

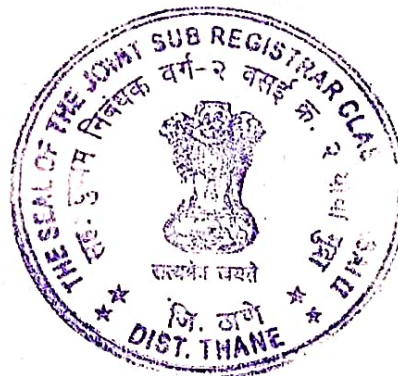


गावाचे नाव : विरार (नगरपालिका हद्द)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 500,000.00
बा.भा. रु. 477,708.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 308हिनं 1 पार्ट गट क्र.: -फायनल प्लॉट क्र.: - मिळकत क्र.: - टिपीएस क्र.: सिटिएस क्र.: -/-/-/-ग्रामपंचायत क्र.: -- वर्णन: विभागाचे नाव - मीजे [गांव] विरार क्रमांक अ,ब,क,ड,ई,फ (विरार नगरपालिका), उपविभागाचे नाव - 1/1 - विरार क्रमांक 1 मुल्यदर अ. सदर मिळकत सर्व्हे. नंबर - 308 मध्ये आहे. सदनिका क्र 106 पहिला मजला ,अमेय अपार्टमेंट
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 56.87 चौ.मी. बिल्टअप आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) कु. किरण किशनदेव दुबे; घर/फ्लॉट नं: 106; गल्ली/रस्ता: -; ईमारतीचे नाव: अपार्टमेंट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विरार-प; तालुका: वसई; पिन: 401303; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री योगेश - चौरसिया; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: ओम अपार्टमेंट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विरार-प; तालुका: वसई; पिन: -; नम्बर: -
- (7) दिनांक करून दिल्याचा 17/04/2003
- (8) नोंदणीचा 17/04/2003
- (9) अनुक्रमांक, खंड व पृष्ठ 1998 /2003
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 13750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5000.00
- (12) शेर



मी नक्कल केली
मी वाचली
मी रुजवात घेतली

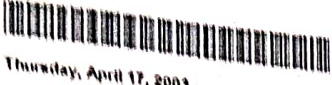


सदरहु नक्कल था. योगेश. चौरसिया
यांच्या अर्ज क्रमांक 3949. १९९८/२००३ अन्वये
त्यांना दिली असे दि. १६/११/२०१०

खरी प्रत

दुय्यम निबंधक वसई-२
वर्ग-२

दुय्यम निबंधक वसई-२
वर्ग-२



Thursday, April 17, 2003
4:46:26 PM

पावती

Original

नोंदणी 39 म.
Regn. 39 M

Gen 113 me.

पावती क्र. : 2000
दिनांक 17/04/2003
भावाचे नाव विरार (नगरपालिका हद्द)
दस्तऐवजाचा अनुक्रमांक वसाई 2 - 01998 - 2003
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्री शोमेश - चौरशिया

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:-	5000.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)	:-	340.00
एकूण रु.		5340.00

आपणारा हा दस्त अंदाजे 5:01PM ह्या वेळेस मिळेल

दुय्यम निबंधक
वसाई 2

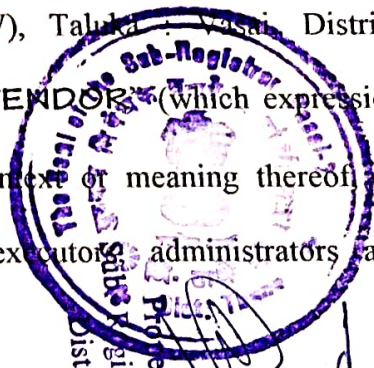
बाजार गुल्य: 477708 रु. गोबदला: 500000रु.
भरलेले मुद्रांक शुल्क: 13750 रु.



वसई २
 १२८८१०३
 २/१९८८

AGREEMENT

ARTICLES OF AGREEMENT made and entered in to at Virar, this 17th day of April in the Christian year Two Thousand Three, BY AND BETWEEN : MISS. KIRAN KISHNADEV DUBEY, adult Indian Inhabitant residing at Flat No. 106, First floor, Amey Apartment, Virar(W), Taluka Vasai District Thane, hereinafter called "THE VENDOR" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include her heirs, executors, administrators and assigns) of the FIRST PART.



MAH-CCRA/0077 INDIA
 SUB-REGISTRAR VASAI - 2 VIRAR
 SPECIAL ADHESIVE
 11693 APR 16 2003
 R. 0013750/1051

श्री. किरण देवी
 २/११/२००३

१७-०४-२००३
 १२/१०/०३ - १२/१०/०३
 श्री. किरण देवी
 श्री. किरण देवी

Kiran Dubey

किरण देवी

Proper Officer
 Sub-Registrar Vasai-2,
 Dist. Thane

...2...
AND

MR. YOGESH CHAURASIYA, adult, Indian Inhabitant residing at flat no 1, ground floor, am Siddi Apt.
P.P. Marg. virar (W) Tal. Vasai, Dist. Thane
hereinafter called "THE PURCHASER" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to include his heirs, executors, administrators, and assigns) of the SECOND PART.

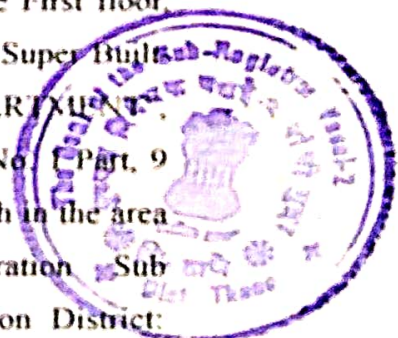
WHEREAS:-

a. The Vendor is absolutely seized, possessed and owner of Flat No. 106 on the First floor, admeasuring 56.87 Sq. Metres Built-up (680 Sq. Ft. Super Built-up) area in the building known as "AMEY APARTMENT", constructed on land bearing Survey No. 308, Hissa No. 1 Part, 9 & 10, lying, being and situated at Village : Virar, Taluka : Vasai, District : Thane.

b. Being absolutely seized, possessed and the owners of or otherwise well and sufficiently entitled to the said Flat the Vendor is ready and willing to sell to the Purchaser the said Flat for a total consideration of Rs. 5,00,000/- (Rupees Five lacs Only) upon the terms and conditions hereinafter appearing.

NOW, THEREFORE, THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES THAT:

(1) The Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor Flat No. 106 on the First floor, admeasuring 56.87 Sq. Metres Built-up (680 Sq. Ft. Super Built-up) area in the building known as "AMEY APARTMENT", constructed on land bearing Survey No. 308, Hissa No. 1 Part, 9 & 10, lying, being and situated at Village : Virar, with in the area of Virar Municipal Council, Taluka and registration Sub District : Vasai-II , Virar, District and Registration District: Thane, (hereinafter referred to as " The said flat") for a total consideration of Rs. 5,00,000/- (Rupees Five lacs Only)



M. Dubey

Y. Yogesh Chaurasiya

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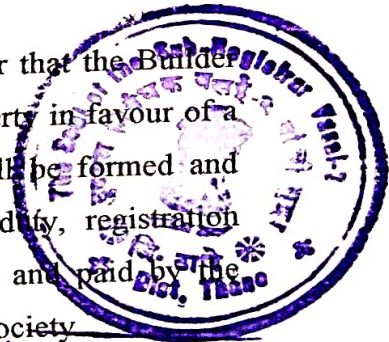
(2) The Purchaser has paid a sum of Rs. 1,00,000/- (Rupees One lakh Only) to the Vendor as and by way of earnest money or part payment on or before the execution of this Agreement and the Vendor doth hereby admit and acknowledge receipt of the said amount. The Purchaser shall pay to the Vendor the balance amount of Rs. 4,00,000/- (Rupees Four lacs only) within a period of One month from the date of this agreement.

(3) Upon payment of balance amount of consideration as aforesaid, the Vendor shall deliver to the Purchaser peaceful vacant possession of the said flat.

(4) The Vendor shall, upon receipt of balance amount of consideration as stipulated hereinbefore, deliver to the Purchaser all the title, deeds and documents relating to the said Flat including the original agreement mentioned above.

(5) The Vendor hereby declares that she has not charged or encumbered the said Flat or any part or portion thereof in any manner whatsoever; that her title to the said flat is clear, marketable and that she has in herself good right, full power and absolute authority to sell and transfer the said flat unto and to the use and benefit of the Purchaser exclusively and absolutely.

(6) The Vendor has informed the Purchaser that the Builder has agree to convey and transfer the said property in favour of a co-operative housing as soon as the same shall be formed and registered. However, all expenses for stamp duty, registration charges etc. of the conveyance shall be borne and paid by the society and the respective members of the said society.



San Dubey

योगेश-चौधरी

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(7) The Purchaser shall co-operate with the Builder and occupants of other tenements in the said building in forming a co-operative housing society and shall become member of the co-operative society and shall abide by its Rules, Regulations and Bye-laws for the time being in force.

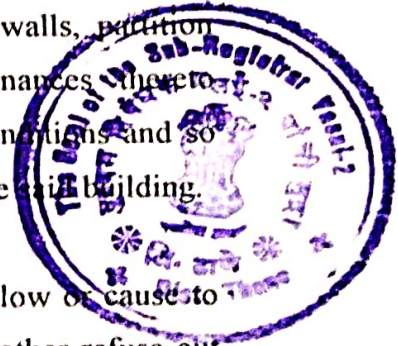
(8) All outgoing such as electricity and water charges, maintenance charges, Municipal taxes etc. in respect of the said Flat for the period ending on the day previous to the day of handing over possession thereof shall be borne and paid exclusively by the Vendor and the same shall, thereafter, be borne and paid exclusively by the Purchaser.

(9) The Vendor hereby agrees and undertakes to execute or cause to be executed all such other and further writings, deeds and documents, as may be reasonably required by the Purchaser or his heirs, executors, administrators and assigns, at the cost of the Purchaser for the better and more perfectly assigning and transferring the said Flat to the Purchaser.

(10) Simultaneously with the possession of the said Flat, the Vendor shall assign and transfer all her right, title and interest therein in favour of the Purchaser absolutely.

(11) The Purchaser hereby agrees to keep the walls, partition walls, sewers, drains, pipes and the appurtenances thereto belongings in good and tenantable repairs and conditions and so as to support the shelter and protect the parts of the said building.

(12) The Purchaser shall not throw nor shall allow or cause to be thrown any rubbish or garbage or dirt or any other refuse out of the said flat or any part of the said building



Handwritten signature: Hans Arbery

Handwritten signature: भागेश-जीशलि-या

बस इ २
१२२१०३
५/१५

(13) The Purchaser shall not use the said flat for any purpose other than as a private dwelling unit for any purpose which may or which is likely to cause nuisance or annoyance to the occupants of other tenements in the said building nor for any illegal or immoral purposes whatsoever.

(14) The parties hereto shall register Agreement for Sale in respect of the said flat at a mutually convenient date upon payment of required stamp duty.

(15) This Agreement is subject to the provision of Maharashtra Ownership Flats(Regulation of the Promotion of the construction, Sale, Management and Transfer) Act, 1968 and the rules frames thereunder.

(16) All the other terms and conditions contained in the original agreement shall, subject to the applicability thereof, be observed and performed by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO :

Flat No. 106 on the First floor, admeasuring 56.87 Sq. Metres Built-up (680 Sq. Ft. Super Built-up) area in the building known as "AMEY APARTMENT", constructed on land bearing Survey No. 308, Hissa No. 1 Part, 9 & 10, lying, being and situated at Village : Virar, with in the area of Virar Municipal Council, Taluka and registration Sub District : Vasai-II, District and Registration District: Thane.

IN WITNESS WHEREOF, the parties hereto have signed and subscribed their respective hands hereunto the day and the year first above written.



मोर्गेन-जीरसिमा

बतइ २
१२२८१०३
२ १९६०

Man Dubey

CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**D. OFFICE :**

1st Floor, Narlman Point,
Mumbai - 400 021.
TELEPHONE : 202 2481 / 202 2420 / 202 2579
FAX : 00-91-22-202 2509

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONES : 757 1241 (9 Lines)
FAX : 00-91-22-757 1066

Date :
13/10/1999

No. CIDCO/VVSR/BP-1618/W/ 1250

To,

Shri Sanjeev O. Abrol
11/1, Star-way Co-Op. Hsg. Society,
Juhu Tara Road,
MUMBAI - 400 054.

Sub: Grant of Occupancy Certificate for the Residential Building on land bearing S. No. 308, H.No.1(Part), 9 & 10, Village Virar, Taluka Vasai, Dist : Thane..

- Ref: 1) Commencement Certificate No.CIDCO/VVSR/BP-1618/W/6357, dated 26/04/1996.
2) N.A. Order No.BD./NAP/SR-53/ dated //199, from the sub-divisional Officer Rhiwandi.
3) Letter for GSDA vide No. GSDA/TH/TECH/LGW/612/96 dated 02/03/1996 for Potable water supply.
4) Receipt No.4741, dated 22/09/1999, from Virar Municipal Council, for Potable Water Supply.
5) Development completion certificate dated 02/09/99. from the architect.
6) Structural Stability certificate from your Structural Engineer vide letter dated 03/06/1999.
7) Plumbing certificates dated 01/06/1999.
8) Your architect's letter dated 20/09/99 & 07/10/99.

Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on land bearing S.No.308, H.No.1(Part), 9 & 10, Village Virar, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully,

(H.U. RAJ)

EXECUTIVE ENGINEER (BP) VV

Encl.: a/a.

Copy to:-

- 1) Shri R.V. Shirke, Architects
3 & 6, Tiwari Estate, 1st floor,
Chatrapati Shivaji Marg,
Virar(W), Taluka Vasai,
DIST : THANE.
- 2) The Chief Officer,
Virar Municipal Council, Virar

साक्षात्कीत सत्यप्रत

MSG/abslu
21/04/2003

सौ. मेधा भीराम गोडबोले.

अनुक्रमांक - १००२,

सी-२७, शिबम, ओंकारेश्वर सोसायटी,
विरार (प), ता. वसई, जि. ठाणे.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**HEAD OFFICE :**

HEAD OFFICE :
 CIDCO Bhavan, CBD-Belapur,
 Haveli Mumbai - 400 614.
 PHONES : 757 1241 (9 Lines)
 FAX : 00-91-22-757 1066

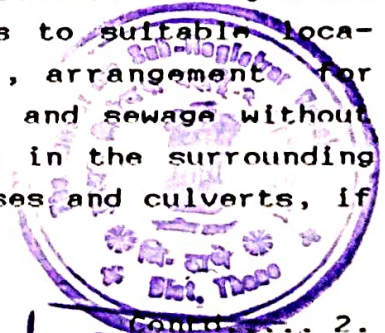
Date: 13/10/1999

No. CIDCO/VVSR/BP-1618/W/

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building with built up area 862.08 Sq.mt. on land bearing S.No.308, H.No.1(Part), 9 & 10, Village Virar, Taluka Vasai, Dist:Thane, completed under the supervision of Shri R. V. Shirke, (Licence/Registration No.CA/85/9190) and has been inspected on 24/09/1999, 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/BP-1618/W/6357 dated 26/04/1996 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. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.



2.
 वसई
 10/10/99
 2/1/99

साक्षात्कीत सत्यप्रत

MS 501654
09/10/1999

सौ. मेधा भीराम गोडबोळे.

अनुक्रमंक - १००२,

सी-२७, दिव्यम, डॉ.कारेश्वर सोसायटी,
विरार (प), ता. वसई, जि. ठाणे.

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**OFFICE :**

1st, 2nd Floor, Narlman Point,
 al - 400 021.
 S : 202 2481 / 202 2420 / 202 2579
 : 00-91-22-202 2509

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONES : 757 1241 (9 Lines)
 FAX : 00-91-22-757 1066

Date :

-: 2 :-

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/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof 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 22 Flats & contained in One no. of building (G+3) building.
7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is herewith furnished herewith for your record.



EXECUTIVE ENGINEER (RP) VV

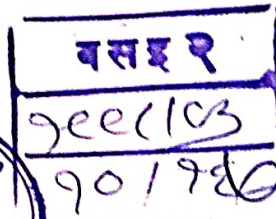
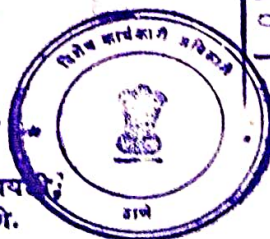
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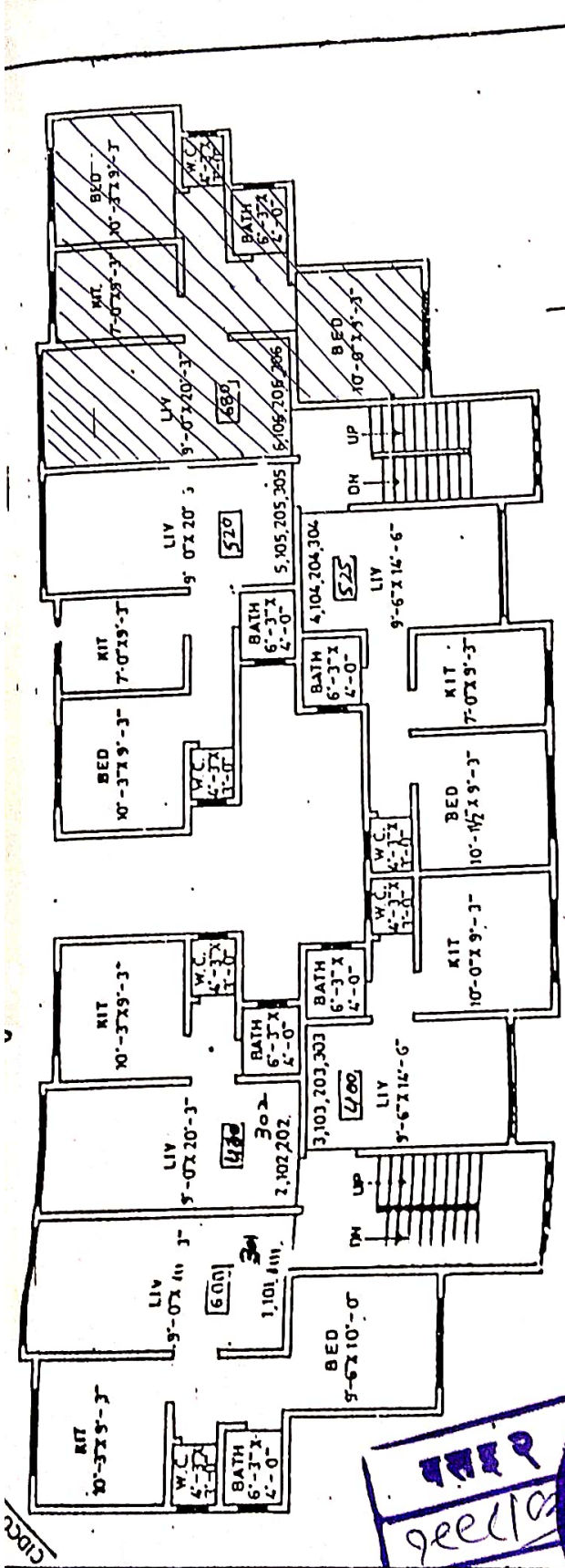
M. S. Dalbhu
 09/09/99

सौ. मेधा भीराम गोडबोले.

अनुक्रमंक - १००२,

सी-२७, दिाघम, श्रीकारेश्वर सोसायटी,
 विरार (प), ता. घसई, जि. ठाणे.



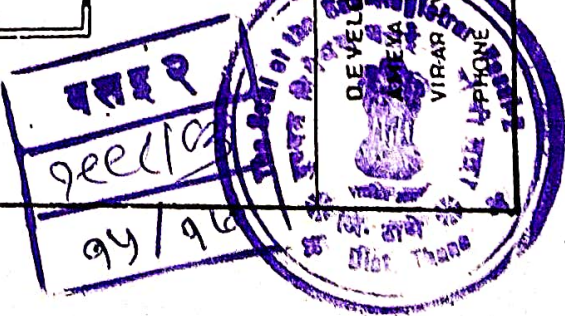


GROUND & TYPICAL FLOOR PLAN

ARCHITECT -
R V SHIRKE (S. D. ARCH)
3, FIRST FLOOR, TIWARI ESTATE
VIRAR (W)

"AMEYA"
PLAN OF PROPOSED BUILDING OF PLOT
BEARING S. NO 308, H. N. C. (PT), 91PT) AT
VILLAGE - VIRAR, TAL - VASAI, DIST. - THANE

DEVELOPERS -
AMEYA CONSTRUCTIONS
VIRAR (W)
PHONE 82559, 35, 11



Kulgan Dubly
27/12/21 - 27/12/21