

Monday, January 19, 2015

2:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

सम निबंधक : सह.डु.नि. वदरग

प्र क्रमांक : 33315907743 / 2015

मार्क 19/01/2015

गावाचे नाव: बांदा

पावती क्र.: 655 दिनांक: 19/01/2015

दस्तावेजाचा अनुक्रमांक: वदर15-596-2015

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नवनीत रवी राणा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1260.00

पुढाची संख्या: 63

एकूण:

रु. 31260.00

आपणास मूळ दस्त, घवनेल पिट, सुची-२ व सीडी अंदाजे 2:40 PM ला केलेस मिळेल.

सह.डु.नि. अंशेरी 4

बाजार मूल्य: रु.38792000/-

भरलेले मुद्रांक शुल्क: रु. 1940600/-

सह. मुद्रांक रु.3150000/- अंशेरी-४

मुद्रांक उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.300000/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH004992836201415S दिनांक: 19/01/2015

विक्रेते नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रकम: रु 1260/-

ब: ला वी, ब्लॉक नं: वांदरा
हिवी: मोबत एक स्टीलट कार

लक्ष्मी 68

फ्लोर/बिल्डिंग/ब्लॉक/प्लॉट नं:
ट, ब्लॉक नं: अंशेरी पश्चिम, रोड नं:
प्लॉट नं:-AAECS7538L, जन्म खुन

Floor No.: -, Building: -, Block
ict:
37538L, Identification Mark1:-

बंगलो नं: 50, माळा नं: -, इमारतीचे
इ नं: राजा पेट, अमरावती, महाराष्ट्र,
5P, जन्म खुन १:-, जन्म खुन २:-
Floor No.: -, Building: -, Block
ict:

AMWPK0495P, Identification

REGISTERED ORIGINAL DOCUMENT
REVERID ON 19.1.15

Mark1:-, Identification Mark2:-

(13) ओळख देणा-यांचे तपशील

1) नाव:-संदीप सुभाष ससे वय:-30 पत्ता:-रूम नं. 13 वीलींग नं. एम2, वेस्ट कामदार
वसाहत पंत नगर, भाटकोपर पिन कोड:-400075

1) Name:-SANDIP SUBHASH SASE Age:-30 Address:-ROOM NO. 13
BUILDING NO. M2, BEST KAMDAR VASAHA PANT NGAR,
GHATKOPAR PIN Code:-400075

2) नाव:-संजय - कानडे वय:-44 पत्ता:-21 ए विंग रोहिणी बुद्धनींग अपना घर युनिट नं. 5
श्री स्वामी समर्थ नगर, अंशेरी पश्चिम पिन कोड:-400053

2) Name:-SANJAY - KANADE Age:-44 Address:-21 A WING ROHINI
BUIDLING APNA GHAR UNIT NO. 5 SHREE SWAMI SAMARTH NGAR,
ADHERI PACHIM PIN Code:-400053

सूचना:(1) ह्या गोपबान्यातील माहिती तपासून पहावी, जर काही दुरुस्त्या असतील तर [Previous] पर्यायाचा वापर करावा. [Next]
पर्याय वापरल्यानंतर, सदर माहिती संगणकावर साठविली जाईल व त्यानंतर काही दुरुस्त्या करता येतील.

(2) दस्ताची माहिती संगणकावर घेण्यात आली. याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही.दुय्यम निबंधक दस्त नाकारू शकतात

Bungalow No. 50, Shankar Nagar, Ganga Savitri Niwas, Raja Pet,

Amravati - 444605, having PAN AMWPK0495P, hereinafter referred to as

"The Purchaser"(which expression shall unless repugnant to the context

पब्लिक डेटा एंट्री मधून
दस्त नोंदणीसाठी भरलेली
माहिती

दुय्यम निबंधक : मह. दु. नि. चंद्रशेखर
डेटा क्रमांक : 33315907743 / 2015
दिनांक 19/01/2015

- (1) निवेद्याचा प्रकार करारनामा
- (2) मोबदला रु. 31500000/-
- (3) बाजारभाव रु. 21500000/- 3,87,92000/-
- (4) आवश्यक मुद्रांक शुल्क रु. 1575000/- 1940600/-
- (5) दस्त निष्पादित केल्याचा दिनांक 19/01/2015
- (6) गावाचे नाव बांदा- मुंबई मनपा
- (7) पृष्ठांची संख्या 6
- (8) मू-मापन, पोटहिस्सा व पर क्रमांक (असल्यास) C.T.S. NUMBER : E/249
- (9) मालमत्तेचे इतर वर्णन सदतिका नं: 801,802, माळा नं: 8, इमारतीचे नाव: ला वी, ब्लॉक नं: बांदरा पश्चिम, मुंबई 400050, रोड नं: 14वा रोड, इतर माहिती: सोबत एक स्टीलट कार पार्किंग
- (10) क्षेत्रफळ 146.93 चौ.मीटर
- (11) दस्तऐवज करून देणाऱ्या/लिहून देणाऱ्या पक्षकाराचे नाव
- 1) नाव:-नेहरुवारा कंस्ट्रक्शन प्रा. ली. वे संचालक सुसुफ (कदाचित) वय: 58 पत्ता:-प्लॉट नं: 10, माळा नं: 2, इमारतीचे नाव: शाह ईस्टीयल एस्टेट, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: गीरा देसाई रोड, महाराष्ट्र, मुंबई, पिन कोड:-400053 पॅन नं:-AAECS7538L, जन्म खून १:-, जन्म खून २:-
- 1) Name:- - - Age:-50 Address:-Flat No.:-, Floor No.:-, Building:-, Block Sector:-, Road:-, State: Maharashtra, District: MUMBAI.PinCode:-400053 Pan No.:-AAECS7538L, Identification Mark1:-, Identification Mark2:-
- (12) दस्तऐवज करून घेणाऱ्या/लिहून देणाऱ्या पक्षकाराचे नाव
- 1) नाव:-नवनीत रवी राणा वय:-29 पत्ता:-प्लॉट नं: बंगलो नं. 50, माळा नं:-, इमारतीचे नाव: शंकर नगर, ब्लॉक नं: गंगा सावित्री निवास, रोड नं: राजा पेट, अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444605, पॅन नं:-AMWPK0495P, जन्म खून १:-, जन्म खून २:-
- 1) Name:- - - Age:-29 Address:-Flat No.:-, Floor No.:-, Building:-, Block Sector:-, Road:-, State: Maharashtra, District: AMRAVATI.PinCode:-444605 Pan No.:-AMWPK0495P, Identification Mark1:-, Identification Mark2:-
- (13) ओळख देणाऱ्यांचे तपशील
- 1) नाव:-संदीप सुभाष ससे वय:-30 पत्ता:-रूम नं. 13 बील्डींग नं. एम2, बेस्ट कामदार वसाहत पंत नगर, घाटकोपर पिन कोड:-400075
- 1) Name:-SANDIP SUBHASH SASE Age:-30 Address:-ROOM NO. 13 BUILDING NO. M2, BEST KAMDAR VASAHA PANT NGAR, GHATKOPAR PIN Code:-400075
- 2) नाव:-संजय - कानडे वय:-44 पत्ता:-21 ए विंग रोहिणी बुद्धनींग अपना घर युनिट नं. 5 श्री स्वामी समर्थ नगर, अंधेरी पश्चिम पिन कोड:-400053
- 2) Name:-SANJAY - KANADE Age:-44 Address:-21 A WING ROHINI BUILDING APNA GHAR UNIT NO. 5 SHREE SWAMI SAMARTH NGAR, ADHERI PACHIM PIN Code:-400053

सूचना:(1) हया गोपव्यातील माहिती तपासून पहावी, जर काही दुरुस्त्या असतील तर [Previous] पर्यायाचा वापर करावा. [Next] पर्याय वापरल्यानंतर, सदर माहिती संगणकावर साठविली जाईल व त्यानंतर काही दुरुस्त्या करता येतील.

(2) दस्ताची माहिती संगणकावर घेण्यात आली. याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात

Bungalow No. 50, Shankar Nagar, Ganga Savitri Niwas, Raja Pet,
Amravati - 444605, having PAN AMWPK0495P, hereinafter referred to as
"The Purchaser"(which expression shall unless repugnant to the context

Data of ESBTR for GRN MH004992836201415S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : KHAR
Pmt Txn Id : 050115MS46010
Pmt DtTime : 05/01/2015 01:41:52
ChallanIdNo : 03006172015010350211
District : 7101 / MUMBAI
Stationary No : 14025726912327
Print DtTime : 05/01/2015 14:39:41
GRAS GRN : MH004992836201415S
Office Name : IGR188 / BDR9_ANDHERI NO 3 SUB REGISTRAR
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 19,40,600.00/- (Rs Nineteen Lakh Forty Thousand Six Hundred Rupees Only)
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)
Article : B25
Prop Mvblty : Immovable
Prop Descr : FLAT 801 & 802,BLDG. LA VIE,PLOT NO. 412-A,CTS NO. E/249 , 14TH ROAD
K HAR WEST,MUMBAI,Maharashtra
400052
Duty Payer : PAN-AMWPK0495P NAVNEET RAVI RANA
Other Party : PAN-AAECS7538L SNEHDHARA CONSTRUCTIONS PVT LTD
Bank Scroll No : 1
Bank Scroll Date : 06/01/2015
RBI Credit Date : 06/01/2015
Mobile Number : 9967555809

Only for verification-not to be printed and used



बदर - १५		
Yes	7	६१
२०१५		

Bungalow No. 50, Shankar Nagar, Ganga Savitri Niwas, Raja Pet,
Amravati - 444605, having PAN AMWPK0495P, hereinafter referred to as
"The Purchaser"(which expression shall unless repugnant to the context



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2015

1. दस्तावा प्रकार :- कबाडगामा अनुच्छेद क्रमांक 2513
2. सादरकर्त्याचे नाव :- जयवर्धन रघु 2001
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- छांदा ई.
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम मुखेड क्रमांक :- E-249
6. मूल्य दरविभाग (झोन) :- 24 उपविभाग 147
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- 247100
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 146.93 कापेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- 1 गच्ची :- - पोटमाळा :- -
10. मजला क्रमांक :- 8 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- - घट्टारा :- -
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- - ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिफ्ट अॅन्ड लायसन्सचा दस्त :- 1. प्रतिगाह भाडे रक्कम :-
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :-
17. दस्तामध्ये दर्शविलेली मोबदला :-
 $146.93 \times 247100 \times 1.05 = 38113000/-$
 $+ 1.15 \times 247100 \times 25 = 7239500/-$
 $7239500 + 38113000 = 45352500/-$
18. देय मुद्रांक शुल्क :- 1940600/- भरलेले मुद्रांक शुल्क :- 3,88,36500/-
19. देय नोंदणी फी :- 35,000/- 3,87,92000/-



लिपीक

बदर-१५		
yes	2	६१
२०१५		

सह दुय्यम निबंधक

Bungalow No. 50, Shankar Nagar, Ganga Savitri Niwas, Raja Pet,
Amravati - 444605, having PAN AMWPK0495P, hereinafter referred to as
"The Purchaser" (which expression shall unless repugnant to the context

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/KHAR (6629)

Lat Txn id : 050115M646010

Print DtTime : 05-01-2015@14:39:41

ChallanIdNo: 03006172015010350211

District : 7101/MUMBAI

14025726912327

Stationery No: 14025726912327

Print DtTime: 05-01-2015@14:39:41

GRAS GRN : MH004992836201415S

Office Name : IGR188/BDR9_ANDHERI NO 3

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS

StDuty Amt : R 19,40,600/- (Rs One Nine, Four Zero, Six Zero Zero only)

RgnFee Schm: D030063301-70/Ordinary Collections IGR

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 3,15,00,000/-

Prop Deser : FLAT 801 & 802, BLDG. LA VIE, PLOT NO. 412-A, CTS NO. E/24914TH ROADKH
LR WEST, MUMBAI, Maharashtra

Duty Payer: (PAN-AMWPK0495P) NAVNEET RAVI RANA

Other Party: (PAN-AAEIS7538L) SNEHDHARA CONSTRUCTIONS PVT LTD

RANJAN SINGH
(GBPA - 28726)

Bank official1 Name & Signature

PRAKASH RAO
(OFFICER)



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



बदर-१५		
५९८	३	९
२०१५		

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

Bungalow No. 50, Shankar Nagar, Ganga Savitri Niwas, Raja Pet,

Amravati - 444605, having PAN AMWPK0495P, hereinafter referred to as

"The Purchaser"(which expression shall unless repugnant to the context



AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai this 19 day of January in the Christian Year Two Thousand Fifteen.

Between

बदर - १५		
ये	४	९
२०१५		

SNEHDHARA CONSTRUCTIONS PRIVATE LIMITED Company incorporated under the Companies Act, 1956 having PAN **AAECS7538L** and its office at **10, Shah Industrial Estate, 2nd floor, Empire House, Veera Desai Road, Andheri (w), Mumbai - 400053**, hereinafter referred as **"the Vendors"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the successor or successors for the time being) of the One Part.

AND

MRS. NAVNEET RAVI RANA, Indian Inhabitants having address at **Bungalow No. 50, Shankar Nagar, Ganga Savitri Niwas, Raja Pet, Amravati - 444605**, having PAN **AMWPK0495P**, hereinafter referred to as **"The Purchaser"** (which expression shall unless repugnant to the context

or meaning thereof be deemed to mean and include her heirs legal representatives and assigns) of the Other Part

WHEREAS:

- (a) One Diwalibai Mohanlal Kapadia was seized and possessed of and otherwise well and sufficiently entitled to all that piece of land bearing City Survey No.E/249 of City Survey Bandra (W), Taluka. Andheri, District Mumbai Suburban and admeasuring 558.3 sq. mtrs or thereabouts bearing Plot No.412-A of Scheme No.VII, Khar together with building standing thereon known as NIRANT (since demolished) (hereinafter referred to as "the said property") more particularly described in the first schedule hereunder written,

बदर - १५		
yes	६	६
२०१५		

- (b) Pursuant to a consent decree dated 26.04.1990 pass in the High Court in Suit No.651 of 1990 (Union Bank of India V/s. M/s. Hindustan Containers and four others) wherein the vendors were the fifth defendant the said property came to be vested in the Vendors.



- (c) The necessary permission under Urban Land (CE&P) Act, 1976 is obtained by the Vendors vide No.C/ULC/D/III/22/7424

- (d) The Vendors have entered into a standard agreement with Sarang & Associates, Architect, registered with the Council of Architects and had appointed Y. S. Sane & Associates as Structural Consultant for the preparation of the structural designs and drawings of the building to be constructed on the said property and the Vendors accept the professional supervision of the Architect and the Structural Engineers of the completion of the building;

[Handwritten signature]

- (e) The Vendors had got plans, specifications, elevations, sections and other details of the building comprising stilt and 8 upper floors duly approved and sanctioned from the Municipal Corporation of Greater Mumbai (hereinafter called "the MCGM") and have obtained Commencement Certificate bearing No.CE/1664/WS/AH.. dated 30/05/2003;

बदर - १५		
१६९	१७०	१७१
२०१५		

- (f) The Vendors have constructed a building on the said property known as La Vie comprising of 8 floors and have since obtained occupation certificate issued by the MCGM.

- (g) The Purchaser demanded from the Vendors and the Vendors have given inspection to the Purchaser of all the documents relating to the said property, the plans, specifications prepared by the Vendors' Architects and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder and the Purchaser are fully satisfied with the title of the Vendors in respect of the said property and the Vendors right to allot the various premises in the building to be constructed on the said property;



- (h) The copy of the Certificate of Title, copy of the P.R. Card, copy of the Commencement Certificate, occupation certificate and copy of the block Plan and copy of the plan in respect of the premises agreed to be purchased by the Purchaser have been annexed hereto and marked as Annexure 'A', 'B', 'C', 'D', 'E' & 'F' respectively;
- (i) The Purchaser applied to the Vendors for the allotment and Purchase of Flat No. 801 and 802 on 8th floor on the building known

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as "La Vie" (hereinafter referred to as "the said building") on the said property (hereinafter referred to as "the **Said Premises**") more particularly described in the second schedule hereunder ;

- (j) The Vendors have agreed to sell and allot to the Purchaser the Said Premises on Ownership basis and the Purchaser agrees to purchase the same for the total consideration of Rs. 3,15,00,000/- (Rupees Three Crores Fifteen Lacs Only) and on the terms and conditions as hereinafter appearing;

बदर-१५		
५२२	१०	६१
२०२५		

- (k) Under section 4 of the said Act, the Vendors are required to execute a written agreement for sale of the Said Premises to the Purchaser, being in fact these presents and also get the same registered under the Indian Registration Act;

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



1. The Purchaser hereby agrees to purchase and the vendors hereby agree to sell and allot Flat No. 801 and 802 on the 8th floor having an aggregate area of 1581 sq. ft. built up along with 1 stilt parking marked 801/802 in the building known as "La vie" constructed on the said property as shown in the floor plan thereof hereto annexed and marked as Annexure "F" (which is inclusive of the area of balconies, if any alongwith one stilt parking marked as 801/802 parking as per annexed plan marked Annexure "G" (hereinafter for brevity's sake collectively referred to as "the **Said Premises**") at or for lump sum price of Rs. 3,15,00,000/- (Rupees Three Crores Fifteen Lacs Only) including the proportionate price of the "Common areas and facilities" which are more particularly described in the Third Schedule hereunder written. The Purchaser have paid a sum

[Handwritten signature]

of Rs. 3,15,00,000/- (Rupees Three Crores Fifteen Lacs Only) on or before the execution of these presents.

2. The Vendors have completed the construction of the said building consisting of stilt and 8 or more upper floors in accordance with the plans, designs, specifications approved by the MCGM and which have been seen and approved by the Purchaser with only such variations and modification as the Vendors may consider necessary and/or as may be required by the concerned authority to be made by them. The Vendors shall be entitled to make such changes in the building plans as they may from time to time determine and as approved by the MCGM and other concerned authorities and the Purchaser to the Vendors carrying out such changes in the building plans.

बदल-३५		
yes	78	4
2024		

It is however expressly agreed that the Vendors shall obtain prior consent in writing from the Purchaser in respect of the variations or modifications, which may adversely affect the Said Premises.



3. The Vendors hereby agree that they have observed, performed and complied with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and before handing over possession of the Said Premises to the Purchaser.

10-10-24	
10	10
10	10

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4. The fixtures, fittings and amenities to be provided by the Vendors in the building and the Said Premises are set out in Annexure 'H' annexed hereto.

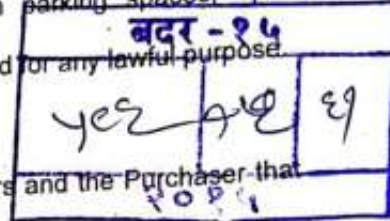
5. It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the Said Premises agreed to be sold by the Vendors to the Purchaser.
6. The possession of the Said Premises shall be handed over to Purchaser on execution of this presents.
7. The Purchaser shall join as a member of the society/limited company/association of apartment owners/condominium (hereinafter referred to as "the Said Organization") and abide by the rules, regulations and bye-laws of the said organization and pay to the organization such amounts as may be payable by him. The Purchaser shall occupy the Said Premises subject to the rules, regulations and bye-laws of the organization. The Purchaser shall sign all necessary applications, memorandum, letters, documents and other papers and writings for the purpose of becoming a member of the said organization.
8. It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities appurtenant with the Said Premises and the nature, extent and description of such common areas and facilities is set out in the Third Schedule written hereunder. It is hereby agreed that the areas mentioned in Third Schedule written hereunder under the heading Common Areas and Facilities only shall be common facilities and the Vendors shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the Fourth Schedule hereunder written and alternate and dispose off the same in such manner as the Vendors think fit and proper.



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9. The Purchaser hereby grant their irrevocable authority, permission and consent to the Vendors that the Vendors shall have the sole and absolute right and authority and shall be entitled to deal with, sell or otherwise dispose off any part or portion of the said building including the stilt parking spaces, open parking spaces, open spaces and to permit the same to be utilized for any lawful purpose.



10. It is expressly agreed between the Vendors and the Purchaser that the Said Premises shall be utilized for residential purpose. The Purchaser agrees not to use the Said Premises for any other purpose only and the Purchaser further agrees not to use the Said Premises for any other purpose without prior consent in writing of the Vendors.

11. The Purchaser confirms that the Vendors have given full free and complete inspection of documents of title in respect of the said property and the Purchaser confirms that they have entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Title Certificates issued by the Vendors' Advocates and Solicitors and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Vendors to the said property.



12. The Purchaser hereby expressly agrees with the Vendors that till the formation of organization if the FSI in the locality increased in respect of the said property and/or additional construction is possible on the said property on account of Transfer of Development Rights available for being utilized otherwise and/or if the MCGM permits the construction of additional floors or additional wing, then in such event, the Vendors shall be entitled to construct such building as per the revised building plans. The Purchaser

expressly consents to the same as long as the total area of the Said Premises and the specifications, amenities, fixtures and fittings are not reduced. This consent shall be considered to be the Purchaser consent contemplated by Section 7 (i) (ii) of the said Act.

13. Notwithstanding anything contained in this Agreement, the Vendors shall be entitled to at their own discretion.

- a) to have a Society, Association of Apartments or condominium any other body of the purchaser of the premises formed in the building;
- b) to transfer the said property in favour of such organization and/or submit the said property under the Maharashtra Apartment Ownership Act.

बदल - १५		
yes	१६	१७
१८		

14. A Deed of Conveyance in favour of the Society or a Declaration to be submitted under the Maharashtra Apartment Ownership and/or other documents in favour of the Organization shall *inter alia* contain the following:

- (i) the right of the Vendors to sell or otherwise to transfer the Said Premises and to appropriate for themselves the entire sale proceeds thereof and the obligation of the organization to admit such purchaser of the unsold premises as its member without charging any additional amount;
- (ii) the right of the Vendors of full and complete access in the building for the aforesaid purpose;



15. From the date hereof, the Purchaser shall be liable to pay the proportionate share of the outgoings in respect of the said property and the building namely local taxes, betterment charges sub-station & cable cost or such other levies by the concerned local authority and expenses for electricity, water, common lights, repairs etc. and

salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the property. The Purchaser shall pay to the Vendors such proportionate share of the outgoings as may be determined by the contribution of Rs.20,000/- towards the outgoings regularly on the 5th of every month in advance and the first of such outgoing will be paid commencing from 5th January, 2015 and shall not withhold the same for any reason. The amount so paid shall not carry any interest and remain with the Vendors until the management is handed over to the organization.

बदर - १५		
येर	२०	६१
२०१५		

16. The Purchaser shall on or before the receipt of the possession of the Said Premises pay to the Vendors the following amounts:

- (i) Rs.10,000/- non-refundable for legal charges.
- (ii) Rs.10,000/- non-refundable for Society or other organization formation charges.
- (iii) Rs.750/- non-refundable for share money application, entrance fee of the Society
- (iv) Rs.12,000/- non-refundable deposit towards Installation of transformer, cable, electric meter, water meter, pipe gas connection, etc.
- (v) Rs.2,40,000/- being one year deposit towards proportionate share of taxes, maintenance from 1st February, 2015.



Rs.2,72,750/-

17. It is agreed in respect of Item No. (i) to (v) referred in para No. 16 the Vendors are not liable to render accounts. The Vendors shall

hand over the deposits or balance thereof to the organization as aforesaid. In the event of any additional amount becoming payable, the Purchaser shall forthwith on demand pay and deposit the difference to the Vendors. The aforesaid amount/deposit shall not carry any interest.

18. The Purchaser with an intention to bring all persons in whose hands the Said Premises may come, doth hereby covenant with the Vendors as follows:

बंदर-१५		
YES	22	29
2024		

- (a) to maintain the Said Premises at the Purchaser own cost in good tenantable repairs and condition from the date of possession of the Said Premises is taken and shall not do or suffer to be done anything in or to the said building, staircase or passage which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or made addition in or to the building or the Said Premises or part thereof.
- (b) not to store in the Said Premises any goods which are hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that or that is likely to damage the staircase, common passage or any other structures of the building including the entrance thereof. In case ant damage is caused to the Said Premises or the said building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- (c) to carry at the Purchaser own cost all the internal repairs to the Said Premises and maintain it in the same condition,



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state and order in which it was delivered by the Vendors to the Purchaser and not to do or suffer to be done anything in the Said Premises or the building which is contravention of rules, regulations or bye-laws of the concerned local public authority.

बहु-३४		
ये	२४	६
२०१५		

- (d) not to demolish or caused to be demolished the Said Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Said Premises or any part thereof nor alter the elevation and outside colour scheme of the said building and to keep the portion, sewers, drain pipes in the Said Premises and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other parts of the building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the Said Premises without the prior permission of the Vendors and/or the organization.
- (e) not to do or permit to be done any act which may render void or voidable any insurance of the said property or the building or any part thereof or whereby any increase in premium shall be payable in respect of insurance.
- (f) not to throw dirt, 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 property and the building.
- (g) not to make any change in the external elevation and/or façade of the building projection or other features by any means and also not to fix or install any grills outside the windows.
- (h) pay to the Vendors within 7 days of demand by the Vendors, his share of security deposit demanded by the concerned

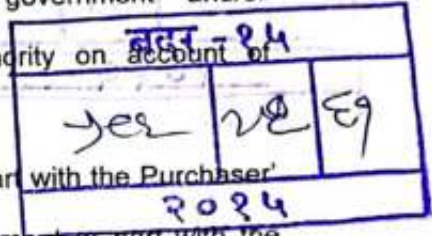


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local authority or government for giving water, electricity or any other service connection to the building.

- (i) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any which are and which may be imposed by the B.M.C. and/or government and/or government and/or other public authority on account of change of user of the Said Premises.
- (j) not to let, sub-let, transfer, assign or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the Said Premises until all the dues payable by the Purchaser to the Vendors under this agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser has intimated the Vendors and obtained their prior consent in writing in that behalf.
- (k) till the management of the building is handed over to the organization, to allow the Vendors, their surveyors and agents at all reasonable time to enter into or upon the said property to view and examine the state and condition thereof.



19. The Purchaser shall observe and perform all the rules and regulations and bye-laws of the said organization on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the building and the premises therein and for the performance and observance of Building Rules, regulations and byelaws for the time being of the concerned local authority, government or public bodies.
- The Purchaser shall also observe and perform all the terms and stipulations laid down by the organization regarding occupation and

use of the Said Premises and shall pay outgoings in accordance with the terms of this Agreement.

20. In the event of the said organization being formed and registered before the sale and disposal by the Vendors of the Said Premises in the said building, the power and authority of the said organization so formed are that of the Purchaser and the Purchaser ~~shall~~ ^{shall} the premises in the said building shall be subject to the overall authority and control of the Vendors in respect of any of the matters concerning the said building, their construction and completion thereof and all the amenities pertaining to the same and in particular Vendors shall have the absolute authority and control as regard to the unsold premises and the disposal thereof. The Vendors shall be liable to pay only the municipal taxes, and other outgoings as per clause 18 at actual, in respect of the unsold premises. In case the deed of conveyance or any other document is executed in favour of the said organization before the disposal by the Vendors of all the premises then the Vendors shall join in as a member in respect of such unsold premises and as and when such premises are sold, the organization shall admit such Purchaser as the members without charging any premium or extra payment or further charges.

Purchaser ^{व्यक्ति}	
yes	24/8
22/8	



21. Advocates for the Vendors shall prepare and/or approve, as the case may be, the deed of Conveyance and/or Declaration to be submitted under the Maharashtra Apartment Ownership Act or any and all other documents to be executed in favour of the said organization. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the deed of Conveyance and other documents and formation and registration of the organization shall be borne and paid by all the Purchaser of the various premises in

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the said building and/or organisation on its formation. Such amount shall be kept deposited by the Purchaser with the Vendors at the time of taking the possession of the Said Premises and shall, until utilization, remain with the Vendors.

22. The Vendors shall maintain a separate account in respect of sum received by the Vendors from the Purchaser as advance or deposit, on account of the share capital of the organization, outgoings, legal charges and shall utilize the same for the purpose for which they have been received.

बदर-१५		
येर	30	३९
२०१५		

23. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Said Premises or of the said property or building or any part thereof. The Purchaser's shall have no claim save and except in respect of the Said Premises and all the open spaces, parking spaces, lobbies, staircases, etc. will remain the property of the Vendors until the said property together with the said building transferred in favour of the said organization as herein before mentioned but subject to the rights of the Promoter under this Agreement.

24. Provided it does not in any way affect the right of the Purchaser in respect of the Said Premises, the Vendors shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property and/or the building.

25. Any delay tolerated or indulgence shown by the Vendors in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Vendors shall not be constructed as a waiver on part of the Vendors or any breach or not compliance of any of the terms and conditions of this agreement by the Purchaser

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nor shall the same in any manner prejudice the rights of the Vendors.

बंदर-१५		
५८८	३२	६१
२०१५		

26. The stamp duty and the registration charges of and incidental to this agreement shall be borne and paid by the Purchaser. The Purchaser shall at his/her/their cost and expenses, lodge this agreement before the sub-registrar of Assurances at Bandra/Mumbai within the time prescribed by the Indian Registration Act, 1908 and after due notice on this regard the Vendors shall attend such office and admit the execution thereof.

27. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser under certificate of posting at the address specified below :

Bungalow No. 50, Shankar Nagar, Ganga Sagar, Ruwas, Raha Pet, Amravati - 444605



28. It is also understood by and between the parties hereto that the utility between the 8th floor and area/elevation feature adjacent to the premises on 8th floor shall be exclusive and appurtenant to such 8th floor flat and the same shall be for the exclusive enjoyment use and possession of such 8th floor flat.

29. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.

30. In this Agreement unless the contexts otherwise require words importing the singular shall include the plural and vice versa and words importing one gender shall include another gender.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

बदर - १५		
ये	३१	६
२०१५		

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land bearing Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed now thereon known as La Vie and bearing City Survey No. E/249, of City survey Bandra (west), Taluka Andheri, Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring having an aggregate area of 1581sq. ft or thereabouts.



THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 801 & 802 on 8th floor on the building known as "La Vie" having an aggregate area of 1581 sq. ft built up area alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed thereon known as La Vie and bearing City Survey No. E/249, of City survey Bandra (west), Taluka Andheri, Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring 146.88 sq. mtrs or thereabouts.

THE THIRD SCHEDULE ABOVE REFERRED TO

COMMON AREAS AND FACILITIES

बदर - १५		
गैलरी	३६	६९
२०१३		

- 1) Entrance lobby and foyer of the building.
- 2) Staircase of the building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.
- 3) The landing is limited for the use of the residents of the flats located on that particular floor and for visitors there to but is subject to means of access for reaching the other floors, available to all residents and visitors.
- 4) Electric meters and water meters connected to common lights, water connections, pump set, etc.
- 5) One number of underground water tank of adequate capacity with water pumps connected with overhead water tanks.
- 6) Terrace above the top most floor.



THE FOURTH SCHEDULE ABOVE REFERRED TO



RESTRICTED AREAS AND FACILITIES

- 1) Terraces adjacent to a flat shall belong to the Purchaser of such flat and they shall have exclusive right to use, occupy, enjoy and possess the same.
- 2) Servants toilet located on the mid-landing between the 8th floor will be for the exclusive use of the purchaser of flats on the 8th floor.
- 3) All areas not covered under "Common areas and facilities" including open spaces, terraces, parking spaces are restricted areas and facilities and the Vendors have absolute right to dispose of the same to any persons in the manner the Vendors deem fit and proper.

SIGNED AND DELIVERED by the)
Within named Vendors)
M/S. SNEHDHARA CONSTRUCTIONS)
PRIVATE LIMITED Through its director)
MR. YUSUF LAKDAWALA)
Authorized vide board resolution)
dtd. _____)




in the presence of

1) SANDIP SUBHASH SASE 
2) SANJAY PANDURANG KANADE 



SIGNED AND DELIVERED by the)

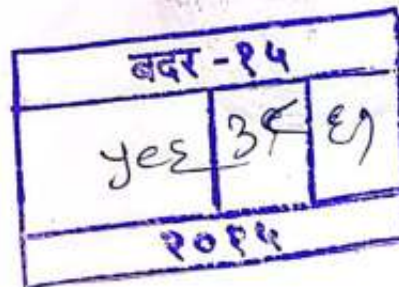
Within named Purchaser)

MRS. NAVNEET RAVI RANA

in the presence of 



1) SANDIP SUBHASH SASE 
2) SANTAY P. KANADE 



RECEIPT

Received on or before the execution
hereof and from the withinnamed purchaser
the sum of Rs. 3,15,00,000/- (Rupees Three Crores
Fifteen Lacs Only) being the amount of purchase
price paid on execution of these presents

बदर - १५		
५६	१९	२१
२०१५		

DATE	CHQ.NO	AMOUNT	BANK
31.12.14	614377	50,00,000/-	PUNJAB NATIONAL BANK BARANCH SHIVJI PARK DADAR
03.01.15	614378	50,00,000/-	
06.01.15	614379	50,00,000/-	
09.01.15	614380	50,00,000/-	
12.01.15	614381	50,00,000/-	
15.01.15	614382	50,00,000/-	
19.01.15	614383	15,00,000/-	
	TOTAL	3,15,00,000/-	

M/S. SNEHDHARA CONSTRUCTIONS PRIVATE LIMITED


Director



WITNESS:

Annexure 'A'
Arjunlal M. Chhabria

B.A., L.L.B.
ADVOCATE, HIGH COURT

15, "BELLA VISTA"
Swami Vivekanand Road,
Opp. L.I.C. Office & Lake,
Bandra (W), Mumbai - 400 05
Phone : 642 1655

Date _____ 200

बदर-१५		
येर	०८	६९
२०१५		

TITLE CERTIFICATE

This is to certify that I have investigated the title of Messers Snehdhara Construction Pvt. Ltd. having their registered address at 412 A Nirant Bunglow, 14th Road, Khar (West), Mumbai - 400 052 to the property more particularly described in the schedule hereunder. In my opinion Messers Snehdhara Construction Pvt. Ltd. Mumbai are the owners of this property and their title is clear and marketable.

Schedule of the Property

All land together with building known as "La-Vie" consisting of ground floor suits for parking and eight floors standing on plot no. 412 -A of the suburban scheme no. VII Khar bearing CTS no. 249 in the registration district of city of Mumbai and greater Mumbai.



Ar. Chhabria

(Arjunlal M. Chhabria)
Advocate High Court, Mumbai

Date : 07.10.2005

Place : Mumbai

A. M. CHHABRIA
B.A., L.L.B.
ADVOCATE HIGH COURT,
15, Bella Vista, S.V. Road,
Bandra (W), Mumbai-400 050.

[Signature]
[Signature]

जिल्हा : मुंबई उपनगर.

बिंदु

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सरकारता भरतेत्यस्य ता-पसि अध्या
वेदाया तपसि वे-तो कथं बदलाययाया

C

5. 2020. 14. 15. 1. 60. 1. 43. 0. 1. 2. 3.

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२०१५

मध्य धारण करणा-याचे नांव :-
प्राप्त झाला.

प्रोपयित तपास लागला तोपर्यंत]

प्रकार :-

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र शर .

तीज

व्यवहार

॥ अथ लघुम

नवीन धारण करणारा [धा]
पट्टेदार [प] अथवा इतर
बोजा असणारा [इ]

ਸਾਖੀ ਦ
ਸਹੀ.

[illegible]

मुवाचिआरिण कारी मुवाचि ६५. गा. २१-८८. ३८५/८५०-
१०-१८. १-१-८२ कनका मुवाचि ११५०१ ५५५ २.
६. २०-० मुवाचि १. ८. ८८ गा. २१-८८.

| | | |
|----------------|-------|---|
| महानगरपालिका | स.स. | श.स. |
| ५६००००७- | ५-२३४ | सुदूरपश्चिम प्रदेशको वन विभागको मातृसंगठन |
| स.स. मातृसंगठन | ५-३ | काठमाडौं |

ना. उत्तरिभाषा कालिकाटी गुंफा ६०. मां. कालिकाटी
कालिकाटी २० २५५/२५३-५०७५ डि. १८-१५ रो. १८
६०. १८/२०२५ डि. १८. १० २३. १०. २३

निर्धार कदमाः :-

निम्न क्रमांक :-

बुद्धिमान

~~3/22/22~~

निहा निहाला, पुढा अधिकारी क.
पुढा निहा अधिकारी क.
पुढा निहा अधिकारी क.

(ငွေပါး)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE

Yusuf Lakdawala

Municipal Office, R. K. Park Marg,
 Mumbai-400 050.
11 9 MAR 2004
 This L.O.D./G.C. is issued subject to the provisions of Urban Land (Ceiling and Regulation) Act, 1971

With reference to your application No. 869 dated 30.5.2003 for Development and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 188 of the Municipal Corporation Act 1888 to erect a building.

| | | |
|--|-------------|----------------------|
| 14th Road | Residential | CIS No. E/14/104/123 |
| situated at B. And. (West) Ward 11/11/11 | | |

The Commencement Certificate/Building Permit is granted on the following conditions:-
 The land vacated in consequence of the endorsement of the setback line/road widening line shall be occupied by the public street.
 That no new building or part thereof shall be occupied or allowed to be occupied until occupancy permission has been granted.
 The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
 This permission does not entitle you to develop land which does not vest in you.
 This Commencement Certificate is renewable every year but such extended period shall not exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

| | |
|--------------------|----------|
| valid for one year | 11/11/11 |
|--------------------|----------|

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by 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 carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.



7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S. N. ABHANG Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto **11 8 MAR 2005**
 The work up to **Sheet 8-6**
 approved plan dt. 17.1.04.

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai
 Assistant Eng. Building Proposals
 (Western Subs.) H & K West 'K' East & P' Wards'
 FOR
 MUNICIPAL CORPORATION OF GREATER MUMBAI



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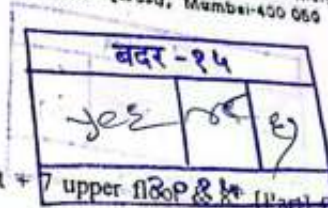
ANNEXURE D

BRIHANMUMBAI MAHANAGARPALIKA
NO. CE/1644/WS/AH

FULL OCCUPANCY CERTIFICATE

To,
Mr. Yusuf Lakdawala,
M/s. Snehadhara Construction Pvt. Ltd.,
412/A, Lakdawala Bungalow,
14th Road, Khar [West]
Mumbai 400 052.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards,
Municipal Office, R. K. Park, Marg
Bandra (West), Mumbai-400 050



Sir,

The full development work of comprising of Stilt + 7 upper floor & K [Part] floor situated on plot bearing CTS No. E/249, Village Bandra at 14th Road, Bandra [West], Mumbai 400 052, completed under the supervision of Licensed Architect, Shri Farooq A. W. Sarang, having Architect License No. CA/89/12173, may be occupied on the following conditions :

- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within 30 days from the date of issue of occupations Cft.

A set of certified completion plan is attached herewith.



13/07
E.E.D.P. (H/N) Ward

13/07
Executive Engineer Building Proposal
(Western Suburbs) H&K/E Wards

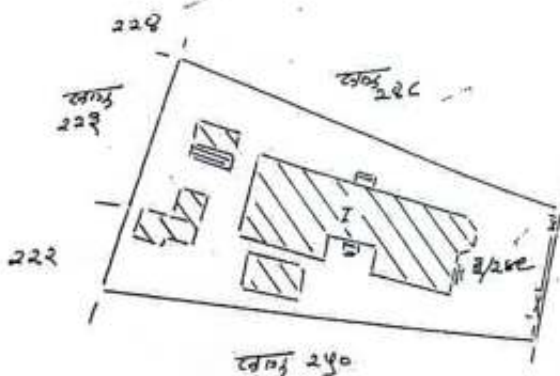
- Copy to : 1) Architect : Shri Farooq A. W. Sarang
2) E.E.D.P. [W.S.] H&K 3) E.E. (Vig.) W.S.
4) A.A. & C. (H/West)
5) A.H.S H/W Ward, 6) A.E.W.W. H/W Ward
7) Asstt. Commissioner, H/W Ward

Forwarded for information please.

13/07
E.E.B.P. (W.S.) H&K/E Wards

13/07
E.E.D.P. (H/N) Ward

सं. संदेश का. - 1 नारायण मठ में
 16 वरुण 1950 ई. 2/250 मा. निष्कालीन। नारायण मठ में
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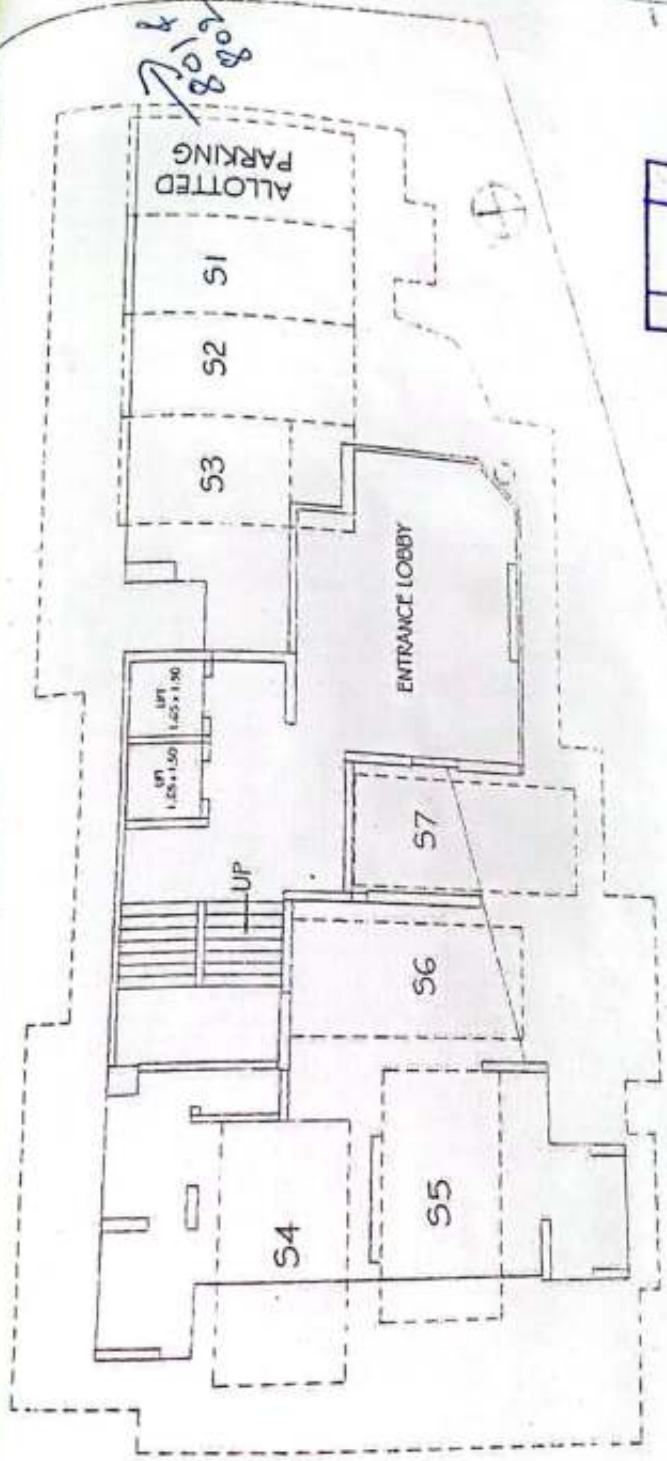


बुधवार-5:406

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जारी मू.
[Signature]
जिल्हा निराक्षक, भूमी नमिषिक
न्या मगर भूमागन क्षमिकारी क. १
पंथई उपनगर जिल्हा, मुंबई

ANNEXURE 'C'



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| नगर-१५ | | |
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| २०१५ | | |

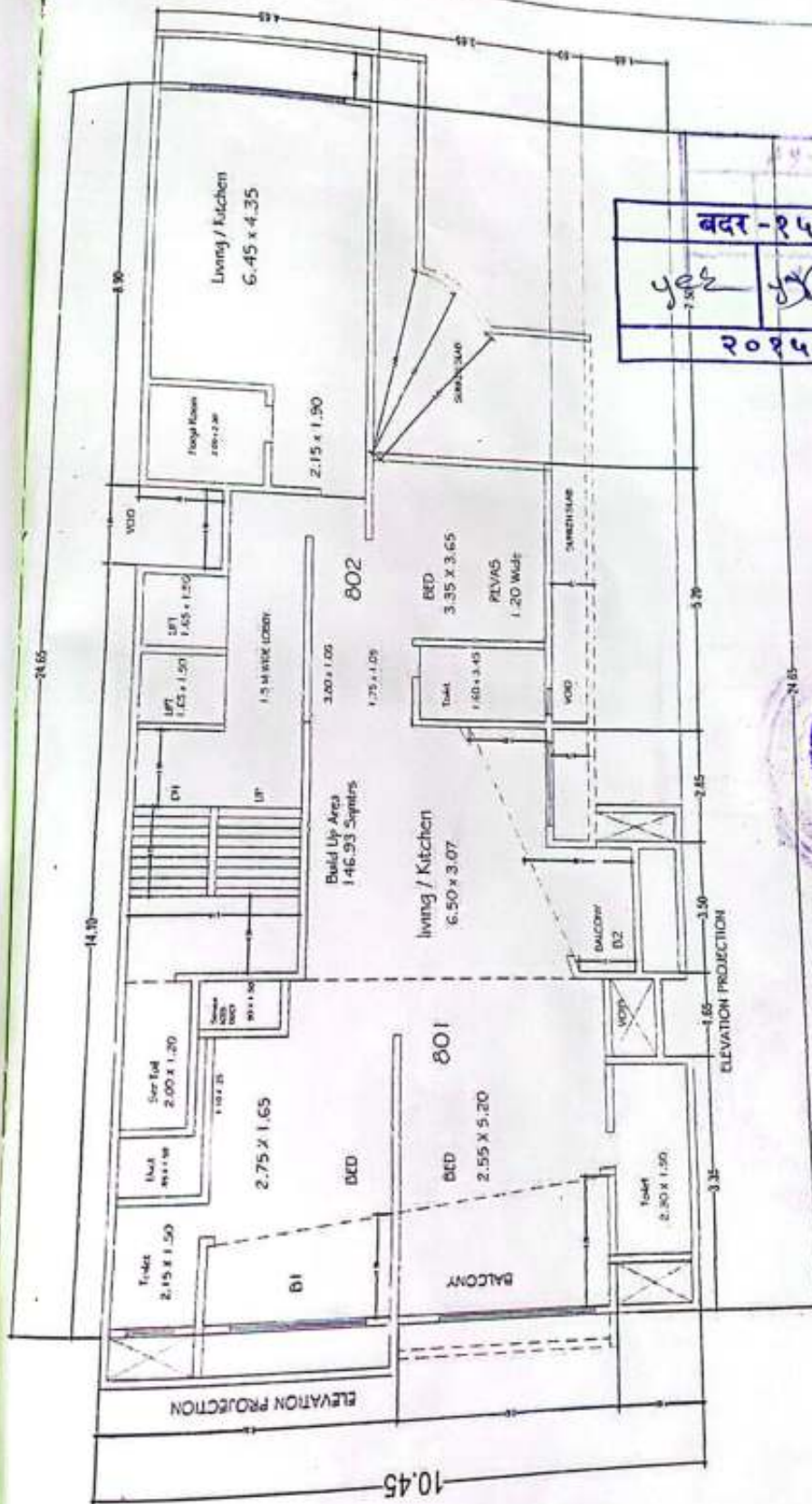


PG C.T.S. NO E/249- KHAR

PROPOSED RESIDENTIAL BLDG.

[Handwritten signature]

ANNEXURE 'F'



TYPICAL FLOOR PLATE (801 & 802)

SARANG & ASSOCIATES

DESIGN OF PROPOSED
PLOT BEARING
RA - MUMBAI

NAME OF OWNER
MR. YUSUF LAKDAWALA

PROPOSED
C.T.S NO.



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| बदल - १५ | | |
| युसुफ | युसुफ | युसुफ |
| २०१५ | | |

RELIANCE

Energy

| BILL OF SUPPLY | | | |
|-------------------------|--|------------|-------------|
| Account No.: 152303107 | Bill No.: 101263419261 | Bill Date: | 30-11-2017 |
| Name : | NAVNEET RAVI RANA | | |
| Address : | 801 LA-VIE APARTMENT 8TH FLOOR,
14TH ROAD,
KHAR [W] opp rajkumar jewellers MUMBAI 400052 | | |
| Mobile No.: | 9320615413 (Please call 1800 200 3030 to update) | PAN : | |
| Bill Distribution No. : | SOUTH/SZ1-BANDRA-JUHU/10/409/007/011/010 | | |
| Cycle No. : | 10 | Tariff : | LT I (B) |
| Type of Supply : | THREE PHASE | Category : | RESIDENTIAL |

Important message

- Tentative meter reading date for your Dec-17 bill is 26/12/2017.
- Please check/update your PAN to nearest Customer Care Centre or mail to energy.helpdesk@relianceada.com with copy of PAN for verification.

RELIANCE

**NOW LINK
YOUR
AADHAAR NO.
TO YOUR
RELIANCE
ENERGY
ACCOUNT**

SMS
AB <Aadhaar No> <your Account No>
to 7085313030



Contact us

your queries (24 hours):
1800 200 3030 or 19122
or call 19122 to reach our toll free no.
Nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):
Porale Park, Old Kalamandir, Near Collector's Office, Bandra (E), Mumbai - 400 051
93263 • Email: energy.helpdesk@relianceada.com
Issues unresolved by IGRC, reach Consumer Grievance Redressal Forum at: E-7, MIDC, Andheri (E),
Mumbai - 400 051 • Email: consumer.forum@cgrfinfra.org.in • website: cgrfinfra.org.in
933 • Tel: 3009 4247 • email: consumer.forum@cgrfinfra.org.in • website: cgrfinfra.org.in

www.relianceenergy.in Join us on : f t w in
9022 81 3030 (Whatsapp chat 8am-8pm)



Scan code to
download our
MOBILE APP

Your Electricity Bill for : Nov-17

Your bill amount payable (round sum)

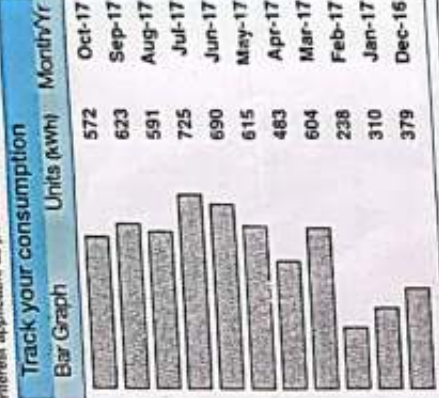
₹ : 6770.00
Due by* : 21-12-2017*

*Refers only to current bill amount. Previous balance is payable immediately.

Round sum bill payable
(after discount of ₹: 57.44)
on or before discount date 07-12-2017
₹ : 6710.00

Round sum bill payable
(including DPC of ₹: 84.57)
after due date 21-12-2017
₹ : 6850.00 •

*Payable until one month after due date, thereafter interest applicable as per MERC tariff order.



Units consumed
Nov-17 : 641
Nov-16 : 390

K.K. Khararia

Kemman Khararia
Business Head (South Division)
(For Reliance Infrastructure Ltd.)

**100% CASHBACK*
ON YOUR BILL WITH**

PhonePe
INDIA'S PAYMENTS APP



TO DOWNLOAD GET A BANNER CALL TO
808-8680-000

*Cashback of Rs. 50 per transaction.
avail the offer twice during the offer period

Receipt: 'Q' for cheque, 'C' for cash, E&O.E.
and stamp duty paid by order no.

Contact on: info@seshasai.com

Annexure 'H'

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|---------|
| बदर-१ |
| १९९५/२६ |
| २००७ |

List of Amenities to be provided in the flats.

Italian marble flooring in the flat.

POP on all the walls with false ceiling with lighting.

Anodized aluminium sliding windows of full height with tinted glass.

Flush doors in teak wood frame and fancy glass fittings.

Luster / Acrylic emulsion paint to walls and ceiling.

Modular kitchen with chimney and hob, stainless steel sink, glass partition etc.

Exclusive bathrooms with imported, fancy tiles, geyser, glass partition etc. miniature circuit breaking.

Power supply with ELCB copper concealed wiring.

Video door phone with security system.

A.C. in all rooms and living room.

Building Amenities

Designer entrance gate along with security cabin.

Designer entrance lobby and state of art security systems.

Decorative illuminated compound wall.

Internet, T.V. Intercom and Telephone points.

2 Lifts of Schindler make.

Decorative paving of the entire open space.

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| बदर-१५ |
| १९९५/२६ |
| २०१५ |



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आयकर विभाग
INCOME TAX DEPARTMENT
NAVNEET Kaur KUNDLES

भारत सरकार
GOVT. OF INDIA

HARBHAJAN SINGH RAMSINGH
KUNDLES
06/04/1965
Permanent Account Number
AMWPK0495P

Signature

भारत सरकार

Signature



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

No. MH02 20090119130 DOV : 06-07-2009
EXP. DATE : 06-07-2029 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

| | |
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| COV | DOI |
| MCWG | 06-07-2009 |
| LMV | 06-07-2009 |

DOB : 23-01-1986 BG :

Name : SANDIP SASE
S/O/W of SUBHASH
Add : BLDG NO. 20/C/207, BEST KAMGAR,
VASAHAT MHADA COLONY, SAKINAKA,
MUMBAI, C/O ANDHERI WALA MTS.
PIN : 400072

Signature & ID of
Issuing Authority : MH02 2009147

Signature/Thumb
Impression of Holder

FORM 7
RULE 16 (2)

MUMBAI मुंबई POLICE पोलीस

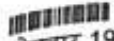
IDENTITY CARD

SANJAY PANDURANG KANAIYE
POLICE CONSTABLE/98-0907

बदल - १५

yes ५०६

२०१५



सोमवार, 19 जानेवारी 2015 2:36 म.नं.

दस्त गोपवारा भाग-1

वदर15

दस्त क्रमांक: 596/2015

दस्त क्रमांक: वदर15 /596/2015

बाजार मुल्य: रु. 3,87,92,000/-

मोबदला: रु. 3,15,00,000/-

भरलेले मुद्रांक शुल्क: रु.19,40,600/-

दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात

अ. क्र. 596 वर दि.19-01-2015

रोजी 2:19 म.नं. वा. हजर केला.

पावती:655

पावती दिनांक: 19/01/2015

सादरकरणाचे नाव: नवनीत रवी राणा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1260.00

पृष्ठांची संख्या: 63

एकूण: 31260.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.अंधेरी 4

सह.दु.नि.अंधेरी 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 19 / 01 / 2015 02 : 19 : 05 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 01 / 2015 02 : 20 : 05 PM ची वेळ: (फी)

प्रमाणित करणेत येते फी, या
वस्तामध्ये एकूण.....रु.पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क.४,
पुर्व उपनगर जिल्हा



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| वदर-१५ | | |
| yes | ye | ६) |
| २०१५ | | |



19/01/2015 2 38:25 PM

दस्त गोपवारा भाग-2

बदर 15
दस्त क्रमांक: 596/2015

दस्त क्रमांक : बदर 15/596/2015

दस्ताचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: नवनीत रवी राणा

पत्ता: प्लॉट नं: बंगलो नं: 50, माळा नं: 5, इमारतीचे
नाव: शंकर नगर, ब्लॉक नं: गंगा सावित्री निवास,
रोड नं: राजा पेट, अमरावती, महाराष्ट्र, अमरावती.
पिन नंबर: AMWPK0495P

Name of Law: Sonu

2 नाव: जेहधारा कन्ट्रक्शन प्रा. ली. वे संचालक युसुफ

लकडावाला
पत्ता: प्लॉट नं: 10, माळा नं: 2, इमारतीचे नाव: शाह
इंडस्ट्रीयल एस्टेट, ब्लॉक नं: अंधेरी पश्चिम, रोड नं:
वीरा देसाई रोड, महाराष्ट्र, मुंबई.
पिन नंबर: AAEC57538L

पक्षकाराचा प्रकार

लिहून घेणार

वय :- 29

स्वाक्षरी:-

लिहून देणार

वय :- 68

स्वाक्षरी:-

अंगठ्याचा ठसा

छायाचित्र



वरील दस्तऐवज करून देणार तथाकथित करारनामा

शिक्का क्र. 3 ची वेळ: 19/01/2015 02:21:11 PM

बदर - १५

येई

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीय: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: संदीप सुभाष ससे

वय: 30

पत्ता: रूम नं. 13 बील्डींग नं. एम2, वेस्ट कामदार वसाहत पंत
नगर, घाटकोपर

पिन कोड: 400075

स्वाक्षरी

2 नाव: संजय - कानडे

वय: 44

पत्ता: 21 ए विंग रोहिणी बुडईलींग अपना घर युनिट नं. 5 श्री
स्वामी समर्थ नगर, अंधेरी पश्चिम

पिन कोड: 400053

स्वाक्षरी



शिवका क्र. 4 ची वेळ: 19/01/2015 02:43 PM

शिक्का क्र. 5 ची वेळ: 19/01/2015 02:21:11 PM

नॉटरी पब्लिक

अल्पेव प्रबुधे

बदर - १५/येई - १२०१५
पुरतका क्रमांक - १, क्रमांक येई. बदर

मोहना

दिनांक: १९/१/१५

EPayment Details

sr. EPayment Number

iSarita v1.4.0

Defacement Number

पुणे न्यायालय निबंधक, अंधेरी क्र. - ४,
मुंबई उपनगर जिल्हा.

गावाचे नाव : बांद्रा

करारनामा

रु.31,500,000/-

रु.38,792,000/-

(1) विलेखाचा प्रकार

(2) मोबदला

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/मिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेर

E/249, फालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 801,802, माळा नं: 8, इमारतीचे नाव: ला वी, ब्लॉक नं: बांदरा पश्चिम, मुंबई 400050, रोड नं: 14वा रोड, इतर माहिती: मोबत एक म्हीन्ट कार पार्किंग 146.93 चौ.मीटर

1) नाव:- खेडधारा केंद्रकान प्रा. सी. चे संचालक युमुफ लकडावाला ;वय: 68;

पत्ता :-प्लॉट नं: 10, माळा नं: 2, इमारतीचे नाव: शाहू इंडस्ट्रीयल एस्टेट, ब्लॉक नं: अंशेरी पश्चिम, रोड नं: धीरा देसा

महाराष्ट्र, मुंबई.

पिन कोड:- 400053

पॅन नंबर: AAEC57538L

1) नाव:- नवनीत रवी राणा ; वय: 29;

पत्ता :-प्लॉट नं: बंगलो नं. 50, माळा नं: -, इमारतीचे नाव: शंकर नगर, ब्लॉक नं: गंगा सावित्री निवास, रोड नं: र

अमरावती, महाराष्ट्र, अमरावती.

पिन कोड:- 444605

पॅन नं:- AMWPKJ495P

19/01/2015

19/01/2015

596/2015

रु.1,940,600/-

रु.30,000/-

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क: आकारताना निवडलेला अनुच्छेद :-

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