

वसई - 4  
दस्त क्र. 12022  
4/1/922

**WHEREAS:**

A. The Developers have proposed to construct an integrated mini township (hereinafter referred to as "the said township/project of development") in and around the Revenue Village Bolinj of the Zilla Parishad Thane, Panchayat Samiti Vasai and District Thane as more particularly stated hereinafter. The Developers have envisioned that the said project of development may consist of one or more layouts comprising of various buildings (residential, commercial and provision of facilities and amenities) spread over an area of approximately 100 acres.

B. The Developers, have over a period of time, already acquired for the time being, various small contiguous plots of land from the respective owners thereof and have amalgamated them and a tentative layout thereof, (subject to revisions) has been sanctioned and as such today the Developers are seized and possessed of and otherwise well and sufficiently entitled to a contiguous land admeasuring approximately 22 acres. The Developers intend to acquire additional lands and negotiations with regard to some of them are going on as elaborated hereinbelow. The layout of the said project of development accordingly will stand altered and enlarged from time to time as and how such acquisitions materialize. The said 22 acres are acquired by the Developers in the following manner:

**(a) Survey No. 195 Part, Area: 3,230 (Three thousand two hundred thirty) sq. mtrs.**

- (i) Shri. Dadu Maya Patil was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land bearing Survey No. 195 Part, admeasuring 3,230 (Three thousand two hundred thirty) square metres, situate, lying and being in the Revenue Village Bolinj within the Jurisdiction of Bolinj Grampanchayat and within the limits of the Zilla Parishad Thane, Panchayat Samiti Vasai and District Thane, Taluka and Registration Sub-District, Vasai, District and Registration District Thane and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "said First property").
- (ii) The said Shri. Dadu Maya Patil agreed to sell the said First property to one Sai Baba Estate Developers, a partnership firm, for consideration and on the other terms and conditions agreed upon between themselves.
- (iii) The said Sai Baba Estate Developers in turn, by an Agreement dated 21<sup>st</sup> November 1985, agreed to sell the said First Property to one Mr. Arvind M. Shah (since deceased), as partner of the Developers, for the consideration and on the terms and conditions mentioned therein.
- (iv) The said Shri. Dadu Maya Patil confirmed the sale of the said First property by the said Sai Baba Estate Developers to the said Shri. Arvind M. Shah, as partner of the Developers, vide an Agreement dated 18<sup>th</sup> December, 1985. In consideration of the aforesaid Agreements and in consideration of the said Sai Baba Estate Developers having paid the entire consideration in respect of the said First property to the said Shri. Dadu Maya Patil and in further consideration of the entire amount of consideration in respect of the said First property being paid by the Developers to Sai Baba Estate Developers, on behalf of the said Shri. Arvind M. Shah, the said Shri. Dadu Maya Patil by a Deed of Conveyance dated 26<sup>th</sup> August, 1992 and registered at the office of the Sub-Registrar of Assurances at Vasai-2, Under No. 1520/92 on 26<sup>th</sup> August, 1992, and executed between the said Shri. Dadu Maya Patil and Sai Baba Estate Developers and the said Arvind M. Shah on behalf of the Developers, sold, assigned and conveyed to the said Shri. Arvind M. Shah the said First property for the consideration and on the terms and conditions mentioned therein.



**(b) Survey No. 195 Part, Area: 1,500 (One thousand five hundred) sq. mtrs.**

- (i) Shri. Narendra P. Trivedi was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land bearing Survey No. 195 Part, admeasuring 1,500 (One thousand five hundred) square metres.

For MAYFAIR HOUSING

*SKL Handwalk*

Constituted Attorney of Partner.

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*SKL Handwalk*  
*Sp*

situate, lying within the li Registration Revenue Vil Parishad Th District and written (her (ii) The said Sh Developers (iii) The said Sa said Seco on the term (iv) The said S Estate Dev 18<sup>th</sup> Decem Estate Dev Shri. Nare said Seco said Shri. 1992 and August, 1 and the s said Shri mentione (c) **Survey M** (i) Shri. Ra the land metres, Grampan Thane, particul propert (ii) The sai partners (iii) The sai said Th on the (iv) The sa Associ Decem (v) In con paid th further Devel Pandu

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वमई 5

दस्त क्रमांक : 4805/2021

नोंदणी :

Regn:63m

05/04/2021

गावाचे नाव : बोळीज

(1)विनेखाचा प्रकार	करारनामा
(2)मोबदला	1952000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1242000
(4) भू-मापन,पोटहिस्सा व प्रक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मीजे बोळीज,मळें नं-195 पार्ट,195 पार्ट,211,हिस्सा नं-11/1/3 व इतर,विभाग-8,दुकान नं-3005,तळ मजला,क्षेत्र-13.94 चौ.मी.कारगेट एरिया,बिल्डींग नं-3,टाईप-ए टी एम,मेफेअर विरार गार्डन्स,अस्टर बिल्डींग.(( Survey Number :-; ))
(5) क्षेत्रफळ	1) 13.94 चौ.मीटर
(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मेफेअर हाऊसिंग तर्फे भागीदार तयन ए. शहा तर्फे कु.मु. शाजिद आर नोखंडवाना तर्फे कु.मु. अमिष सावला - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मेफेअर विरार गार्डन्स, खारोडी नाका, विरार आगाधी रोड, बोळीज, विरार-प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAHFM7843A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष कुमार समंत्रोय - - वय:-42; पत्ता:-प्लॉट नं: 3, माळा नं:-, इमारतीचे नाव: बिल्डींग नं-20, (सतप्लॉवर) मेफेअर विरार गार्डन्स, खारोडी नाका, बोळीज, विरार-प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AUTPS1054R 2): नाव:-सुरेखा संतोष समंत्रोय - - वय:-37; पत्ता:-प्लॉट नं: 3, माळा नं:-, इमारतीचे नाव: बिल्डींग नं-20, (सतप्लॉवर) मेफेअर विरार गार्डन्स, खारोडी नाका, बोळीज, विरार-प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ATIPP2111N
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	05/04/2021
(11)अनुक्रमांक,खंड व पृष्ठ	4805/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	78080
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19520
(14)श्रेण	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

situate, lying and being in the Revenue Village Bolinj within the Jurisdiction of Bolinj Grampanchayat and within the limits of the Zilla Parishad Thane, Panchayat Samiti Vasai and District Thane, Taluka and Registration Sub-District, Vasai, District and Registration District Thane situate, lying and being in the Revenue Village Bolinj within the Jurisdiction of Bolinj Grampanchayat and within the limits of the Zilla Parishad Thane, Panchayat Samiti Vasai and District Thane, Taluka and Registration Sub-District, Vasai, District and Registration District Thane and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "**said Second property**").

- (ii) The said Shri. Narendra P. Trivedi agreed to sell the said Second property to the said firm of Sai Baba Estate Developers, for consideration and on the other terms and conditions agreed upon between themselves.
- (iii) The said Sai Baba Estate Developers, in turn, by an Agreement dated 21<sup>st</sup> November, 1985, agreed to sell the said Second Property to the said Shri. Arvind M. Shah as partner of the Developers for the consideration and on the terms and conditions mentioned therein.
- (iv) The said Shri. Narendra P. Trivedi confirmed the sale of the said Second property by the said Sai Baba Estate Developers to the said Shri. Arvind M. Shah, as partner of the Developers; vide an Agreement dated 18<sup>th</sup> December, 1985. In consideration of the aforesaid Agreements and in consideration of the said Sai Baba Estate Developers having paid the entire consideration in respect of the said Second property to the said Shri. Narendra P. Trivedi and in further consideration of the entire amount of consideration in respect of the said Second property being paid by the Developers to the said Sai Baba Estate Developers, on behalf of the said Shri. Arvind M. Shah, the said Shri. Narendra P. Trivedi by a Deed of Conveyance, dated 26<sup>th</sup> August, 1992 and registered at the office of the Sub-Registrar of Assurances at Vasai-2, under No. 1519/92 on 26<sup>th</sup> August, 1992 and executed between the said Shri. Narendra P. Trivedi the said Sai Baba Estate Developers and the said Shri. Arvind M. Shah on behalf of the Developers, granted, sold, assigned and conveyed to the said Shri. Arvind M. Shah, the said Second property for the consideration and on the terms and conditions mentioned therein.

(c) **Survey No. 212 Hissa no. 1, Area: 1,110 (One thousand one hundred ten) sq. mtrs.**

- (i) Shri. Rama Pandu Naik was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land bearing Survey No. 212, Hissa No. 1, admeasuring 1,110 (One thousand one hundred ten) square metres, situate, lying and being in the Revenue Village Bolinj within the Jurisdiction of Bolinj Grampanchayat and within the limits of the Zilla Parishad Thane, Panchayat Samiti Vasai and District Thane, Taluka and Registration Sub-District, Vasai, District and Registration District Thane and more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as the "**said Third property**")
- (ii) The said Shri. Rama Pandu Naik agreed to sell the said Third property to Gajanan and Associates, a partnership firm, for consideration and on the other terms and conditions agreed upon between themselves.
- (iii) The said Gajanan and Associates, in turn, had by an Agreement dated 21<sup>st</sup> November 1985, agreed to sell the said Third Property to the said Shri. Arvind M. Shah as partner of the Developers for the consideration and on the terms and conditions mentioned therein.
- (iv) The said Shri. Rama Pandu Naik confirmed the sale of the said Third property by the said Gajanan and Associates to the said Shri. Arvind M. Shah, as partner of the Developers, vide an Agreement dated 18<sup>th</sup> December, 1985.
- (v) In consideration of the aforesaid Agreements and in consideration of the said Gajanan and Associates having paid the entire consideration in respect of the said Third property to the said Shri. Rama Pandu Naik and in further consideration of the entire consideration in respect of the said Third property being paid by the Developers to the said Gajanan and Associates, on behalf of the said Arvind M. Shah, the said Shri. Rama Pandu Naik by a Deed of Conveyance dated 22<sup>nd</sup> July, 1992, and registered at the office of the Sub-

For MAYFAIR HOUSING  
S. R. Handwala

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दस्ता क्र. २५५/१२०२१  
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SKL/Handwella

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Virar, District Thane, on this 30<sup>th</sup> day of March in the Christian year Two Thousand Twenty one between:

M/s **Mayfair Housing**, a partnership firm registered under the Indian Partnership Act, 1932, having its office at Site Office, Mayfair Virar Gardens, Kharodi Naka, Virar Agashe Road, Bolinj, Virar (West), 401303, Dist: Thane, hereinafter referred to as "**the Developers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, survivor or survivors of them and the heirs, executors, administrators and assigns of the last surviving partner/s) of the **ONE PART:-**

AND

Mr. Santosh Kumar Samantroy & Mrs. Surekha Santosh Samantroy having his/her/their address at Flat No. 003, Bldg. No-20, Sun Tower, Mayfair Virar Gardens, Kharodi Naka, Bolinj, Virar (W) hereinafter called "**the Purchaser/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s his/her/their heirs, executors, administrators and permitted assigns, in case of partnership firm/s, partner/s for the time being of the said firm/s, the survivor/s of them and the heirs, executors, administrators and permitted assigns of the surviving partner and in case of a limited company, its successors and permitted assigns) of the **OTHER PART:-**

*[Handwritten signature of Santosh Kumar Samantroy]*

For MAYFAIR HOUSING

*[Handwritten signature]*

Constituted Attorney of Partner.



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वस. क्र. : 207/2022
९३ 1922

दिनांक : 02/08/2022  
 पृष्ठ संख्या : 02/03  
 पृष्ठ संख्या : 02/03



you are required to submit revised DLR map showing the roads, a/c amenity plot, D.F. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit. You are required to submit TLA map showing building without which security deposit will not be refunded.

Yours faithfully,  
 Deputy Director  
 Town Planning  
 Vasai Virar City Municipal Corporation

Encl: a/c  
 c.c. to:  
 1) M/s. J.P. Mehta & Associates  
 121, 122, Ambika Commercial complex,  
 Vasai Road (E), Tal. Vasai  
 DIST: THANE  
 2) Dy. Commissioners  
 Vasai, Virar, Nalsopara, Navghat Manikpur  
 Vasai Virar City Municipal Corporation



दिनांक : 02/08/2022  
 पृष्ठ संख्या : 02/03  
 पृष्ठ संख्या : 02/03



10. Shri. Nayan A. Shah  
 Mayfair Housing Builders - R. Developers,  
 1. Mayfair Meridian, Censor road,  
 Anchor (W)  
 Number: 400 058  
 Sub: Grant of Part Occupancy Certificate for the Residential with  
 Shopping Building No.2 & 3 (ATS Type) on S.No.195, 196 Pl.  
 212 H.No. 1, 3 & 8 S.No. 213, 215, 216 S.No. 223, H.No.1, 2, 3  
 213 S.No. 224, H.No.1, 3 to 18 S.No. 224, H.No.1, 3/1, 3/2, S.No.211,  
 S.No.227, H.No.1, 2/1, 2/2, S.No. 228, H.No. 3/2, S.No.211, H.No. 11, 13, 14/1 of Village  
 H.No. 11, 13, 14/1 of Village - Boliml, Tal. Vasai, Dist. Thane.  
 1) Commencement Certificate No. CDCC/VASR/C/BP-2910/W/51 dated  
 25/08/2004.  
 2) Amended Plan approval vide letter dated 29/12/2004, 06/11/2009  
 3) N.A. Order No. REV/K-1/7-9/MR/SR-13/94 dated 13/12/1999 from the  
 Collector, Thane.  
 4) Receipt No. 5256 to 5260 Dt. 05/01/2011 from Vasai Virar City  
 Municipal Corporation for potable water supply.  
 5) Development completion certificate dt. 08/11/2010 from the licensed  
 Surveyor.  
 6) Structural stability certificate from your Structural Engineer vide  
 letter dated 29/09/2010.  
 7) Plumbing certificate dated 20/10/2010  
 8) Final NOC from Chief Fire Officer dt. 16/07/2010  
 9) NOC from Lift Inspector dt. 07/07/2010  
 10) Your Licensed Surveyor's letter dated 07/01/2011

Sir/ Madam,  
 Please find enclosed herewith the necessary Occupancy Certificate for  
 Residential with Shopping Building No.2 & 3 (ATS Type) on S.No.195, 196  
 Pl. 212 H.No. 1, 3 & 8 S.No. 213, 215, 216 S.No. 223, H.No.1, 2, 3  
 213 S.No. 224, H.No.1, 3 to 18 S.No. 224, H.No.1, 3/1, 3/2, S.No.211,  
 S.No.227, H.No.1, 2/1, 2/2, S.No. 228, H.No. 3/2, S.No.211, H.No. 11, 13, 14/1 of Village  
 Boliml, Tal. Vasai, Dist. Thane along with as built drawings



Contd.

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40 1922



For. MAYFAIR HOUSING  
*S. L. Lohandwalla*  
Constituted Attorney of Partner.

SIGNED AND DELIVERED by the  
withinnamed "THE Developers"  
M/s. MAYFAIR HOUSING  
a partnership firm Through it's  
partner Mr. Nayan A. Shah  
CA Shajid Lokhandwalla  
in the presence of .....

Name :  
Address : *Malkinches*

Name : *[Signature]*  
Address :  
FO MAYFAIR HOUSING

SIGNED AND DELIVERED by the  
withinnamed "THE PURCHASER/S"  
SHRI/SMT. Santosh Kumar  
Samantray & Mrs. Surekha  
Santosh Samantray  
in the presence of .....

Name :  
Address : *Malkinches*

*S. K. Samantray*



Name :  
Address : *Malkinches*

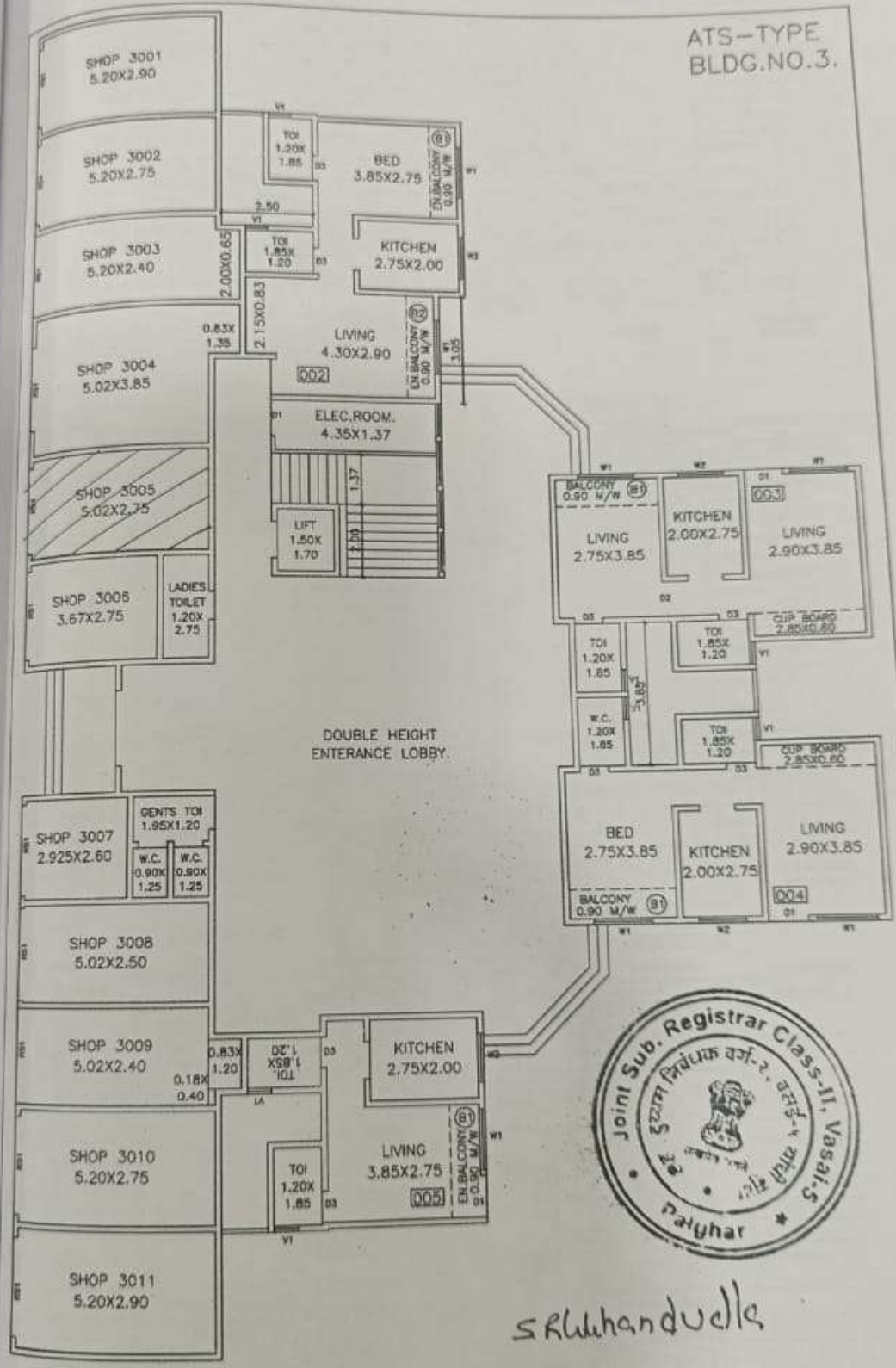


Name : *[Signature]*  
Address : *[Signature]*



वसई - ५  
 दसा क्र. २०५/२०२१  
 ५२/१२२२

ATS-TYPE  
 BLDG.NO.3.



DOUBLE HEIGHT  
 ENTRANCE LOBBY.



srluhanduelle

GROUND FLOOR PLAN



भारत सरकार  
 GOVT. OF INDIA  
 सभाई चित्रोडा  
 Jerambhai  
 DOB: 17/06/1972  
 QR Code

9471  
 साचा अधिकार

*Handwritten signature*



वसई - ५

वसई क्र. २७०७ / २०२१

२५ / १२२३

# ANNEXURE - "E"

महाराष्ट्र

## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (फोड-१५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (फोड-१५२५०) २३९०४६६

संदर्भ क्र. CIDCO/VVSR/CC/BP-2910/W/ G1

दिनांक :

२५/०८/२००४

To,  
Shri Nayan A. Shah,  
Mayfair Housing, Builders & Developers,  
Santacruz Mansion No. 1,  
Premises No.7, 1st Floor,  
Near Santacruz Bus Depot,  
Santacruz(E).  
Mumbai : 400 055.

Sub: Commencement Certificate for the proposed layout on land bearing S.No.195, 196(Pt), 212, H.No.1,3,4 & 8, S.No.213, 214, 215, 216, S.No.223, H.No.1,2,3, S.No.224, H.No.1,3 to 18, S.No.224, H.No.1, 3/1, 3/2, S.No.227, H.No.1,2/1, 2/2, S.No.228, H.No.3/2, S.No.211, H.No.11/13, 14/1, Village Bolinj, Tal. Vasai, Dist. Thane.

- Ref: 1) Commencement certificate for layout No.CIDCO/VVSR/CC/BP-2910/W/992, dated 14/11/2001.  
2) N.A. Order No.REV/K-1/T-9/NAP/SR-13/94, dated 31/12/1999 from the Collector, Thane.  
3) TILR M.R.No.315,dt.28/02/2000 for measurement.  
4) NOC for construction work for G + 7 storey bldg. from Grampanchayat, Bolinj vide letter dated 27/07/2004.  
5) Assurance letter from Grampanchayat, Bolinj vide letter dt.27/07/2004 for potable water supply.  
6) EE(BP & VV)'s report dated 12/02/2003.  
7) Your Licensed Surveyor's letter dated 24/08/2004.

Sir/Madam,

Development Permission is hereby granted for the layout under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Nayan A. Shah, Mayfair Housing, Builders & Developers.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-2910/W/ 59, dated 25/08/2004. The detail of the building are given below.

- 1) Location : S.No.195,196(Pt), 212 H.No.1,3,4 & 8, S.No.213, 214, 215, 216, S.No.223, H.No.1,2,3, S.No.224, H.No.1,3 to 18, S.No.224, H.No.1, 3/1, 3/2, S.No.227, H.No.1,2/1, 2/2, S.No.228, H.No.3/2, S.No.211, H.No.11/13, 14/1, Village Bolinj.
- 2) Plot area : 76,980.00 sq.m. Contd...4/-

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन प्ॉईंट, मुंबई - ४०० ०२९, दूरध्वनी : २२०२ ९९१७ • फॅक्स : ००-९१-२२-२२०२ २५०९  
मुख्य कार्यालय : सिडको भवन, सी.वी.डी. वेळापत्रक, नरीमन प्ॉईंट, मुंबई - ४०० ०२९, दूरध्वनी : ५५९९ ८९०० • फॅक्स : ००-९१-२२-५५९९ ८९६६



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वसई - ५
वसई नं. २१०५/२०२२
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**THE TWENTY THIRD SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of freehold agricultural land lying, being and situate at the Revenue village Bolinj, within the area of Bolinj Gram Panchayat Samiti - Vasai, Zilla Parishad - Thane, Taluka and Registration Sub-District : Vasai, District and Registration District : Thane, and bearing Survey No. 211, Hissa No. 11/3, admeasuring 1,310 (One thousand three hundred ten) sq. mtrs. and bounded as follows

On or towards the East : by Survey No. 211, Hissa No. 4,  
of Shri Vishwanath Jagannath Vaze,  
On or towards the West : by Grampanchayat Road,  
On or towards the North : by Survey No. 211, Hissa No. 12  
of Yadav Bhau Bhoir,  
On or towards the South : by Survey No. 211, Hissa No. 11/1 part,  
belonging to Shri Laxman Govind Naik and Ors.

**THE TWENTY FOURTH SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of freehold agricultural land lying, being and situate at the Revenue village Bolinj, within the area of Bolinj Gram Panchayat Samiti - Vasai, Zilla Parishad - Thane, Taluka and Registration Sub-District : Vasai, District and Registration District : Thane, and bearing Survey No. 211, Hissa No. 14/1 (part), admeasuring 1000 (One thousand) sq. mtrs. and bounded as follows

On or towards the East : by Survey No. 211, Hissa No. 1  
of Vasumati A. Shah,  
On or towards the West : by Survey No. 211, Hissa No. 1  
of Rama Pandu Naik,  
On or towards the North : by Survey No. 211, Hissa No. 13  
of Yadav Bhau Bhoir,  
On or towards the South : by Survey No. 211, Hissa No. 2/1,  
of Nana Waman Naik,



**THE TWENTY FIFTH SCHEDULE ABOVE REFERRED TO**

Premises No. 3005, on the Gr. Floor, admeasuring 150 Square feet i.e. 13.94 Square metres (carpet area), in - Wing, in the Building known as "Aster", and township known as Mayfair Virar Gardens constructed on N.A. land bearing Survey Nos. 195 Part, 195 Part, 211, Hissa No. 11/1/3, 14/1, 212/1, 212/3, 212/4, 212/8, 213, 214, 215, 216, 223, Hissa No. 1 to 3, 224/1, 3 to 18, 225/1, Hissa No. 3/1, 3/2, 227/1, 2 Part, 2 Part, 228/2, total admeasuring 78,392 (Seventy eight thousand three hundred ninety two) Square metres, lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

For MAYFAIR HOUSING

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Attorney of Partner.

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Registrar of Assurances at Vasai-2, under No. 1355/92

1992 on 22<sup>nd</sup> July, 1992, and executed between the said Shri. Rama Pandu Naik, the said Gajanan and Associates and the said Shri. Arvind M. Shah on behalf of the Developers, granted, sold, assigned and conveyed to the said Shri. Arvind M. Shah the said Third property for the consideration and on the terms and conditions mentioned therein.

**Survey No. 212 Hissa No. 3, Area: 1,870 (One thousand eight hundred seventy) sq. mtrs.**

- (d) Shri. Laxman Govind Naik and 4 Ors. were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land bearing Survey No. 212, Hissa No. 3, admeasuring 1,870 (One thousand eight hundred seventy) square metres, situate, lying and being in the Revenue Village Bolinj within the Jurisdiction of Bolinj Grampanchayat and within the limits of the Zilla Parishad Thane, Panchayat Samiti Vasai and District Thane, Taluka and Registration Sub-District, Vasai, District and Registration District Thane and more particularly described in the **Fourth Schedule** hereunder written (hereinafter referred to as the "said Fourth property").
- (ii) The said Shri. Laxman Govind Naik and 4 Ors. agreed to sell the said Fourth property to the said firm of Gajanan and Associates, for consideration and on the other terms and conditions agreed upon between themselves.
- (iii) The said Gajanan and Associates, in turn, by an Agreement dated 21<sup>st</sup> November 1985, agreed to sell the said Fourth Property to the said Shri. Arvind M. Shah, as partner of the Developers, for the consideration and on the terms and conditions mentioned therein.
- (iv) The said Shri. Laxman Govind Naik and Ors. confirmed the sale of the said Fourth property by the said Gajanan and Associates to the said Shri. Arvind M. Shah as partner of the Developers, vide an Agreement dated 18<sup>th</sup> December, 1985.
- (v) In consideration of the aforesaid Agreements and in consideration of the said Gajanan and Associates having paid the entire consideration in respect of the said Fourth property to the said Shri. Laxman Govind Naik and 4 Ors. and in further consideration of the entire consideration in respect of the said Fourth property being paid by the Developers to the said Gajanan and Associates, on behalf of the said Shri. Arvind M. Shah, the said Shri. Laxman Govind Naik and 4 Ors. by a Deed of Conveyance dated 17<sup>th</sup> July, 1992, and registered at the office of the Sub- Registrar of Assurances at Vasai-2, under No. 1355/92 on 17<sup>th</sup> July, 1992, and executed between the said Shri. Laxman Govind Naik and 4 Ors., the said Gajanan Associates and the said Shri. Arvind M. Shah on behalf of the Developers, granted, sold, assigned and conveyed to the said Shri. Arvind M. Shah the said Fourth property for the consideration and on the terms and conditions mentioned therein.

**Survey No. 212 Hissa No. 4, Area: 830 (Eight hundred thirty) sq. mtrs.**

- (i) Shri. Rama Pandu Naik and 2 Ors. were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land bearing Survey No. 212 Hissa no. 4, admeasuring 830 (Eight hundred thirty) square metres, situate, lying and being in the Revenue Village Bolinj within the Jurisdiction of Bolinj Grampanchayat and within the limits of the Zilla Parishad Thane, Panchayat Samiti Vasai and District Thane, Taluka and Registration Sub-District, Vasai, District and Registration District Thane and more particularly described in the **Fifth Schedule** hereunder written (hereinafter referred to as the "the said Fifth property").
- (ii) The said Shri. Rama Pandu Naik, and 2 Ors. agreed to sell the said Fifth property to the said firm of Gajanan and Associates, for consideration and on the other terms and conditions mentioned agreed upon between themselves.
- (iii) The said Gajanan and Associates, in turn, by an Agreement dated 21<sup>st</sup> November, 1985, agreed to sell the said Fifth Property to the said Shri. Arvind M. Shah, as partner of the Developers, for the consideration and on the terms and conditions mentioned therein.



For MAYFAIR HOUSING

S.R. Lakshminarayanan  
Constituted At...

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(iv) The said Shri. Arvind M. Shah and Associates...  
(v) In consideration of the said Shri. Arvind M. Shah...  
(f) Survey No. 212 Hissa No. 4, Area: 830 (Eight hundred thirty) sq. mtrs.  
(i) Smt. Jebu... sufficient...

Sr. No.
1
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all situated...  
(ii) The said Shri. Arvind M. Shah...  
(iii) The said Shri. Arvind M. Shah...  
(iv) The said Shri. Arvind M. Shah...  
(v) In consideration of the said Shri. Arvind M. Shah...

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- (iv) The said Shri. Rama Pandu Naik and 2 Ors. confirmed the sale of the said Fifth property by the said Gajanan and Associates to the said Shri. Arvind M. Shah, as partner of the Developers, vide an Agreement dated 18<sup>th</sup> December, 1985.
- (v) In consideration of the aforesaid Agreements and in consideration of the said Gajanan and Associates having paid the entire consideration in respect of the said Fifth property to the said Shri. Rama Pandu Naik, and 2 Ors. and in further consideration of the entire amount of consideration in respect of the said Fifth property being paid by the Developers to the said Gajanan and Associates, on behalf of the said Shri. Arvind M. Shah, the said Shri. Rama Pandu Naik, and 2 Ors. by a Deed of Conveyance dated 22<sup>nd</sup> July, 1992, and registered at the office of the Sub- Registrar of Assurances at Vasai-2, under No. 1382/92 on 22<sup>nd</sup> July, 1992, and executed between the said Shri. Rama Pandu Naik, and 2 Ors, the said Gajanan Associates as the Confirming Party and the said Shri. Arvind M. Shah on behalf of the Developers, granted, sold, assigned and conveyed to the said Shri. Arvind M. Shah, the said Fifth property for the consideration and on the terms and conditions mentioned therein.
- (f) Survey No. 212 Hissa No. 8/2, Area: 1,210 (One thousand two hundred ten ) sq. mtrs, Survey No. 224 Hissa No. 4, Area: 1,110 (One thousand one hundred ten) sq. mtrs, Hissa No. 8, Area: 450 (Four hundred fifty) sq. mtrs, Hissa No.16, Area : 300 (Three hundred) sq. mtrs, Hissa No.5, Area : 860 (Eight hundred sixty) sq. mtrs, Hissa No.10, Area : 380 (Three hundred eighty) sq. mtrs, and Hissa No.18, Area : 330 (Three hundred thirty) sq. mtrs.
- (i) Smt. Jebubai Siloo Ludrik and 11 Ors. were absolutely seized and possessed of or otherwise well and sufficiently entitled to the following lands :-

Sr. No.	Survey No.	Hissa No.	Area in Sq. Mtrs.	Assessment	Share in the land
1	224	4	1,110	Rs. 1-20	100%
2	224	8	450	Rs. 0-42	100%
3	224	16	300	Rs. 0-36	100%
4	224	5	860	Rs. 0-80	50%
5	224	10	380	Rs. 0-42	50%
6	224	18	330	Rs. 0-36	50%
7	212	8/2	1,210	Rs. 2-00	14 annas

- (ii) The said Smt. Jebubai Siloo Ludrik and 11 Ors. agreed to sell the said Sixth property to the said firm of Gajanan and Associates, for consideration and on the other terms and conditions agreed upon between themselves.
- (iii) The said Gajanan and Associates, in turn agreed to sell the said Sixth Property to the said Shri. Arvind M. Shah, as partner of the Developers, for the consideration and on the terms and conditions mentioned therein.
- (iv) The said. Smt. Jebubai Siloo Ludrik and 11 Ors. confirmed the sale of the said Sixth property by the said Gajanan and Associates to the said Shri. Arvind M. Shah, as partner of the Developers, vide an Agreement dated 18<sup>th</sup> December, 1985.
- (v) In consideration of the aforesaid Agreements and in consideration of the said Gajanan and Associates having paid the entire consideration in respect of the said Sixth property to the said Smt. Jebubai Siloo Ludrik and 11 Ors. and in further consideration of the entire amount of consideration in respect of the said Sixth



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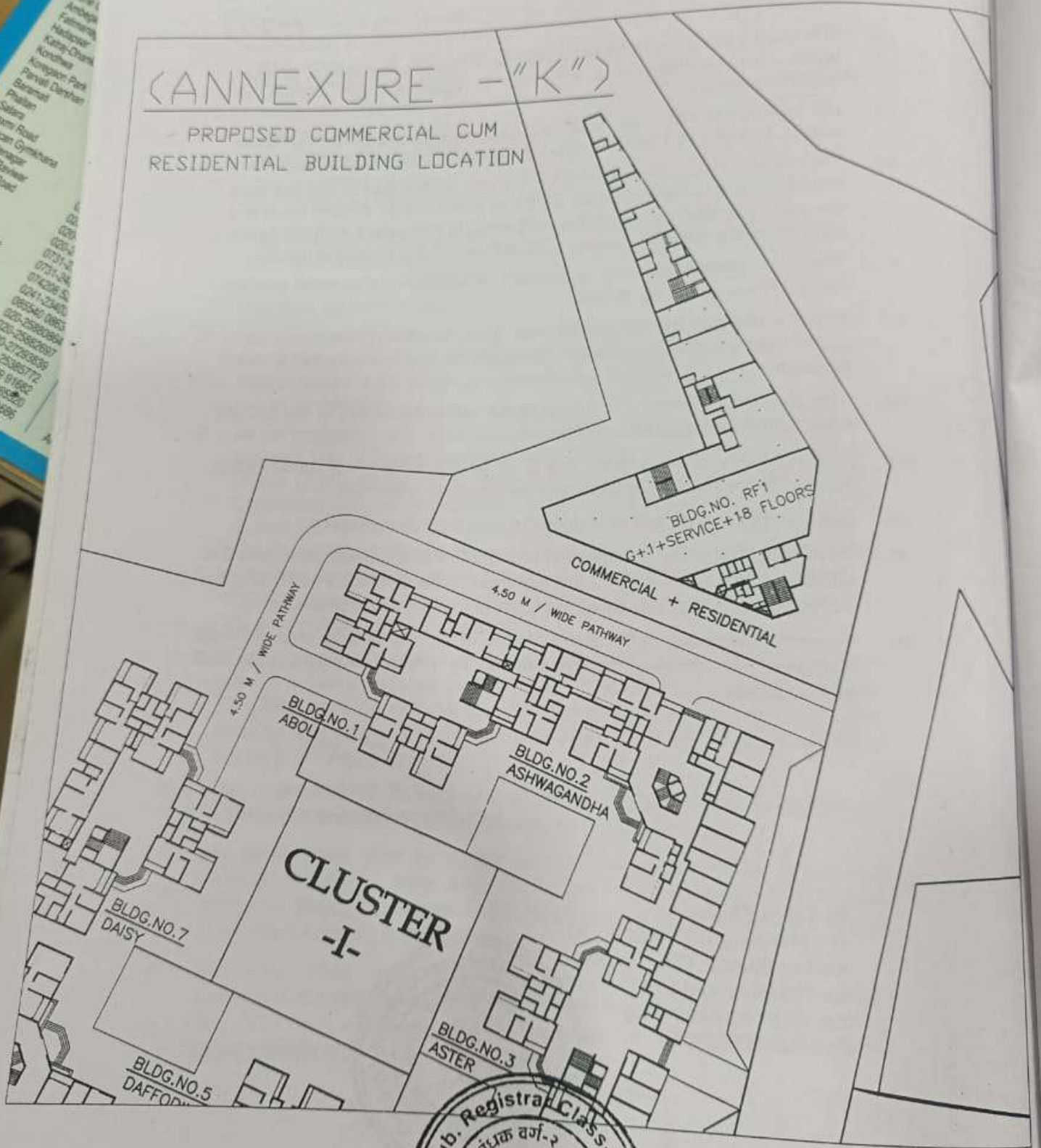
For MAYFAIR HOUSING

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(ANNEXURE - "K")

- PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING LOCATION



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