

" Samuddharaya Sahakarita "

Telegraph : " Keshavkosh "

Dombivli Nagari Sahakari Bank Ltd.

(Scheduled Bank)

DOMBIVLI, Dist Thane, Post Box No. 15

Regd. No. TNA / BNK / 127 / 4-7-70

Ref.No. DNSB/VN/LFA/
PM-2/565/2012-13



Branch Vishnunagar

Date 1-9-2012

CERTIFICATE

THIS IS TO CERTIFY THAT

Shri./Smt. Gawade Sahadeo Vishnu

has liquidated the loan Account No. PM-2/565

together with interest on 21-10-2003 and

hereof on dues are outstanding against the said loan Account.



For Dombivli Nagari Sahakari Bank Ltd.

Loan Officer

९ म.
९ म.

कडन-१	
२८३	१-३८
२००२	

Survey No. :
 Hissa No. :
 Village : Gaodevi
 Area of Flat/Shop : 210 Sq Ft.
 Agreement Value Rs. : 2,37,300/-
 Market Value Rs. : 2,37,300/-
 Stamp Duty Rs. : 19000/-
 Pages :

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Dombivli
 on this 25th day of January 2002

BETWEEN

OFFICE OF THE
 JOINT DISTRICT REGISTRAR
 THANE, MAHARASHTRA
 MAH/CCRA/DIST/003

Rs. Nineteen Thousand

Shivak
MS

H. B. J. J.
24/1/2002
 PROPER OFFICER
 COLLECTOR OF STAMPS
 THANE

INDIA
 281986
 0019000
 00040
 24.1.2002
 SPECIAL ADHESIVE
 MAHARASHTRA
 1124398210.1

M/S. VISHWAROOP DEVELOPERS a Proprietary firm of Mr. Narhari Balu Patil having its office at Sai Pratik Building, 2nd Floor, Vijay Co-operative Housing Society Ltd., Plot No. 33, Near Saibaba Temple, Navapada, Dombivli (West), Taluka Kalyan, Dist. Thane, hereinafter referred to as **"THE BUILDER"** (which expression shall unless repugnant to the context or meaning thereof mean and include his legal heirs, successors, administrators and assigns) of the ONE PART.

AND

MR./MRS. Sahadev V. Gawde

aged 50 years,

Occupation Service residing at Sai Sandesh Society
Chawl No 2, Room No 7, Maharashtra Nagar, Dombivli

hereinafter referred to as **"THE FLAT/SHOP PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, administrators and assigns) of the OTHER PART.

Gawde

कतन-१
263/2-38
2002

WHEREAS by Power of Attorney dt. 03/08/2000 given by Mr. Ratan Baburao Patil & Others, the owners of the property described in the schedule hereunder written (therein called the Vendors of the one part) the Builder of the other part, the Vendors have given for development and the Builder has agreed for the same of an immovable property being piece or parcel of land bearing Old Bhumapan Kramank 157 & New Bhumapan Kramank 67, Upvibhag Kramank 1, admeasuring 1720 Sq.Mtrs. of Mouje Gaodevi, Taluka Kalyan, Dist. Thane and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "The Said Property").

AND WHEREAS as such the Builder has proposed to construct on the said property a new multistoried buildings of Ground floor level and Four Upper floors (hereinafter referred to as "the said building").

AND WHEREAS the Builder has entered into a standard agreement with an Architect Mr. R.C. Modak (M/s. Rachana Shilp) registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; the Builder has appointed a structural Engineer for the preparation of the structural design and drawing of the buildings and the Builder accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building.

AND WHEREAS by virtue the Builder alone has the sole and exclusive right to sell the Flat/Shop in the said building to be constructed by the builder on the said land and to enter into agreement/s with the purchasers of the Flat/Shop and to receive the sale price in the respect thereof,

AND WHEREAS as demanded by the Flat/Shop purchaser, the builder has given inspection to the Flat/Shop Purchaser of all the documents of title relating to the said land, the said construction permission and the plans, designs and specifications prepared by the



Handwritten signature

Handwritten signature

५६५-१
२९६/३-३८
२००२

Builder's Architect and of such other documents as are specified under the Maharashtra Ownership Flat/Shop (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 WHEREAS the copies of Certificate of Title issued by Mr. S.V. Tarte Advocate & Notary of the Builder and copies of property card or extract of Village Forms VI or VII and all other relevant revenue record showing the nature of the title of the Builder to the said land on which the Flat/Shop are constructed and the copies of the plans and specification of the Flat/Shop agreed to be purchased by the Flat/Shop Purchaser approved by the Kalyan Dombivli Municipal Corporation have been annexed hereto and marked Annexure 'A' respectively.

AND WHEREAS the builder has got approved from the Kalyan Dombivli Municipal Corporation the plans, the specifications, elevations, sections and details of the said building vide their No. KDMC/NRV/BP/DOM/213-40 dt. 25/08/2000.

AND WHEREAS while sanctioning the said plans Kalyan Dombivli Municipal Corporation and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Builder while developing the said land and the said building and upon observance and performance of which only the completion and occupation certificate in respect of the said building/s shall be granted by the Kalyan Dombivli Municipal Corporation.

AND WHEREAS the builder has accordingly commenced construction of the said building/s in accordance with the said plans and specification approved by the Kalyan Dombivli Municipal Corporation.

AND WHEREAS the Flat/Shop Purchaser applied to the builder for allotment of the Flat/Shop No. A12 on Ground floor, admeasuring 210 sq.ft. built-up area in building known as

MS S. Jindal
4
557-1
243/8-38
2002





4

"**VISHWAROOP APARTMENT**" situated at Garibachawada, Mahatma Phule Road, Dombivli (West), Taluka Kalyan, Dist Thane for the sale price in the manner hereinafter appearing.

AND WHEREAS under section 4 of the Maharashtra Ownership Flat/Shop Act 1965 the builder is required to execute a written agreement for sale of said Flat/Shop to the Flat/Shop Purchase, to bring in fact there presents and also to register said agreement under the Registration Act.

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

1. The builder shall construct the said building/s consisting of ground and Three upper floors on the said land in accordance with the plans designs, specifications approved by the Kalyan Dombivli Municipal Corporation and which have been seen and approved by the Flat/Shop Purchaser with only such variations and modifications as the builder may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them provided that the builder shall have to obtain prior consent in writing of the Flat/Shop Purchaser in respect of such variations or modifications which may adversely affect the Flat/Shop of the purchaser.
2. The Flat/Shop Purchaser hereby agrees to purchase from the builder and the builder hereby agrees to sell to the Flat/Shop Purchaser a Flat/Shop bearing No. 112, admeasuring 210 sq.ft. Built-up area on Ground floor as shown in the floor plan thereof hereto annexed in the building known as "**VISHWAROOP APARTMENT**" situated at Devichapada, Dombvli (West) hereinafter referred as "the Flat/Shop") for the price of Rs. 2,37,300 /- (Rupees Two Lakh Thirty Seven Thousand Three hundred only) including proportionate price of the common area and facilities appurtenant to the premises the

Signature  

फ ३७-६	
२६३	५-३८
२००२	

5

utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the builder to the Flat/Shop Purchaser. The residential F.A.R. (F.S.I) in the plot or the lay out not consumed will be available to the builder till the transfer of plot in the name of society to be formed.

6. The Flat/Shop purchaser agrees to pay to the builder interest at 18% per annum on all the amounts which become due and payable by the Flat/Shop Purchaser to the builder under the terms of this agreement from the date the said amount is payable by the Flat/Shop Purchaser to the builder.

7. On the Flat/Shop Purchaser committing default in payment on due date of any amount due and payable by the Flat/Shop Purchaser to the builder under this Agreement subject to what has been stated in para 3 above and lapse of a reasonable time thereby without any remedy of the 18% p.a. (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Flat/Shop Purchaser committing breach of any of the terms and conditions herein contained, the builder shall be entitled at his own option to terminate his agreement :-

Provided always that the power termination herein before contained shall not be exercised by the Builder unless & until the Builder shall give to the Flat/Shop Purchaser fifteen days prior notice in writing of intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect which it is intended to terminate the agreement and default shall have been made by the Flat/Shop Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice.

Provided further that upon termination of this Agreement as aforesaid, the Builders shall refund to the Flat/Shop purchase the instalments of sale price of the Flat/Shop paid by the Flat/Shop Purchaser to the Builder, but the Builder shall not be liable to pay to the Flat/Shop Purchaser interest on the amount so refunded and upon termination of

[Handwritten signature]

[Handwritten signature]

ककन-१
२६२/७-३४
२००२

this agreement on refund of aforesaid amount by the Builder. The Builder, shall be at liberty to dispose of and sell the Flat/Shop to such person and at such price as the Builder may in his absolute discretion think fit.

8. The Builders have obtained the necessary permission from Kalyan Dombivli Municipal Corporation and have utilised the floor space index allowed by the said Kalyan Dombivli Municipal Corporation. However the Builder are absolutely entitled to consume the floor space index increased if any at any time hereinafter till the execution of the transfer of nominal membership in favour of the society formed of all prospective purchasers. In such case the purchaser herein shall not raise any objection if the Builders will approve the revised plans and will erect/construct the additional F.S.I, as per their own sweet will. On the contrary the Purchaser herein has given deemed consent for such additional alteration which the Builders may approve from the concerned competent authority and/or from the Kalyan Dombivli Municipal Corporation.

9. The fixtures, fittings and amenities to be provided by the Builder in the said building and the Flat/Shop are those that are set out in Annexure hereto.

10. The builder shall give possession of the Flat/Shop to the Flat/Shop Purchaser on or before _____. If the builder fails or neglects to give possession of the Flat/Shop to the Flat/Shop Purchaser on account of reasons beyond his control and of his agents as per the provisions of section 8 of Maharashtra Ownership Flat/Shop Act, by the aforesaid date or dates prescribed in section 8 of the said Act, then builder shall be liable on demand to refund to the Flat/Shop Purchaser the amount already received by him in respect of the Flat/Shop with simple interest at nine per cent per annum from the date the builder received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the builder to the Flat/Shop purchaser

P.R.D. S. J. S. S.

कतन-१
२४३/८-३४

that shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the Flat/Shop are situated.

Provided that the builder shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of building in which the Flat/Shop is to be situated is delayed on account of -

- i) non-availability of steel, cement, other building material, water or electric supply;
- ii) war, civil commotion or act of God;
- iii) any notice, order, rule, notification of the Government and/or other public or competent authority.

11. The Flat/Shop Purchaser shall use the Flat/Shop or any part thereof or permit the same to be used either for purpose of residence only. The Flat/Shop Purchaser shall also deposit with the Builder the following amounts.

- | | | |
|----|---------------------|--|
| 1. | Rs. 1, 500/- | For Legal Charges |
| 2. | Rs. 260/- | For share money, application entrance fee of the society |
| 3. | Rs. 2,500/- | For formation and registration of the society |
| 4. | Rs. 3,500/- | For proportionate share of and other charges |
| 5. | Rs. 14,500/- | For electric charges |
| | <u>Rs. 22,260/-</u> | TOTAL |

12. The builder shall utilise the sum of Rs.1,500/- (Rupees One thousand five hundred only) paid by the Flat/Shop Purchaser to the Builder for meeting all legal costs, charges and expenses, including professional costs of the attorney-at-law/Advocates of the Builder in connection with formation of the said society preparing its rules, regulation and bye-laws and the cost of preparing and engrossing this agreement.

MRS

Squid



13. The Builder shall maintain a separate account in respect of sums received by the Flat/Shop Purchaser as advance of deposit, sums received on account of share capital for the promotion of the Co-operative Society or a Company or towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which they have been received.

14. The Flat/Shop Purchaser alongwith other purchasers of Flat/Shop in the building shall join in forming and registering the society to be known as "**VISHWAROOP APARTMENT**" and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of this Society and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign, and return to the promoter within 8 days of the same being forwarded by the builder to register the organisation of the Flat/Shop Purchaser so as to enable builder to register the organisation of the Flat/Shop Purchaser under section 10 of the said Act within the time limit prescribed by the rule 8 of the Maharashtra Ownership Flat/Shop (regulation of the promotion of Construction, sale Management, and transfer) Rules, 1964. No Objection shall be taken by the Flat/Shop Purcher if any changes or modification are made in the draft bye-laws as may be required by the registrar of Co-operative Societies or any other competent Authority.

15. Commencing a week after notice in writing is given by the builder to the Flat/Shop Purchaser that the Flat/Shop is ready for use and occupation, the Flat/Shop Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor areas of the Flat/Shop) of outgoings in respect of the said land and Building/s namely local taxes, betterment charges or such other levies by the concern local authority and/or Government Water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and the building/s. Until the society is formed and the said land and-building/s transferred to it, the Flat/Shop Purchaser shall pay the

M.B.

S. G. M.

2008/90-38
2002

builder such proportionate share of outgoings as may be determined. The Flat/Shop Purchaser further agrees that till the Flat/Shop Purchaser's share is so determined the Flat/Shop Purchaser shall pay to the builder provisional monthly contributions of Rs.250/- per month towards the outgoings. The amounts so paid by the Flat/Shop Purchaser to the builder shall not carry any interest and remain with the builder until a conveyance is executed in favour of the society as aforesaid. Subject to the provisions of section 6 of other said Act, on such conveyance be executed, till the aforesaid deposits (less deduction provided for this Agreement) shall be paid over by the builder to the society as monthly contribution and such proportionate share of outgoings shall be paid regularly on the 5th day of each and every month in advance by the Flat/Shop Purchaser and shall not withhold the same for any reason whatsoever.

16. At the time of Registration the Flat/Shop purchaser shall pay to the builder the Flat/Shop purchaser's share of stamp duty and registration charges payable, if any, by the said society on the conveyance or instrument of transfer in respect of the said land and the building to be executed in favour of the society.

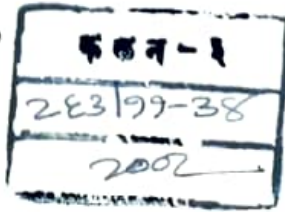
17. The Flat/Shop Purchaser/s for himself/themselves with intention to bind all persons into whatsoever hands the Flat/Shop premises may come doth hereby covenant with the Developers as follows:

To maintain the Flat/Shop premises at the Flat/Shop purchaser's own cost in good tenable repair condition and from the date the possession of the Flat/Shop premises is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Shop premises is situated, staircase or any passage which may be against the Rules, Regulation or Bye-laws of concerned local or any other authority or change or make addition in or to the building in which the Flat/Shop premises is situated and the Flat/Shop premises itself or any part thereof.



MSB

S. S. M. K.



partis or other structural members in the Flat/Shop premises without the prior written permission of the Builder and/or the limited company.

- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Flat/Shop premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbages or other refuse or permit the same to be thrown from the said Flat/Shop premises in the compound of any portion of the said land and the building in which the Flat/Shop premises is situated.
- g) Pay the builder within 7 days of demand by the builder his share of security deposit demanded by the concerned local authority or government or giving water electricity or any other service connection to the building in which the Flat/Shop is situated.
- h) That the Flat/Shop purchaser shall not let, sub-let, transfer, assign or part with Flat/Shop purchaser's interest or benefit factor of this agreement or part with the possession of Flat/Shop until all the dues payable by the Flat/Shop purchaser to the builder under this agreement are fully paid up and only if the Flat/Shop purchaser had not been guilty or breach of or non observance of any of the terms and conditions of this agreement and until and the Flat/Shop purchase has intimated in writing to the builder and obtain his written consent.
- I) The Flat/Shop purchaser shall observe and perform all the rules and regulations which the society or the limited company may adopt at its inspection and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Shop therein and for the observance and performance of the building Rules, Regulations and bye-laws for the time being of the concerned local authority and of government and other

AKP

S. J. J. J.

407-1
203/93-38
2002

public bodies. The Flat/Shop purchaser shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with the terms of this agreement.

j) Till the conveyance of all the Flat/Shop premises in the proposed building is executed the Flat/Shop purchaser shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof.

18. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat/Shop premises or of the said plot and building or any part thereof. The Flat/Shop Purchaser shall have no claim save and except in respect of the Flat/Shop premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces, recreation spaces, etc. will remain the property of the Developers until the said land and building is transferred as hereinabove mentioned.

19. Any delay tolerated or indulgence shown by the owners in enforcing the terms of this agreement or any forbearance or giving of time to the Flat/Shop Purchaser by the builder shall not be construed as a waiver on the part of the Builder of any breach or non-compliance of any of the terms and conditions in any manner prejudice the rights of the owners.

20. The Flat/Shop purchaser and the builder shall present this agreement as well as the conveyance at the proper registration office within the time limit prescribed by the registration act and the builder will attend such office and admit execution thereof.

RS

S. J. S.

कतन-१	
243/98-35	
14	205



21. All notices to be served on the Flat/Shop purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Flat/Shop purchaser by the registered post A.D/ under Certificate of posting at his/her address specified above.

22. This agreement shall always subject to the provisions of the Maharashtra Ownership of Flat/Shop Act (Mah Act No. xv of 1963) and the rules made thereunder .

23. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN the parties hereto that the terrace space in front of or adjaento terrace Flat/Shop in the said building, if any, shall belong exclusively to the respective purchaser of the terrace Flat/Shop. The terrae Flat/Shop shall not been closed the Flat/Shop purchaser.

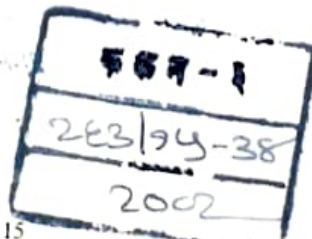
SCHEDULE OF THE PROPERTY

ALL that piece and parcel of land bearing Old Bhumapan Kramak 157 & New Bhumapan Kramank 67, Upvibhag Kramank 1, admeasuring 1720 Sq.Mtrs. of Mouje Gaodevi, Taluka Kalyan, Dist. Thane ithin the limits of Kalyan Dombivli Municipal Corporation within the Regration District Thane and Sub-Registration District Kalyan or thereabats together with structure thereon and bounded as follows :-

On or towards East	:	Property of Sai Sandesh Society.
On or towards West	:	Property of Mr. Yashwant Mhatre.
On or towards North	:	Property of Mr. Raghunath H. Patil
On or towards South	:	Road.

SS

S. S. Mhatre



IN WITNESS WHEREOF THE PARTIES HERETO
 SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
 DAY AND THE YEAR FIRST HEREINABOVE WRITTEN



SIGNED, SEALED AND DELIVERED BY
 the within named "BUILDER"

M/S. VISHWAROOP DEVELOPERS

a Proprietary firm of
 Mr. Narhari Balu Patil
 in the presence of Bhaskar Chandra W

1. Builder Patil

12/02/02

SIGNED, SEALED AND DELIVERED BY
 the within named "FLAT/SHOP PURCHASER/S

SHRI. Sahadev V. Gawde

SMT. PAJEN P. NAIR
 in the presence of Q NAIR



RECEIPT

Received of and from the Flat/Shop purchaser Mr.
Sahadev V. Gawde an amount of Rs. 6,000/-
 (Rupees Six thousand Rupees only) by following
 cash/cheque towards sale price of the part/full payment paid by the
 Flat/Shop purchaser to the builder.

Cash/Cheque No.	Date	Bank/Branch	Amount
681851	25/1/02	Dombivili New write SAHAKARI Bank	6,000/-



I SAY RECEIVED RS. 6000/-

WITNESS :

1. Patil

681851
25/1/02
2002



MR. A+1

S. Srinivas



purchaser Mr.

Rs. 6,000/-

by following

ment paid by the

Amount
Rs. 6,000/-



Rs. 6,000/-

S. Srinivas

AMENITIES

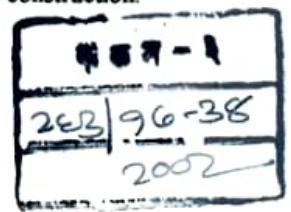
1. Building will be R.C.C. framed building.
2. Underground Water Tank will be of R.C.C. and overhead water tank will be synthetic /R.C.C. with electrical pumpset and pump room.
3. External walls 9" thick cement block or brick walls, all internal walls 4 1/2" thick.
4. All internal walls will be plastered with Cement and Neeru polish.
5. All external surface will have sand face plaster with cement cover.
6. All room will have grey mosaic tiles flooring with skirting.
7. Bathroom will have Tandur flooring and 4'-0" high white glazed dado.
8. W.C. flooring will be white glazed tile and 1'6" high white glazed dado.
9. Kitchen platform and sink will have one piece kadappa and paniara and 1" - 6" high glazed tiles dado above platform.
10. Loft over bathroom and W.C.
11. One R.C.C. loft in Kitchen.
12. Main entrance door shutters will be of S.W. Panelled Shutter with S.W. frame and other all doors will be of Nova Teak Wood with french polish on all sides and with fittings like peephole, safety chain, letter slit and night latch.
13. All windows will be of Aluminium sliding.
14. One wash basin of standard size in 18" x 12"
15. Water supply
One tap in Bathroom, one in W.C., one tap in wash basin and one tap in kitchen sink.

16. Electricity

Place	Light	Plug	Fan
Domestic	Point	Point	Point
Point			
Living Room	1	1	1
1			
Bed Room	1	1	1
-			
Kitchen	1	1	1
1			
Bathroom/W.C.	1	-	1
-			
Bell	1	-	-
-			
Balcony			

17. 2" x 3" Kadappa Path shall be fixed at the entrance door.
18. Doors, Windows will be oil painted.
19. Internal Walls and Ceiling shall be pointed with white Wash Paint.
20. Building will be painted from outside with Cement paint.
21. If the Flat/Shop purchaser/s requires any changes or extra amenities in the above shall be borne by the purchaser and changes should be intimated before the construction.

MR. S. Srinivas



S.V. TARTE Advocate & Notary

B. Com., LL. B. Vaibhav Building, Opp. Kasturi Plaza, Manpada Road, Dombivli (E) 421 201. Tel.: 449397

TITLE CERTIFICATE

PROPERTY - ALL that piece and parcel of land bear Old Bhumapan Kramank 157 & New Bhumapan Kramank 67, Upvibhag Kramank 1, admeasuring 1720 Sq.Mtrs. of Mouje Gaodevi, Taluka Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation within the Registration District Thane and Sub-Registration District Kalyan.

With a view to investigate the title Mr. Ratan Baburao Patil & Others to the above captioned property, Mr. G.H. Jagtap has taken searches and persued the documents of title of the said property. My investigation revealed that the title of Mr. Ratan Baburao Patil & Others to the above described property is free from any encumbrances, clear and marketable.

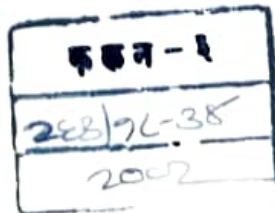
Under the circumstances, therefore in my opinion Mr. Ratan Baburao Patil & Others holds a clear and marketable title without any



S.V. TarTE

(S.V. TARTE)

Advocate & Notary



S.V. TARTE Advocate & Notary

B. Com., LL. B. Vaibhav Building, Opp. Kasturi Plaza, Marpada Road, Dombivli (E) 421 201. Tel.: 44939

Dattu Gopal Patil

Krishna Gopal Patil

Nana Gopal Patil (already expired)

AS PER MUTATION NO 35 :- Mr. Dattu Gopal Patil, Krishna Gopal Patil have left their rights from the said property.

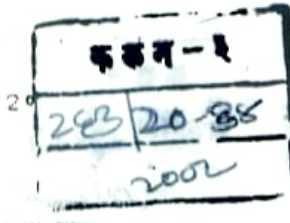
In the meantime Mr. Nana Gopal Patil expired leaving behind him his only son Mr. Babu Nana Patil.

AS PER MUTATION ENTRY NO. 1187 :- Thereafter Mr. Babu Nana Patil expired on 28/2/49 leaving behind him following legal heirs :-

Gopal Babu Patil	Son
Pandu Babu Patil	Son
Tukaram Babu Patil	Son
Babu Babu Patil	Son
Ramji Babu Patil	Son

AS PER MUTATION ENTRY NO. 1884 :- Mr. Pandu Babu Patil expired on 11/2/62 leaving behind him following legal heirs:-

Vishnu Pandu Patil	Son
Venubai Motya Bhoir	daughter
Rakhmabai Pandu Patil	daughter



S.V. TARTE Advocate & Notary

B. Com., LL. B. Vaibhav Building, Opp. Kasturi Plaza, Manpada Road, Dombivli (E) 421 201. Tel.: 449397

SEARCH REPORT

PROPERTY : All that piece and parcel of land bearing Survey No. 67, Hissa No. 1, & New Bhumanpan Kramank 67, Kramank 1, area admeasuring 1720 sq.mts of Mouje

Taluka Kalyan, Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of Mr. Ratan Babu Patil & Others to the above described property. Mr. G.H.

has taken searches in the offices of the Sub-Registrar for past 30 years i.e. from 1972 to 2001, Further I

also perused the documents of title of the said property on scrutiny of all my detailed report of the same is as



PER MUTATION ENTRY 2655:- Previously the said piece of land was belonging to Mr. Gopal Babu Patil, he expired on 17/07/70 leaving behind him following legal heirs

- Gangubai Gopal Patil
- Gopal Patil
- Gopal Patil
- Gopal Patil
- Gopal Patil

PER MUTATION ENTRY NO. 34 :- Smt. Gangubai Gopal Patil expired somewhat in the year 1973 leaving behind him following legal heirs :-

19

449-1
283/92-38
2002

S.V. TARTE Advocate & Notary

B. Com., LL. B. Vaibhav Building, Opp. Kasturi Plaza, Manpada Road, Dombivli (E) 421 201. Tel.: 449397

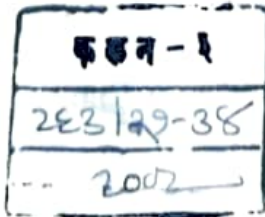
Venubai Motya Bhoir & Rakhmabai Pandu Patil have given consent that owner and legal heir should be Vishnu Pandu Patil only.

AS PER MUTATION ENTRY 4292 :- Mr. Tukaram Bapu Patil expired somewhat in the year 1980. Thereafter Smt. Anandibai Tukaram Patil expired somewhat in the year 1976 leaving behind him following legal heirs :-

Magwan Tukaram Patil	Son
Bhimanyu Tukaram Patil	Son
Visan Tukaram Patil	Son
Anumant Tukaram Patil	Son
Arkubai Shantaram Bhoir	daughter
Ajibai Pandurang Bhoir	daughter
Arsubai Kisan	daughter
Ashadra Motiram Mhatre	daughter

Thereafter Mr. Vishnu Pandu Patil expired somewhat in 1969 leaving behind him following legal heirs :-

Wife	Wife
son	son
son	son
daughter	daughter
daughter	daughter
daughter	daughter



ल्याण - डोंबिवली महानगरपालिका, कल्याण



जावक क्रमांक / कडोमपा / नरवि / बांप जिणे 293-50

कल्याण - डोंबिवली महानगरपालिका कार्यालय, कल्याण

दिनांक : 24-5-2020

श्री / श्रीमती रतन बाबू पाटील व इतर यांचे फुमुप धारक श्री नरहरी बाबू पाटील

क्रमा - श्री आर. सी. मोडक (मं. रचना शिणे) डोंबिवली पूर्व

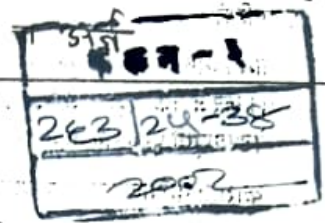
विषय : स. नं. / नविन - ६७ सि. स. नं. - ७३१ - १५७ हि. नं. १

प्लॉट नं. - मोजे जावदेवी येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. ९-११-९८

श्री आर. सी. मोडक

वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज.



महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये

सि. स. नं. १ प्लॉट नं. - स. नं. नविन - ६७, मोजे जावदेवी मध्ये - हि. नं. १

वा. मि. मूखेबाबाच्या विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. ९-११-९८

शिल्लकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे बळधार / स्टील्ट, तळमजला, पहिला मजला व दुसरा मजला, तिसरा मजला, चौथा मजला राहणसाठी दुकाने / ऑफिस / दवाखाना / हॉस्पिटल / शाळेसाठी / मॅजिज वाडे मितीच्या इमारतीच्या बांधकामा बाबत, बांधकाम परवाना / प्रारंभ पत्र देण्यात येत आहे. इमारतीच्या वा तळमजला शिल्लकीच्या अटीवरून अटीविरुद्ध ही बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.

नकाशात - रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.

जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी मज्यावर राहिल व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरू करावयाचे पधरा (१५) दिवस अगोदर नकाशा प्रमाणे प्राप्त करणे आवश्यक राहिल.

बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

श्री परवानगी आपल्या मालकाच्या कबजातील जमीनी व्यतीरीत जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही. (अ) अजुदास प्रगण कोडिगत बांधकाम मालकी.

- बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- जात्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यामधील बांधकाम करणे.
- प्लॉटचे हद्दीत इमारती भोवती मोकळ्या सोडवयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षितेची (स्ट्र कचरल सेफ्टी) जबाबदारी सर्वस्वी आपल्या वास्तु शिल्पकार व स्थापत्य विशारद यांवेर राहिल.
- बांधकाम पूर्णतेच्या दाखला वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्या प्रमाणे बांधकाम पूर्ण झाले आहे, त्याचा नकाशा वास्तु शिल्पकार व स्थापत्य विशारद यांच्या विहोत नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.



क्र.महसुल.क.१.टे.७.एनएपी.एसआर-९३/२०००
जिल्हाधिकारी कार्यालय ठाणे
दि. १७.१.२००१

- वाचले :- १. श्री..नरहरी बाबू पाटील व इतर रा.डााबवली यांचा दि १८.१०.२००० चा अर्ज
२. तहसिलदार कल्याण यांचा चौकशी अहवाल क्र.जमीनबाब/टे-२/कावि/४४५७/२०००
एसआर-५१/२००० दि.३१.१०.२०००.
३. कल्याण डोंबिवली महानगरपालिका कल्याण यांचे कडील बांधकाम परवानगी क्र.कडोमपा/
नरवि/वांप/डोंबि/२१३-४० दि.२५.८.२०००
४. उपजिल्हाधिकारी व सक्षम प्राधिकारी, उल्हासनगर नागरी संकुलन ठाणे यांचेकडील आदेश
क्र.युएलसी/युएलएन/६(१)एलएसआर-५०७ ठाकुली दि.२.५.९१
५. सामान्य शाखा (भूसंपादन विभाग) यांचेकडील पत्र क्र.सामान्य/का-४/टे-३/भूसं/
कावि-२० दि.२२.१२.२०००
६. उप विभागीय अधिकारी, ठाणे विभाग ठाणे यांचे कडील स्थळ पहाणी अहवाल
क्र.टीडी-२/जमीनबाब/स्थनि/एसआर-९३/२००० दि.५.१२.२०००.
७. दैनिक सन्मित्र मध्ये दि.२१.११.२००० रोजी प्रसिध्द केलेला जाहीरनामा

आदेश :-

ज्या अर्थी, श्री..नरहरी बाबू फळील व इतर-७ रा.डोंबिवली ता. कल्याण जि. ठाणे
यानी ठाणे जिल्हयातील कल्याण तालुक्यातील मौजे गांवदेवी येथील स.नं. ६७/१ (जुना स.नं.
१५७/१) क्षेत्र १७२०.०० चौ.मी. मधील आपल्या मालकीच्या जमीनीतील क्षेत्र १७२०.००
चौ.मी.एवढया जागेचा रहिवास व वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी
मिळण्या बाबत अर्ज केलेला आहे.

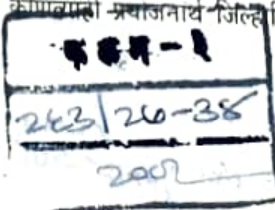
आणि ज्या अर्थी, दि.२१.११.२००० रोजी दैनिक सन्मित्र या वृत्तपत्रात जाहीरात
दिलेली होती. त्यावर मुदतीत कोणतीही हरकत / तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये
जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करुन उक्त जिल्हाधिकारी
याद्वारे, श्री..नरहरी बाबू पाटील २) श्री. रतन बाबू पाटील ३) श्रीमती विठाबाई परशुराम पाटील ४)
श्री.उत्तम परशुराम पाटील ५) श्रीमती विद्या परशुराम पाटील ६) श्री. आनंद परशुराम पाटील ७) श्री.
प्रताप परशुराम पाटील ८) श्री. कमलाकर परशुराम पाटील रा.डोंबिवली ता. कल्याण जि. ठाणे
यांना कल्याण तालुक्यातील मौजे गांवदेवी येथील स.नं. ६७/१ (जुना स.नं. १५७/१) क्षेत्र
१७२०.०० चौ.मी. एवढया जमीनीच्या क्षेत्रापैकी रहिवास १४६२.१४ चौ.मी. व वाणिज्य २५७.८६
चौ.मी.असे एकूण १७२०.०० चौ.मी. क्षेत्राची बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील
शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिके कडील मंजूर
नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञय नाही.

१. एक्झीरटींग रोड एरिया २१६.६२ चौ.मी.
२. सेट बॅक एरिया ३५८.१९ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलंले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यवतीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि क्विया अन्य
बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यांत आली असेल
त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन क्विया तिचा कोणताही भाग क्विया अशी
इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी



(Signature)

२१ अनुज्ञाग्राही यांनी कल्याण डोंबिवली महानगरपालिका यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे.

२२. अनुज्ञाग्राही यांनी कल्याण डोंबिवली महानगरपालिका यांचे कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करुन जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६. चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

सही/-

(मुकेश खुल्लर)

जिल्हाधिकारी ठाणे

प्रति,

श्री..नरहरी बाबू पाटील व इतर-७

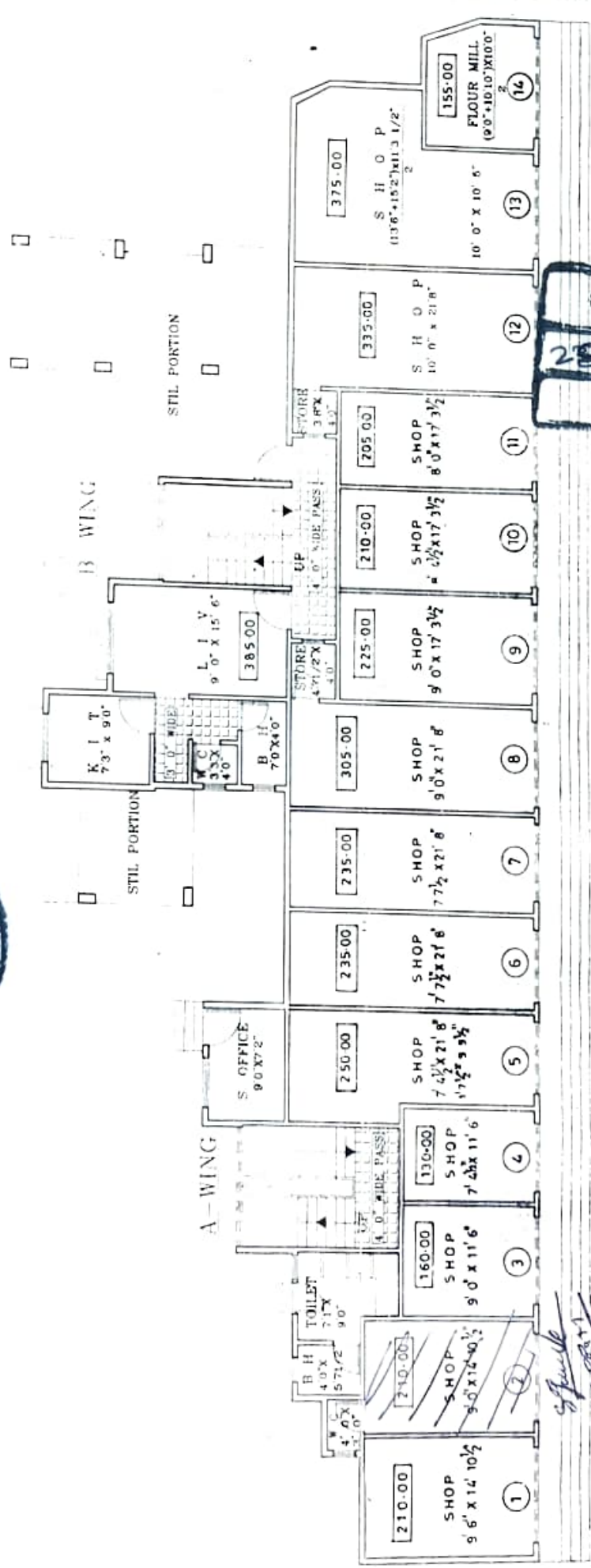
रा.डोंबिवली ता. कल्याण जि. ठाणे



जिल्हाधिकारी ठाणे करिता



फडन-१
२०३/२०-३४
२००२



223/32-38
2002

GROUND FLOOR PLAN (SCALE - 1" = 8' 0")

S. J. Smith
1-22-22