

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Commercial Complex, Second Floor, Vasai (E), Dist. Thane-401 210. PHONES : (912) - 334486 / 334487 FAX : 334466 STD : 0250

CIDCO/VVSR/BP-1007/E/

To,
Shri Maturadas N. Majithia
47 Old. Hahuman Lane
Shanti Bhavan. Kalbadevi Road
MUMBAI - 400 002.

वसई - १	Date
334486	11/06/2008
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Sub: Grant of Occupancy Certificate for the Residential Building on S. No. 160, H.No.13, 1/1, 1/2, S. No. 158 H.No.2, Village Achole, Taluka Vasai, Dist. : Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/BP-1007/F/6743 dated 26/06/1996.
2) N.A. Order No. REV /DESK-1/T-IX/NAP/SR-579/85 dated 13/02/1987, from the Collector, Thane.
3) GSDA Vide letter No. GSDA/THN/TECH/LGW/947/93 dated nil for Potable water supply.
4) Receipt dated 21/12/1990 Thane Zilla Parishad & Vasai Panchayat Samiti for Potable Water Supply.
5) Development completion certificate dated 16/05/2008 from the architect.
6) Structural Stability certificate from your Structural Engineer vide letter dated 01/05/2008.
7) Plumbing certificates dated 01/05/2008.
8) your architect's letter dated 16/05/2008 & 11/06/2008.

Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building KARAN - 'A' on land bearing S. No.160, H.No.13, 1/1,1/2, S.No. 158, H.No.2, Village Acholle, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully

H. U. Rai
(H.U. RAI) 11/6/2008

EXECUTIVE ENGINEER (BP)VV

Encl.: a/a

Copy to:-

- 10 M/s. Shilp Sadhana, Architect's
Pandurang Wadi, Parnaka
Azad Road, Vasai (W)
DIST : THANE
2) The Chief Officer
Nallasopara Municipal Council.

REGD. OFFICE : "NIRMAL", 2nd Floor, Narlman Point, Mumbai - 400 021. Phone : 202 24 20, 202 25 79 Fax : 00-91-22-2022509
HEAD. OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 7571066/7571067/7571068/7571069/7571070/7571071/7571072/7571073/7571074/7571075/7571076/7571077/7571078/7571079/7571080/7571081/7571082/7571083/7571084/7571085/7571086/7571087/7571088/7571089/7571090/7571091/7571092/7571093/7571094/7571095/7571096/7571097/7571098/7571099/7571100 Fax : 00-91-22-7571066



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CIDCO

PLANNING AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Commercial Complex, Second Floor, Vasai (E), Dist. Thane-401 210. PHONES : (022) - 334486 / 334487 FAX : 334466 STD : 0250

CIDCO/VVSR/BP-1007/E/

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OCCUPANCY CERTIFICATE	
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I hereby certify that the development of Residential Buildings KARAN - 'A' (Gr.+4) with built up area 662.332 Sq.mt. on land bearing S. No.160, H.No.13.1/1.1/2. S.No.158, H.No.2, village Achole, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Silpa Sadhana Architects. (Licence/Registration No.CA/84/8673) and has been inspected On 03/06/2008 and I declare that the development has been carried out in accordance with regulations and the condition stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-1007/E/6743 dated 26/06/96 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 ect., 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.

Contd2.

OFFICE : "NIRMAL", 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 24 20, 202 25 79 18, 00-21-22-2022509
 OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 7571241/42/43/44/45/46/47/48/49, 00-91-22-7571066



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CIDCO
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
State Commercial Complex, Second Floor, Vasal (E), Dist. Thane-401 210, PHONES : (912) - 334460 / 334467 FAX : 334466 STD : 0250

3350/2022
Date 47/46

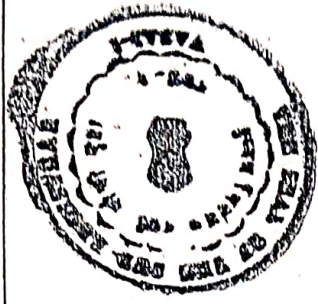
3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out 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 45 flats, 19 shop and contained in One no. of building (Building KARAN . .A.)
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 returned herewith for your record

H. U. Rai
(H.U. RAI) 11/6/2008
EXECUTIVE ENGINEER (BP) VV
A. G. Jyoti

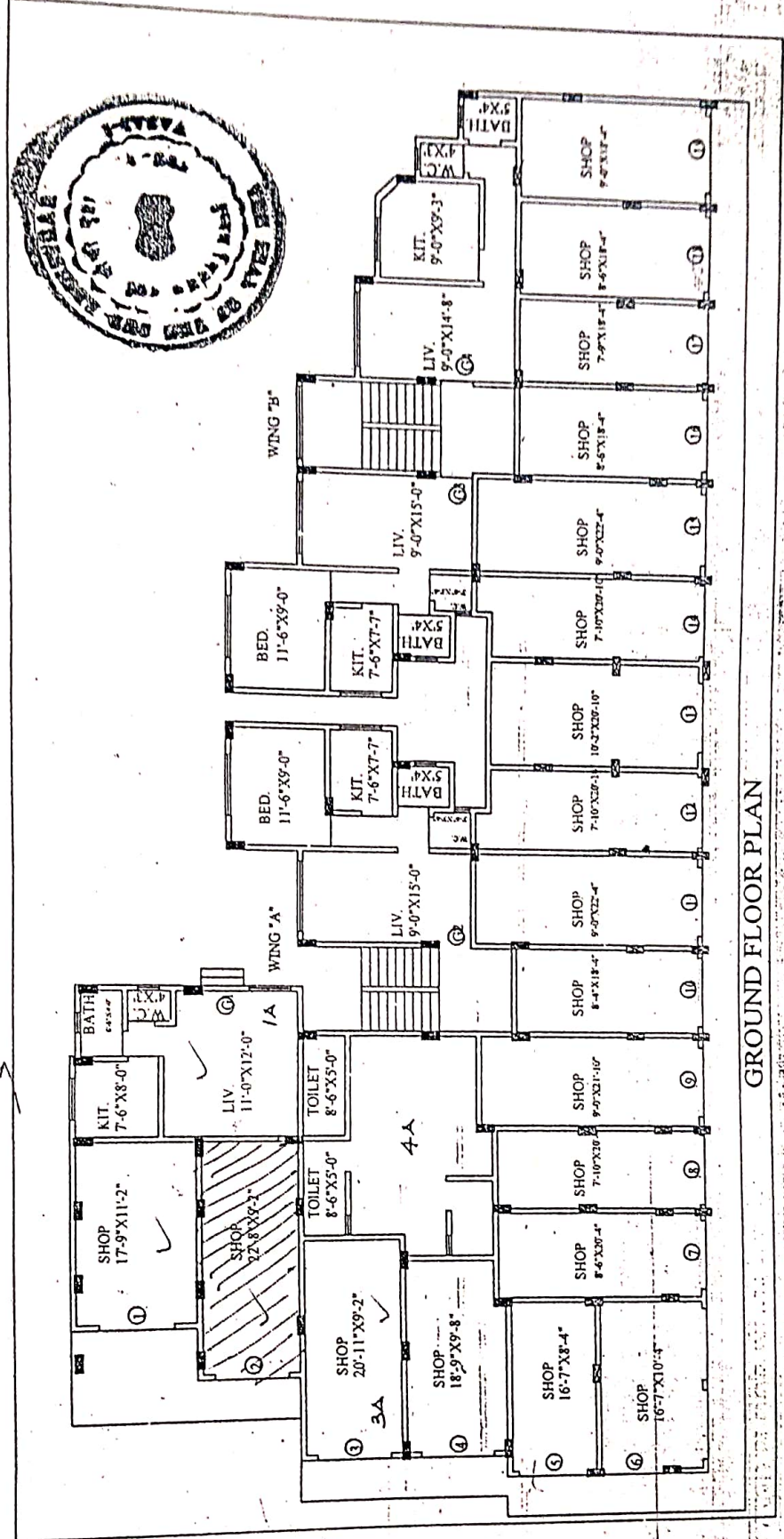
OFFICE : "NIRMAL", 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 24 20, 202 25 29
OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 7571241/42/43
OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 7571241/42/43





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GROUND FLOOR PLAN

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CIDCO
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Commercial Complex, Second Floor, Vasai (E), Dist. Thane-401 210. PHONES : (912) - 334486 / 334487 FAX : 334486 STD : 0250

CIDCO/VVSP/CC/BP-1007/E/1765

Shri Mathuradas N. Majithia
 47 old, Hanuman Lane
 Shanti Bhavan, Kalbadevi Road
 Mumbai : 400 002.

वसई-२
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Sub: Development Permission for the proposed Residential with
 shopline Building on land bearing S.No. 160, H.No. 13, 1/1, 1/2,
 S.No. 158, H.No. 2, Village Achole, Taluka Vasai, Dist: Thane.
 Ref: Your architect's letter dated 6/1/2006.

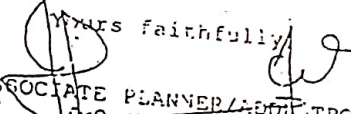
Please refer to your application for development permission on
 land bearing S.No., 160, H.No. 13, 1/1, 1/2, S.No. 158, H.No. 2,
 Village Achole, Taluka Vasai, Dist : Thane.
 The Development Permission is hereby granted to construct
 Residential Building on land bearing S.No. 160, H.No. 13, 1/1,
 1/2, S.No. 158, H. No.2, Village Achole, Taluka Vasai, Dist :
 Thane.

The Commencement Certificate as required under Section 45 of the
 Maharashtra Regional and Town Planning Act, 1966 is enclosed
 herewith for the structure referred above. You shall dig a
 borewell & demarcate D.P. roads/reservations before applying for
 RCC.

You will ensure that the building material will not be stocked on
 the road during the construction period.

Encl: a/a

C.C. to:
 1. M/s. Shrip Sundhana Architects
 Pandurang Wadi, Parnaka
 Vasai (E), Taluka Vasai
 Dist: Thane.

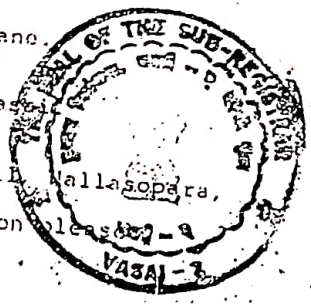
Yours faithfully,

 ASSOCIATE PLANNER/ADDT.TPO
 (C) VVSP

2. The Collector,
 Office of the Collector, Thane.

3. The Tahasildar
 Office of the Tahasildar, Vasai

4. The Chief Officer
 Nallasopara Municipal Council, Nallasopara.

5. CUC (VV)..... For information please



Contd. 2.

Office : N.M.A.C., 2nd floor, Nariman Point, Mumbai - 400 021. Phone : 202 44 20 00/23 70 Fax : 00-91-22-2022509
 Office : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 75712 11/12/13/14/15/16/17/18/19 Fax : 00-91-22-7571066



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CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Second Floor, Vasai (E), Dist. Thane-401 210. PHONES : (912) - 334486 / 334487 FAX : 334466 STD : 0250

MSR/CG/BP-1007/E/1765

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Date 10/02/06

COMMENCEMENT CERTIFICATE

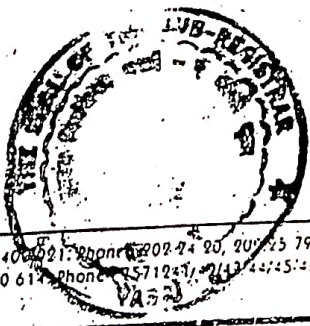
Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra xxxvi of 1966) to Mathuradas N. Majimda in S.No. 160, H.No. 13, 1/1, 1/2, 1/58, H. No. 2, Village Achole, Taluka Vasai, Dist : Thane, as approved plans and subject to the following conditions for development work of proposed Residential Building.

Number of buildings : ONE
Total Built-up Area : 3647.00 sq.m.

This 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 thereof 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 managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

Contd.... 2.



Regional Office, CIDCO, Vasai (E), Thane, Maharashtra. Phone: 2027420, 2027579 Fax: 02-91-92-2027567
Regional Office, CIDCO, Bhandra, Mumbai. Phone: 2571241, 2571242, 2571243, 2571244 Fax: 02-91-92-7571065
Regional Office, CIDCO, Bhandra, Mumbai. Phone: 400 614 Fax: 02-91-92-7571065



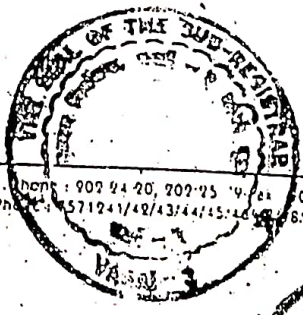
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

2nd Floor, Vasal (E), Dist. Thane-401 210. PHONES: (91) 91-99-2577400, 2577407, 2577408, 2577409. STD: 0250

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- applicant shall:-
- 1) Give notice to the Corporation immediately after starting the development work in the land under reference.
 - 2) Give notice to the Corporation on completion upto the plinth level & seven days before the commencement of the further work.
 - 3) Give written notice to the corporation regarding completion of the work..
 - 4) Obtain an occupancy certificate from the corporation.
 - 5) Permit authorised officers of the corporation to enter the building or premises for the purpose of inspection with regard the observing building control regulations of the certificate.
 - 6) Pay to CIDCO the development charges as indicated in Appendix "A" alongwith interest @ 18% p.a. on the balance amount. If the rate of interest is enhance by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on / /199
 - 7) Install a 'Display Board' on the conspicuous place on site indicating:-
 - i) Name and address of the owner/developers, architect and contractor.
 - ii) S. No./CTS No./ward No. /Village Name alongwith description of its boundaries.
 - iii) Order number and date of grant of development permission/redevelopment permission issued by planning Authority.

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MUMBAI: 2nd Floor, Nariman Point, Mumbai - 400 021. Phones: 909 24 20, 909 25 49, 909 26 80, 909 27 509
CIDCO Bhawan, CBD-Belapur, Navi Mumbai - 400 614. Phone: 271241/42/43/44/45/46. Fax: 909-91-99-7571055

CIDCO

METROPOLITAN DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Plot No. 10, Vashi (E), Dist. Thane-401 210. PHONE: (022) 221186 / 221187 FAX: 33446 STD: 0250

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- (iv) FSI permitted.
- (v) No. of residential/commercial flats and shops with their areas.
- (vi) Address where copies of detailed approved plans shall be available for inspection.
- (vii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.

The structural Design, Building Materials, Plumbing service, Fire Protection, Electrical installation etc. shall be in accordance with the provisions except for the provisions in respect to Floor Area Ratio) prescribed in the National Building code amended from time to time by the Bureau of India Standards.

This certificate shall remain valid for a period of one year from the date of its issue.

The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

A certified copy of the approved plan shall be exhibited on site.

The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.

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2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 222200, 202 25 79 Fax: 00-91-22-2022509
D Bhavanji C-30-Belapur, Navi Mumbai - 400 614. Phone : 757124, 1/42, 2344-14524, 77148/49 Fax : 00-91-92-571066



CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office: Second Floor, Vasal (E), Dist. Thane-401 210. PHONES : (912) 334486, 334487 FAX : 334465 STD : 0250

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No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation.

This permission does not entitle you to develop the land which does not vest in you.

You shall provide over-head water tank on the building as per the Bombay Municipal Corporation Standards.

You should approach Executive Engineer (MSEB) for the temporary power requirement, location of transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.

The transfer of the property under reference can be effected only after the necessary approval from Special planning Authority or occupancy certificate is obtained by the applicant before any such transfer.

You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water, arrangements of drinking water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before

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CIDCO
REAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

2nd Floor, Vasai (E), Dist. Thane-401 210. PHONES : (912) - 334466 / 334487 FAX : 334466 STD : 0250

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for occupancy certificate. Occupancy certificate
shall be granted unless all these arrangements are
to CIDCO's satisfaction.

Nos. of trees shall be planted on site.

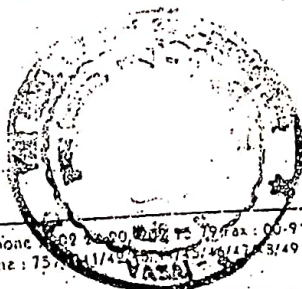
As far as possible no existing tree shall be cut. If this is
avoidable, twice the number of trees cut shall be planted.

The grant of this permission is subject to the provisions of
any other law for the time being in force and that may be
applicable to the case e.g. Urban Land (Ceiling &
Regulations) Act 1976 & getting the building plans approved
from various authorities.

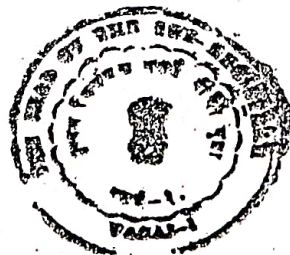
The amount of Rs. 9,11,750/- deposited with CIDCO as security
Deposit shall be forfeited either in whole or in part at the
absolute discretion of the Corporation for breach of any
other building Control Regulations & conditions attached to
the permission covered by the commencement Certificate. Such
forfeiture shall be without prejudice to any other remedial
right of the corporation.

You shall provide potable water to the consumer/occupier of
tenements/units before applying for occupancy certificate.
The possession of said property shall not be given before
occupancy certificate is obtained duly from CIDCO. The
occupancy certificate will be granted only after verifying
the provision of potable water to the occupier.

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MUMBAI, 2nd Floor, Nerliman Point, Mumbai - 400 091. Phone : 22200000/22200001 Fax : 00-91-22-2022509
PUNE, 2nd Floor, Con. Bhatnagar, Haveli, Mumbai - 400 614. Phone : 75111149 Fax : 00-91-22-7511066



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CIDCO INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Complex, Second Floor, Vasai (E), Dist. Thane-401 210. PHONES : (912) - 334486 / 334487 FAX : 334466 STD : 0250

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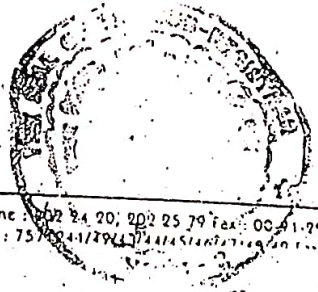
19) The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so, as not to alter/reduce the dimensions and area of the roads, open space or other reservations.

20) The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.

- a) Internal access roads alongwith storm water drains.
- b) Channelisation of water courses and culverts, if any.
- c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
- d) Arrangements for conveyance and disposal of sub-sege and sewage without creating any insanitary conditions in the surrounding area.
- e) Arrangements for collection of solid waste.

The low-lying areas shall be filled to ... M. S.L. to achieve formation levels indicated on the development plan prepared for Virar - Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank/STP or any

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CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

2nd Floor, Vasal (E), Dist. Thane-401 210, PHONES : (912) - 334486 / 334487, FAX - 334486 STD - 0250

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Other arrangement as may be prescribed, shall have to be done according to the specifications suggested by Executive Engineer. (vv), CIDCO. Before applying for PCC, you shall submit F.B. (UU) report and maintain R.L. accordingly.

The owner shall permit the use of the internal access roads to provide access to an adjoining land.

The owner shall submit to the Planning Authority the scheme of the development of 10% compulsory recreational space and develop it in accordance with the approved scheme.

The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.

If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.

The owner shall observe all the rules in force regarding overhead/under ground electric lines/transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.

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CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office: Second Floor, Vastal (E), Dist. Thane-401 210. PHONES : (912) 224406, 224407 FAX : 224766 STD : 0250

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No construction on sub-divided plots shall be allowed unless internal roads and gutters are constructed to the satisfaction of the appropriate authority..

Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.

No plot should be disposed off unless the sale permission under Section 4B of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.

No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.

If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.

This order is liable for cancellation on contravention or breach of any of the condition of this order.

Notwithstanding anything contained in the commencement certificate conditions, it shall be lawful for the planning authority to direct the removal or alternation of any

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OFFICE : "NIRMAL", 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 902 24 20, 902 25 79, 900 91 22-2022509
OFFICE : CIDCO Bhevan, CBD, Delpur, Navi Mumbai - 400 614. Phone : 7571241/42/43/44/45/46/47/48/49 Fax : 00-91-22-7571065



GIDCO
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Complex, Second Floor, Vasant (E), Dist. Thane-401 210. PHONES: 2227-334486 / 2227-487 FAX: 2227-466 STD 02250

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structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee/successors and every person deriving title through or under them.

The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.

The plinth level will be 600 mm above the nearby road level (top of camber).

NOC from local municipalities for cleaning the septic tank from time to time is required to be obtained.

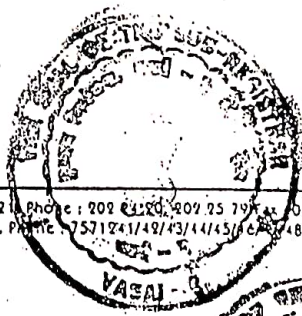
Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.

Drinking water wells should be well built and well protected.

Since the inner perimeters of the proposed building exceeds 45 M. the expansion joints shall be provided at suitable places with suitable materials.

While extracting water from under ground, you will strictly follow the instructions given by the Sr. Geologist of the GSDA to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.

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Office: "NIMBAL", 2nd Floor, Marlinan Point, Mumbai - 400 021. Phone: 202 2420, 202 25 79. Fax: 00-91-22-2022509.
Office: CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone: 7571241/42/43/44/45/46. Fax: 00-91-22-7571066

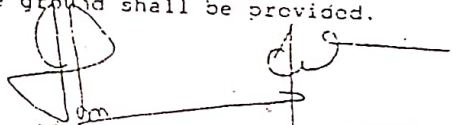
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LAND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

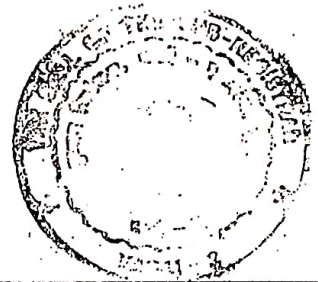
Central Complex, Second Floor, Vetal (E), Dist. Thane-401 210. PHONES : (91) 334486 / 334487 FAX 334466 STD - 0220 6

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42. You will not take up any development activity on the aforesaid property till, the court matter pending if any in any court of law, relating to this property is well settled.
43. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
44. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative Housing Society to be formed in due course.
45. For the portion of the compound wall rounded off at the corner near junctions, M.S. grill over 0.75 m. of brick work, upto the height of 1.5 m. from the ground shall be provided.


 ASSOCIATE PLANNER/ASST. TPO
 (VVBP)



CO. OFFICE : "NIZAL", 2nd floor, Nariman Point, Mumbai - 400 021. Phone: 202 94 90, 202 95 79. Fax : 00-91-22-1099509
 CO. OFFICE : CIDCO Bhavan, CSD-Delepur, Navi Mumbai - 400 614. Phone: 7571941/42/43/44/45/46/47/48/49 Fax : 00-91-22-7571066

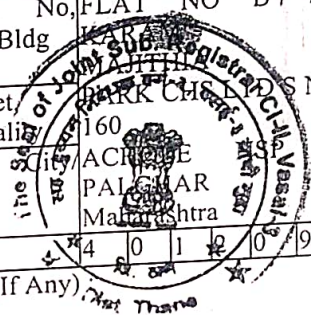


BANK

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 Date: 25-3-17
 Form ID: 03-2017

CHALLAN
 MTR Form Number - 6

GRN NUMBER	MH009870706201617R	BARCODE	Form ID	03-2017
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR135-VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-BGVPS0834E	
Year	Period: From : 25/03/2017 To : 31/03/2099		Full Name CHANDAN H SINGH	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO B, 403 A	
0030046401-75	144800.00	Road/Street, Area /Locality	160 ACR PALGHAR Maharashtra	
0030063301-70	30000.00	Town/ District	PIN 401009	
	0.00	Remarks (If Any)	Net Thana	
	0.00			
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	0.00			
Total	174800.00	Amount in words	Rupees One Lakhs Seventy Four Thousand Eight Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 118491115		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332017032650037		
Cheque- DD No.		Date	25-03-2017	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at **Nallasopara**, Palghar on this १३th day of March 2017, by and **BETWEEN MR. DILIP KUMAR BHOLANATH GUPTA**, Aged about ३० Years, Residing at -3, Ramamurat Sharma Chawl, Jawahar Nagar, Pipe line, Khar(East) hereinafter called the **"VENDOR/TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors and administrators) of the **ONE PART.**

AND

MR. CHANDAN HANSRAJ SINGH, Aged about ४७ years, Residing at - G No. 5, Ramdhari Chawl, Near Radha Krishna Mandir, Santosh Nagar, Goregaon (E) hereinafter called the **"PURCHASER/TRANSFEREE"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors administrators and assigns) of the **OTHER PART.**



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WHEREAS the present, vide agreement for sale dated 06th May 2013, duly registered in the office of Sub-Registrar of assurance Vasai - 2, under Serial No. 4133/2013, Dated 06/05/2013, had purchased from **PNB HOUSING FINANCE LIMITED**, a flat bearing Flat No. 403, B - Wing, Fourth floor, admeasuring about 76.69 sq. mtr. in the building known as "**KARAN- A MAJITHIA PARK C.H.S LIMITED**" which is Constructed on land bearing S.No.160 (new),89 (old), H.No.1/2 , lying being and situated at Village - Achole, Nalasopara (E), within the limits of Vasai Virar Shahr Mahanagarपालिका, Tal- Vasai, Dist - Palghar, the Flat mentioned hereinafter referred to as the **SAID FLAT ON OWNERSHIP BASIS**.

Where as **MR. VILAS BALKRISHNA GOSAV** was the owner of the above said flat and have purchased the above said flat vide agreement for sale dated 26/8/2003, duly registered in the office of Sub-Registrar of assurance Vasai - 3, under Serial No. 5479/2003, had purchased the above said flat from **M/S. RACHNA BUILDERS AND DEVELOPERS (Builder)**.

WHEREAS MR. VILAS BALKRISHNA GOSAVI was in need of finance, and whereas with a view to avail the finance **MR. VILAS BALKRISHNA GOSAVI** applied for and was sanctioned a housing loan under Loan A/C , No. 6660001922 by PNB Housing Finance Ltd.

MR. VILAS BALKRISHNA GOSAVI availed of and utilized the funds under the aforesaid housing loan, however, he failed and neglected to repay the said housing loan as agreed and committed

hence his loan account became irregular and classified as "**NON- PERFORMING ASSETS**" in accordance with the directions / guidelines relating to assets classified issued by National Housing Bank



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Whereas MR. VILAS BALKRISHNA GOSAVI have failed to repay the above said loan and under Securitization and Reconsruction of Financial Assets and Enforcement of Security Interest Act ,(SARFAESI Act) 2002 and Rules, bank have auction the above said flat and the sale deed have been executed in the favour of the present vendor sale dated 06th May 2013, duly registered in the office of Sub-Registrar of assurance Vasai - 2, under Serial No. 4133/2013, Dated 06/05/2013.

WHEREAS the Vendor is in the possession of Flat No. 403, B - Wing, Fourth floor, admeasuring about 76.69 sq. mtr. in the building known as "**KARAN- A MAJITHIA PARK C.H.S LIMITED**" which is Constructed on land bearing S.No.160 (new),89 (old), H.No.1/2 , lying being and situated at Village - Achole, Nalasopara (E), within the limits of Vasai Virar Shahar Mahanagarpalika, Tal- Vasai, Dist - Palghar

WHEREAS the Society is registered by the name and style "**KARAN- A MAJITHIA CO-OPERATIVE HOUSING SOCIETY LIMITED**" registered under the Maharashtra Co-op. Societies Act, 1960 vide Registration No. **TNA/VSI/HSG(TC)/ 2421 /1988-1989** , hereinafter for the sake of brevity referred to as **THE SAID SOCIETY**, situated at , Village - ACHOLE, Nallasopara (E), With in the limits of M/C/MC Tal- Vasai, Dist- Palghar.

AND WHEREAS the Vendor has agreed to sell, transfer occupancy rights and along with five shares and Share Certificate and all the amount standing to the credit of the Vendor in the books of Accounts of the said Society and any other document in respect of the said Flat and agreed to handover vacant possession of the said Flat for the total consideration of **Rs.30,00,000/- (RUPEES THIRTY LAKH ONLY)** and has also agreed to transfer

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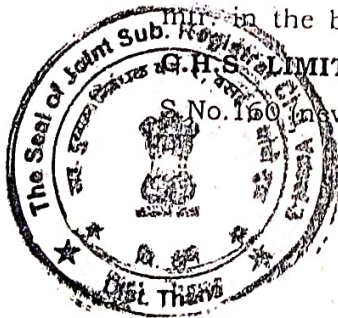
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the membership in the aforesaid Society and five shares of the total value of Rs.250 bearing Share No.____ and distinctive shares No. ____ to ____ (both inclusive) which will be issued/transfer to the purchaser and also request the Society to issue Share Certificate in respect of these five shares of the said Society to the Purchaser along with all and very deposit/s, if any standing in the name of the Vendor in the said Society.

AND WHEREAS the Purchaser has agreed to purchase from the Vendor the occupancy rights in respect of the said Flat, five shares and Share Certificate and entire amount standing to the Vendor in the books of accounts of the said Society and any other document in respect of the said Flat for a consideration of **Rs. 30,00,000/- (RUPEES THIRTY LAKH ONLY)** to get the membership and request the Society for issue of separate Share Certificate in that behalf of the said Society for the above said consideration and also all every deposit/s if any standing in the name of the Vendor.

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

The Vendor shall sell transfer and assign to the Purchaser the aforesaid five shares, Share Certificate along with occupancy right and all the amounts standing to the credit of Vendor in the books of account of the Society and the possession of Flat No. 403, B - Wing, Fourth floor, admeasuring about 76.69 sq. mtr. in the building known as "**KARAN- A MAJITHIA PARK LIMITED**" which is Constructed on land bearing S.No.160 (new),89 (old), H.No.1/2 , lying being and situated at



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Village - Achole, Nalasopara (E), within the limits of Vasai Virar Shahar Mahanagarपालिका, Tal- Vasai, Dist - Palghar, at the price of **Rs.30,00,000/- (RUPEES THIRTY LAKH ONLY)** and purchaser have paid a sum of **Rs. 10,00,000/- (RUPEES TEN LAKH ONLY)** paid by CHEQUES/CASH/NEFT which is as under:-

AMOUNT	CASH/CHEQUE NO./NEFT	DATE	BANK
2 ०० ००० -	198102	-	Central bank India.
1 ०० ००० -	198104	-	" "
1 ०० ००० -	451131	-	United bank India.
3, 50,000 -	198108	-	Central bank India.
1 25 ००० -	451136	-	United bank.
75000 -	CASH	-	

And balance amount of Rs. 20,00,000/- (RUPEES TWENTY LAKH ONLY) will be paid within a period of 90 working days from the registration of agreement by getting loan from financial institution .

The purchaser has informed the Vendor that the purchaser has applied for loan on order to purchase the **SALIENT PLAT** the Vendor. It is clearly understood and agreed by both Vendor and purchaser, that of by any reason whatsoever of the purchaser fails to get loan from BANK/OTHER FINANCIAL INSTITUTIONS or fails to arrange loan amount from any other sources, if loan is not sanctioned in such situation the purchaser shall inform the Vendor and purchaser can arrange from his/her own source or pocket and can pay the balance consideration amount to Vendor and Vendor shall accept the same. The Vendor shall cooperate in handing over NOC, Agreement for sale and all other documents which is required for loan as and when demanded

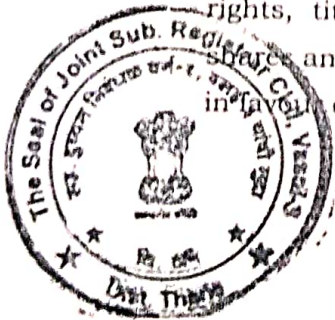
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by purchaser and if any delay is caused in handing over the above mentioned documents in such case the delay caused by Vendor the delay period shall be excluded in computing 90 working days.

1. The Purchaser hereby agrees to apply for to become member of the said Society.
2. The purchaser hereby agree and undertake to pay to the said Society the membership fees in respect of the said Flat and observe and abide by all the rules and regulations as per bye-laws of the said Society.
3. The society transfer charges shall be paid equally by Vendor and purchaser and Vendor shall sign necessary application and transfer set in favor of purchaser.
4. The Vendor has paid deposit of Rs.250/- for five shares and Electricity deposit of the Society etc., and the same had been paid by the Purchaser to the Vendor in respect of the said FLAT.
5. The Vendor hereby agrees and undertakes to sign and execute all the papers, forms, application of the Society of which they are the members for the purpose of transferring and assigning the said five shares and Share Certificate and the possession of the said Flat, and also documents and declaration in order to effectually transfer and assign her, rights, title and interest and ownership of the said five shares and Share Certificate and possession of the said Flat, in favor of the Purchaser as required by him.



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6. The Vendor hereby agrees and undertakes that immediately on the execution of this Agreement and after receiving entire consideration they will make necessary application to the competent authority in order to obtain **NO OBJECTION** and/ or assent and/ or consent in writing to the competent authority i.e. the Society for the transfer of membership of five shares of the Vendor to the name of the Purchaser and handover the possession of the said Flat, to the Purchaser. The Vendor hereby also undertakes that they will obtain the aforesaid **NO OBJECTION CERTIFICATE** and/ or assent and consent in writing of the said authority prior to the completion of the said transfer of the five shares and Share Certificate and possession of the said Flat.
7. The Vendor hereby declares that the five shares and the Share Certificate and the possession of the said Flat in the said Society are free from all encumbrance whatsoever and that no suit is proceeding in respect of the said five shares, Share Certificate or the use, occupation and possession or right title or interest in respect of the said Flat, is or are pending in any Court of law or before the Registrar of the Co-op. Hsg. Societies nor the said five shares or Share Certificate or the possession of the said Flat in the said Society is/ are subject matter of any proceedings in Income tax, Sale tax in any State/ Central Government and the same are free from any attachment and if any dispute arises it shall be cleared by vendor at their own cost.
8. The Vendor hereby agree and undertake to deliver and handover to the Purchaser original copies of all documents like their Agreement for sale, including all paper, correspondence, voucher, bills, receipt, etc. standing in their name at the time of giving vacant possession of the said Flat to the Purchaser.

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SCHEDULE

ALL THAT Flat, bearing Flat No. 403, B - Wing, Fourth Floor, admeasuring about 76.69 Sq.Mtrs. in the building known as "KARAN- A MAJITHIA PARK C.H.S. LTD" which is Constructed on land bearing S.No. 160(new),89 (old) H.No.1/ 2, lying being and situated at Village - Achole, Nalasopara (E), within the limits of Vasai Virar Shahar Mahanagarpalika, Tal- Vasai, Dist - Palghar.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED

By the within named "VENDOR/TRANSFEROR"

MR. DILIP KUMAR BHOLANATH GUPTA *दिदीप कुमार भुलनाथ*

IN PRESENCE OF.....

[Signature]



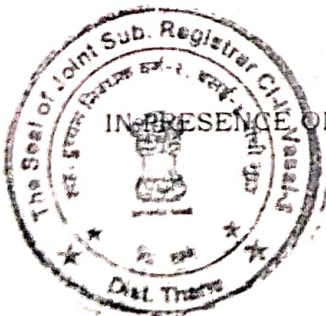
SIGNED AND DELIVERED

By the within named "PURCHASER/TRANSFEEE"

MR. CHANDAN HANSRAJ SINGH *[Signature]*

IN PRESENCE OF.....

[Signature]



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