

पल्लो-क्र. ४
पल्लो क्रमांक. 02007 १०११
१२ / १६०

h) 1) Mr. Vallabbhji D. Dedhiaa, 2) Mr. Dhanji Karamsi Chheda, 3) Jethalal Khimji Dedhiaa, 4) Khimji Dharamsi Dedhiaa, 5) Mr. Piyush Vallabhji Dedhiaa, 6) Mr. Madan Vallabhji were the Partners of the partnership known as M/s. Dedhiaa And Associates. The said Firm acquired the said land in the name of the partnership firm. The said M/s. Dedhiaa And Associates dissolved by Deed of Dissolution dated 22/07/2009 and as per the said Deed of Dissolution 1) Mr. Dhanji Karamsi Chheda, 2) Jethalal Khimji Dedhiaa, 3) Khimji Dharamsi Dedhiaa, 4) Mr. Piyush Vallabhji Dedhiaa, 5) Mr. Madan Vallabhji released and transferred their rights to Mr. Vallabbhji D. Dedhiaa.

i) सदर बिनशेती जमीनीची मोजणी मा. तालुका निरिक्षक भूमी अभिलेख वसई यांनी दिनांक ३०/१०/१९८९ रोजी केली असून मोजणी नकाशा व क.जा.प.कमांक ३/१९८८ प्रमाणे तसेच वर्दी अर्ज व मा. तालुका निरिक्षक भूमी अभिलेख वसई यांचे कडील क.जा.प.क. ३/१९८८ व दुट्टे.नं. ३४८/वसई, दिनांक २१/०१/१९८९ अन्वये सर्व्हे नं. २९, हिस्सा नं. २ चे क्षेत्रामध्ये क.जा.प. प्रमाणे प्लॉट नं. १ ते २९ व ८७ नोंद करून सर्व्हे नं. ३०, हिस्सा नं. २ पैकी चे क्षेत्रामध्ये क.जा.प. अन्वये प्लॉट नं. ३१ ते ७८ रेकॉर्ड कागदी दुरुस्ती करून सर्व्हे नं. २९/२ व ३०/२ पैकी या सर्व्हे नंबरचे क्षेत्र क.जा.प. ने एकत्रीत करून सर्व्हे नं. २९ब व व प्लॉट नं. १ ते ७८ अशी नोंद करणेत आली.

j) As Mr. Vallabbhji D. Dedhiaa is the owner of and well and sufficiently entitled to Plot No. 3, admeasuring 122.00 Square meters, Plot No. 5, admeasuring 5825.00 Square meters, Plot No. 73, admeasuring 3730.00 Square meters,



Jig Shah

१६/११/२०१५

Authorized Signatory
of the Developer

Purchaser/s

Purchaser/s

वसई क्र. ४
दस्तावेज क्र. 102877 १०११
१०/१९८८

2

MR. MADANSINGH D KHARWAD.

Residing at **A-502, CTS NO. 863/L. NOOPUR BUILDING
BHANDARWADA OPP. PANNALAL GHOSH ROAD
MALAD WEST- 400064.**

Herein after called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the OTHER PART:-

The Promoter and the Allottee(s) are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties' and individually as 'Party'.

WHEREAS:

a) Smt. Yashoda Narayan Bhoir was the owner of Land bearing Survey No. 29, Hissa No. 2, admeasuring 13680 Square meters lying being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar).

b) By Conveyance Deed dated 21st December 1984 Smt. Yashoda Narayan Bhoir AND 1) Mr. Shashikant Dattatray Walimbe, 2) Mr. Narendra Purushottam Mehta, 3) Mr. Vallabhji Dharamshi Dedhia sold and conveyed the land admeasuring 12280 Square meters, out of Survey No. 29, Hissa No. 2, admeasuring 13680 Square meters to M/s. Dedhia & Associates.



Authorized Signatory
of the Developer

Purchaser/s

Purchaser/s

SCHEDULE 'A'

दस्तावेज नं. 403/2019
2019

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of N.A. land admeasuring _____ Square metres, out of Survey No. 49 (old Survey No. 420), admeasuring H.R.3-30-3, Survey No. 50 (old Survey No. 419), admeasuring H.R.2-77-0, Survey No. 51 (old Survey No. 418), admeasuring H.R.3-45-2, Survey No. 52 (old Survey No. 415), admeasuring H.R.2-99-7, land admeasuring 7 Acre 19-3/4 Gunthas, out of Survey No. 53 (old Survey No. 396), admeasuring H.R.3-23-5, Survey No. 54 (old Survey No. 416), admeasuring H.R.1-54-4, Survey No. 55 (old Survey No.417), admeasuring H.R.3-97-3, Survey No.56 (old Survey No. 421), admeasuring H.R.2-96-9, lying being and situate at Village ACHOLE, Taluka Vasai, District Thane, withir. the area of Sub-Registrar at Vasai No. III (Nallasopara).

bpm 24/11

SCHEDULE 'B'

THE SCHEDULE ABOVE REFERRED TO FLAT/SHOP

Flat/Shop No. 403, on the 4th Floor, admeasuring 35 = 00 Square metres (Carpet area inclusive of balconies), in I Wing in Building No. 4 known as "VRINDAVAN GARDENS" in Sector '5' in in the township known as "YASHWANT VIVA TOWNSHIP", constructed on land admeasuring _____ Square metres, out of Survey No. 49 (old Survey No. 420), admeasuring H.R.3-30-3, Survey No. 50 (old Survey No. 419), admeasuring H.R.2-77-0, Survey No. 51 (old Survey No. 418), admeasuring H.R.3-45-2, Survey No. 52 (old Survey No. 415), admeasuring H.R.2-99-7, land admeasuring 7 Acre 19-3/4 Gunthas, out of Survey No. 53 (old Survey No. 396), admeasuring H.R.3-23-5, Survey No. 54 (old Survey No. 416), admeasuring H.R.1-54-4, Survey No. 55 (old Survey No.417), admeasuring H.R.3-97-3, Survey No.56 (old Survey No. 421), admeasuring H.R.2-96-9, lying being and situate at Village ACHOLE, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. III (Nallasopara).

2019



29/06/2013

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.वसई 3
 दस्त क्रमांक : 5789/2013
 नोंदणी :
 Regn.63m

गावाचे नाव : 1) आचोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2668000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1664000



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

1) पां.लेकेचे नाव: ठाणे इतर वर्गन :सदनिका नं:आय/403, माळा न: चौथा मजला, इमारतीचे नाव: वृंदावन गार्डन, विल्डींग नं. 4, ब्लॉक नं: यशवंत विवा टाऊनशीप, सेक्टर नं. 5, रोड नं: आचोळे, इतर माहिती: क्षेत्र 42.00 चौ. मी. बिल्ट अप((Survey Number : 49 ते 56, 77 ;))

(5) क्षेत्रफळ

1) 42.00 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल किंवा नाही.

(7) दस्तऐवज करून देणा-या/सिंहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.

1): नाव:-मे. ए.एम.के. असोसिएटस् तर्फे भागीदार प्रशांत बी. काळे तर्फे कु.मु. महेश यशवंत जोशी - - वय:-43; पत्ता:-प्लॉट नं: ऑफीस नं. 9, माळा नं: -, इमारतीचे नाव: गोकुळ एंनेक्स, ब्लॉक नं: -, रोड नं: मुलजीभाई मेहता शाळेसमोर, गोकुळ टाऊनशीप, अगरवाल गार्डन, बोळीज, विरार प., महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAQFM4321E

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

1): नाव:-सतेन्द्र तुलसी यादव - - वय:-35; पत्ता:-प्लॉट नं: एफ/2 वाय 3, माळा नं: -, इमारतीचे नाव: विशाल नगर ओस्वाल नगरी, ब्लॉक नं: -, रोड नं: मालासोपारा पूर्व, . . पिन कोड:-401209 पॅन नं:-AIMPY5511E

(9) दस्तऐवज करून दिल्याचा दिनांक

26/06/2013

(10) दस्त नोंदणी केल्याचा दिनांक

29/06/2013

(11) अनुक्रमांक, खंड व पृष्ठ

5789/2013

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

160100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

26680

(14) शेर



सत्यप्रत

राह दुय्यम निबंधक वर्ग-2
 वसई क्र 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला मुल्येतर :-

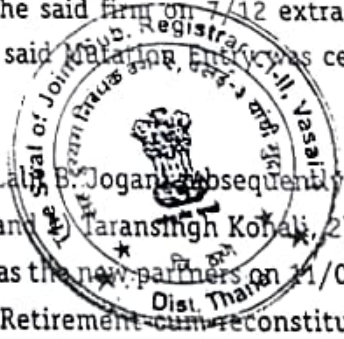
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

वसई - ३
द. क्र. ५०८/२०१३
५/१५४

Kohali, 7) Saifuddin Abdul Mohd. Marchant, 8) Farida Sadruddin, 9) Pramila N. Gandhi, 10) Yasmin Abdul Aziz subsequently retired from the said Partnersnip on 30/03/1987 in pursuance of the Deed of Retirement of the said date, leaving the said ten others continuing partners as the sole owners of the said land and accordingly Mutation Entry No. 5159, the names of 1) Dinesh B. Jogani, 2) Suresh B. Jogani, 3) Kanchan S. Kukreja, 4) Sadhana N. Ahuja, 5) Sushila Chunilal Shah, 6) Taransingh Kohali, 7) Saifuddin Abdul Mohd. Marchant, 8) Farida Sadruddin, 9) Pramila N. Gandhi, 10) Yasmin Abdul Aziz has been deleted from 7/12 extract and such other revenue records. The said Mutation Entry was certified by Circle Inspector, Mandavi.

vi. By Reconstituted Deed of Partnership dated 31/03/1987, 1) Ghanshyam K. Punjara (HUF), 2) Ghanshyam K. Punjara, 3) Praful K. Punjara, 4) Praful K. Punjara (HUF), 5) Bharat K. Punjara (HUF), 6) Hasmukh R. Solanki (HUF), 7) Pramodrai R. Solanki, 8) Rajesh P. Solanki, 9) Kanaiyalal R. Solanki, 10) Anita P. Seth admitted as the new partners with the continuing partners 1) Bhanwarlal D. Jogani, 2) Kanta R. Bohara, 3) Shailesh B. Jogani, 4) Ishwar A. Dialani, 5) Jagdish A. Dialani, 6) Meena A. Dialani, 7) Mulchand S. Shah, 8) Manju R. Shah, 9) Ghewarchand H. Jain, 10) Lalit B. Jogani in the said partnership and accordingly Mutation Entry No. 5160, the names of 1) Ghanshyam K. Punjara (HUF), 2) Ghanshyam K. Punjara, 3) Praful K. Punjara, 4) Praful K. Punjara (HUF), 5) Bharat K. Punjara (HUF), 6) Hasmukh R. Solanki (HUF), 7) Pramodrai R. Solanki, 8) Rajesh P. Solanki, 9) Kanaiyalal R. Solanki, 10) Anita P. Seth has been entered as a partners of the said firm on 7/12 extract and such other revenue records. The said Mutation Entry was certified by Circle Inspector, Mandavi.

vii. The said 1) Kanta R. Bohara, 2) Lalit B. Jogani subsequently retired from the said partnership firm and 1) Taransingh Kohali, 2) Farida Sadruddin Bhanvadia admitted as the new partners on 11/07/1988 in pursuance of the Deed of Retirement-cum-reconstitution of partnership of the said date, leaving the said others eighteen continuing partners as the sole owners of the said property and accordingly Mutation Entry No. 5161, the names of 1) Kanta R. Bohara, 2) Lalit B. Jogani has been deleted from 7/12 extract and such other revenue records and the names of 1) Taransingh Kohali,



२१२४२ २१४९

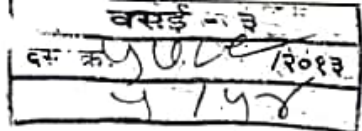
Bherumal, 3) Chetandas Berhomal, 4) Murli Chetandas, 5) Kanta Kisanchan.

1) Daulatram Bherumal Pehlajani, 2) Kotumal Bherumal Pehlajani, 3) Chetandas Verhomal Jethwani, 4) Murli Chetandas Jethwani, 5) Kanta Kisanchan Jethwani, 6) Meena Vijaykumar Jethwani, 7) Indana Durgadas Jethwani, 8) Hariram Bherumal Pehlajani, 9) Bhagwati Bhagwadas Jethwani, 10) Kamshankardas Pehlajani, by an agreement for sale dated 4th March 1982 had agreed to sell the said land to 1) Pranlal Kanji Doshi, 2) Dinesh Pranlal Doshi, 3) Arun Ganesh Vartak, 4) Mahadev Bhaskar Vartak, 5) Vallabhadas Choitram Rakani, 6) Vasant Ganesh Vartak, 7) Dilip Ganesh Vartak, 8) Madhukar Namdeo Mohol, 9) Sadanand Namdeo Mohol, 10) Ashok Namdeo Mohol, 11) Janabai Ganesh Vartak, 12) Laxman Bhaskar Vartak, 13) Sharad P. Doshi and thereafter certain disputes had taken place and Pranlal Kanji Doshi and others had file a Civil Suit bearing No. 849/1982 in the High Court of Judicature at Mumbai (Ordinary Original Civil Jurisdiction) against Daulatram Bherumal Pehlajani and others. The said suit was compromised and accordingly the Consent Decree dated 01/07/1982 was passed by the Court to transfer the said land in the names of the 1) Pranlal Kanji Doshi, 2) Dinesh Pranlal Doshi, 3) Arun Ganesh Vartak (HUF), 4) Mahadev Bhaskar Vartak, 5) Vallabhadas Choitram Rakani, 6) Vasant Ganesh Vartak, 7) Dilip Ganesh Vartak, 8) Madhukar Namdeo Mohol, 9) Sadanand Namdeo Mohol, 10) Ashok Namdeo Mohol, 11) Janabai Ganesh Vartak, 12) Laxman Bhaskar Vartak, 13) Sharad P. Doshi.

1) Bhanwarlal D. Jogani, 2) Dinesh B. Jogani, 3) Suresh B. Jogani, 4) Kanta R. Bohara, 5) Ishwar A. Dialani, 6) Jagdish A. Dialani, 7) Kanchan S. Kukreja, 8) Sadhana N. Ahuja, 9) Mulchand S. Shah, 10) Sushila Chunilal Shah, 11) Manju R. Shah, 12) Ghewarchand H. Jain, 13) Taransingh Kohali, 14) Saifuddin Abdul Mohd. Marchant, 15) Pramila N. Gadhvi, 16) Farida Sadruddin Bhanvadia, 17) Lalit B. Jogani, 18) Shailesh B. Jogani, 19) Shaila A. Dialani have formed a partnership firm known as M/ JOGANI AND DIALANI LAND DEVELOPERS AND BUILDERS vide Partnership Deed dated 02/06/1986.

The said 1) Dinesh B. Jogani, 2) Suresh B. Jogani, 3) Kanchan S. Kukreja, 4) Sadhana N. Ahuja, 5) Sushila Chunilal Shah, 6) Taransingh

BETWEEN



M/s. AMK ASSOCIATES, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at 9, Gokul Annexe, Opp. Muljibhai Mehta School, Agarwal Gardens, Gokul Township, Bolinj, Virar (West), Taluka Vasai, District Thane, Pin - 401 303, hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the partners) of the FIRST PART :-

AND

SHRI/SMT. SATENDRA TULSI YADAV

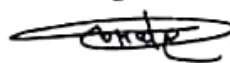
residing at F- 273 Vishal Nagar Oswal Nagari
Nallasopara (E), Thane.

बपिन २५/१२

hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/ their heirs, executors, administrators and assigns) of the SECOND PART :-

WHEREAS :-

- i. 1) Hemlata Khatav, 2) Hemnath Ranvir Khatav, 3) Hemant Ratanshi Khatav were the owners of land bearing Survey No. 49 (old Survey No. 420), admeasuring H.R.3-30-8, Survey No. 50 (old Survey No. 419), admeasuring H.R.2-77-0, Survey No. 51 (old Survey No. 418), admeasuring H.R.3-45-2, Survey No. 52 (old Survey No. 415), admeasuring H.R.2-99-7, Survey No. 53 (old Survey No. 396), admeasuring H.R.3-23-5, Survey No. 54 (old Survey No. 416), admeasuring H.R.1-54-4, Survey No. 55 (old Survey No. 417), admeasuring H.R.3-97-3, Survey No. 56 (old Survey No. 421), admeasuring H.R.2-96-9, lying, being and situated at Village ACHOLE, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. III (Nallasopara).
- ii. By an Conveyance Deed dated 31/03/1980, 1) Hemlata Khatav, 2) Hemnath Ranvir Khatav, 3) Hemant Ratanshi Khatav sold and conveyed the said land to 1) Daulatram Bherumal, 2) Kotumal



बपिन २५/१२