



Thursday, January 18, 2006

11:42:44 AM

Original

नोंदणी 39 म.

Regn: 39 M

नोंदणी 63 म.

Regn: 63 m e

पावती

पावती क्र. : 562

गावाचे नाव कोपरखैरणे

दिनांक 18/01/2006

दस्तऐवजाचा अनुक्रमांक

टनन3 - 00554 - 2006

दस्ता ऐवजाचा प्रकार



1. बी-विंग, गणराज अपार्ट, सेक्टर 14

सादर करणाराचे नाव: बाळकृष्ण चोखा सागरे

नोंदणी फी

:- 6500.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 600.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

एकूण रु. 7100.00

र श्री मोहम्मद गीस कश्मिरी - ;
व: सागर सो. ईमारत नं. -; पेठ/वसाहत:
ई: पिन: -; पॅन नम्बर: AAGFR9439Q.

आपणास हा दस्त अंदाजे 11:57AM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 3

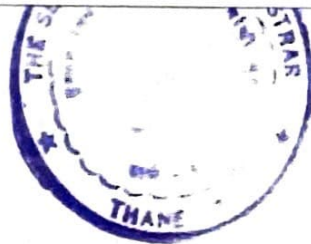
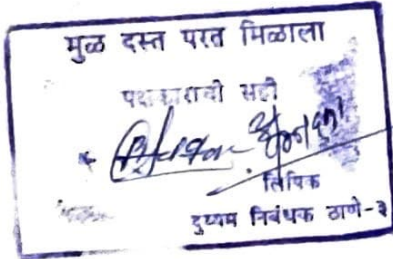
ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
ळी मैदान; शहर/गाव: वरळी, मुंबई;

बाजार मूल्य: 586000 रु. मोबदला: 650000रु.

मरलेले मुद्रांक शुल्क: 16250 रु.

देयकाचा प्रकार : चलनाचे;

चलन क्रमांक: 57; रक्कम: 6500 रु.; दिनांक: 18/01/2006



दुय्यम निबंधक ठाणे नं. 3

भरण करणाराची सहाय्ये ४
दिनांक 18/1/06.

दुय्यम निबंधक ठाणे नं. 3

515 X

वेचे कोकणस्थ / वरळी रक्कम भरण करणाऱ्याबद्दल आदेश देणाऱ्या अधिकार्याचा सही शिक्का टठवावा.



गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 650,000.00
बा.भा. रु. 586,000.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णना प्लॉट नं.100, फ्लॉट नं.बी-302 तिसरा मजला, बी-विंग, गणराज अपार्ट, सेक्टर 14 कोपरखैरणे, नवी मुंबई
- (3) क्षेत्रफळ (1) 42.75 चौ.मी.विल्टअप
- (4) आकारणी किंवा जुडी देण्यात असलेले तपे (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. आर. आर. पी. बिल्डर्स अॅन्ड डेव्ह.तर्फे भागीदार श्री मोहम्मद गीस कश्मिरी - ; घर/प्लॉट नं. डी-8 / 38, गल्ली/रस्ता - ; ईमारतीचे नाव: सागर सो.; ईमारत नं. - ; पेट/वसाहत - ; शहर/गाव. सेक्टर 10 कोपरखैरणे, तालुका: नवी मुंबई; पिन: - ; पॅन नम्बर: AAGFR9439Q.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) बाळकृष्ण घोषा सांगरे; घर/प्लॉट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं. - ; पेट/वसाहत: बीडीडी चाळ, पोलिस क्वार्टर्स, नेस्ट जांभळी मैदान; शहर/गाव: वरळी, मुंबई; तालुका: -; पिन: -; पॅन नम्बर: BBLPS3575B.
- (7) दिनांक करून दिल्याचा 19/01/2006
- (8) नोंदणीचा 19/01/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 554 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 16250.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 6500.00
- (12) शेर



दुय्यम निबंधक ठाणे नं. ३

AV - 6, 50,000

SD 16250
PF 6500

(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Br. _____ Date 18/1/06

Stamp Duty	Rs. <u>16250</u>
Service Charges	Rs. <u>101</u>
Total	Rs. <u>162601</u>

Name of stamp duty paying party
Balkrishna C.

Sagar

Name of counter party
M/S. R.R.P

Swi & Develops

Purpose of transaction
Agreement

for sale

Cheque No., if any _____
Drawn on Bank _____
Branch _____

Cashier 162601 Authorised signatory _____
Adhs-1/1400P-50L/3-2005

ट. न. न.-3
448/9-30
2005



वे. क्र. मु. - २०,००,०००-१०-२००३-वैपय - वि(सम)७२०(मिऊ)
नॉदणी महानिरीक्षक व मुद्रांक नियंत्रक,
कार्यालय :-

नमुना म. को. नि. ६
(नियम ११२ पत्र)
चलन क्रमांक

DDO 1075

च. क्र. ठाणे / कल्याण या ठिकाणाच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन भारतीय स्टेट बँकेमध्ये

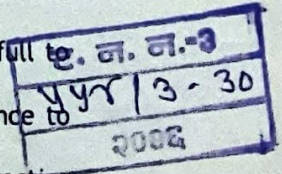
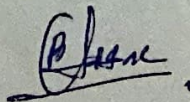
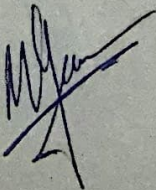
भरणा करणाऱ्याने भरवयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरवयाचे	भारतीय स्टेट बँक यांनी भरवयाचे
निम्नावृत्तीने रक्कम भरण्यात आले आहे त्या व्यक्तीचे नांव / पदनाम आणि पत्ता <u>ठाकूरदासा जी सागर</u> <u>करमी मंडळ</u>	रकमेचे वर्गीकरण विभाग : नॉदणी व मुद्रांक विभाग प्रधानशीर्ष : ००३० मुद्रांक व नॉदणी फी उपप्रधानशीर्ष : ०३ नॉदणी फी	रक्कम मिळाली _____ रकमे (आकड्यात) <u>65001</u> रकमे (अक्षरी) _____
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश दस्तावेज नॉदणी फी	गौणशीर्ष : १०४ दस्तऐवजाच्या नॉदणीसाठी फी सर्वसाधारण वसुली संगणक उक्तेतांक	कोषापाल : _____ लेखापाल : _____
भरणा केलेली रक्कम रुपये <u>65001</u> (अक्षरी) रुपये <u>सहा हजार पाचशे</u> <u>रुपये</u>	0 0 3 0 0 1 5 2 0 0 बरोबर आहे, पैसे स्वीकारावे व पावती द्यावी. <u>11/01/06</u>	कोषागार/उपकोषागार अधिकारी/ बँकेचा व्यवस्थापक <u>515 X</u>
भरणा करणाराची स्वाक्षरी दिनांक <u>18/1/06</u>	निबंधक ठाणे	

येथे कोषागारात / बँकेत रक्कम भरणा करण्याबरोबर आदेश देणाऱ्या अधिकार्याचा स्वरी शिक्का टसवावा.

PADAJI AGASKAR (5) MRS. DASARIBAI PADAJI AGASKAR (6) MRS. JANKIBAI MOTIRAM PATIL (7) MRS. PUSHPA SHANTILAL MHATRE (8) MR. JANARDHAN MADHU PATIL, entered into an Agreement to Lease dated 22nd March 2002 WITH THE CITY INDUSTRIAL DEVELOPMENT CORPORATION AND the CIDCO leased a piece or parcel of land under Gaothan Expansion Scheme bearing Plot No. 100, containing by admeasurements totally 603.75 sq.mtrs. At Village Koparkhairane, Navi Mumbai. Tal. & Dist. Thane for a premium of Rs. 13,685/ (RUPEES THIRTEEN THOUSAND SIX HUNDRED EIGHTY FIVE ONLY.)

WHEREAS (1) MR. MAHADEV PADAJI AGASKAR (2) MR. DHARMA PADAJI AGASKAR (3) MR. GHANSHAM PADAJI AGASKAR (4) MRS. MUKTA PADAJI AGASKAR (5) MRS. DASARIBAI PADAJI AGASKAR (6) MRS. JANKIBAI MOTIRAM PATH, (7) MRS. PUSHPA SHANTILAL MHATRE (8) MR. JANARDHAN MADHU PATIL, paid the said premium in full to the corporation and the corporation granted permission or licence to the Lessee to enter upon the said land for the purpose of erecting residential building.

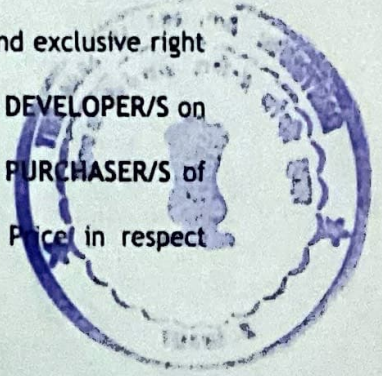
WHEREAS the LESSEES (1) MR. MAHADEV PADAJI AGASKAR (2) MR. DHARMA PADAJI AGASKAR (3) MR. GHANSHAM PADAJI AGASKAR (4) MRS. MUKTA PADAJI AGASKAR (5) MRS. DASARIBAI PADAJI AGASKAR (6) MRS. JANKIBAI MOTD1AM PATH, (7) MRS. PUSHPA SHANTILAL MHATRE (8) MR. JANARDHAN MADHU PATIL, have assigned their Development rights, interest, in respect of said Plot No. 100, to M/S. R.R.P. BUILDERS & DEVELOPERS, vide Agreement dated of Assignment -



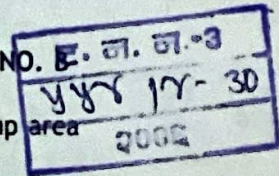
cum - sale dated 26/3/2002 for proper consideration ,& had given the peaceful vacant possession of the said Plot to M/S. R.R.P. BUILDERS AND DEVELOPERS, hereinafter referred to "THE DEVELOPERS"

WHEREAS the M/S. R.R.P. BUILDERS AND DEVELOPERS are the lawful owners of the said Plot No. 100, Sector-14, at Village Koparkhairane, Navi Mumbai.

AND WHEREAS the DEVELOPER/S alone have the sole and exclusive right to sell the FLAT in the said building constructed by the DEVELOPER/S on the said land and to enter into agreements with the PURCHASER/S of the said FLAT/Rooms etc. and to receive the Sale Price in respect thereof.



AND WHEREAS THE DEVELOPER/S is/are lawful Owners of FLAT NO. 302, on the 3rd floor, B wing, admeasuring about Super Built up area 460 sq.ft. Carpet area 322 sq.ft. or thereabouts the salable inclusive of area of lofts, common passages, common staircases, common parking, usable chajjas, meter room, cupboard, part appurtenant land of the building and road, pump room in the building. "GANRAJ APARTMENT" standing on Plot No. 100 in Koparkhairane G.E.S., Navi, Mumbai, Dist. Thane, (hereinafter referred to as the said FLAT.)

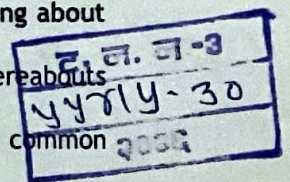


WHEREAS the DEVELOPERS have appointed "WORKSHOP" as their Architect and Mr. K.B. Sabu as Structural Engineer for the Preparation of the structural designs and drawing of the building /s of the DEVELOPER/S have accepted the professional supervision of the said Architects and the Structural Engineers till completion of the building.

AND WHEREAS The PURCHASER/S demanded from the DEVELOPER/S and the DEVELOPER/S has given inspection to the PURCHASER/S of all the documents of title relating to the said lands, and the Plan, design and specification prepared by the "ARCHITECTS" and such of other documents as are specified under the Maharashtra Ownership FLAT Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.



AND WHEREAS The PURCHASER/S have agreed to purchase the said FLAT NO FLAT NO. B-302 on the 3rd floor, B wing, with admeasuring about Super Builtup area 460 sq.ft. carpet area 322 sq.ft. or thereabouts salable area inclusive of area of lofts, common passages, common staircases, usable meter room, cupboard, part appurtenant land of building and road, pump room, in the biding 'GANRAJ APARTMENT' standing on Plot No. 100 in Koparkhairane G.E.S. , Navi Mumbai, Dist. Thane (hereinafter above referred to as said FLAT) for a total consideration of Rs. 6,50,000/- (RUPEES Six Lakhs Fifty thousand Only) .



AND WHEREAS relying upon the said Application and declaration, the DEVELOPER/S agreed to sell FLAT NO B-302 at a price and on the terms and condition hereinafter appearing.

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

(1) The DEVELOPER/S have constructed the building consisting of Ground + plus Four upper floors on the said land in accordance with plans, designs, Specification approved by the Concerned Authority with only such variations and Modifications as the DEVELOPER/S may be required by CONCERNED AUTHORITY.

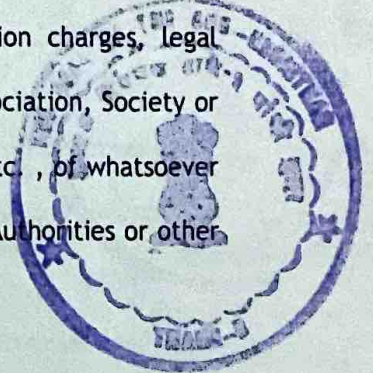
(2) THE PURCHASER/S hereby agrees to purchase from the DEVELOPER/S and the DEVELOPER/S hereby agree to sell to the PURCHASER/ B-302 on the 3rd floor, B wing, , with admeasuring about Super Builtup area 460 sq.ft. Carpet area 322 sq.ft.. or there- abouts the salable inclusive of area of loft common passages, common Staircases, common parking, usable chajjas, meter room, cupboard, part appurtenant land building and road, pump room, in the building APARTMENT standing on Plot No. 100, Sector-14, in Village Koparkhairane, Navi Mumbai, Dist. Thane(hereinafter referred to as the said FLAT) for a total price of Rs. 6,50,000/- (RUPEES SIX LAKHS FIFTY THOUSAND ONLY) which shall be paid as follows :

1. Rs.15,000/- to be paid on or before the execution of this Agreement.
2. Balance Rs.6,35,0000/- shall be paid till get Possession.

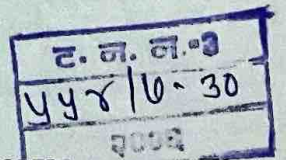
AND WHEREAS the DEVELOPER/S has received a sum of Rs.15000/- (Rupees Fifteen Thousand Only) to be paid on or before the execution of this Agreement, being the advance and part payment out of the sale price of the said FLAT.

THE PURCHASER/S have also agreed to pay CIDCO the transfer charges and stamp duty in respect of said FLAT.

(1) In addition to the above, the Purchaser will also be liable to bear any charges towards stamp duty, Registration Charges, Maharashtra State Electricity Board Electrical Deposit, Meter Connection charges, legal fees, cost of formation of the Apartment Owners Association, Society or any other deposit, charges, taxes or levis penalties etc., of whatsoever nature imposed by any Government of Concerned Authorities or other local authorities, if any.



(2) THE DEVELOPER/S shall hand over possession of the FLAT to the PURCHASER/S in FULL AND FINAL PAYMENT.



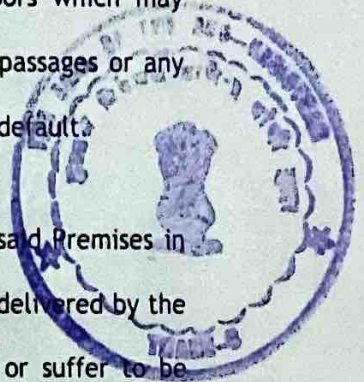
(3) The Purchaser both hereby covenant with the DEVELOPERS as follows:

a) To maintain the said FLAT at the Purchaser's own cost in good condition from the date of Possession of the Premises is taken and shall not do or suffer to be done anything in or the building in which the FLAT is situated, staircase or any passages which may be against the rules, regulations or by & laws of the CONCERNED AUTHORITY or

any other Authority or change/alter or make addition in or to the building in which the Premises its or any part thereof.

b) Not to store in the Premises any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the FLAT B-302, etc. is situated or storing of goods which is objected by the CONCERNED AUTHORITY or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of building on account of elegance or default.

c) To carry at his own cost all internal repairs to the said Premises in the same conditions state and order in which it was delivered by the DEVELOPERS to the PURCHASER and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the Premises which may be given and to observe the Rules and Regulations and by laws of CONCERNED AUTHORITY or Co-operative Company or any other Authority.



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d) Not to demolish or cause to be demolished the Premises or any part there of, not at any time make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof, nor any alteration of whatever nature in or to the Premises or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Premises is situated and shall keep the portion, sewers, drains, pipes in the Premises and

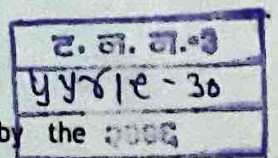
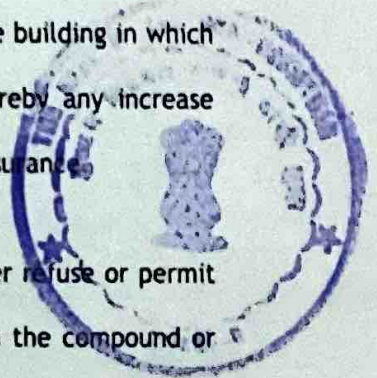
appurtenances thereof in good tenantable repair and conditions, and in particular so as to support shelter and protect the other part of the building in which the Premises is situated and shall not cause or in any other damage to column, beams, walls, slabs or R.C.C., partitions or other structural members in the premises without the prior written permission of the DEVELOPER/S and / or the Society or in Limited Company.

e) Not to do or permit to be done any Act or things which may render void voidable any entrance of the said land and the building in which the Premises is situated or any thereof or whereby any increase premium shall become payable in respect of the Insurance.

f) Not to throw dirt, rubbish, rags, garbage, or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said land & building in which the Premises is situated.

g) Pay to DEVELOPER/S within 30 days of demanded by the DEVELOPER/S, his share of Security Deposit demanded by CONCERNED AUTHORITY or Government or any other Authority for giving water, electricity, or any other services connection to the building in which the Premises is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by CONCERNED

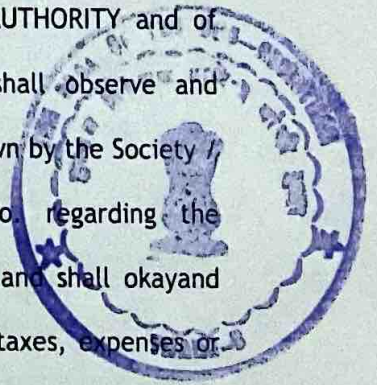


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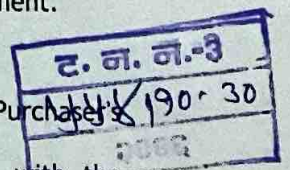
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AUTHORITY and / or Government and / or other Public viz. user for the purpose other than residential purpose.

i) The Purchaser shall observe and perform all the rules and regulations which the Society, Apartment Owners Association or the Limited Company may adopt at its inception and the additions alteration / documents thereof that may be made from time to time for protections and maintenance of the building and FLAT therein and the observation and performances of the building rules, Regulation and byelaws for the time being of CONERNED AUTHORITY and of Government and other bodies. The Purchase shall observe and perform all the stipulations and conditions laid down by the Society / Apartment Owners Association / Limited Co. regarding the occupation and use of the FLAT in the building and shall okayand contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

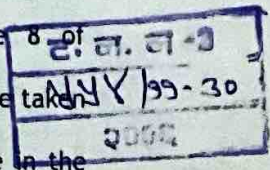


j) The Purchaser shall not let, transfer, assign or part with Purchaser's interest or benefit fact or of this agreement or part with the possession of the FLAT until all the dues payable by the purchaser to the DEVELOPERS under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of non observance of any of the terms and condition of this Agreement and until the Purchaser has obtained the permission in writing of the DEVELOPERS for such transfer.



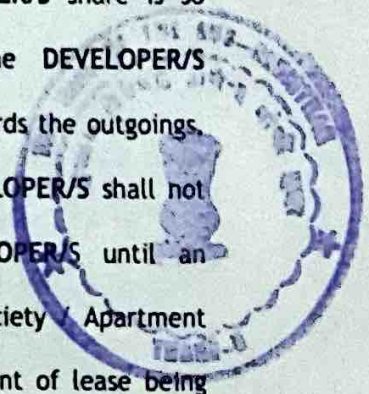
k) Till a conveyance of building in which Premises is situated is executed, the Purchase shall permit the DEVELOPERS and their Surveyors and Agent with or Without workmen and other, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof.

(4) THE PURCHASER/S along with the other PURCHASER/S of FLAT in the building shall join in forming and registering a Society or Apartment owner's Association to be known by such name as the PURCHASER/S may decide for this purpose and also from time to time to sign and execute the application for registration and / membership and other papers and documents necessary for the formation of the Society or Apartment Owners Association and for becoming a member including the byelaws of the proposed Society and duly fill in, sign , so as to enable the DEVELOPER/S to register the Organisation of purchasers under Section 10 of the Act within the time limit prescribed by rule 8 of the Maharashtra Ownership FLAT Rules 1964 No objection shall be taken by the PURCHASER/S if any changes or modifications are made in the draft /bye - laws or the memorandum and / or articles of the Association as may be required by Registrar of Co-Operative Societies or the Registrar of Companies as the case may be or by any other Competent Authority.



(5) THE PURCHASER/S shall be liable to bear and pay the proportionate share of the outgoing in respect of the said FLAT and building namely

local taxes betterment charges or such other levies by the Concerned Local Authorities / or Government water Charges, Insurance Premium, expenses for common lights, repairs and salaries of Clerk, Bill Collectors, Chowkidars, Sweepers, and all other expenses necessary and incidental to the management and maintenance of the said land and building . Unit the Society / Apartment Owner's Association is formed and the land and building transferred to it, the PURCHASER/S shall pay the same to the DEVELOPER/S at such rate as may be determined. THE PURCHASER/S further agree that till the PURCHASER/S share is so determined, the PURCHASER/S shall pay to the DEVELOPER/S provisional monthly contribution on actual basis towards the outgoings. The amounts so paid by the PURCHASER/S to DEVELOPER/S shall not carry any interest and remain with the DEVELOPER/S until an assignment of lease is executed in favour of the Society / Apartment Owner's Association as aforesaid. On such assignment of lease being executed, the aforesaid deposit shall be accounted for and for the balance be paid over by the DEVELOPERS to the Society



ड. न. जी. ९
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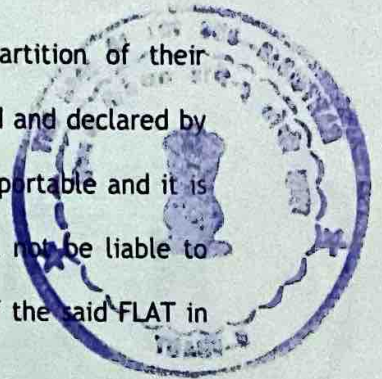
(6) THE PURCHASER/S undertakes to pay such provisional monthly contribution and such proportionate share if outgoing regularly on the 5 day of each and every month in advance and shall not with hold the same for any reason whatsoever.

(7) THE PURCHASER/S further agrees to pay to the DEVELOPER/S in addition to the sale consideration agreed herein, the amount of deposits payable for water connection and electricity connection is respect of the

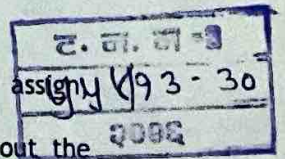
said FLAT and any other deposits as may be payable, in proportion to her share in the said building alongwith the other FLAT owners.

(8) AT the time of Registration the PURCHASER/S shall pay to the DEVELOPERS, Stamp Duty and Registration charges payable, if any, by the said Society or Apartment Owner's Association on the Conveyance of Lease or any document Instrument of transfer in respect of the said land and the building to be executed in favour of the Society or Apartment Owner's Association.

(9) THE PURCHASER/S shall at no time demand partition of their interest in the said building. It is being hereby agreed and declared by the parties that the interest in the said building is impartable and it is agreed by the Purchaser that the DEVELOPER/S shall not be liable to execute any document for that purpose in respect of the said FLAT in favour of Purchaser.



(10) THE PURCHASER/S shall not let or sub-let transfer / assign mortgage or part with the possession of the said FLAT without the written consent of the DEVELOPER/S and the Society until the dues payable by them to the DEVELOPER/S and the Society under this Agreement are paid.

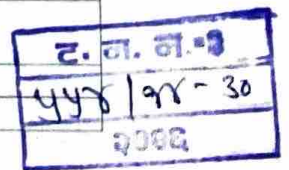
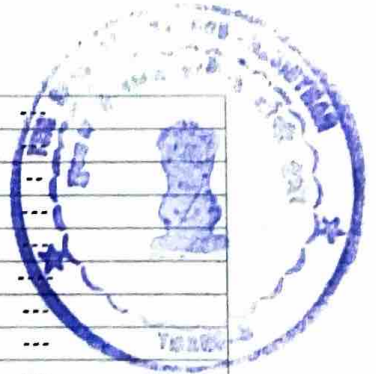


(11) THE Agreement shall always be subject to the terms and conditions of the said Agreement to lease executed in favour of (1) MR. MAHADEV PADAJI AGASKAR, (2) MR. DHARMA PADAJI AGASKAR (3) MR. GHANSHAM PADAJI AGASKAR (4) MRS. MUKTA PADAJI AGASKAR (5)

MRS. DASARIBAI PADAJI AGASKAR (6) MRS. JANKIBAI MOTIRAM PATIL
 (7) MRS. PUSHPA SHANTILAL MHATRE (8) MR. JANARDHAN MADHU
 PATIL, as mentioned above and the rules and Regulation, if any, made
 by CIDCO Ltd., and or the Government of Maharashtra, NMMC and / or
 other Authority governing the said transaction.

(12) THE DEVELOPERS shall at all the times hereinafter at the request
 and cost of the purchaser execute any document or document as the
 PURCHASER/S may require for perfectly securing into upon the said
 FLAT and the DEVELOOPER/S both hereby agree to indemnify the
 PURCHASER for any loss or damage incurred by the PURCHASERS for
 lack or title on part of the DEVELOPERS.

a)	ON Flat Booking	---
b)	On Plinth work	---
c)	On First Slab	---
d)	On Second Slab	---
e)	On Third Slab	---
f)	On Fourth Slab	---
g)	On Fifth Slab	---
h)	On Brick work	---
i)	On Plastering	---
j)	On Tiles, Plumbing Work etc.	---
k)	On Door, Electric, Sliding and Painting works	---
l)	On Possession	---
	Total	---



[Handwritten signature]

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SCHEDULE ABOVE REFERRED TO OF THE SAID PROPERTY

All that piece of B-302 on the 3rd floor, B wing, , with admeasuring about Super Builtup area 460 sq.ft. carpet area 322 sq.ft.. or thereabout the saleable area inclusive of area of loft, common staircase , common parking, usable chajjas, meter room, cupboard, part appurtenant land of the Building road, pump room, in the building "GANRAJ APARTMENT" standing on Plot No. 100, in VILLAGE Koperkhairane, (GES), Navi Mumbai , Dist. Thane or thereabouts and the said plot bounded as follows :

- On the North by : Proposed Housing Scheme
- On the South by : Plot No.99 & Proposed 9.0m wide road
- On the East by : Plot No. 101
- On the West by : Proposed Green Belt

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed their hands this day and year hereinabove mentioned.



SIGNED, SEALED AND DELIVERED)
 By the Withinnamed THE DEVELOPER/S)
 M/S. R.R.P. BUILDERS & DEVELOPERS)
 Through its Partner)
 MR. MOHAMMED GAUS KASHMIRI)
 in the presence of)
 1. Rhaur)
 2. [Signature])

[Signature]

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११४/११-३०
२००६

[Signature]

SIGNED, SEALED AND DELIVERED)
 by the Purchaser)
 BALKRISHNA CHOKHA SAGARE)
 in the presence of)
 1. Rhaur)
 2. [Signature])

RECEIPT

RECEIVED the sum of Rs. 15000/- (Rupees Fifteen Thousand Only) from MR. BALKRISHNA CHOKHA SAGARE the Purchaser being the advance and part payment in respect of Flat No. B-302 on 3rd floor, "B" wing in the building standing on the Plot No. 100, Sector - 14, situated at Village Koparkhairane, (GES) Navi Mumbai as agreed under these present.

WE SAY RECEIVED



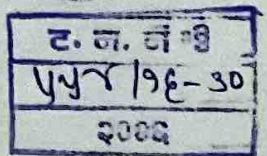
M/S. R.R.P. BUILDERS & DEVELOPERS
through its Partner
MR. MOHAMMED GAUS GASHMIRI

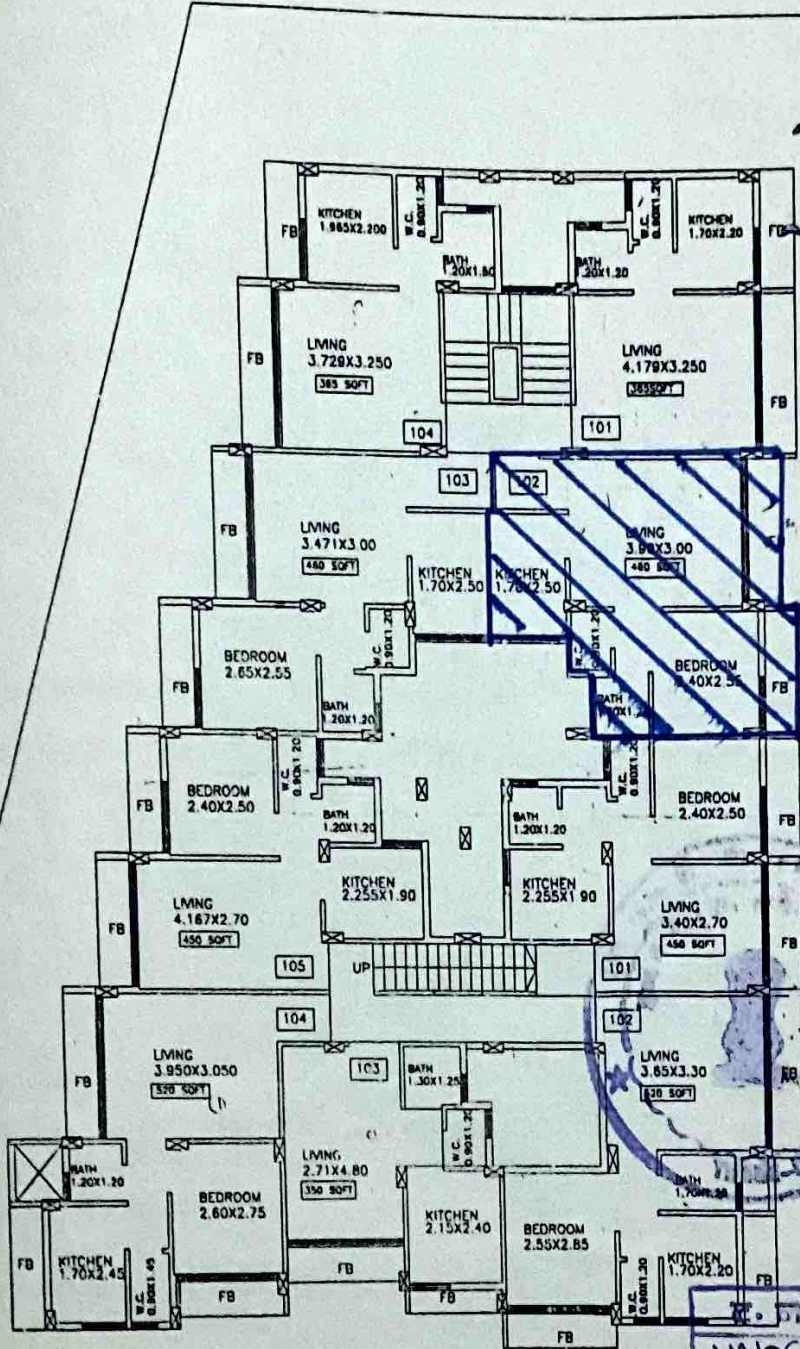


WITNESS :

1. Bhart

2. ~~##~~ *





101-105
 442/30-30
 0000

TYPICAL FLOOR PLAN (1st, 2nd, 3rd)
 RESIDENTIAL BUILDING ON
 PLOT NO. 100, SECTOR-14, KOPAR KHARNE, NAVI MUMBAI.

WORKSHOP
 PLOT 10/11, SECTOR 14,
 KOPAR KHARNE, NAVI MUMBAI.
 TEL: 622-786399

[Handwritten signature]
Chase



नवा मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिल्या माल्ल, बेलफूर भवन, सो.नो.बो.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAFUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र.नमुंमपा/ससंनर/नरवि/भोप्र/ प्र. क्र. वी - १९६१/३३६१/०४
दिनांक :- ४ /१० /२००४

प्रति.

श्री. महादेव पदाजी अगास्कर व इतर (७)
भूखंड क्र. १००, सेक्टर क्र. १४, गा.वि.यो.,
कोपरखैरणे नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. ७१९/२००२

विषय :- भूखंड क्र. १००, सेक्टर क्र. १४, गा.वि.यो., कोपरखैरणे, नवी मुंबई येथे
भोगवटा प्रमाणपत्र मिळणे बाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. ११-०८-२००४ रोजीचा अर्ज

महोदय,

उपरोक्त संदर्भाधिन विषयाबाबत भूखंड क्र. १००, सेक्टर क्र. १४, गा.वि.यो., कोपरखैरणे, नवी मुंबई
येथे रहिवास व वाणिज्य वापरसाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

आपला,



प्रत माहितीसाठी:-

१. वर्क शॉप, वास्तुविशारद,
बी ३, /७, सेक्टर २ वाशी, नवी मुंबई
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त (अतिक्रमण) नमुंमपा.
४. उपकर निर्धारक व संकलक, नमुंमपा, तुर्म्
५. विभाग अधिकारी नमुंमपा, कोपरखैरणे विभाग.

ट. न. ज. ०३
५५४/१८-३०
२००४



“जन्म असो वा मरण आवश्यक नोंदणीकरण”



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिल्या बाळा, बेलारु भवन, सं. वी. डी.,
नवी मुंबई - ४०० ६१६
दफ्तरे क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, BELARU BHAVAN, C. P. D.,
NAVI MUMBAI - 400 614
TEL No: 2757 70 70
2757 57 00
FAX: 2757 37 85

जा.क्र.नमुंमपा/ससनर/नरचि/ न. क्र. बी - १९६१/३३६१/७४
दिनांक :- ०६/१०/२००४

भोगवटा प्रमाणपत्र

नवी मुंबई येथे भूखंड क्र. १००, सेक्टर क्र. १४, गा.वि.पो., कोपरखेरण नवी मुंबई या जागेचे मालक श्री. महादेव पदाजी अगास्कर व इतर (७), यांनी जागेवरील बांधकाम दि. १२-०७-२००४ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद वर्क शॉप यांनी सादर केलेला आहे. सदर जागेची पाहणी दि. १३-०९-२००४ रोजी वास्तुविशारदासह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून सुघारीत बांधकाम प्रारंभ प्रमाणपत्र दि. -०९-२००४ नव्हे नमूद केलेल्या शर्तीप्रमाणे पुर्तता करलेली आहे. त्यामुळे सदर जागेत रहिवास व वाणिज्य वापर करण्यास हक्क नाही. क्षेत्रफळाचा तपशिल खालीलप्रमाणे आहे.

रहिवास वापराखालील बांधकाम क्षेत्र	:	८१२.१०७ चौ.मी.
वाणिज्य वापराखालील बांधकाम क्षेत्र	:	१०.७२६ चौ.मी.
एकूण बांधकाम क्षेत्र	:	९०२.८३३ चौ.मी.
बांदिस्त वाट्कनी खालील बांधकाम क्षेत्र	:	१४८.१७२ चौ.मी.



सहाय्यक संचालक नवी मुंबई महानगरपालिका
नवी मुंबई महानगरपालिका
न. न. न.-३
१९०१९६-३०
२००४



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला पाळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ २८
७५७ ४० २२
फॅक्स : ७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 757 17 33, 757 17 28
757 40 22
FAX : 757 37 85

जा.क्र./नमुमपा/नरवि/वा.प./ ६३५५
दिनांक :- ११/१०/२००२.

प्रति,
श्री महादेव पदाजी आगाम्क व इतर-१०
मूखंड क्र. - १००, सेक्टर-१४, गा.वि.पो., कोपर खैरणे,
नवी मुंबई.

नस्ती क्र.-नमुमपा/वि.प्र.क्र.-७१९/२००२

विषय :- मूखंड क्र- १००, सेक्टर-१४, गा वि पो., कोपर खैरणे, नवी मुंबई या जागेत
रिहियाम कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद याचा दि. २४-०६-२००२ रोजीचा अर्ज.

महादेव,

मूखंड क्र.- १००, सेक्टर-१४, गा.वि.पो., कोपर खैरणे, नवी मुंबई या जागेत रिहियाम कारणासाठी
बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस यरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन
जागेत रिहियाम उपयोगासाठी बांधकाम परवानगी मूखंड प्रातिक महानगरपालिका अधिनीयम १९४९ च्या कलम २५३ व
२५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मजूर
करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडीत आहे. तसेच खाली नमूद
केंलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसर्गण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम
साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर वंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द
करण्याबाबतची कार्यवाही सुरू करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/मदनिका यांची संरक्षणाची जबाबदारी संघटित
अग्निमालक/ मूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्घवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून
संघटित मूखंड धारकाने कृपण मित बाधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य
करताना आढळल्यास संघटितावर फायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

इमारत बांधकाम करणारे मजुराचे तात्पुरते निवासकरिता (Labour Shed) मूखंडाचे हद्दीत
आतोग्याच्या वृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटगृह सोय करणे आवश्यक आहे. त्यासाठी मूखंडाचे एका बाजूचे
सामायिक अंतरात ३ मी. रुदीचे तात्पुरती शेड्स टॉयलेट करण्यास परवानगी देणेत येत आहे. बांधकाम पूर्णशी
घटण्या न केल्यान जाता लंजलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भांगवटा प्रमाणे कारणासाठी
अर्ज करणेपूर्वी मंदर शेड म्युखर्चाने काढून टाकणेत यावी

क.म.स. न. न-३
५५४/२०-३०
२००२

“जन्म असो वा मरण आवश्यक नोंदणीकरण”

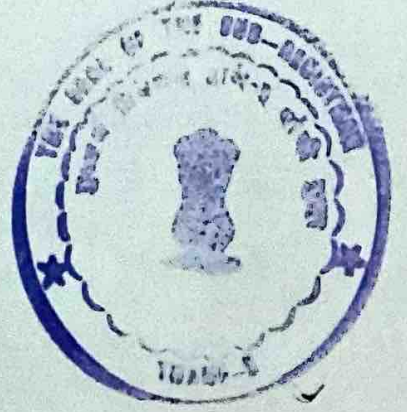
/२/

बाधकाम सुरु करताना कामाचे नाय,बाधकाम परवानगीची तारीख,वास्तुविशादाचे नाय,जमिन मालकाचे नाय ठेकेदाराचे नाय,बाधकाम क्षेत्र इ. दावी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाय व दुरध्वनी क्रमांक इ. बाबतचा तर्पशिल काम सुरु केल्यानंतर या कार्यालयास पाठवाव्यात यावा हि विनंती.

प्रत माहितीसाठी:-

- १) एर्क शॉप, वास्तुविशारद
बी-३/७/१:४, सेक्टर-२, वाशी, नवी मुंबई
- २) उप-आयुक्त (अतिक्रमण)
- ३) उप-आयुक्त-उपकर, नमुंमपा, तुमें.
- ४) शहर अभियंता
- ५) विभाग अधिकारी, नमुंमपा, कोपर खीरणे.

महानगरपालिका
अध्यक्ष संचालक, नगरचला
नवी मुंबई महानगरपालिका



ट. ल. ज.-३
५५२/२९-३०
२००६

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

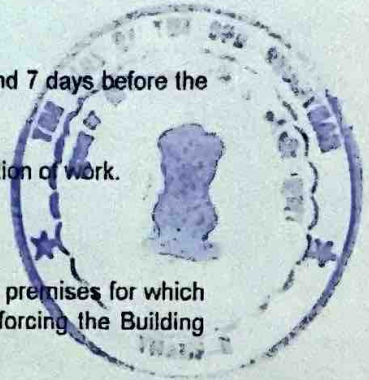
NO. NMMC/TPO/BP/4355

DATE:- 11/10/2002

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Shri Mahadeo P. Agaskar & Others-7, Plot No.100, Sector-14, GES, Koper Khairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = 904.913 M² F.S.I. = 1.50 (Residential)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

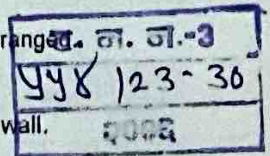
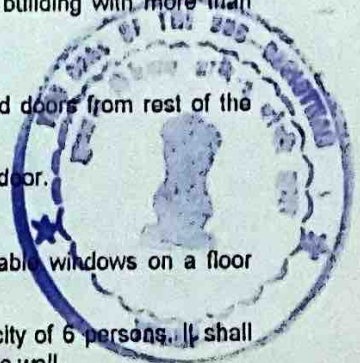


The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

ना. नं.-३
५५४ २२-३०
१९६६ ३००३

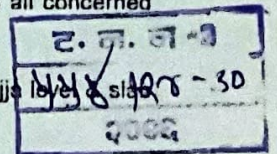
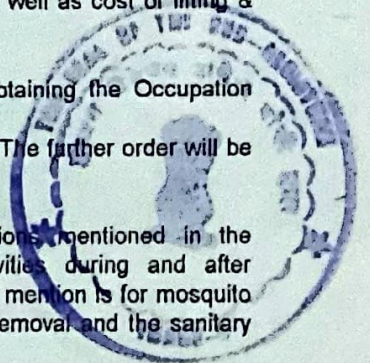
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.1750/- S.D. Rs.12200/- for Mosquito Prevention, S.D. Rs.12200/- for debris & S.D. Rs.3500/- for Tree Planation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
 - One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs /min and 250 ltrs/min. respectively.
- For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



/3/

- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before 21-03-2006 as per conditions mentioned in agreement dt.22-03-2002 & must be applied for O.C. with all concerned NOC & No Dues Certificate of CIDCO.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.



(N. S. Patil)

Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.
Navi Mumbai

T.P.

C. D. Bhojane

B. Com., LL.B

12

ADVOCATE HIGH COURT

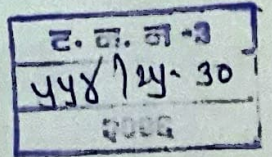
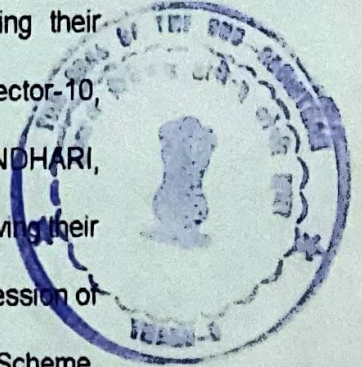
Office :
Panchavati, SS-III-229, Sector 2,
Vashi, Navi Mumbai - 400 703.
Tel: 782 5338

Residence :
C-2/5, O:1, Sector-2,
Vashi, Navi Mumbai
Tel : 7825718
Date :
Date: 30/10/2002.

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify and confirm that I have enquired into and investigated the title of M/S.RRP BUILDERS & DEVELOPERS, a Registered Partnership Firm, its Partners 1) MR. AZIM IBRAHIM SHAIKH, 2) MR.MOHAMMED GAUS KASHMIRI, having their office at BID/42, Sagar Co. Op. Housing Society, Sector-10, Koper Khairane, Navi Mumbai, 3) MR. RAJ MÓTILAL KANDHARI, & 4) MR. RAMCHANDRA KRISHNA SURYAWANSHI, having their office at SS-3/228, Sector-2, Vashi, Navi Mumbai, in possession of Plot Bearing No.100, in 12.5% Gaothan Expansion Scheme, Admeasuring about 603.75 Sq. Mtrs., situated at Sector-14, Koper Khairane, Navi Mumbai, Tal. & Dist. Thane, they have in actual and physical possession of the under mentioned property.



.....2/-

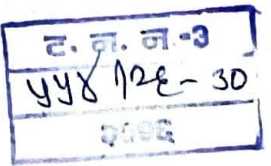
-: 2 :-

Plot No.100, in 12.5% Gaothan Expansion Scheme, Area 603.75 Sq. Mtrs, situated at Sector-14, Koper Khairane, Navi Mumbai, Tal. & Dist. Thane, under the Limit of Navi Mumbai Municipal Corporation.

The above said plot was allotted by City and Industrial Development Corporation of Maharashtra Ltd., in the name of Original Licensees

1)MR. DHARMA PADAJI AGASKAR, 2) MR. MAHADEO @ MAHADU PADAJI AGASKAR, 3)MR.GHANSHAM PADAJI AGASKAR, 4)MRS. MUKTTA PADAJI AGASKAR, 5)MRS.DASARIBAI PADAJI AGASKAR, 6)MRS. JANKIBAI MOTIRAM PATIL, 7)MRS. PUSHPA SHANTILAL MHATRE, & 8)

MR. JANARDHAN MAHADU PATIL, vide Agreement vide Agreement to Lease Dt.22/3/2002, and they are unable to construct the building upon the said plot because of in sufficiency of fund and lack of knowledge of the construction, therefore they are



C. D. Bhojane

B. Com., LL.B

ADVOCATE HIGH COURT

Office :

Panchavati, SS-111-229, Sector 2,

Vashi, Navi Mumbai - 400 703.

Tel: 782 5338

Residence :

C-2/5, O:1, Sector-2,

Vashi, Navi Mumbai

Tel : 7825718

Date :

- 3 -

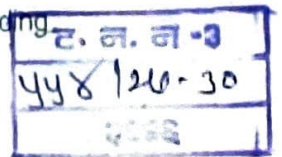
entered into an Agreement of Assignment-Cum-Sale-Cum-Development dated 26/03/2002, and they have sold and assigned all their rights, title and interest in respect of above said plot in favour of M/S.RRP BUILDERS & DEVELOPERS

And the above said plot is under construction, carrying by M/S RRP BUILDERS & DEVELOPERS.



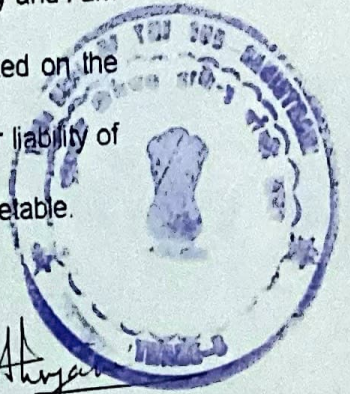
AND after the completion of construction M/S. RRP BUILDERS & DEVELOPERS, to sell the flats/shops to the various purchasers.

This certificate is issued to M/S. RRP BUILDERS & DEVELOPERS, for the purpose of obtaining loan to the intending purchasers from concerning authorities



-: 4 :-

I have examined the title relating to the aforesaid property and I am satisfied that the said plot as well as building constructed on the said plot is not subject to any encumbrances charges or liability of any kind whatsoever and entire property is free and marketable.



Ahujar
C.D. BHUJANE.

ADVOCATE

C.D. Bhujane
ADVOCATE
Vaahli, Navi Mumbai

ट. न. न.-३
५५४ १२८-३०
२००९

टनन3

दस्त क्र 554/2006

24/30

19/01/2006

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

11:46:27 am

ठाणे 3

दस्त क्रमांक : 554/2006

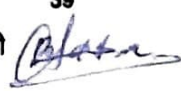





दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1 नाव: बाळकृष्ण चोखा सागर पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: बीडीडी चाळ, पोलिस क्वाटर्स, नेस्ट जांभळी मैदान शहर/गाव: वरळी, मुंबई तालुका: - पिन: - प</p>	<p>लिहून देणार वय 39 सही </p>	 41325 - 122637	
<p>2 नाव: मे. आर. आर. पी. बिल्डर्स अॅन्ड डेव्ह. तर्फे मागीदार श्री मोहम्मद गौस करिमरी - - पत्ता: घर/फ्लॅट नं: डी-8 / 38 गल्ली/रस्ता: - ईमारतीचे नाव: सागर सो. ईमारत नं: - पेठ/वसाहत: - शहर/गाव: सेक्टर 10</p>	<p>लिहून देणार वय 45 सही </p>	 41325 - 122637	




दुय्यम निबंधक ठाणे नं. 3

दस्त क्र. [टनन3-554-2006] चा गोषवारा
बाजार मुल्य :586000 मोबदला 650000 भरलेले मुद्रांक शुल्क : 16250

पावती क्र.:562 दिनांक:19/01/2006
पावतीचे वर्णन
नांव: बाळकृष्ण घोखा सागरे

दस्त हजर केल्याचा दिनांक :19/01/2006 11:37 AM
निष्पादनाचा दिनांक : 19/01/2006
दस्त हजर करणा-याची सही :

6500 : नोंदणी फी
600 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 19/01/2006 11:37 AM
शिकका क्र. 2 ची वेळ : (फी) 19/01/2006 11:45 AM
शिकका क्र. 3 ची वेळ : (कबुली) 19/01/2006 11:45 AM
शिकका क्र. 4 ची वेळ : (ओळख) 19/01/2006 11:45 AM

7100: एकूण

दु. निबंधकाची सही, ठाणे 3

दस्त नोंद केल्याचा दिनांक : 19/01/2006 11:46 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) श्रीकांत मोईर - , घर/फ्लॅट नं: 103, प्लॉट नं.100

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/घसाहत: -

शहर/गाव:सेक्टर 16 कोपरखैरणे

तालुका: नवी मुंबई

पिन: -

2) सय्यद जफरु जमा - , घर/फ्लॅट नं: ए-1 / 47 / 3

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/घसाहत: -

शहर/गाव:सेक्टर 21 तुर्मे

तालुका: नवी मुंबई

पिन: -

दु. निबंधकाची सही
ठाणे 3



दस्त क्रमांक ... 554/2006

क्रमांकावर नोंद

दुय्यम निबंध

१९ जाने १ २००६

प्रमाणित करावयाचे येते की
दस्त हजर करणा-याची सही
दुय्यम निबंधक ठाणे-३

R. R.P. Builders & Developers

SS-3/228, Sec. 2, Opp. Meghdoot Cinema, Vashi, Navi Mumbai.

Ph.: 782 6363 Fax : 782 7373

No. 137

Date: 27/1/06

Received with thanks from Mr./Mrs./M/s. Balkrishna Chokha Sagare

the sum of Rupees Five lakhs only

in full / part payments of Flat No B-302 Ganargj Apts Plot No 100. Sec 4.

Nopar Khairane N.M

by Cash / Cheque No. 222663 Dated 27/01/06 drawn on Canara Bank

RS. 5,00,00/-

(Receipt is issued subject to realisation of cheque)

For R. R.P. Builders & Developers



Experience
Friendship Finance



CAN FIN HOMES LTD
VASHI
PH: 27820168 / 69

Regd. Office : No. 29/1, Sir M N Krishna Rao Road, Lalbagh West, Basavanagudi, Bengaluru - 560 004. CIN : LB5110KA1987PLC008699
Email : development@canfinhomes.com Website : www.canfinhomes.com

Ref : CFHL/HL/Loan No. -127201002629

Dated : 20.01.2025

TO WHOMSOEVER IT MAY CONCERN

This is to put on record that MR. BALKRISHNA CHOKHA SAGRE . to whom Can Fin Homes Ltd. Vashi Branch had granted a Housing Loan of Rs.5,50,000/- have repaid the same in full with all the dues, and that there are no dues to him/her/them towards or in respect of the said loan

In view of the above, the security created by MR. BALKRISHNA CHOKHA SAGRE . Property Address:- FLAT NO 302 , 3RD FLOOR,B WING GANRAJ APARTMENT ,SECTOR -14 KOPAR KHAIRANE ,NAVI MUMBAI MAHARASHTRA- 400709. in favour of Can fin Homes Ltd., to secure the said loan and all other related dues have been released and Can Fin Homes Ltd., has no claim, right, title or interest in respect of the said property anymore whatsoever.

Documents Details:-

1. Original Agreement for sale Dated:- 19/01 /2006
2. ORIGINAL REGISTRATION RECEIPT NO: 554

Borrowers

Concern
BANK's/NBFC's

For Can Fin Homes Ltd
Authorized signatory



R.R.P. Builders & Developers

8/D/38, Sagar Co. op. Hsg. Society, Sector-10, Koper Khairne, Navi Mumbai - 400 709

Ref.No. 01/302/05

Date : 1.02.2006

POSSESSION LETTER

We, **M/s. RRP Builders & Developers**, of the building known as Ganaraj Apartment, Sector-14, Plot No.100, Koper Khairane, Navi Mumbai, do hereby certify and confirm that we have handed over the peaceful & vacant possession of Flat No. B-302, on the 3RD Floor, of the Building named GANARAJ APARTMENTS standing on Plot NO. 100, Sector-14, Koper Khairane, Navi Mumbai to **MR. BALKRISHNA CHOKHA SAGARE** the Purchaser upon receiving the agreed consideration.

M/s. RRP Builders & Developers
(Vendors)



Place : Koper Khairane

Date : 1.02.2006

Witness.

I **MR. BALKRISHNA CHOKHA SAGARE**, adult, Indian Inhabitant do hereby certify and confirm that I have received the peaceful and vacant possession of Flat No. B-302, on the 3RD floor, of the Building named GANARAJ APARTMENTS standing on Plot No. 100 Sector-14, Koper Khairane, Navi Mumbai from **M/s. RRP Builders & Developers**,

MR. BALKRISHNA CHOKHA SAGARE
(Purchaser)

Place : Koper Khairane

Date : 1.02.2006

Witness :

R.R.P. Builders & Developers

8/D/38, Sagar Co. op. Hsg. Society, Sector-10, Koper Khairne, Navi Mumbai - 400 709

Date : 20.1.2006

To,
Can Fin Homes Ltd.,
Sector-2, SS Type,
Vashi, Navi Mumbai.

Sub.: Permission to mortgage etc.

Dear Sirs,

This is to confirm that we agreed to sell flat bearing No. **302, 3rd Floor**, Wing B, admeasuring area **460 sq.ft.** in the Building Ganaraj Apartments situated at Plot No.100, Sector-14, Koper Khairane, Navi Mumbai to **Mr. Balkrishna Chokha Sagare** for a total consideration of **Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand only)** under an Agreement for Sale dated 19.1.2006 registered with the Sub-registrar of assurance Vashi under Service No.**TNN3-00554** Dated **19.1.2006**

We confirm that we have obtained necessary permission /approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans. We have not made any sub divisions in the flat offer the plans have been approved by the Municipal Corporation / competent authorities. The flat is meant for residential purpose as per the sanctioned plan.

The present status of the project is 100% stage and it is completed by April 2004. The FSI permitted on the building is 1.5 sq.ft. And the subject flat is within the permitted FSI.

R.R.P. Builders & Developers

8/D/38, Sagar Co. op. Hsg. Society, Sector-10, Koper Khairme, Navi Mumbai - 400 709

: 2 :

We have not raise any finance on loan from any bank, financial institution, housing finance company on any other organization (Government or private) for the above cited project against the security of the subject property and the subject property will be maintained free form encumbrances till the registration of sale deed in favour of Ganaraj Apartments Co.op.Hsg.Soc. on co-operative society to be formed by the flat purchasers under the Maharashtra co-operative Act 1960 on association of Apartment to be formed under the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act, 1963 and further possession thereof.

Our bankers for the company / project is are Jankalyan Sahakari Bank Ltd., Vashi and we hereby authorize you to obtain an opinion from them.

There is no action, suit, proceedings on investigations of any kind pending against us on the land before any court law on government authority on by other competent, in respect of the subject property, which might have a material effect on the financial on other affairs of the borrowers on which might put into question the validity or performance of the agreement entered into between us and **Mr. Balkrishana Chokha Sagare**

The Agreement price of the flat is	:	Rs.6,50,000/-
Super Built up area of the flat is	:	Rs. 460 sq.ft.
The agreed rate per sq.ft.is	:	Rs. _____
Advance received is	:	Rs. 1,00,000/-
Balance payment is	:	Rs. 5,50,000/-

R.R.P. Builders & Developers

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: 3 :

We have a valid and effective power of attorney in our favour executed by the land owner/s authorize us to execute the agreement / sale deeds in favour of the purchasers of the subject property. We undertake to produce letter of confirmation for the validity non revocation of power of attorney as on the date of transfer of the said property.

We have no objection to you giving a loan to the above buyer/s and his/her/their mortgaging the said flat with you by way of security for repayment , not withstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the flat being so mortgaged.

Thanking you,

Yours faithfully,
For R.R.P. Builders & Developers

 Partner