



Tuesday, April 19, 2011

5:38:09 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3709

गावाचे नाव खारघर

दिनांक 19/04/2011

दस्तऐवजाचा अनुक्रमांक उरण - 03651 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अमित गुप्ता - -

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	620.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)	-	
एकूण रु.		30620.00

आपणास हा दस्त अंदाजे 5:52PM ह्या वेळेस मिळेल

[Signature]
हय्यम निवेधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 4886000 रु. मोबदला: 3800000रु.

भरलेले मुद्रांक शुल्क: 275800 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे,

बेकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 13/04/2011

जिल्हा न्यायालय, मुंबई जिल्हा,

[Signature]
निवेधक

हय्यम निवेधक, उरण

शुद्ध दस्तऐवज पत्ता मिळाला

[Signature]

पत्रकाराची सही



दस्तावेजांक व वर्ष: 3651/2011

Tuesday, April 19, 2011

5:38:39 PM

दुय्यम निबंधक: सह दु.नि.पनवेल 2

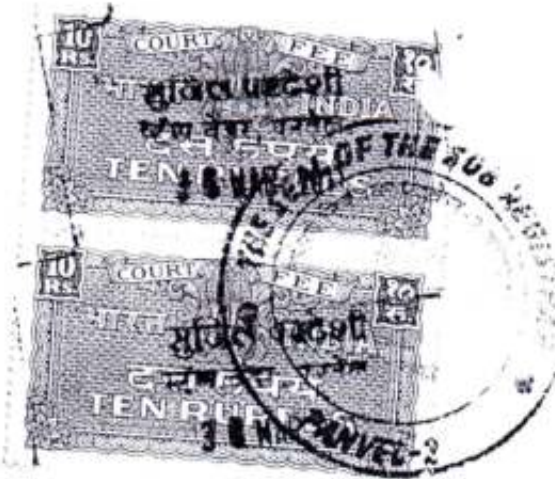
नॉदणी 63 म.

Regn. 63 m.e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,800,000.00
बा.भा. रु. 4,886,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना उपदिभाग 19/12** सदनिका क्र 503, पाचवा तळ मजला सी विंग **ओशिवन क्यु कस्टल** प्लॉट नं बी-110, सेक्टर 12, खारघर ता पनवेल जि रायगड
- (3) क्षेत्रफळ (1) क्षेत्र 110 चौ.मी बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) कैरा धुलानी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/बस्ताहत: आदित्य बिल्डींग खार; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADKPT7442E.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अभित गुप्ता - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/बस्ताहत: स 11 सी बी डी ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFGPG6939M.
- (7) दिनांक करून दिल्याचा 18/04/2011
- (8) नोंदणीचा 19/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 3651 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 275750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सहदुय्यम निबंधक, ऑ २
(पनवेल-२)



We understand your world

MANAGER'S CHEQUE

VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Ref. No. 083912032269

DATE 13/04/2011

NOT NEGOTIABLE

PAINT SUB REGISTRAR, PANYEL

PAY

RUPEES

THIRTY THOUSAND ONLY

OR ORDER

Rs.

₹30,000.00

HDFC BANK LTD.

CHD BELAPUR

CHD BELAPUR, NAVI MUMBAI - 400614

For HDFC BANK LTD

Signature
15/04/11

Signature
15/04/11

AUTHORISED SIGNATORIES

⑈032330⑈ 400240085⑈ 99999⑈ 12

पवल-२	
३६५९	२०११
९ / ३९	





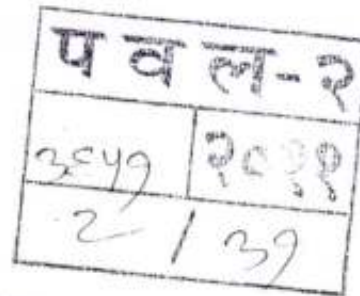
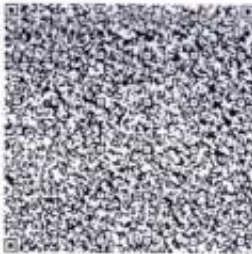
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp



Certificate No. : IN-MH02444828553317J
Certificate Issued Date : 11-Apr-2011 02:11 PM
Account Reference : SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
Unique Doc. Reference : SUBIN-MHMHSHCIL0102615415901261J
Purchased by : AMIT GUPTA
Description of Document : Article 25(b)to(d) Conveyance
Property Description : FLAT NO.503, C WING, PLOT NO.B-110, SECTOR-12,
KHARGHAR, NAVI MUMBAI
Consideration Price (Rs.) : 38,00,000
(Thirty Eight Lakh only)
First Party : KIARA DUHLANI
Second Party : AMIT GUPTA
Stamp Duty Paid By : AMIT GUPTA
Stamp Duty Amount(Rs.) : 2,75,800
(Two Lakh Seventy Five Thousand Eight Hundred only)



----- Please write or type below this line -----



Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site: www.indianstamp.com

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

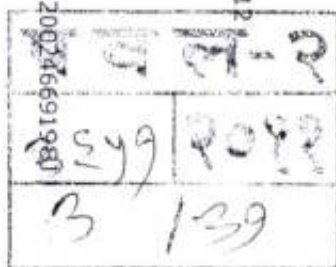
Mode of Receipt

Account Id : mshscil01

Account Name : SHCIL-MAHARASHTRA

Receipt Id : RECIN-MHMHSHCIL01023200246691980

Receipt Date : 11-APR-2011



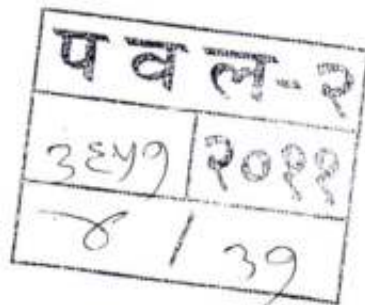
Received From : AMIT GUPTA	Pay To :
Instrument Type : CASH	Instrument Date :
Instrument Number :	Instrument Amount : 275800 (Two Lakh Seventy Five Thousand Eight Hundred only)
Drawn Bank Details	
Bank Name :	Branch Name :
Out of Pocket Expenses : 0.0 ()	



4/11/2011

AGREEMENT TO SALE

THIS AGREEMENT TO SALE is made and entered into at Navi Mumbai this 18th day of APRIL 2011 BETWEEN , KIARA DUHLANI AGED 30 YEARS having PAN No. ADKPT 7442 E an Indian inhabitant residing at 501, Aditya Building, 11th Road, Khar (W), Mumbai 400 052 hereinafter called the TRANSFEROR/SELLER (which term and expression shall unless it be repugnant to the context or meaning thereof shall mean and include her respective legal heirs, nominees, successor and permitted assigns) of the ONE PART AND MR. AMIT GUPTA, AGED 33 YEARS having PAN No. AFGPG 6939 M a Hindu Indian inhabitant residing at D - 301, Kukreja Estate, Plot no. 36, Sector-11, CBD Belapur, Navi Mumbai, hereinafter called the TRANSFEREES/PURCHASER (which term and expression unless it is repugnant to the context or meaning thereof shall mean and include his heirs executor, administrators and assigns) of the OTHER PART.



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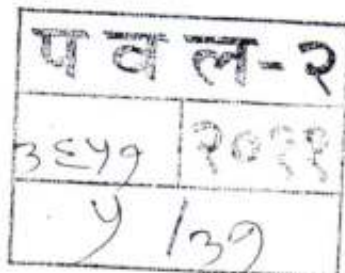
WHEREAS the City and Industrial Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "the Corporation") having its registered office at Narimal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority, under the Provisions of Sub-Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) (hereinafter referred to as "the said Act" for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under sub-section (1) of section 113 of the said Act.

AND WHEREAS the state Government has acquired lands within the delineated area of Navi Mumbai and vested the same in the corporation by an order duly made in that behalf as per the provisions of section 113, of the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested into in accordance with the proposal approved by the state Government under the said Act.

AND WHEREAS By an Agreement for Lease dated. 27/12/1996, made and entered into between the CIDCO Ltd. the said Corporation, therein also referred to as Corporation of the one Part & **M/s. JAYKAYBEE CONSTRUCTIONS**, therein referred to as the Licensee of the other Part, the said Corporation agreed to grant a Lease of all that Piece or Parcel of land bearing Plot no. B-110, Sector no. 12, at Khrghar Navi Mumbai admeasuring 1745.21. sq.mtrs. or thereabouts and more particularly described in the Schedule hereunder written as per the terms and conditions contained in the said Agreement.

AND WHEREAS **M/s. JAYKAYBEE CONSTRUCTIONS**, obtained commencement certificate in respect of the construction of the building as per approved plans from City & Industrial Development Corporation of Maharashtra Ltd vide its letter No. EE(BP) ATPO/305, dated 06/02/1997.



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AND WHEREAS the M/s. JAYKAYBEE CONSTRUCTIONS, completed the said building as per the plan and obtained occupancy certificate from City & Industrial Development Corporation of Maharashtra Ltd. dated 11/09/2003.

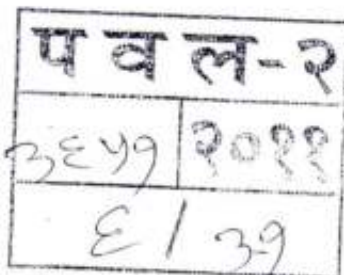
WHEREAS by Article of Agreement dated 18th. February 2009, made and entered into between M/s. JAYKAYBEE CONSTRUCTIONS, therein referred to as "the Promoters" of the one Part; and MRS. KIARA DUHLANI, therein referred to as " the Purchasers" of the Other Part; the said "PROMOTERS" sold/transfer/assign Flat No. 503 in "C" Wing on the Fifth Floor, admeasuring about 110. sq.mtrs. built-up area, in the said society's building known as OCEAN VIEW situated on Plot No. B-110, at Sector No. 12, Kharghar Navi Mumbai, in favour of the said "PURCHASERS" herein, on the terms and conditions & at or for a consideration as contained in the said Agreement and the same was Registered with the Sub-Registrar, Uran-Panvel II, under Receipt no. 1750 dated 18.02.2010

WHEREAS the TRANSFEROR/SELLER is seized and possessed of our otherwise well and sufficiently entitled to a flat no. 503 " C" Wing on Fifth floor, Ocean View Castle Co-Op. Hsg. Soc., a society duly registered under the provisions of M.C.S. Act, 1960 and bearing Regn. No TNA(TNA) HSG(TC)/6853/94-95 & she is holding 5 shares of Rs:50/- Each numbered from 306 to 310 under share certificate no 62.

AND WHEREAS the TRANSFEROR/SELLER do hereby sell and transfer the said premises to the TRANSFEREE / PURCHASER herein and the TRANSFEREE / PURCHASER have agreed to purchase the said premises on as is where is basis at or for the lump sum price of Rs.: 38,00,000=00 (Rupees Thirty Eight Lakhs Only)

And the TRANSFEREE/PURCHASER have purchased the same for the said price relying upon the following representations made by the TRANSFEROR/SELLER i.e. to say:

1. There are no suits, litigations civil or criminal or any other proceedings pending as against the TRANSFEROR/SELLER personally affecting the said premises.



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2. There is no attachment or Prohibitory orders against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is subject matter to any impendency or easement either before or after judgment.
3. The TRANSFERERS/SELLERS have not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceeding in respect of the said Flat.
4. The TRANSFEROR/SELLER has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR/SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
5. The TRANSFEROR/SELLER are in exclusive use, occupation and possession of the said premises and premises and every part thereof and except the TRANSFEROR/SELLER no other person or persons are in use, occupation and enjoyment of the premises or any part thereof.
6. The TRANSFEROR/SELLER have good and clear title free from encumbrances of any nature whatsoever of the said premises.
7. The TRANSFEROR/SELLER is not restricted either in the Income Tax Act, Gift Tax, Act, Wealth Tax Act, or under any other statute from disposing off the said premises.

The TRANSFEREE/PURCHASER shall pay to TRANSFERER/SELLER the said sum of Rs: 38,00,000=00 (Rupees Thirty Eight Lakhs) only in the manner and time herein after stated :

a) RS: 2,00,000=00

(RUPEES TWO LAKHS ONLY) PAID AS
ADVANCE /EARNEST MONEY AMOUNT
VIDE CHEQUE NO 359 014 DATED 13.11.2010
DRAWN ON HDFC BANK BELAPUR BRANCH

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b). Rs: 3,00,000=00

(RUPEES THREE LAKHS ONLY) AS PART
PAYMENT AMOUNT VIDE CHEQUE NO.
359 015 DATED 13.11.2010 DRAWN ON HDFC
BANK BELAPUR BRANCH

c) Rs: 3,00,000=00

(RUPEES THREE LAKHS ONLY) AS PART
PAYMENT AMOUNT VIDE CHEQUE NO.
359 019 DATED 18.03.2011 DRAWN ON HDFC
BANK BELAPUR BRANCH

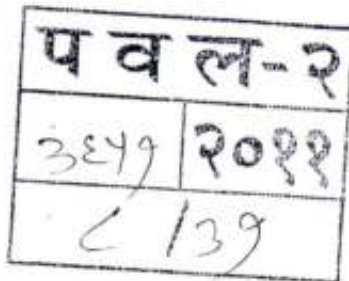
d) RS: 30,00,000=00

(RUPEES THIRTY LAKHS ONLY)
PAYABLE BY DISBURSEMENT OF LOAN
FROM BANK / FINANCIAL INSTITUTION
AND / OR SELF ON OR BEFORE 30TH.
APRIL 2011.

RS: 38,00,000=00

TOTAL RUPEES THIRTY EIGHT LAKHS ONLY

The Payment of the flat is the essence of the contract. The TRANSFEREE/PURCHASER hereby agrees and confirms to pay the Balance Amount by disbursement of loan from Financial Institution/Bank or by self on or before 30th. April 2011. Note that it has been specifically agreed by and between the parties that the payment of installment on time is the essence of the contract. If payment is not received within the stipulated period agreed as above the Agreement for Sale shall stand cancelled and the Earnest Money Deposit shall stand forfeited and the balance amount will be refunded without any interest Alternatively, Delayed payment charges for the delay @ 24% per annum will be charged. The discretion will rest absolutely with the Transferor/Seller.



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AND WHEREAS the TRANSFEROR/SELLER shall on receipt of the above consideration transfer all his rights, title, interest and benefit of the said premises to the TRANSFEREE/PURCHASER and the TRANSFEREE/PURCHASER herein doth hereby agree to purchase the said premises and make the payment of Rs: 38,00,000=00 (Rupees Thirty Eight Lakhs Only) to the TRANSFEROR/SELLER inclusive of all his right of ownership, administration charges, membership right, share amounts etc. shares from 306 to 310 under Share Certificate No.062. It is agreed that the price consideration settled hereinabove is fair and reasonable market value.

Upon receipt of the full consideration money referred to hereinabove the TRANSFEROR:

- i. Shall handover to the TRANSFEREES the original Share Certificate No 62,
- ii. Shall handover to the TRANSFEREES the transfer forms duly signed by them, the TRANSFEROR, as regards the transfer of the said 5 shares by the TRANSFEROR to the TRANSFEREES.
- iii. Shall surrender the occupancy rights in respect of the said flat no 503 "C" Wing on Fifth floor, OCEAN VIEW CASTLE Co-op. Hsg. Soc., in favour of the TRANSFEREES.
- iv. Shall cause the said society to allow occupying the said flat by the TRANSFEREES in place and stead of the TRANSFEROR.
- v. Shall tender their resignation as the member of the said society.
- vi. Shall cause the said society to enroll the TRANSFEREES as the member of the said society in place and stead of the TRANSFEROR.
- vii. Shall cause the said society to transfer all the deposits, lying with the said society in the name of the TRANSFEROR and in favour of the TRANSFEREES in the records of the said society.

Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.

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AND THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. That the TRANSFEROR/SELLER shall on the receipt of the above mentioned consideration of Rs: 38,00,000=00 (Rupees Thirty Eight Lakhs) only assign and transfer all his/their right, title, interest and benefit whatsoever he has in the said premises viz. Flat no 503 "C" Wing admeasuring about **1184.40 Sq. ft. built area (i.e. 110 square meters)** on fifth floor, in OCEAN VIEW CASTLE Co-op. Hsg. Soc., Ltd., Plot no B-110, sector 12, Kharghar, Navi Mumbai. The assignment of the said rights are incidental to the transfer to the shares from 306 to 310 with the TRANSFEROR/SELLER is holding in respect thereof and as such the ownership rights of the said premises and the rights accrued to the TRANSFEROR/SELLER is incidental to the above referred Share Certificate no 62 which he is holding from the society.
2. The TRANSFEROR/SELLER shall put the TRANSFEREES/PURCHASERS in absolute and exclusive possession of the said premises on receipt of full and final payment.
3. The TRANSFEREES/PRUCHASERS shall pay to the TRANSFEROR/SELLER the payment of Rs: 38,00,000=00 (Rupees Thirty Eight Lakhs Only) as follows:
 - a) RS: 2,00,000=00 (RUPEES TWO LAKHS ONLY) PAID AS ADVANCE /EARNEST MONEY AMOUNT VIDE CHEQUE NO 359 014 DATED 13.11.2010 DRAWN ON HDFC BANK BELAPUR BRANCH
 - b). Rs: 3,00,000=00 (RUPEES THREE LAKHS ONLY) AS PART PAYMENT AMOUNT VIDE CHEQUE NO. 359 015 DATED 13.11.2010 DRAWN ON HDFC BANK BELAPUR BRANCH



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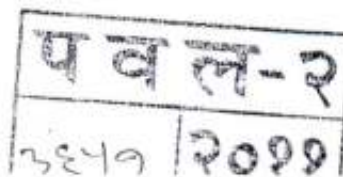
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c) Rs: 3,00,000=00 (RUPEES THREE LAKHS ONLY) AS PART
PAYMENT AMOUNT VIDE CHEQUE NO.
359 019 DATED _____ DRAWN ON HDFC
BANK BELAPUR BRANCH

d) RS: 30,00,000=00 (RUPEES THIRTY LAKHS ONLY)
PAYABLE BY DISBURSMENT OF LOAN
FROM BANK / FINANCIAL INSTITUTION
AND / OR SELF ON OR BEFORE 30TH.
APRIL 2011.

RS: 38,00,000=00 TOTAL RUPEES THIRTY EIGHT LAKHS ONLY

4. The Possession of the said flat shall be handed over by the TRANSFEROR/SELLER to the TRANSFEREEES on receipt of the full and final amount of consideration and after the Possession is handed over to the TRANSFEREE/PURCHASER is entitled to the use and occupation of the said Flat and shall thereafter have no claims whatsoever against the TRANSFERER/SELLER in respect of anything. The TRANSFEREE/PURCHASER shall abide by all the terms and conditions of the Agreement of M/s Jaykaybee Constructions..
5. The TRANSFEREE/PURCHASER shall from the date of the Possession maintain the said flat at his own cost in a good and tenable condition and not do or suffer to be done anything in or to the said building or the Flat or common areas and facilities which may be against the rules and regulations or bye-laws of the local Authority or Cidco Ltd. Or the Soccity.

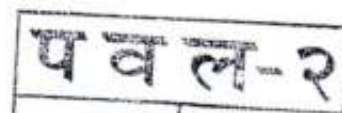


6. That the TRANSFEROR/SELLER hereby declares that he/they had paid all maintenance charges, electric bills, taxes and outgoings upto date in respect of the said premises till date and that if any amount is due from then to society, the Corporation of Government and/or to any other person, persons authorities relating to the Said Premises the same shall be paid by the TRANSFEROR/SELLER and if any such amount is recovered from the TRANSFEREES/PURCHASERS the TRANSFEROR/SELLER both hereby agrees to indemnify and keep the TRANSFEREES/PURCHERS indemnified there from.
7. It is agreed by and between the parties hereto that after handing over possession all maintenance charges, electric bills, taxes and outgoings shall be borne and paid by the TRANSFEREES/PURCHASERS and any amount due in respect of the maintenance charges, electric bills, taxes and outgoings up to the period of the said shall be paid by the TRANSFEROR/SELLER.
8. The TRANSFEROR/SELLER declares that they will hand over all the original documents of the said premises in token of having transferred and assigned all their rights, title, interest and benefits in respect of the said premises. Similarly, the TRANSFEROR/SELLER will also hand over all the other receipts to the TRANSFEREES/PRUCHASER and the above referred share certificate. The TRANSFEROR/SELLER states that save and except the aforesaid papers, they do not possess any other documents of title in respect of the said premises nor they have deposited or pledged the same with anyone and as such they undertake to indemnify and keep indemnified the TRANSFEREES/PRUCHASERS.
9. The TRANSFER/SELLER shall bear and pay all the charges, dues and taxes including water, electricity, service charges and property taxes of the concerned authorities upto the month of November 2010 and thereafter from December 2010 the same shall be paid by the TRANSFEREE/ PURCHASER.
10. This deed shall be subject to the provisions contained in the Maharashtra Ownership flats (regulation of the promotion of construction sale management and transfer) Act



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1963 and the Maharashtra Ownership Flats (regulation of the promotion of construction sale management and transfer) Rules 1964 or any amendment for time being in force.

SCHEDULE OF THE FLAT

Flat no 503 "C" Wing on the Fifth Floor, admeasuring about **1184.40 Sq. ft. built area, i.e. 110 square meters**, in OCEAN VIEW CASTLE Co-op. Hsg. Soc. Ltd., Plot no B-110, Sector 12 Kharghar, Navi Mumbai.

INWITNESS WHEREOF the parties hereto have hereunder to set and subscribed therein respective hands and seals the day and year first hereinabove written:

SIGNED SEALED AND DELIVERED

By the within named "TRANSSFEROR/SELLER"
For KIARA DUHLANI

In the presence of:

1. ATUL ANAND JADHAV *Atul*
2. Kanchan P. Jadhav *Kanchan*

Kiara



SIGNED SEALED AND DELIVERED

By the within named "TRANSFEREES/
PURCHASER"
MR. AMIT GUPTA

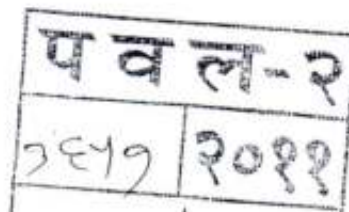
In the presence of:

1. ATUL ANAND JADHAV *Atul*
2. Kanchan P. Jadhav *Kanchan*

Amit



113, Vardhaman Market
Sec. 17, Vashi
Navi Mumbai



RECEIPT

RECEIVED a sum of Rs.: 8,00,000=00 (Rupees Eight Lakhs Only) from Mr. AMIT GUPTA being the part payment hereinabove mentioned in respect of the flat no 503 "C" Wing on Fifth floor, in OCEAN VIEW CASTLE Co-op. Hsg. Soc. Ltd., Plot no B-110, Sector 12, Kharghar, Navi Mumbai as given below

- a) RS: 2,00,000=00 (RUPEES TWO LAKHS ONLY) PAID AS ADVANCE / EARNEST MONEY AMOUNT VIDE CHEQUE NO 359 014 DATED 13.11.2010 DRAWN ON HDFC BANK BELAPUR BRANCH
- b) Rs: 3,00,000=00 (RUPEES THREE LAKHS ONLY) AS PART PAYMENT AMOUNT VIDE CHEQUE NO. 359 015 DATED 13.11.2010 DRAWN ON HDFC BANK BELAPUR BRANCH
- c) RS: 3,00,000=00 (RUPEES THREE LAKHS ONLY) AS PART PAYMENT AMOUNT VIDE CHEQUE NO. 359 019 DATED _____ DRAWN ON HDFC BANK BELAPUR BRANCH
- d) RS: 30,00,000=00 (RUPEES THIRTY LAKHS ONLY) PAYABLE BY DISBURSMENT OF LOAN FROM BANK / FINANCIAL INSTITUTION AND / OR SELF ON OR BEFORE 30TH APRIL 2011.

RS: 38,00,000=00

TOTAL RUPEES THIRTY EIGHT LAKHS ONLY

I SAY RECEIVED

Kiara

For KIARA DUHLANI

WITNESS:

1. *ANIL ANAND JODHAN*
2. *Kanchan P. Jodhan*

Jodhan

Jodhan

Kiara

113, Yashwanth Market
Sec- 17, Vashi
Navi Mumbai

प व ल-२	
3849	2011
98/129	

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९१-२२-५५९९ ८९००

फॅक्स : ००-९१-२२-५५९९ ८९६६

संदर्भ क्र. : CIDCO/EE(BP)/ATPO/ 1107

दिनांक : 11-9-2003

To,

M/s. Jaykaybee Construction
113, Vardhaman Market,
Sector-17,
VASHI

**Sub:-Occupancy Certificate for Residential-Cum-Commercial Building
on Plot no.B-110 Sector no.12 at Kharghar Navi-Mumbai.**

Ref:-Your architect's letter dated 19/12/02.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential-Cum-Commercial Building on above mentioned plot alongwith as built drawing duly approved.

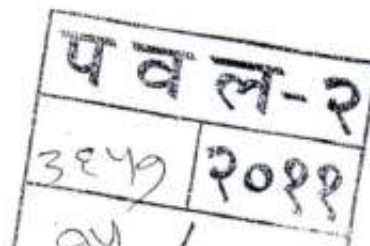
Thanking you,

Yours faithfully,

(S.V.JOSHI)

EXECUTIVE ENGINEER(BLDG PER.)
ADDL.TOWN PLANNING OFFICER

Amul *fina*



सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९,

दूरध्वनी : ००-९९-२२-२२०२ २४८९ / २२०२ २४२०

फॅक्स : ००-९९-२२-२२०२ २५०९

मुख्या कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९९-२२-५५९९ ८९००

फॅक्स : ००-९९-२२-५५९९ ८९६६

संदर्भ क्र. : REF NO: EE(BP)/ATPO ५०२

दिनांक : ११-९-२००३

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial building (Comm. BUA=656.94, Resi.BUA= 1957.41 Sq.mtrs.) on Plot no B-110 Sector no.12. at Kharghar of Navi Mumbai completed under the supervision of M/s. Deepak Mehta has been inspected on 07/02/03 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 03/02/98 and that the development is fit for the use for which it has been carried out.

(S.V.JOSHI)

EXECUTIVE ENGINEER(BLDG PER.)
ADDL.TOWN PLANNING OFFICER

Amul *Piana*



प व ल-२	
३६५९	२०११

G. K. Jagiasi & Co.,
ADVOCATE & CONSULTANTS

Chambers :
225, Shiv Centre,
2nd Floor, Sector 17,
Vashi, Navi-Mumbai-400703.
Chambers: 768 30 56
Residence: 560 52 88

Ref. No. _____

Date _____

Re: Immovable property bearing Plot
No. B- 110 in Sector No. 12 admeasuring
1745.21 sq. meters, situate, lying and being at
Kharghar, New Bombay, Tal. Panvel & Dist. Raigad
intended for Residential cum Commercial
purposes.

REPORT/CERTIFICATE

On the basis of the documents
submitted by M/s. JAYKAYBEE CONSTRUCTIONS a
partnership firm, having its office at 113,
Vardhaman Bldg., Sector 17, Vashi, New Bombay,
I hereby report and certify as under:

WHEREAS The City and Industrial
Development Corporation of Maharashtra Ltd., is a
Company within the meaning of the Companies Act
1956 (hereinafter referred to as "CIICO LTD")
having its registered office at Nymal, 2nd floor,
Nariman Point, Bombay 400 011.



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AND WHEREAS the CIDCO has been declared as a New Town Development Authority under the provisions of Sub-Section 3-(i) of Section 113 of (Maharashtra Regional and Town Planning act 1966) (Maharashtra act No. XXXVIII of 1966 hereinafter referred to as "the said act") for the New Town of New Bombay by Government of Maharashtra in exercise of its powers for the area designated as site for the New Town under Sub-Section (i) of section 113 of the said Act.

AND WHEREAS the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an Order duly made in that behalf as per the provisions of section 113 of the said Act.

AND WHEREAS by virtue of being the Development Authority, the CIDCO has been empowered



Final

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G. K. Jagiasi & Co.

ADVOCATE & CONSULTANTS

Chambers :
225, Shiv Centre,
2nd Floor, Sector 17,
Vashi, Navi-Mumbai-400703.
Chambers: 768 30 56
Residence: 560 52 88

Ref. No. _____

:3:

Date _____

under Section 113 of the said Act to dispose off
any land acquired by it or vested in it in
accordance with the proposal approved by the state
Government under the said Act.

AND WHEREAS by an Agreement dated
27th December 1993 executed between the
CIDCO, of the One part and M/s. JAYKAYBEE
CONSTRUCTIONS, (herein referred to as Licensee)
of the other part, the CIDCO has consented to
grant lease of Plot No. 110 of Sector -12 at
Kharghar, New Bombay comprising 1745.21
sq.meters or thereabouts (herein after referred to
as said plot) at the price and on the terms and
conditions specified therein, in favour of the
M/s. JAYKAYBEE CONSTRUCTIONS, herein referred to
as Licensee for residential cum commercial use
and the said CIDCO, vide its letter bearing No.
EE/(BP)AIPD/394 dated 4.2.1997 has permitted the



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Now therefore on the basis of the documents submitted to me, I hereby, certify that the title of the said M/s. JAYKAYBEE CONSTRUCTIONS, to the said plots agreed to be leased by CIDCO is clear and marketable and free from all encumbrances.

Dated this 14th
K.A. JAGTASI,
Advocate, High C

Advocate, High Court.

Kiana

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प व ल-२
३६५१ २०११

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नौदरीकृत कार्यालय

निर्मल, दुसरा मजला, नरिमन पॉइंट,

मुंबई-४०० ०२१

दूरध्वनी ०२२ २४ ८१/२०२ २४ ३०/२०२ २५ ०९

फॅक्स २०२ २५ ०९ • ग्राम संचालकीकरण/आयएन

टेलीग्रा ०९९-८३२१८ सिआयडीसी आयएन

मुख्य कार्यालय

सिआयडीसी भवन, सी.वी.डी. मेलारु, पोस्ट कोकण भवन,

नवी मुंबई-४०० ६९४

दूरध्वनी ०६७ १२ ४१/४२/४४/४६७ ०९ १६/

७६७ २६ ३१/७६७ १० ६९ • फॅक्स ७६७ १० ६६

टेलीग्रा ०१३ ११२१६ सिडीसीओ आयएन

दिनांक ६-२-९७

संभव EE(BP)/ATPO/ २०५

To,

M/S JAYKAYBEE CONSTRUCTIONS,
113, Vardhaman Market,
Sector :17 Vashi, Navi Mumbai

SUB:-Development permission on plot No.B-110
Sector No.12 at KHARGHAR, NAVI MUMBAI.

REF:-Your application received on 31.1.97 (Resubmission)

Sir,

Please refer to your application for development permission on plot No.B-110 Sector No.12 at KHARGHAR, NAVI MUMBAI.

The development permission is hereby granted to construct Residential cum Commercial building (Ground floor for commercial use and first to seventh floor for residential use, total 6 + 7 structure)

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, CIDCO KHARGHAR prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

You will have to comply all terms and conditions stipulated in no objection certificate of FIRE OFFICER, vide his letter No.CIDCO/FIRE/2051 dated 27.1.97, which may please be noted.

Yours faithfully,

(Signature)
(A.N. MAHAJAN)

EXECUTIVE ENGINEER (BLDG PERMISSION)
ADDL. TOWN PLANNING OFFICER



(Signature)

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EE(DP) | ATPO | 305

CITY AND

INDUSTRIAL DEVELOPMENT

COMMISSION

REGISTRATION

DATE:- 6.2.97
MAHARASHTRA LTD.

Permission is hereby granted under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (No. 17 of 1966) to mb Jaykaybee constructions

on unit/Plot No:- B-110

Road

sub sector:-

Phase:-

at

Kharghar

or No:-

12

Navi Mumbai.

As per the approved plans and subject to the following conditions for the development work of the proposed:- Residential cum Commercial building
Residential net BUA = 1954.82 m²
Commercial net BUA = 655.95 m² } Total net BUA = 2610.77 m², G+7 structure.
This certificate is liable to be revoked by the corporation if:-

- 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.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and or any person deriving title through of under him in such an event shall be deemed to have carried out the development work in contravention of section 48 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

(2) THE APPLICANT SHALL:-

- Give a notice to the corporation for completion upto the plinth level and 7 days before the commencement of the further work.
- Give written notice to the corporation regarding completion work.
- Obtain an occupancy certificate from the corporation.
- Permit authorised officers of the corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
- The structural design, building materials, fire protection, electrical installation etc. shall be in accordance with the provisions (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.
- The certificate shall remain valid for period of 1 years from the date of its issue, thereafter revalidation as per GDCR is necessary.
- The conditions of this certificate shall be binding not only on



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the ...
title ... or under ...

- (6) A certified copy of the ... shall be exhibited on site
- (7) The plot boundaries shall be physically demarcated immediately and intimation be given to this section before completion of plinth work.
- (8) The amount of Rs. 33,400/- deposited with CIRCQ 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.
- (9) Forfeiture shall be without prejudice to any other remedy or right the corporation.
- (10) You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
- (11) You should approach Executive Engineer, MSEB for the power requirements, locations of transformer if any etc.
- (12) As per Government of Maharashtra Memorandum, vide No. TBP/4393/1994/CP-287/94/UD-11/(RDP dated 19th July 1994 for all buildings following additional conditions shall apply.
- (1) As soon as the development permission for new construction or redevelopment is obtained by the owner/developer, shall install a "Display BOARD" on the conspicuous place on site indicating following details:-
 - (a) Name and address of the owner/developer, architect and contractor.
 - (b) Survey number/city survey number, plot number/sector & mode of land under reference alongwith description of its boundaries.
 - (c) Order number and date of grant of development permission or redevelopment permission issued by the planning authority or any other authority.
 - (d) S.S.D. Permitted.
 - (e) ...
 - (f) Address ... available for inspection



प व ल-२	
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२३/३९	

- (11) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
- (12) For all building of non residential occupancies and residential building with more than 16 M height following additional conditions shall apply, as per requirements of the fire officer, CIDCO.

- (B) Exit from the lift lobby shall be through a self closing smoke stop door.
- (C) For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5 % of floor area.
- (D) There shall be no any other machinery in the lift machinery room.
- (E) One of the lifts (Fire lift) shall have a minimum loading capacity of 8 persons. It shall have solid doors. XX lifts shall not be designed in the staircase wall. However it shall be as per requirements of the Fire Officer CIDCO.
- (F) Electricals cables etc shall be in separate ducts;:-
- (G) Alternate source of electric supply or a diesel generator set shall be arranged.
- (H) Hazardous material shall not be stored.
- (I) Refuse ducts or storage places shall not be permitted in the staircase wells.
- (J) Fire fighting appliance shall be distribute over the buildings.
- (K) For buildings upto 24 M Height capacity of underground storage tank shall be 50,000/- litres and 10000 litres respectively. Wet riser shall be provided pump capacity shall be 100 litres/Min and 250 litres/Min respectively. For the building with height above 24 mtrs the pump capacity of 13.50 minute and 400 litres/Min respectively. Further the same shall be provided in consultation with the Fire Officer CIDCO as per his requirements.

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३६१९	२०१९

EXECUTIVE ENGINEER (B.E. PERMISSION)
ADDL. FIRE OFFICER, CIDCO.





RESIDENTIAL CUM COMMERCIAL COMPLEX
Plot No. B-110, Sector 12, Kharghar, New Bombay.

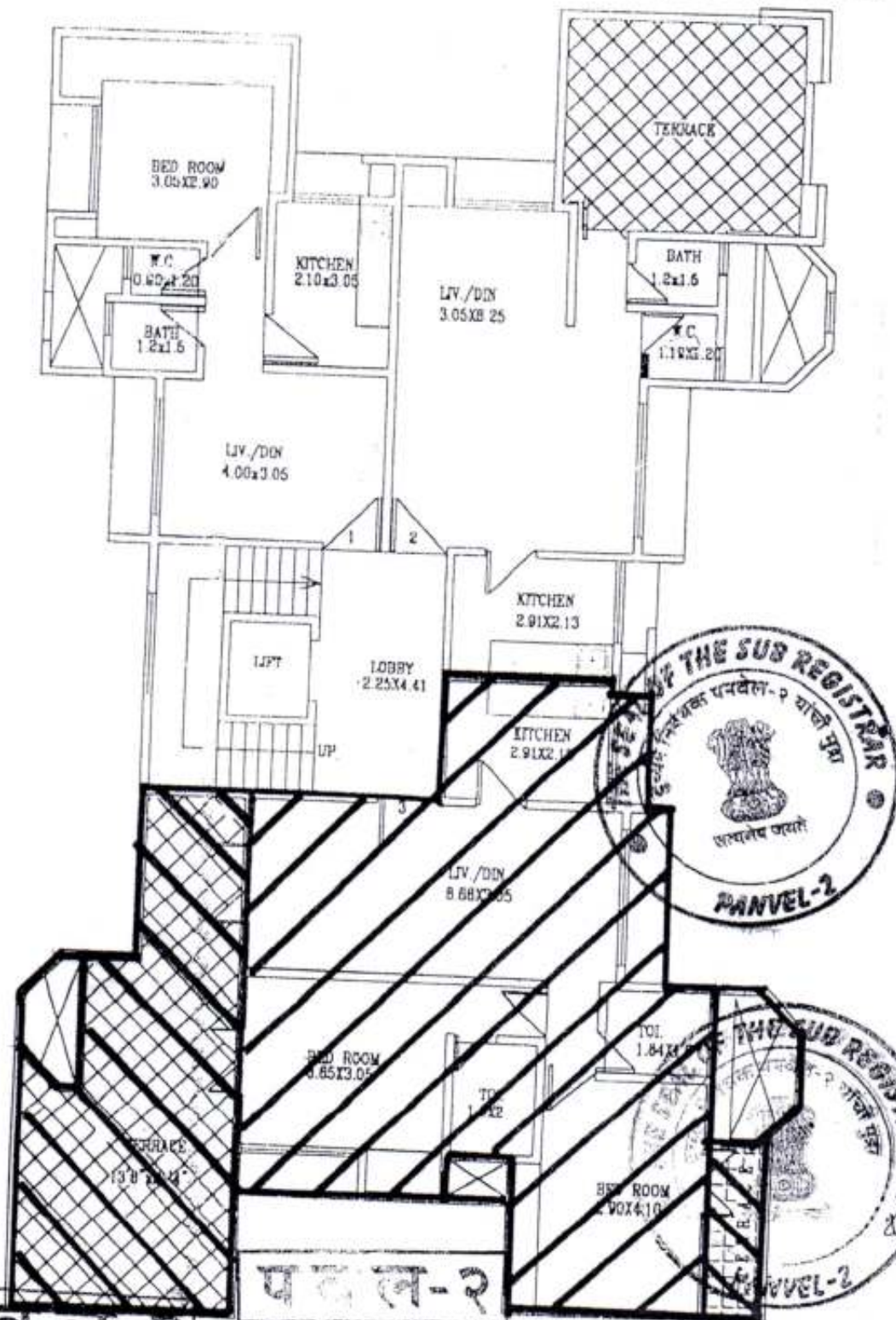
Jaykaybee Constructions

113, Vardhamani Market, Sector-17, Vashi, New Bombay 400 705

Phone : 27892707 / 27892553 / 27892599

ARCHITECT

deepak
mehta
architect



FIFTH FLOOR PLAN

WING - C

Ocean View Castle Co-op Hsg. Society

Regd. No. NBOM/CIDCO/H.S.G. (OH)/2657/JTR/2007-08

Plot No. B-110, Sector - 12, Kharghar, Navi Mumbai - 410 210.

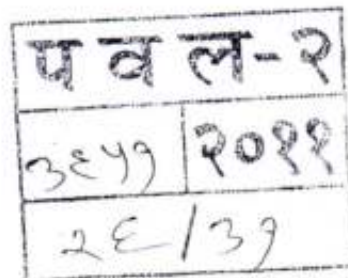
Ref. No. Nil dated 15.4.11.


Date: No/OVC/NOC/6/0711
dt. 16.4.11

To whomsoever It may Concern.

No objection Certificate.

We have no objection if flat No 503
situated on 5th floor in residential cum
Commercial building "Ocean View Castle"
situated on plot No B110, Sector 12,
Kharghar Navi Mumbai of Smt. Kaira Dublavi
is sold by her to Shri. Amit Gupta
who is at present residing at D-301,
Kukreja Estate Sec 11 CBD Belapur,
Navi Mumbai.




(TAMAL THAKUR)
Secretary
OCEAN VIEW CASTLE
Co Op. Hsg. Society, Plot No. B-110,
Sector 12, Kharghar - 410 210.
(Regd. 2657/JTR-2007-08)





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२५/३९	




 भारत निर्वाचन आयोग
 Election Commission of India
 ओळखपत्र
 IDENTITY CARD
 GYH1567635




मतदाराचे नाव : स्वामीनाथ पांडे
 Elector's Name : Swaminath Shardaprasad Panday
 वडीलांचे नाव : - पांडे
 Father's Name : - Panday
 लिंग : पुरुष Sex : M
 1/1/2008 रोजी वय : 47
 Age as on 1/1/2008 : 47

ग व ल-२
 ३६१९/२०११
 २८/३९



मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

अंगकवार, एप्रिल 19, 2011
15:42:04

मूल्यांकनाचे वर्ष 2011
जिल्हा रायगड
प्रमुख मुख्य विभाग 2-मौजे : पनवेल पनवेलनगरपालिका
उप मुख्य विभाग 19/12-खारघर सिडको से.क्र.12
क्षेत्राचे नांव A Class Palika
सर्व्हे नंबर इतर -

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
22000.00	47000.00	59000.00	71000.00	59000.00

मिळकतीचे क्षेत्र	110.00	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	उद्वाहन सुविधा	आहे
मिळकतीचा प्रकार	बांधीव	बांधकामाचा दर	
मिळकतीचे वय	6 to 10 वर्षे	मजला	5th to 10th Floor

$$\begin{aligned}
 \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} &= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार नविन दर}) * \text{मजला निहाय घट/वाढ} \\
 &= (47000.00 * 90 / 100) * (105.00 / 100) \\
 &= 44415.00
 \end{aligned}$$

$$\begin{aligned}
 \text{A) मुख्य मिळकतीचे मूल्य} &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{मिळकतीचे क्षेत्र} \\
 &= 44415.00 * 110.00 \\
 &= 4885650.00
 \end{aligned}$$

एकत्रित अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे :
+ लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

$$= A + B + C + D + E + F + G + H$$

$$= 4885650.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00$$

$$= 4885650.00 /-$$

3847
22 39





19/04/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

5:38:30 pm

सह पु.नि.पनवेल 2

उरण

दस्त क्र 3651/2011

30/39

दस्त क्रमांक : 3651/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अमित गुप्ता
पत्ता: घर/फ्लॅट नं. -
मल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं. -
पेट/वसाहत: से 11 सी बी डी
शहर/गाव: -
तालुका: -
पिन: -
पिन नम्बर: AFGPG6939M

लिहून घेणार

वय 33

सही



2 नाव: कैरा घुलानी
पत्ता: घर/फ्लॅट नं. -
मल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं. -
पेट/वसाहत: आदित्य विल्डींग खार
शहर/गाव: -
तालुका: -
पिन: -
पिन नम्बर: ADKPT7442E

लिहून देणार

वय 29

सही





दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (3651/2011)

39139

दस्त क्र. [उरण-3651-2011] चा गोषवारा
बाजार मूल्य : 4886000 मोबदला 3800000 भरलेले मुद्रांक शुल्क : 275800

दस्ता हजर केल्याचा दिनांक : 19/04/2011 05:35 PM

निष्पादनाचा दिनांक : 18/04/2011

दस्त हजर करणा-याची सही :

पावती क्र.: 3709 दिनांक: 19/04/2011

पावतीचे वर्णन

नाव: अमित गुप्ता

30000 नोंदणी फी

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

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

30620: एकूण

दु. निबंधकाची सही, सह दु. नि. पनवेल 2

दस्ताचा प्रकार : 25) करारनामा

शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 19/04/2011 05:35 PM

शिक्षा क्र. 2 ची वेळ : (फी) 19/04/2011 05:38 PM

शिक्षा क्र. 3 ची वेळ : (कजुली) 19/04/2011 05:38 PM

शिक्षा क्र. 4 ची वेळ : (ओळख) 19/04/2011 05:38 PM

दस्त नोंद केल्याचा दिनांक : 19/04/2011 05:38 PM

ओळख :

खालील इत्तम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीराः ओळखतात,
व त्यांची ओळख पटवितात.

1) व्यावसायिक मते - - घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत: कसळखंड ता पनवेल

शहर/गाव -

तालुका -

पिन -

2) स्वामी नाथ पाण्डुरंग - - घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत: से 12 खारघर

शहर/गाव -

तालुका -

पिन -

दु. निबंधकाची सही
सह दु. नि. पनवेल 2



दु. निबंधकाची सही
सह दु. नि. पनवेल 2

