



Thursday, December 15, 2005

3:39:05 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7435

भावाचे नाव मुलुड

दिनांक 15/12/2005

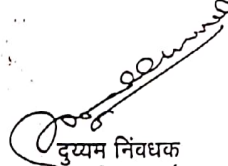
दस्तावेजाचा अनुक्रमांक वदर14 - 07418 - 2005

रसा ऐवजाचा प्रकार करारनामा किंवा त्याचे अगिलेच किंवा करार संश्लेषित

सादर करणाराचे नाव: मे/- निधिल विन्डरी तर्फे भागीदार श्री. दितीप विष्णु साळवी - -

|   |   |          |
|---|---|----------|
| नोंदणी फी   | : | 30000.00 |
| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),        | : | 400.00   |
| रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20) | : |          |
| एकूण रु.  |   | 30400.00 |

आपणास हा दस्त अंदाजे 3:53PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.का-कुर्ला 4

बाजार मूल्य: 17551000 रु. मोबदला: 10000000 रु.  
भरलेले मुद्रांक शुल्क: 175510 रु.

सह दुय्यम निबंधक कुर्ला क्र. 8,  
मुंबई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: दि युनायटेड बँक लि., मु. 01;

डीडी/धनाकर्प क्रमांक: 264873; रक्कम: 30000 रु.; दिनांक: 07/12/2005

DELIVERED

**Customer Copy**

Deposit Br. *Maturity* Date: *7/12/05*

Pay to: **Acct Stamp Duty Mumbai**

|                 |     |                       |
|-----------------|-----|-----------------------|
| Franking Value  | Rs. | <i>125,510</i>        |
| Service Charges | Rs. | <i>10</i>             |
| <b>Total</b>    | Rs. | <b><i>125,520</i></b> |

Name of Stamp duty paying party:  
*Nikhil Builder*

Received With Thanks  
Rs. *125,510*  
Payment of Stamp Duty  
DD / Cheque No.

Drawn on Bank

(For Bank's Use only)

Tran ID:  
Franking Sr. No. *81041*

Officer *[Signature]*



**489-10**

**2005**

THIS AGREEMENT FOR DEVELOPMENT made and entered into at MUMBAI on this 7th day of DEC. 2005, BETWEEN 1] SHRI. SHIVAJI RAJARAM KASUL; age 70 years residing at property CTS No.908 behind Sajjan Wadi, Mithagar Road, Mulund (East), Mumbai 081, hereinafter called the "VENDOR" [which expression shall repugnant to the context or meaning thereof mean and deemed to include their heirs, executors and administrators and assignees] of the ONE PART: AND M/S. NIKHIL BUILDERS the partnership firm, having their office Wadi, Mithagar Road, Mulund [east], Mumbai - 400 081, hereinafter "DEVELOPERS" [which expression shall unless it be repugnant to context or meaning thereof mean and include its partners, their executors, administrators and assigns] of the SECOND PART:

D-5/STP/MC/R/1911/19/2005  
 (Stamp Duty)  
 OFFICE OF THE SUB-REGISTRAR  
 ICI BANK LTD  
 P. No. 81041  
 135992  
 DEC 07 2005  
 12:26  
 81041  
 5101-PB5149  
 MAHARASHTRA

B. One loc security five thousand five hundred only

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**WHEREAS:**

A] The "VENDOR" and his only younger brother Shri Dattatraya Rajaram Kasul have absolutely seized and possessed and sufficiently entitled to the plot of land admeasuring 1839.8 sq. mtrs. bearing Survey No. 133 Hissa No.4, C.T.S. No.908, at Village Mulund [East], Taluka Kurla, Mumbai Suburban District and more particularly described in the schedule hereunder written and delineated on the plan with RED coloured boundary lines, as the "said property".

B] The 'said property' lies in the name of Shivaji Rajaram Kasul and Dattatraya Rajaram Kasul on the Record of Rights after the demise of their father Shri Rajram Kasul in the year 1940 <sup>or around</sup>. The "VENDOR" and his brother Shri Dattatraya Rajaram Kasul are the only heirs of the deceased, and they are entitled to equal 1/2 undivided share admeasures to about 919.4 sq.mtrs. in each part. The 'said property' is their ancestral hold and possessed.

C] The 'said property' is not attached to any public road having easement right to come and go as all the surrounding were originally agricultural properties, so it is a 'Land Locked' property.

D] The VENDOR is having residential structure on the said property since long back and it is used by himself for his own residential purpose.

E) The VENDOR is having two major sons and one married daughter viz.  
 1) SHRI SURYAKANT SHIVAJI KASUL age 35 yrs. 2) SHRI RAMESH SHIVAJI KASUL age 31 years both residing with him, and 3) SAW. MEENAKSHI S. PUPPAL (married daughter) presently residing at Sanpada



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 133  
 Hissa  
 No.4

*Handwritten notes:*  
 133  
 Hissa  
 No.4  
 Puppal

*Handwritten signature/initials*

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Navi Mumbai as the only heirs. The Vendors is the Karta of the Hindu undivided family (HUF) of his own part.

G) The 'VENDOR' was in search of a developer for the development of the said undivided 1/2 share. As the party of the Second Part, the DEVELOPERS' had developed the adjacent property bearing C.T.S. No.909, the 'VENDOR' approached to them and expressed his desire for the development of the 1/2 share in the 'said property' and the "Developers" have agreed to develop the same on the terms and conditions hereafter appearing.

NOW THEREFORE THESE PRESENTS WITNESSETH AS  
UNDER:



1) The 'VENDOR' herein agrees to sell, transfer, assign and convey the complete Development Rights of his 1/2 undivided share in the 'said property' and more particularly described in the schedule hereinafter written and the 'DEVELOPERS' agrees to acquire the said Development Rights and to develop the said share in the said property for the consideration set out herein under and the 'VENDOR' confirms the same.

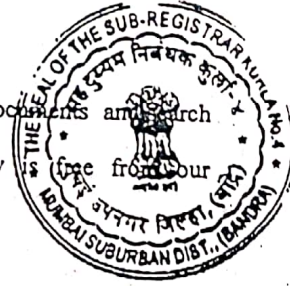
2] The 'VENDOR' represents the covenant with the Developers as under :-

i] That the VENDOR is the sole and absolute Owner of the 1/2 undivided share admeasure to 919.4 sq.mtrs. in the 'said property' and that except to him in respect to the 1/2 share and except to them in respect to the said property as whole, no one else other have any right, title or interest as the Owners thereof. The Vendor declares that regarding the development on the terms and conditions mentioned under these presents he has very well and clearly disclosed his intention to both of his major sons and the major married

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daughter and all of them have agreed for the same under these presents and shall give their consent in writing separately or jointly on or before of the execution of these presents or together with these presents or whenever or wherever needed together with the powers given in the power of attorney executed together with these presents in favour of the Developers regarding all matters mentioned in such Power of Attorney including preferably of the ULC Act, 1976 and all such Central or State Laws, Acts, Rules/regulations and amendments thereof pertaining to the development of the 'said property' and the 1/2 undivided share thereto.

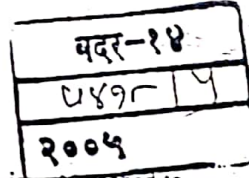
ii) The Vendor has taken the inspection of documents and search of revenue records and satisfied that the property encumbrances and has clear marketable title.



iii) The VENDOR has not created any adverse rights in respect of his 1/2 share in the 'said property' or any part thereof.

iv) The VENDOR declares that there is no dispute in regards the boundaries of the 'said property' with the adjoining owners or in regards the area of the 'said property' except to whatever mentioned in the latest up to date property- register card (Record of Rights) nor also with any private or public authority, Central of State Government or any Local Body.

v) There are no out standings, encumbrances, mortgage charge, lien tenancy or license, set back easement or outstanding interest in or claim by any parties in respect of the said property nor is in the said property the subject matter or any pending litigation or attachment before or after judgment.



vi] The 'said property' is a agricultural property' and is not attached to any public or private road or road line nor does public authority the "Brihan Mumbai Maha Nagar Palika" has made any provision in the latest sanctioned revised development plan for the " T " Ward in the Mumbai Municipal Limits, that is to say that the 'said property' is land locked property. Further being an agricultural land it is low land and for the purpose of development it required to be filed by putting filling near about to 6 feet.

vii] Neither the Vendor nor predecessors in title or any body claiming from or under them nor any of him/her or has granted any right of way easement or license or created any other rights to in favour of any person in or respect of the 1/2 share in the 'said property' and that no such right has become effective by prescription or otherwise howsoever and that the owners or occupiers of the adjoining land or other tenants or the public do not use or have lawful access to any part of the said property for passing and re-passing on the said property.

viii] That there is no order passed by any Court and/or quasi judicial and or revenue authorities whereby the Vendor is prohibited from developing and/or selling the his 1/2 undivided share in the 'said property' and/or development rights thereon.

ix] That the Vendor has not entered into any agreement with any body else for sell or development of the said property or has not transferred, assigned the Development Rights and that there is no prohibition and/or impediment to develop the said property and/or to transfer the Development Rights in favour of the Developers herein.



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x] That the Developers believing the representations of Vendor as set out in recital and covenants hereinabove, have agreed to acquire Development Rights and to Develop the Vendor 1/2 undivided share in the 'said property' by constructing building or buildings and to sell therein.

xi] That in consideration of the development rights assigned in favour of the Developers herein for the 1/2 undivided share admeasures to about 918.4 [919.4] sq.mtrs. out of the 'said property' by the Vendor, the Developers shall pay Rs.10,00,000/- (Rupees Ten Lack only) as lump sum amount and constructed area of 4200 sq.ft. built-up area free of construction cost in the building to be constructed thereon to the "VENDOR" in the following manner  
(3231 Sq ft. Carpet)

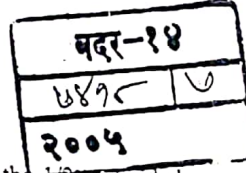


a) Rs.5,00,000/- (Rupees Five Lack only) on or before of the execution of these presents. Vendor shall acknowledge a separate receipt for the same.

b) Rs.5,00,000/- (Rupees Five Lack only) within 30 days of the execution of this document.

c) The built up constructed area of 4200 sq.ft built up [Four thousand two hundred square feet only] <sup>equivalent to Carpet area admeasures</sup> on the First floor of the proposed Building to be constructed on the said property free of cost and with the amenities mentioned in the annexure "A" attached hereto to be allotted to the Vendor or to his nominee/s and also shall earmark 2 parking places in the said project. If sufficient area is not available on first floor Vendor has a light to choice any flat of the said construction.

d) Before allotment to the Vendor developer could not take any booking of the flat in the construction.



2] The VENDOR' shall make out a marketable title the 1/2 undivided share of his part in the 'said property' free from all encumbrances, doubts and other claims if any at his own costs and expenses and shall obtain consents from all the persons interested in the said property described in the schedule hereunder written and get in all the outstanding estates and clear all defects in the title and claim by way of sale, exchange, mortgage, gift, trust, inheritance, Kul, possession, lien, easement or otherwise.

3] The Vendors hereby put in possession and permit the Developers to enter on the said property in order to execute, operate, control and complete the development of the said property immediately on execution of these presents.

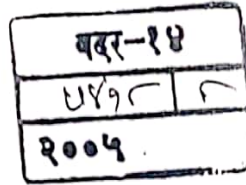


4] Soon after signing these presents and thereafter from time to time whenever requested by the Developers, the Vendor shall promptly sign all application. Affidavits, bonds, writings, undertakings as may be required for the completion of the development of the 1/2 undivided share in the 'said property'.

5] It agreed by the Developer that it is the sole responsibility of the Developers to make the said property accessible to the public road at his/their own coats. The Developers shall fill up the required portion of the 'said property' at his/their own costs necessary for the construction and development under these presents,

6] The Vendor shall not be responsible for any losses or to bear and pay any losses in the development of the said property. The Vendor shall also not liable and or responsible to bear and pay the costs charges and expenses of and incidental to the said development project including the costs of





construction of the building cost of materials, labours, including the fees of Developers Advocates, fees of Architects and R.C.C. Consultants or any other consultants etc. shall be borne by the Developers alone. At the same, the Vendors are not entitled to any profits of the said Development Project proposed to be carried on the said property.

7] Immediately on execution of these presents the Vendor shall execute a conditional General Power of Attorney in favour of the Developers or in the name of his/their nominees they may deem fit and proper to expedite the said development work, for sale of the sellable area like flats or premises, parking spaces, open parking spaces or to retain the same in his favour, or in the favour to his/their nominee or nominees, and to more specifically whatsoever mentioned in the said power of attorney.

8] The Vendors shall render all assistance/co-operation at the request and shall sign, execute or cause to be executed all applications and other writings as may be necessary required to enable the Developers for development of the said property.

9] The Developer shall develop the said property by constructing building or buildings thereon and sell the shops, flats, stilts parking spaces, open parking spaces to several person or persons on what is known as "Ownership Basis" and to receive all incomings in term of money or whatsoever out of such sale or can retain as may deem fit and or to organize, promote and form a co-operative Housing Society, and the Vendors or their nominees/s shall also become the members of such co-operative housing society to be promoted by the Developers and all charges as levied to the flats allotted to the Vendor admeasuring 4200 sq.ft. built up and 2 parking space towards deposits Municipal taxes, Society formation charges. Electricity



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meter charges, conveyance charges etc. shall be borne by the developer alone before the possession of the constructed area/flats are to be handed over to them by the Developers as hereinabove mentioned.

10) It is agreed that the Developers are entitled to avail, construct, utilize, sale or retain TDR (Transferable Development Right) on the said property without any further payments or consideration payable to the Vendor, however the Developers shall pay or bear the costs of acquisition of such TDR at his/their own.

11] If the said property shifted to be as a slum, in future, Vendor has a right to get the exact proportional benefit.

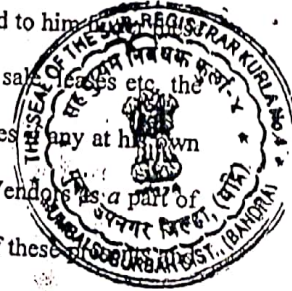


12] It shall be the sole responsibility of the Developer to develop the said property constructing building or buildings thereon utilizing within FSI and in addition to utilizing TDR at his/their own costs as per the approved building plans by the Mumbai Municipal Corporation within the period of 24 months subject to without any obstruction of any natural calamity, or any severe defect in the title of the said property and supposing if its happens both the parties shall amicably settle such problem and shall extend the time limit of completion such project herein mentioned; It is a sole responsibility of the developer to make an arrangement of a comfortable accommodation for the Vendor till completion of the said Project, however the Developers shall not or not to cause deliberate delay the construction of the building or buildings under these presents. The Vendors also agrees and allows to the Developers herewith to jointly develop his 1/2 share in the 'said property' together with the undivided 1/2 share of his brother Shri. Dattatraya R. Kasul, with all means as he himself has agreed under these presents and as if required on separate and specific terms as the Developers may deem fit and proper in regards to the 1/2

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undivided share of Shri Dattatraya as mentioned hereinabove. The Vendor herewith also allow the Developers to give Right of Way ; to the adjoining plot of land bearing C.T.S. No.907 belongs to Smt. Shakuntala Trinbak Chowdhary and also confirms the registered Right of Way agreement executed on dated 29 March 2004 between himself/ themselves AND M/S. NIKHIL BUILDERS, and duly confirmed by the VAIDEHI CO-OP. HSG. SOCIETY.

13] It is agreed that the stamp duty and registration charges in respect of this agreement and the flats admeasuring the area of 4200 sq.ft. built up and all out of pocket expenses shall be borne by the Developers alone. It is further agreed by the Vendors that if when the Vendor or to his nominee/s shall dispose of the constructed built up area to be allotted to him presents to any third party by any way i.e. by way gift, sale, leases etc. the Vendor Shall pay such stamp duty and registration charges any at his own costs. The built up constructed area. to be given to the Vendor as a part of consideration under these presents is an part and parcel of these. The Stamp Duty and Registration charges is to be paid by the Developers, a separate registration of each individual flat or premises out of such built up consideration area need not to be paid separately.



14] It is agreed that both the parties shall pay charges or fees to their respective Advocates, legal advisers if any at their own costs.

15] The Vendors agrees to execute Conveyance/ Deed of Assignment and such other documents in respect of the 1/2 undivided share in the 'said property' with the buildings thereon in favour of the Developers or to their nominee/s or in favour of the Co-operative Housing Society which ever the Developers think fit and proper, and also the Vendor agrees to become the

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member of the proposed co-operative housing society to be formed on the 'said property'.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the land admeasuring about 1938 Square Meters bearing Survey No. 133, Hissa No.4, comprising C.T.S. No.908 situate at Village Mulund [East], Taluka Kurla, Mumbai Suburban District and delineated in the plan with red coloured boundary and bounded as under :-

out of which undivided plot of 1/2 area admeasuring to 919.4 Sq Mtrs.

ON OR TOWARDS EAST : by C.T.S. No.906 and 907

ON OR TOWARDS WEST : C.T.S. NO.909 Vaidehi Apartment

ON OR TOWARDS SOUTH : C.T.S. NO. \_\_\_\_\_ Sajjan Wadi .

ON OR TOWARDS NORTH : C.T.S. NO. \_\_\_\_\_ ITI property.



S. R. Kulkarni

*[Handwritten Signature]*

R. S. Kulkarni

*[Handwritten Signature]*

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D SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE  
AR FIRST HEREINABOVE WRITTEN.

AND DELIVERED by the  
in named VENDOR

HRI. SHIVAJI RAJARAM KASUL

HRI. SURYAKANT SHIVAJI KASUL

HRI. RAMESH SHIVAJI KASUL

W. MEENAKSHI S. PUPPAL.

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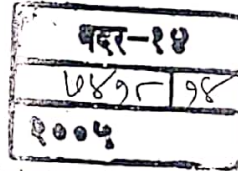


For M/s. Nikhil Builders

[Signature]  
Partner

For M/s. Nikhil Builders

[Signature]  
Chitan Salvi  
Partner



- Fittings of door will be aluminum hinges and doors will be iron oxidised.
13. Good quality cement paint will be applied to out-sides of building and inside of the building will be whitewash or colour wash. All the doors will be oil painted.
  14. Cement Concrete flooring of 3'-0" wide around the building with concrete pathway with street light arrangement. Mini garden will be provided in compound.
  15. Underground and overhead water storage tanks pump sets, to ensure regular water supply water required.
  6. China glazed chips flooring will be on terrace.
  7. One ISI C.P. tap will be given in kitchen, one ISI C.P. tap will be given in bathroom. One ISI C.P. Pillar tap will be given in washbasin. One ISI C.P. tap will be provided in W.C.
  8. Electric fitting: - Complete electric fitting will be in BEST QUALITY. All switch boards will be of Sunmica facing.
  9. Lift will be provided in each wing for the building having floor above fourth floor.



\*\*\*\*\*

S.R. K.L.  
R. S. Kumar  
Wajpatal

AMENITIES

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1. Complete structure will be R.C.C. Frame-type.
2. Flooring: Marble flooring with, '5' skirting will be provided in living room & living room balcony, & in kitchen. Mosaic tile will be provided in other rooms & passage. In Shop/Gala/Offices the flooring tiles shall be ceramic tiles with 5" skirting shall be fitted.
3. Marble flooring in bath-room.
4. Glazed tiles of good quality will be provided in bath-room up to ceiling level of bath-room.
5. Glazed tiles of good quality will be provided in W.C. bathroom portion.
5. R.C.C. loft will be provided on W.C. and bath.
7. One best quality wash-hand basin size: 16" x 20" will be provided.
- One Fiber-glass mirror of standard size will be provided.
- One Chromium plated shower will be provided in bath-room.
8. Marble cooking platform with built in sink will be provided in a kitchen along the shorter side.  
One shelf will be provided below the platform 1'-6" dado on 3 sides of platform will be glazed tiles of good quality.  
Entrance door will be flush type commercial with Sunmica in front side one night latch, one C.P. Safety chain, one peep hold, one brass C.P. fancy drop one handle on front side shall be provided to the entrance door, And from inside one Tadi, one Tower bolt, and handle will be provided. And for office & shop shutter shall be provided in the front side.  
All other doors will be flush type painted on both side by all paint and all windows will be of Teak/Seasoned type.



मालमत्ता पत्रक

(पूर्व)

मालुका/न.भू.गा.का. -- न.भू.अ. मुलुंड

जिल्हा --

मुंबई उपनगर जिल्हा

प्लॉट नंबर

क्षेत्र  
चौ.मी.

पारणांपत्रक

शासनाचा दिलेल्या भागात एकाच किंवा अधिक भागात तयार केलेल्या तयारीची (अ.क्र. १०८)

[(१५२०.२)]  
१०२०.८



शेती.

[[रायसोहन याद्वाराम भानदेव जाफर.]]

बदर-१४  
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बदर

खंड क्रमांक

नवीन पारक (धा)

पट्टार (९) किंवा धार (धा)

साक्षात्कृत

नि.भू.अ.तथा

क्र. २ मुंबई

डोल आदेश

क्र. १०८/०५

२. १३.६.०५

७१२ अभिलेखा

तय दाखल.

(H)

१) शिवाजी य

२) दत्तात्रय राजाराम कासूळ.



असक भूमी अभिलेख मुंबई यांचेकडील क्षेत्र दुरुस्तो  
न. आर. ई. व्ही. ४४/न. भू. २/क्षे. ६/एस्.आर.  
१४ दि. २२.१२.९४ अन्वये न. भू. क्र. १०८ क्षेत्र  
चौ.मी. क्षेत्राएवजी १०३०.८ चौ.मी. दाखल केले.

धरो नक्कल -

न.भू.अ. मुलुंड

मुंबई उपनगर जिल्हा

११/१२/२०१४  
असक भाग्य दिनांक ११/१२/२०१४ दिनांक ११/१२/२०१४  
नक्कल तयार दिनांक ११/१२/२०१४ दिनांक ११/१२/२०१४  
नक्कल दिवसाची दिनांक ११/१२/२०१४ दिनांक ११/१२/२०१४  
धरो नक्कल  
बदर न.भू.अ. तयारी  
साक्षात्कृत

६०-००

६२-००

B. R. Kulkarni

R. S. Kusli

R. S. Kusli

[Signature]

[Signature]

[Signature]

(पान नं. १)

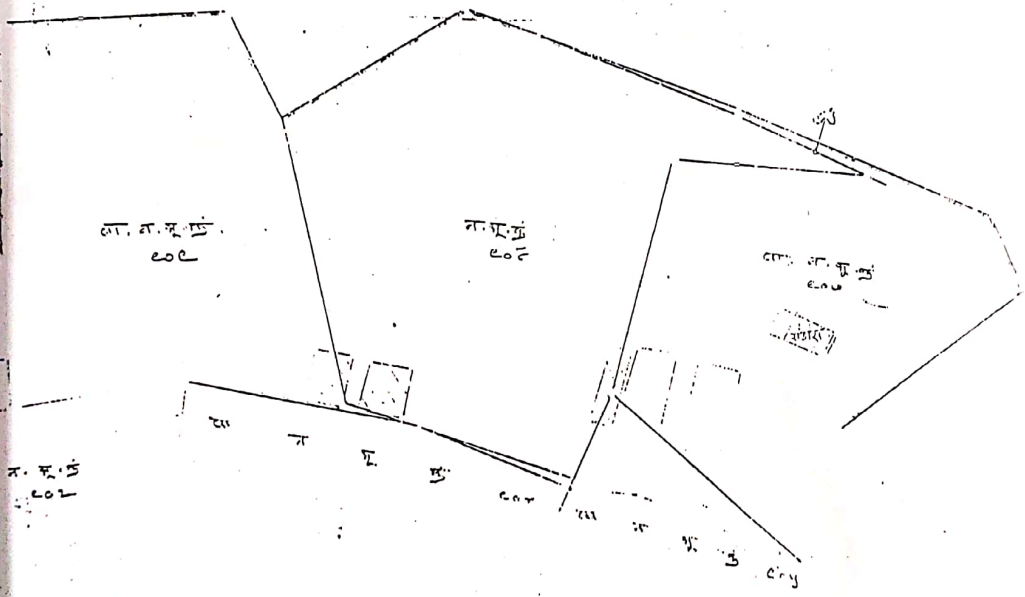


श्री. दिलीप दिग्गज साठवो अंतोळणे- दिवांका- २०१२००५-००२, उपविभागीय नैर्ऋत्य-२०१२-२०१३ या पुरातन ठिकाणी  
 पुढील उल्लेखाने नोंद नं. २०१२/९९-५-२१ असा दिवाळी कार्यालयीन नोंद...

|         |     |
|---------|-----|
| बंदर-१४ |     |
| ७४९८    | २५३ |
| २००५    |     |



नगर भूगणना मंत्रालय  
 वास्तुशास्त्र → मुंबई  
 जिल्हा → मुंबई उप



निहाय  
 ... न. न. न. न. २०८ ...  
 ... न. न. न. न. २०९ ...  
 ... न. न. न. न. २१० ...



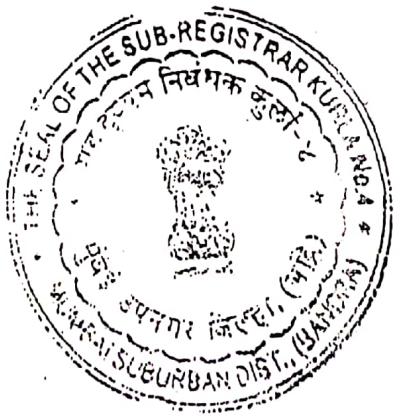
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मोहरी संख्या → 281 (श्री. श्री. श्री. मोहरी)  
पृष्ठ संख्या

पंजीयन संख्या... 21204 ... मूल्य रु०।  
एवाकत संवत् संख्या... 2104 ... मूल्यमे रु० 150/-  
दिवाकी संख्या... 901 2104 ... मूल्यमे रु०।  
एवाकत संवत् संख्या... [Signature] ... मूल्यमे रु०।  
एवाकत संवत् संख्या... [Signature] ... मूल्यमे रु०।  
वरी संख्या 51-

*[Signature]*  
सहायक पंजीयन अधिकारी  
पंजीयन

मि. 21/10/04  
पंजीयन

|          |
|----------|
| मदर-१४   |
| 0892 19E |
| २००५     |



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAEPS7538K

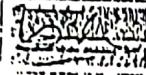


नाम / NAME  
DILIP VISHNU SALVI

पिता या माता / FATHER'S NAME  
VISHNU RAMKRISHNA SALVI

जन्य तिथि / DATE OF BIRTH  
25-08-1955

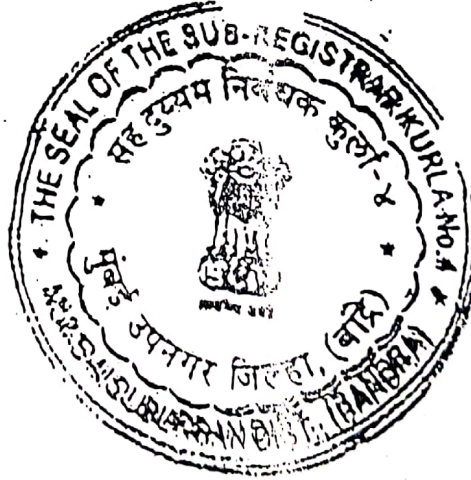
हस्ताक्षर / SIGNATURE



*R. Salvi*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

बदर-१४  
0895/90  
२००५



15/12/2005  
3:42:06 pm

दुय्यम निबंधकः  
सह दु.नि.का-कुर्ला 4

दस्त गोषवारा भाग-1

घदर14

दस्ता क्र 7418/2005

95

दस्ता क्रमांक : 7418/2005

दस्ताचा प्रकार : करारनामा किया त्याचे अभिलेख किया करार संक्षेपलेख

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

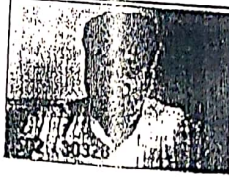
नाम: मे./ निखिल विठ्ठल तर्फे भागीदार श्री. दिलीप  
1) दिव्य साळवी  
पता: घर/प्लॉट नं: साळवी वाडी, मिठागर रोड, मुसुंड  
पू. नु. 81  
मल्ली/रस्ता: -  
इमारतीचे नाव: -  
इमारत नं: -  
पेट/पसाहत: -  
शहर/गाव: -  
तालुका: -  
जिल्हा: -  
दि. नं:

लिहून देणार  
वय 50  
सही



नाम: मे./ निखिल विठ्ठल तर्फे भागीदार श्री. चेतन  
2) दिव्य साळवी  
पता: घर/प्लॉट नं: वरीलप्रमाणे  
मल्ली/रस्ता: -  
इमारतीचे नाव: -  
इमारत नं: -  
पेट/पसाहत: -  
शहर/गाव: -  
तालुका: -  
जिल्हा: -  
दि. नं:

लिहून देणार  
वय 43  
सही



नाम: शिवाजी राजाराम कासुल  
3) दिव्य साळवी  
पता: घर/प्लॉट नं: सज्जनवाडी च्या मागे, मिठागर रोड  
मुसुंड पू. नु. 81  
मल्ली/रस्ता: -  
इमारतीचे नाव: -  
इमारत नं: -  
पेट/पसाहत: -  
शहर/गाव: -  
तालुका: -  
जिल्हा: -  
दि. नं:

लिहून देणार  
वय 70  
सही

S. R. K. L.



नाम: सुर्यकांत शिवाजी कासुल  
4) दिव्य साळवी  
पता: घर/प्लॉट नं: वरीलप्रमाणे  
मल्ली/रस्ता: -  
इमारतीचे नाव: -  
इमारत नं: -  
पेट/पसाहत: -  
शहर/गाव: -  
तालुका: -  
जिल्हा: -  
दि. नं:

लिहून देणार  
वय 40  
सही

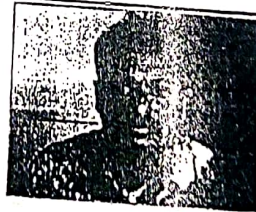
S. R. K. L.



नाम: रमेश शिवाजी कासुल  
5) दिव्य साळवी  
पता: घर/प्लॉट नं: वरीलप्रमाणे  
मल्ली/रस्ता: -  
इमारतीचे नाव: -  
इमारत नं: -  
पेट/पसाहत: -  
शहर/गाव: -  
तालुका: -  
जिल्हा: -  
दि. नं:

लिहून देणार  
वय 32  
सही

R. S. Kesari



दस्ता देणार तयारकीत [करारनामा किया त्याचे अभिलेख किया करार संक्षेपलेख] दस्ताऐवज करून दिल्याचे कबूल करतात.

15/12/2005  
3:42:07 pm

दुय्यम निबंधकः  
सह दु.नि.का-कुर्ला 4

दस्त गोषवारा भाग-1

वदर14  
दस्त क्र 7418/2005  
92

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

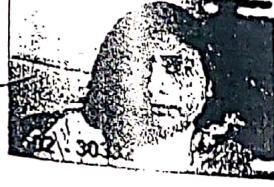
नाम: मिनाक्षी समार पुण्याल -  
पत्ता: घर/प्लॉट नं: यरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/परमाहत: -  
शहर/गाव: -  
तालुका: -  
दिन: -  
पिन नम्बर: -

लिहून दणार

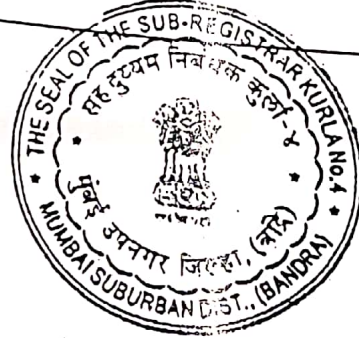
वय 30  
सही

*Handwritten signature*

छायाचित्र



अंगठ्याचा ठसा





दस्त गोपवारा भाग - 2

पदर14  
दस्त क्रमांक (7418/2005)  
20/20

दस्त क्र. [पदर14-7418-2005] चा गोपवारा  
भागावर मुल्या : 17551000 गोपदस्ता 1000000 भरलेले मुद्रांक शुल्क : 175510

पावती क्र.: 7435 दिनांक: 15/12/2005  
पावतीचे वर्णन  
नाम: मे/- निखिल विल्डस तर्फे भागीदार श्री.  
दस्ताव विष्णु साळवी - -

दस्त हजर केल्याचा दिनांक : 15/12/2005 03:30 PM  
निष्पादनाचा दिनांक : 07/12/2005  
दस्त हजर करणा-याची सही :

30/30 : नोंदणी फी  
400 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रजवत (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

30/300: एकूण

दस्ताचा प्रकार : 5) करारनामा किंवा त्याचे अनिलेख किंवा करार संक्षेपलेख  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 15/12/2005 03:30 PM  
शिवका क्र. 2 ची वेळ : (फी) 15/12/2005 03:39 PM  
शिवका क्र. 3 ची वेळ : (कमुती) 15/12/2005 03:41 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 15/12/2005 03:42 PM

दस्त नोंद केल्याचा दिनांक : 15/12/2005 03:42 PM

दु. नियंकाची सही, सह दु.नि.का-कुर्ला 4  
इ.सी. कदम

ओळख :  
छात्रील प्रथम असे नियेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशा ओळखतात,  
व त्यांची ओळख पटवितात.

1) सुनिल साळवी - - , घर/प्लॅट नं: प्रकाश वंगला, साळवी वाडी, मिठागर रोड, मुलुंड  
पू. मु. 81

गल्ली/रस्ता: -  
इंभारतीचे नाव: -  
इंभारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -

प्रमाणित करण्यात येते कि या दस्तामज्ये  
एकूण ₹ 17551000 ( 20 ) पाने आहेत.  
पदर 14 / 15/12/2005  
पुस्तक क्रमांक 1 क्रमांकावर  
नोंदळा  
दिनांक 15/12/05

2) योगेश एम. गुडासामा - - , घर/प्लॅट नं: कृष्णा पाटील चाळ, नवघर रोड, मुलुंड  
पू. मु. 81

गल्ली/रस्ता: -  
इंभारतीचे नाव: -  
इंभारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -

इ. दुष्यम निबंधक कुर्ला-4  
मुंबई उपनगर जिल्हा.  
इ.सी. कदम

दु. नियंकाची सही  
सह दु.नि.का-कुर्ला 4  
इ.सी. कदम



15/12/2005 15:42:07