy of the Title Deed viz. agreement for sale dated 14.03.2014 (Reg. Sr. No. VSI5-1195-2014 dated 14.03.2014) executed between M/s. Sai Shubh Enterprises through its Prop. Mr. Chetan Shankar Nar "the Builders" and Mr. Pradeep Yashwant Rahatwal "The Purchaser" (stamp duty paid Rs. 52,500/-) whose schedule of property is given as below.

Further, the certified copy has been compared with the Original Deed kept at Central Bank of India, Virar (West) Branch. is genuine

Schedule of the property:

Flat no.105, on the 1st floor, adm.350 sq.ft. (Built Up Area), in the building known as "Darya Apartment", constructed on Gaothan House No. 1857/4, 388, 1857/2, 1857/3, 1857/1, lying, being and situated at Village: Gaskopari, Taluka: Vasai, Dist: Thane within the area of Sub Registrar at Vasai II, Virar.

Manish D. Tiwari

(Advocate)

Signature & Seal of the

Branch Manager



Date: 26.06.2014

Place:-Mumbai

Manish D. Tiwari

प्रदीप यशवंत राहतवाल

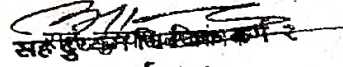
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महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2013

वसई - ५
दस्ता क्र. ११९५/२०१४
१ 1 3 E

1. दस्ताचा प्रकार : ०५१२०१११ अनुच्छेद क्रमांक
2. सादरकरत्याचे नाव : श्री. प्रदिप मशवत रातेवाल
3. तालुका : वसई
4. गावाचे नाव : शासनापरी
5. नगरभुमापन क्रमांक / सर्व्हे क / अंतिम भुखंड क्रमांक : १०५३१४, ३८८, १८५१२
6. मुख्य दरविभाग (झोन) : उपविभाग ५
7. मिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान औदयोगिक प्रति चौ. मी. दर २२,०००/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ३२.५२ कारपेट / बिल्ट अप / चौ. मीटर / फुट
9. कारपार्किंग : गन्धी Sub Registrar Class-II Vasai-5 प्लॉटमाळा :
10. मजला क्रमांक : पहिला कोठार / विधी : आहे / नाही
11. बांधकाम वर्षे :
12. बांधकामाचा प्रकार : आर. सी. सी. / खुला पक्का / अर्धे पक्के / कच्चे
13. बाजारमुल्य तक्त्यातील मार्गदर्शक सुध्दांक : ज्यान्वये दिलेली घट / वाढ
14. लिव्ह अॅन्ड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम :
निवासी / अनिवासी 2. अनामत रक्कम / अगावू भाडे :
3. कालावधी
14. निर्धारित केलेले बाजारमुल्या : ७,१५,५००/-
15. दस्तामध्ये दर्शविलेला मोबदला : ८,७५,०००/-
17. देय मुद्रांक शुल्क : ५२,५००/- भरलेले मुद्रांक शुल्क ५२,५००/-
18. देय नोंदणी फी : ८,७५०/-

लिपीक


सह उपविभागीय अधिकारी
वसई क्र. ५

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प्रदीप २५-१२-२०१३

वसई - ५

दस्ता क्र.

वसई - ५
दस्ता क्र. ११६१/२०१४
आयकर विभाग
INCOME TAX DEPARTMENT

SAI SHUK ENTERPRISES

01/04/2013

Permanent Account Number

ACMFS1401P

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

AVINASH C PATEL

CHANDRAKANT KESAVA PATEL

18/12/1988

Permanent Account Number

AXAPP5155C

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

SANTOSH PANNALAL KAHAR
PANNALAL KAHAR

03/01/1982

CAQPK6524D

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
PRADIP Y. PANNALAL
PANNALAL KAHAR



१४

the Provisions of Section 8 of Maharashtra Ownership Flat Act, by the aforesaid date or dates prescribed in Section 8 of the said act, then the Builders shall be liable on demand to refund to the flat Purchaser the amounts already received by him/them in respect of the flat with simple interest at (9%) per cent, per annum from the date the Builders received the sum till date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulation specified in Section 8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Builders to the flat purchaser they shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction or building in which the Flats are situated or were to be situated.

PROVIDED THAT the Builders shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid day, if the completion of Building in which the flat is to be situated is delayed on account of;

- i) Non-Availability of steel, cement or other building material, water supply or electric supply.
- ii) War, Civil Commotion or Act of God.
- iii) Any notice, order rule, notification of the Government and/or other public or competent authority/court.

10. The Flat Purchaser/s shall take possession of the Flat within seven days of the Builders giving written notice to the Flat Purchaser/s intimating that the said Flat are ready for use and occupation.

11. The Flat Purchaser/s shall use the Flat or any part thereof or permit the same to be used only for purpose of residence.

12. The Flat Purchaser/s along with other Purchaser/s of Flat office in the Building shall join in the forming and registering the society or a limited company to be known by the name as "DARYA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD" The flat Purchaser/s will

२१/३९

प्रदीप २५-१२-२०१४

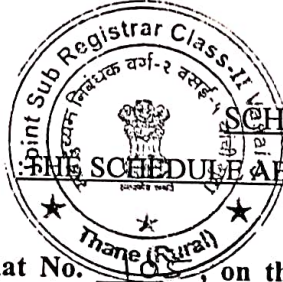
वसई - ५
दस्ता क्र. २१९५/२००४
२०/३९

31. The Agreement shall always be subject to the Provision of Maharashtra Co-Operative Society Act, 1960 with rules made there under and also the Maharashtra Ownership Flats (Regulation of the Construction, sale, Management and transfer Act, 1963).

SCHEDULE 'A'

:THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Gaothan House No. 1857/4, 388, 1857/2, 1857/3, 1857/1, admeasuring area 0-09-0 H.R., (hereinafter called "the said land") lying, being and situate at Village: Gaskopari, Taluka: Vasai, District: Thane within the area of Sub-Registrar at: Vasai II, Virar.



SCHEDULE 'B'

:THE SCHEDULE ABOVE REFERRED TO FLAT:

Flat No. 102, on the First Floor, in " " Wing, admeasuring super built up area 350 Sq. ft. area, i.e. 32.52 square meters area in the building known as "DARYA APARTMENT" constructed on Gaothan House No. 1857/4, 388, 1857/2, 1857/3, 1857/1, admeasuring 0-09-0 H.R. (hereinafter called "the said land") lying, being and situate at Village: Gaskopari, Taluka: Vasai, District: Thane within the area of Sub-Registrar at: Vasai II, Virar.

एम
परीय २५.२६/२००६

वसई - ५
दस्ता क्र. ११०५/२०१४
२१/३९

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HERE TO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY THE)
Within named "THE BUILDERS")
M/S.SAI SHUBH ENTERPRISES)
A Proprietary concern)
Through its Proprietor)
MR. CHETAN SHANKAR NAR)
Presence of)
1. शंतेव)
2. Anasa)

EM



SIGNED AND DELIVERED BY THE)
Within named "THE PURCHASERS")
MR. PRADEEP YASHWANT BHATNAGAR)

Presence of)
1. शंतेव)
2. Anasa)

प्रदीप यं. शहाद



RECEIPT

RECEIVED the day and the year first hereinabove written of and
from the within named Purchaser/s, the sum of Rs. 1,75,000/- (Rupees
One lakh seventy five Thousand only) as and by way of earnest money
to be paid by him/her to us.

Rs. 1,75,000/-

WITNESSES:

1. शंतेव
2. Anasa

I SAY I HAVE RECEIVED

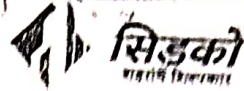
EM

BUILDER

✓

वसाई - ५
 दस्ता क्र. 3388/2003
 20 / 38

वसाई - ५
 दस्ता क्र. 2954/2007
 20 / 38



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकांकमपरियुक्त कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (कोड - १५ २५०) २३१०४८७ फॅक्स : (कोड-१५ २५०) २३५०४९९

संदर्भ क्र. : CIDCOM/VSRI/PCC/BP-4639/E/3/3

दिनांक : 07/07/2010

To
 Shri. Jaywant Govind Patil,
 House No. 377, Kopri
 Virar (E), Taluka Vasai,
 DIST : Thane.

वसाई - २
 809 / 2003
 20 / 38

Sub : Grant of Plinth Completion Certificate for the proposed Residential Building No.1 in Gaathan House No.388 & 1857/1, 2, 3, 4, & 5 of village Kopri, Taluka Vasai, Dist. Thane.

- Ref: 1) Commencement Certification No. CIDCOM/VSRI/CC/BP-4639/E/409 dated 11/11/2008
 2) Your Architect's letter dated 28/08/2010.

Sir/Madam

This has reference to your intimation letter dated 28/08/2010 regarding completion of construction work upto Plinth level in Residential Building No.1 situated at land bearing on in Gaathan House No.388 & 1857/1, 2, 3, 4, & 5 of village Kopri, Taluka Vasai, Dist. Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per approved plan, subject to condition of Commencements Certificate.

Your are required to provide a solid waste disposal unit at allocation accessible to the Municipal sweeper to store upto solid waste in 2 compartments of 0.67 CUM & 1.33 CUM Capacity for every 10 tenements in part thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if B.A.M.P. is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. Length in the form of windows.

You are required to submit revised DILR map showing the roads, R.G. arhenity plot, D.P. road reservation, building as constructed at site and you will also have to submit necessary mutation in 7/12 extracts showing these components before approaching for the provisional O.C.C./ O.C.C. of the last building.

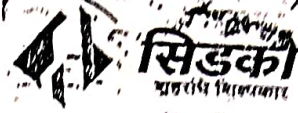
Your shall obtain mosquito proof treatment certificate from the concerned Municipal Council / Grampanchayat before applying for occupancy certificate.

Contd.... 2.

सदर कार्यालय : निरनल, दुसरा मजला, गौथान हाऊस, मुंबई - ४०० ०२१
 मुख्य कार्यालय : सिडको भवन, सी. वी. डी. बंगला, नवी मुंबई - ४०० ०६१४.



वसई - ५	
दस्त क्र.	3868/20 23
	2L 1 38



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसई - ५ अद्विती कमिश्नरियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दस्त क्र. ११०५/२०१८ (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संख्या क्र. ३०३/२०१८/PCO/BP-4639/E/3/3

दिनांक : ०७/०७/२०१०

... 2 ...

You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of the same Building as per the format finalized by CIDCO.

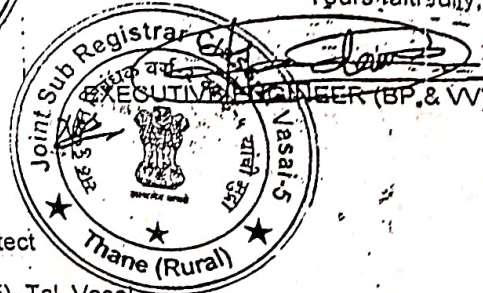
Any projection beyond balcony/building line which is not sanctioned will not allowed. You shall not construct projection other than approved and construct the cupboard as per D.C. Regulation.

Please note that you have to construct the lay-bye with level flush with the ultimate level of the road. You should not raise the same to the plinth level.

You shall apply to FILR for demarcation plan within 3 month from the receipt of this letter.

Yours faithfully,

वसई - २
३०५/२०१३
३०१३८ c.c. to:



1. M/s. Shree Consultants, Architect
B-203, Akanksha Tower,
Near Rly. Stn., Nallasopara (E), Tal. Vasal,
Dist: Thane.
- 2) CUC (V)



नोंदणीकृत कार्यालय : निर्मल, दुसरा मजला, नरोधन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९
 मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलगाव, नवी मुंबई - ४०० ०६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१ ८१६६

वसई - ५
 वसई क्र. ३३२४/२०१३
 २६/३६

वसई - ५
 वसई क्र. ३३२४/२०१३
 सिडको
 ३६

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VSR/CC/BP-4639/E/409

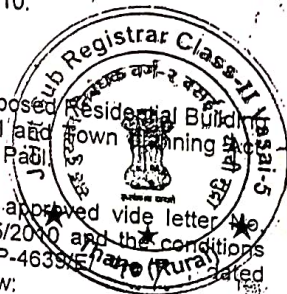
To,
 Shri. Jaywant Govind Patil,
 House No. 377, Kopri
 Virar (E), Taluka Vasai,
 DIST : Thane.

दिनांक : 24/05/2010.

वसई - २
 ३०५/१२०१३
 ३९/३८

Sub: Commencement Certificate for the proposed Residential Building No. 1 in Gaotah House No.388 & 1857/1, 2, 3, 4, & 5 of village Kopri, Taluka Vasai, Dist. Thane.

- Ref: 1) Letter dated 26/06/2008 & 16/06/2008 from the Grampanchayat Chandansar, Virar stating that land under reference is in Gaotah.
 2) TILR M.R. No.335/2004 dated 23/06/2004 for measurement.
 3) Assurance letter from Chandansar Grampanchayat vide letter No. 335/2004 dated 07/04/2008 for potable water supply.
 4) Chandansar Grampanchayat vide letter dated 07/04/2008 for instruction.
 5) CIDCO/VP/VA/15 Report dated 27/04/2010.
 6) Joint Project's layout dated 19/04/2010.



Sir / Madam
 Development Permissions has been granted for proposed Residential Building No.1 under Section 15 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Jaywant Govind Patil.

This drawing shall be read with the layout plan approved vide letter No. CIDCO/VSR/CC/BP-4639/E/409, dated 24/05/2010 and the conditions mentioned in the letter No. CIDCO/VSR/CC/BP-4639/E/409, dated 24/05/2010. The details of the building are given below:

Sr. No.	Predominant Building	Bldg. No.	No. of floors	No. of flats	Built Up Area (In Sq. mt.)
1.	Residential Only	1	Gr. + 4th	20	558.15

Contd..... 2.



वसई - ५
संख्या ५३२८-१०५५
३०/१/१०



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसई - ५
संख्या ५३२८-१०५५
३२/३८

दिनांक : 21/03/2010

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of Rs. 2,200/- (Rupees Twelve four thousand Two hundred Only) Deposited vide cheques No. 28814 dated 21/03/2010 with CIDCO as interest from security Deposit shall be released in whole or in part at the absolute discretion of the Corporation subject to any other building Control Regulations & Conditions attached herewith covered by the Commencement Certificate. Such release shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved drawings to the housing society after its formation under intimation to CIDCO.



वसई - ७
२०५/१००
३२/३८

Yours Faithfully,

ASSOCIATE PLANNER/ADDL. TPO (VV)

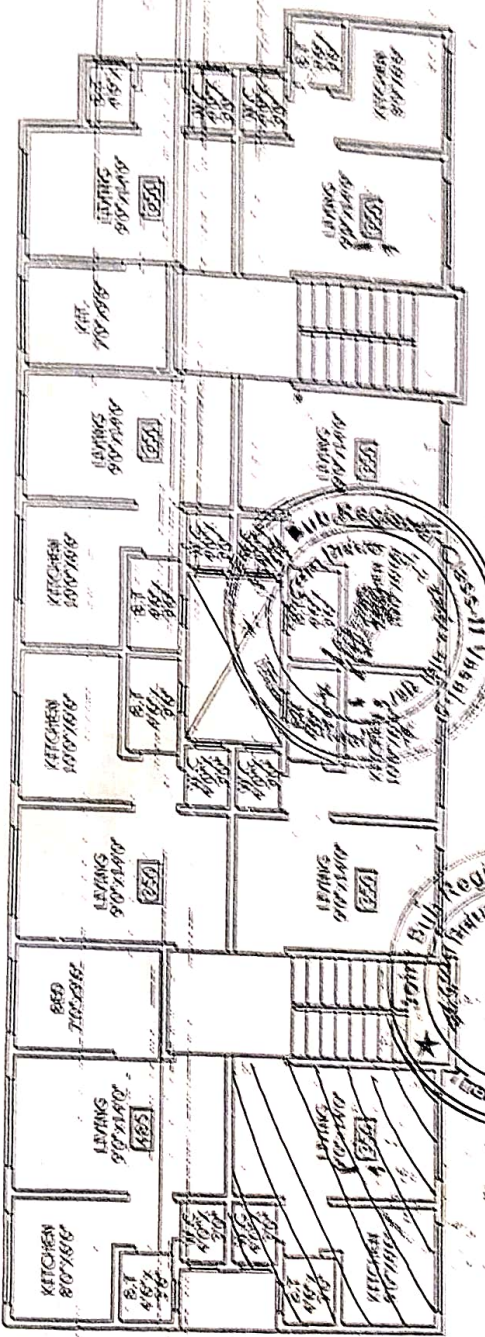
Encl: १३

cc. to:

- M/s. Shree Consultants, Architect
 B-206, Akenisha Tower,
 Near Ry. Stn., Nafasopara (E), Tal. Vasai,
 Dist. Thane



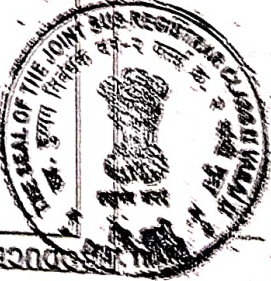
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



ARCHITECT
K.D. MISTRY
 VIRAR-EAST

PROPOSAL
 PROPOSED RESIDENTIAL BUILDINGS ON A PLOT BEARING
 & H.NO. 100, VIRAR-EAST

BUILDERS AND DEVELOPERS
 M/S. ...



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

39/28/1028
 59/132

33-130

39/28/1028
 33-130

20/1/21

INCOME TAX DEPARTMENT
INDIAN ENTERPRISES
1/2013
Account Number
1B4401B

GOVT. OF INDIA



INCOME TAX DEPARTMENT

AVINASH C PATEL

CHANDRAKANT KESVA PATEL

18/12/1986

Permanent Account Number

AXAPP5155C

Signature
Digitally signed

भारत सरकार
GOVT. OF INDIA



भारत सरकार
INCOME TAX DEPARTMENT
SHANNALAL RAHAR
SHANNALAL RAHAR
002
Account Number
0024D

भारत सरकार
GOVT. OF INDIA



भारत सरकार
INCOME TAX DEPARTMENT

PRADDEE Y RAHATWAL

RAHWANT RAHATWAL

वसई - ५
दस्त क्र १९५५/२०१४
०५/३९

भारत सरकार
GOVT. OF INDIA





14/03/2014

सूची क्र.2

दुय्यम नियंत्रक : मह. दु.नि.वसई 5

दस्त क्रमांक : 1195/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) गासकोपरी

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 875000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबत नोंद घेण्याकरिता आकारणी देतो की पट्टेदार ते नमुद करावे) 715500

(4) भू-मापन, पोटोड्रिन्मा व धरक्रमांक (अमल्यास)

1) पात्रिकेचे नाव: टाणे इतर वर्णन : मदतिका नं: 105, माळा नं: पहिला मजला, इमारतीचे नाव: दर्या अपार्टमेंट, रोड नं: गासकोपरी, विरार पूर्व ((HOUSE NUMBER : 1857/4, 388, 1857/2 ;))

(5) क्षेत्रफळ

1) 32.52 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. साई शुभ इंटरप्राजेस यांच्या तर्फे भागीदार चेतन शंकर नर वय:-30; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, व्यंक नं: गासकोपरी, रोड नं: बंदर रोड, विरार पूर्व... पिन कोड:-401305 पॅन नं:-ACMFS1401P

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-प्रदीप यशवंत राहुटवळ वय:-44; पत्ता:-404, सी विंग, चौथा मजला, नॅट्र माउली अपार्टमेंट, लक्ष्मी कॉम्प्लेक्स, विरार पूर्व, विरार पूर्व, Maharashtra, Thane, Non-Government. पिन कोड:-401305 पॅन नं:-APRPR7800P

(9) दस्तऐवज करून दिल्याचा दिनांक 14/03/2014

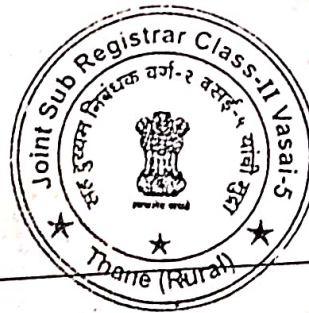
(10) दस्त नोंदणी केल्याचा दिनांक 14/03/2014

(11) अनुक्रमांक, खंड व पृष्ठ 1195/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 52500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 8750

(14) शंरा



खरी प्रत

सह दुय्यम नियंत्रक सर्ज
वसई क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.