

SBI. SMC FOOT

3490

2088  
8/2/9  
2 - 2

= 4 064 424.00  
+ 0.00  
+ 0.00 + 0.00 + 0.00  
+ 4 064 424.00 + 0.00 + 0.00 + 0.00  
= A + B + C + D + E + F + G + H

पुणे-वाशिम विभागात प्रति वी. मीटर मूल्य  
= 186,100.00 \* 27.84 = 5 164,424.00  
Rule 108 = 100% of 186,100.00 = 186100  
= 186,100.00  
= 186,100.00 \* 100.00 / 100  
पुणे-वाशिम विभागात प्रति वी. मीटर मूल्य



पुणे-वाशिम विभागात प्रति वी. मीटर मूल्य  
= 186,100.00 \* 27.84 = 5 164,424.00  
पुणे-वाशिम विभागात प्रति वी. मीटर मूल्य  
= 186,100.00 \* 27.84 = 5 164,424.00  
पुणे-वाशिम विभागात प्रति वी. मीटर मूल्य  
= 186,100.00 \* 27.84 = 5 164,424.00

COLORED COPY

12/91 - अर्जात : पुणे मधील रेल्व लाईन, पुणे-वाशिम रेल्व लाईन व  
व. वी. पुणे मधील रेल्व लाईन, उदरम पुणे व. वी. मधील रेल्व  
पुणे व. वी. पुणे मधील रेल्व लाईन (उदरम रेल्व) या मधील विक्रीपत्रे  
पुणे-वाशिम विभागात प्रति वी. मीटर मूल्य -- 295

पुणे-वाशिम विभाग

2011

**“DEEP”**

**DEEPANKAR Co. Op. Housing Society Ltd.**  
Jagannath Bhatankar Marg, Lower Parel,  
Mumbai – 400 025

A. WING

**AGREEMENT FOR SALE**

**VISHAL ASSOCIATES**  
A/5-6, 2<sup>nd</sup> Floor, Satyam Shopping Centre,  
M.G.Road, Ghatkopar (E), Mumbai – 400 089

समस्त मुद्रांक फ्रँकींग अल्ट्रा हायलेट लेम्प  
खाली तपासले व एस. एम. एस. / संंधीत  
प्राधिकृत अधिकार्याशी दुसऱ्यादिवरून संपर्क साधुन,  
मेळ बरोबर आढळुन आला

*[Signature]*  
सह दुय्यम निबंधक मुंबई शहर क्र. २

COLOUR COPY

No. 79270  
खातेदाराची प्रत / Party Copy  
दि नॉर्थ कॅनरा जी. एस. बी.  
को-ऑप. बँक लि.  
THE NORTH KANARA  
G.S.B. CO.OP. BANK LTD.  
(Scheduled Bank)

No. 78446  
खातेदाराची प्रत / Party Copy  
दि नॉर्थ कॅनरा जी. एस. बी.  
को-ऑप. बँक लि.  
THE NORTH KANARA  
G.S.B. CO.OP. BANK LTD.  
(Scheduled Bank)

Govt. of Mah. General Stamp office Licence No.  
D-5/STP(V)/C.R. 1042/02/05/1300-1303 Dt 22-07-05  
शाखा / ब्रांच Br. / BANDRA दिनांक Date 25/5/2011  
मुद्रांक शुल्क रु. 55700  
सेवा आकारणी शुल्क रु. 10  
एकूण रु. 55710  
दस्तऐवजांची संख्या / No. of Documents 1

Govt. of Mah. General Stamp office Licence No.  
D-5/STP(V)/C.R. 1042/02/05/1300-1303 Dt 22-07-05  
शाखा / ब्रांच Br. / BANDRA दिनांक Date 23/4/2011  
मुद्रांक शुल्क रु. 203300  
सेवा आकारणी शुल्क रु. 10  
एकूण रु. 203310  
दस्तऐवजांची संख्या / No. of Documents 1

अक्षरी रुपये / Amount in words Sixty five thousand seven hundred ten  
मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता  
Name & Address of stamp duty paying party  
Narasimhaswami S. Gurram  
36/791 Adarsh Nagar opp Centre  
समोरच्या पक्षकाराचे नांव / Name of counter party  
Ashwinbhai Petal  
बवहाराच्या उद्देशाचे कारण / Purpose of transaction  
Agreement for sale  
शुल्काचे स्वरूप / Payment Details :  
रोख / डीडी / घनादेश क्र.  
Cash / DD / Cheque No. if any  
बँकेचे नांव  
Drawn on Bank  
शाखा / Branch

अक्षरी रुपये / Amount in words Two Lacs Thirty three thousand three hundred ten  
मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता  
Name & Address of stamp duty paying party  
Narasimhaswami S. Gurram  
36/791 Adarsh Nagar opp Centre  
समोरच्या पक्षकाराचे नांव / Name of counter party  
Ashwinbhai Petal / Indu Pmdes  
बवहाराच्या उद्देशाचे कारण / Purpose of transaction  
Agreement for sale  
शुल्काचे स्वरूप / Payment Details :  
रोख / डीडी / घनादेश क्र.  
Cash / DD / Cheque No. if any  
बँकेचे नांव  
Drawn on Bank  
शाखा / Branch

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती जाणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents  
रोखपाल CASHIER *[Signature]*  
अधिकार्याची सही Authorised Signatory *[Signature]*  
Frinking No. 69103

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती जाणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents  
रोखपाल CASHIER *[Signature]*  
अधिकार्याची सही Authorised Signatory *[Signature]*  
Frinking No. 65320

बबई - २  
3482 / 2  
२०११



(Rupees fifty-five thousand seven hundred only)

Authorized Signatory  
Bandra (E) Branch

The North Kanara G.S.B.Co-op.  
Bank Ltd., Bandra Branch, Zapurza,  
Sahitya Sahawas, Kalanagar,  
Mumbai-400 051.  
D-5/STP(V)/C.R.1042/02/05/1300 to  
1303



भारत 69103  
SPECIAL ADHESIVE  
महाराष्ट्र  
MAY 05 2011

zero zero five five seven zero zero 16:08

R.0055700/-PB5100

**AGREEMENT FOR SALE** STAMP DUTY MAHARASHTRA

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai on this <sup>5<sup>th</sup></sup> day of <sup>MAY</sup>, <sup>2011</sup> BETWEEN **VISHAL ASSOCIATES** the registered Partnership through its (1) MR. **ASHWINBHAI SAVAJIBHAI PATEL**, age 41 years, Occupation - Business,

*Handwritten signature*

Occupation - Business both Indian Inhabitants of Mumbai, having their office at Satyam Shopping Centre, A Wing, 5/6 on 2<sup>nd</sup> floor, M.G.Road, Ghatkopar (E), Mumbai 400077, hereinafter referred to as "**THE DEVELOPEPRS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, executors, agents, representatives, and assigns) **OF THE**

बिल - 2  
382/3  
2011

**ONE PART**

**AND**

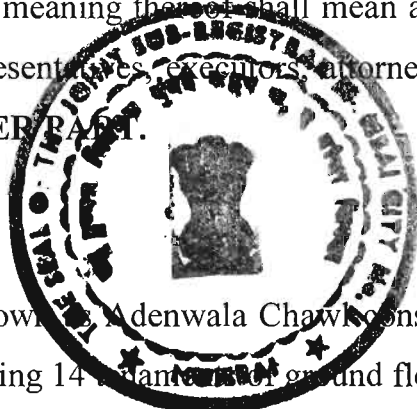
**MR/MRS/MS. Narasimhaswami Siddiram. Gurram**

Age 51. Years, Occupation - ..... Indian Inhabitant, having address at <sup>36/79, Adarsh Nagar, Opp. Century Bazaar, Worli, Mum-30.</sup> hereinafter referred to as "**THE PURCHASER/S**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, administrators, representatives, executors, attorneys, successors and assigns) **OF THE OTHER PART.**

Authorized Signatory  
Bandra (E) Branch

**WHEREAS:-**

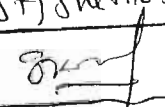
a. **ORIGINALLY** the property known as Adenwala Chawl consist of 2 chawls viz. "C" and "D" having 14 tenements of ground floor structure in the Chawl "C" (which are long back divided into 28 Rooms by independent entrance, mori and documents etc. and in existence till the date of its demolition) and 22 tenements of ground plus one upper floor in Chawl "D", respectively occupied by respective occupants/tenants of original landlord Shri Govind Pawar (since deceased) and the details of measurement of respective tenements are recorded under Deed of Conveyance duly executed and registered in favour of the society alongwith the list of tenants/occupants thereby, lying and situated



(Rupees two Lacs three thousand three hundred only)

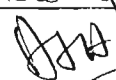
भारत 65320  
SPECIAL ADHESIVE  
महाराष्ट्र  
APR 23 2011  
R.0203300/-PB5100  
INDIA STAMP DUTY MAHARASHTRA

*Handwritten signature*

(Nature of Document)	1
(Registration Details)	Registrable / Non-Registrable
(Registrable Name of S. R. O.)	mumbai - 2
(Franchising Unique No.)	69103
(Property Description in brief.)	Shop-10 Awing Deepankar chsl TDS IV mahim DIV ELPiston
(Consideration Amount)	30,00,000
(Stamp Purchaser's Name)	Narasimhswami S. Gurram
(Name of the other Party)	Ashwinbhai Patel
(Name & Address)	
(Stamp Duty Amt.)	8187) 8 rupees
(Authorized Person's Signature & Seal)	



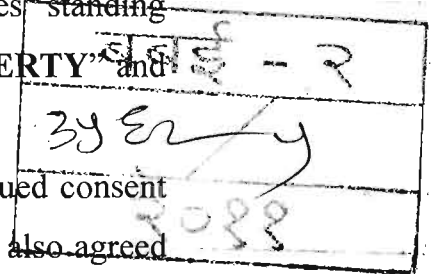
COLOUR COPY

(Nature of Document)	Agreement for sale
(Registration Details)	Registrable / Non-Registrable
(Registrable Name of S. R. O.)	mumbai - 2
(Franchising Unique No.)	65320
(Property Description in brief.)	Shop-10 Deepankar CHSL TDS IV mahim DIV ELPiston Panel
(Consideration Amount)	30,00,000 -
(Stamp Purchaser's Name)	Narasimhswami S. Gurram
(Name of the other Party)	Ashwinbhai Patel
(Name & Address)	
(Stamp Duty Amt. (In words))	Two lacs <del>thirty</del> <sup>three</sup> thousand <del>three</del> <sup>hundred</sup>
(Authorized Person's Signature & Seal)	



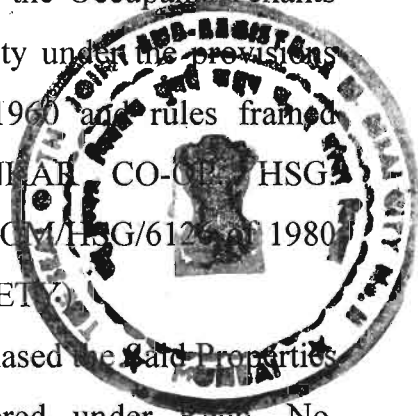
बचत - २
३५८ / ४
२०११

C.S.No.295 of Lower Parel Division and now known as FINAL PLOT No.599, T.P.S., Carol, Mahim, Mumbai, duly assessed with B.M.C. of "G" South Ward under No. "G" 2492 (3) Street No.75-C and (2) G-2493, Street No.75-D at Jagannath Bhatankar Marg, Lower Parel, Mumbai - 400025 as a lawful owner alongwith the land under the neath of the structures thereof and the property admeasures about 1168 sq.yds. equivalent to 951.22 sq.mtrs. or thereabout together with the structures standing thereon (hereinafter referred to as the "SAID PROPERTY" and the "SAID OWNER" for the sake of brevity).



- b. In the year of 1979 or thereabout the Said Owner issued consent for registration of Co-operative Housing. Society and also agreed upon to sell the Said Property to the Co-op. Housing Society which was to be formed against the agreed consideration. In pursuance of consent of the Said Owner, the Occupants/Tenants formed and registered the Housing Society under the provisions of Maharashtra Co-op. Societies Act, 1960 and rules framed thereunder by name M/S. DEEPANKAR CO-OP. HSG. SOCIETY LTD., under registration No.BOM/HSG/6126 of 1980 (hereinafter referred to as the SAID SOCIETY).

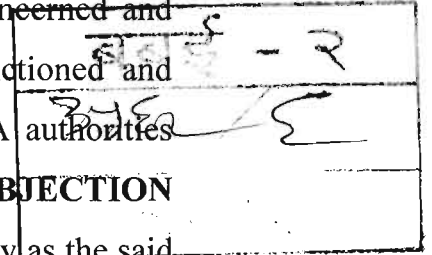
COLOUR COPY



- c. In the year of 1985 the Said Society purchased the Said Properties by Deed of Conveyance duly registered under Regn. No. BOM/254/1985 dt. 7.12.2004 which was lodged for registration on 25.1.1985 before the registrar of Assurances at Old Custom House, Mumbai (hereinafter referred to as the SAID CONVEYANCE DEED). The functioning and working of the said society continued under the provisions of Maharashtra Co-op. Societies Act 1960 and rules framed under of 1961 and by-laws approved by registrar of societies (hereinafter referred to as the SAID ACTS, RULES AND BYE-LAWS).
- d. In the circumstances and facts narrated hereinabove the Said Society absolutely seized and possessed of or otherwise well and sufficiently entitled to all right, title and interest in respect of the Said Properties detailed hereinbefore (hereinafter the society is referred to as the OWNERS).

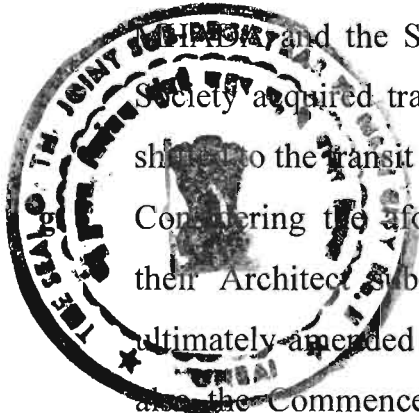
*[Handwritten signature]* N-S J...

e. The Said Society through their Architect **M/s. S.R.Naik** and Associates have submitted the Development plans to B.M.C. and also applied with MHADA authorities and other concerned and relevant authorities wherein B.M.C. authorities sanctioned and approved the plan as submitted as well as MHADA authorities have also granted, permitted and issued their **NO OBJECTION CERTIFICATE** for development of the Said Property as the said property is in existence before 1940 and as such known as CESSUED property and accordingly the B.M.C. issued I.O.D. on 21<sup>st</sup> December, 1995 and plan approved on 25.10.1995 (hereinafter referred to as the **Said I.O.D. and approved PLAN**).



COLOUR COPY

f. The said approved plan accepted by MHADA and Bombay B.R. & R. Board on 24.7.1992 after inspection of building "C" and "D" standing on the said plot of land as per the letter issued by MHADA and Bombay B.R. & R. Board putting condition of re-development dated 20.4.1993 and the building inspected by the authorities of MHADA and submitted their report on 27.4.1994 and accordingly Letter of Intent dated 19.11.1994 issued by the Said Board. In pursuance of above the Said Society acquired transit camp accommodation at Ghatkopar and shifted to the transit camp.



Considering the aforesaid fact/aspect the Said Society through their Architect submitted amended plan for its approval and ultimately amended plan approved and modified on 6.3.2000 and also the Commencement Certificate issued on 7.3.2000 on the basis of modified plan (hereinafter referred to as the **Said Modified Plan and Commencement Certificate**).

h. The Said Society approached to the Developers/Promoters for the purposes of development of the Said Property and also agreed upon to complete the development and accordingly the Agreement of Development alongwith the General Power of Attorney dated 30<sup>th</sup> December, 2004 came to be executed, signed and also registered with the Sub Registrar of assurances under Regn.No. BBE-2-01698 of 2005 dt. 23<sup>rd</sup> February, 2005 in the name and in favour of the Developers/Promoters and also the Said

*N.S. Jaiswal*



बवई - २
३९६/६
२०११

Society issued Letter of Possession and/or letter to enter upon the Said Property and since then the Developers/Promoters is in lawful possession and enjoyment of the property detailed and described under the **FIRST SCHEDULE** hereunder written on the terms and conditions as recorded and reduced under the Agreement for Development dated 23.2.2005.

COLOUR COPY

- i. In pursuance of above the Developers/Promoters again submitted amended plan and accordingly the B.M.C. authorities approved the said plan by their letter No.EEBP/2776/GS/AR dt.18.6.2005 alongwith covering letter of even date and also issued Commencement Certificate with its renewal of earlier Commencement Certificate by order dated 24.6.2005 bearing No.EB/2776/GS/AR and Order dated 3.8.2005 granting the further Commencement Certificate recorded therein.
- j. The Developers/Promoters hereby annex the documents as follows:-



(i) Amenities to be provided by the Developers/Promoters to the Purchasers **ANNEXTURE "A"**.

(ii) Property Card dt.18.5.2006 – **ANNEXTURE "B"**

(iii) Registration Certificate of Deepankar Housing Society Ltd. under Registration No.BOM/HSG/6126 OF 1980 dt.19.7.1980 issued by Asstt. Registrar of Co-op. Societies.

**ANNEXTURE "C"**

(iv) I.O.D. bearing No.EEBPR/2776/GS/AR of 1995-96 dt.21.12.1995. **ANNEXTURE "D"**.

(v) Commencement Certificate bearing No.EEBPR/2776/GS/AR of 1995-96 dt.7.3.2000 alongwith further sanction dt.

..... **ANNEXTURE "E"**.

(vi) Title Certificate issued by Advocate Mr. Suresh S. Muluk **ANNEXTURE "F"**.

(vii) Floorwise plan of Said Building **ANNEXTURE "G"**.

- k. The Developers/Promoters have engage the services of architect viz. **V.S.Vaidya and Co.**, through its Proprietor **Mr. V.S.Vaidya** having their office at 437, Hind Rajasthan Building, Dadasaheb Phalke Road, Dadar (East), Mumbai – 400 014 and also engage

*V.S. Vaidya*

the services of Structural Engineer for the development of said property.

**l.** The Developers/Promoters have also engage the services of **MR. S.S.MULUK, Advocate**, for the purposes of legal work and to issue Title Certificate in respect of Said Properties.

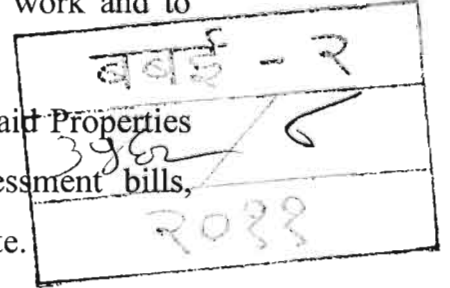
**m.** The Title Deeds and documents in respect of the Said Properties are enclosed herewith i.e. Property Card , Assessment bills, amenities, floorwise plan, Commencement Certificate.

**n.** The Purchasers demanded the inspection of title, deeds and documents relating to the Said Properties and the plans, designs and specifications prepared by the Architect and such other documents specified under Maharashtra Ownership of Flats (Regulation of Promotion of Construction, sale, management, transfer Act of 1956 (hereinafter referred to as the **SAID ACT**) and the rules made thereunder and has satisfied himself/herself

about the title of the Developers/Promoters to the said property and their rights to develop the same and has agreed to purchase, Plot/Shop No. ... on Ground Floor in ... 'A' ... wing in the building known as "DEEP" being constructed on the said property (hereinafter referred to as the **SAID PREMISES**) for a total consideration of Rs. 30,00,000/- (Rupees 30 Lakhs only) and on the terms and conditions hereinafter appearing

**NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:**

1. The Developers/Promoters shall construct a building/s known as "DEEP" on the Said Property more particularly described in the "SCHEDULE" hereunder written in accordance with the plans, designs and specifications approved and sanctioned by the Said B.M.C. (hereinafter referred to as the "SAID CORPORATION") and which have seen and approved by the Purchaser/s with such variations and modifications as the Developers/Promoters may deem necessary, proper and as per the direction of the said Corporation and other authorities from time to time.



COLOUR COPY

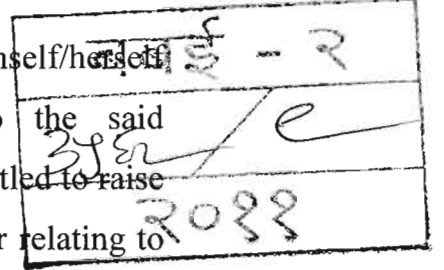


*N.S. Muluk*

*N.S. Muluk*

Further, the Purchaser/s shall not raise any objection in respect of any changes, alterations to be made or incorporated in the said building before the Occupancy Certificate is granted. The Purchaser/s hereby agrees to such variations and modifications.

2. The Purchaser/s declares that he/she has satisfied himself/herself about the title of the Developers/Promoters to the said Property/Plot and declares that he/she shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.



3. The Purchaser/s hereby agrees to purchase and acquire ~~Flat/Shop~~ No. 10 on the Ground Floor in A... Wing the building known as "DEEP" admeasuring ...235 sq.ft. built up area and ...m sq.ft. open terrace, inclusive of the area of lofts, common premises, terrace, Passages, lifts and balconies, staircase, common passage and any other area used as amenity etc, **in building being constructed on the Said Property, for a total consideration of Rs. 30,00,000 /-** (Rs. Thirty Lakhs only Only).

*N.S. J...*



due to force measure or if there is any increase/rise in the price of steel, cement and other building materials before the completion of the building, the Developers/Promoters shall be entitled to receive escalation/increase in the price of flat. This amount of escalation shall be paid by the Purchaser/s to the Developer/Promoters within seven days of the demand made by Developers/Promoters.

*N.S. J...*

4. Purchaser/s shall pay to the Developers/Promoters the said amount of consideration of Rs. 30,00,000 /- (Rupees Thirty Lakhs only Only) at the time and in the manner as stated herein below:-

*N.S. J...*

#### PAYMENT SCHEDULE

- |  |                   |
|--|-------------------|
| (a) At the time of booking   | Rs. _____ /- 10 % |
| (b) on completion of plinth  | Rs. _____ /- 20%  |
| (c) on completion of R.C.C.  | Rs. _____ /- 40%  |
| ( on completion of 1 <sup>st</sup> to 8 <sup>th</sup> Slab by 5% each) |                   |

*N.S. J...*

d) Completion of Brick work	Rs. _____	/- 10%
e) Completion of plastering	Rs. _____	/- 10%
f) Completion of tiling	Rs. _____	/- 5%
g) on Possession	Rs. _____	/- 5%

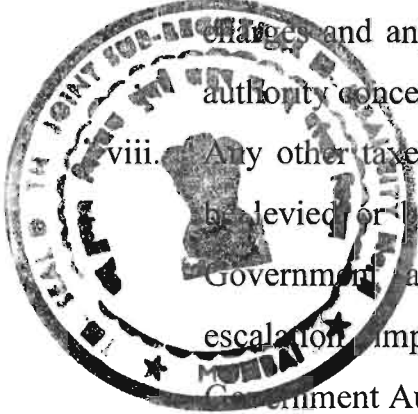
*AS*  
N.S. Juman

The above purchase price does not include the following charges:-

- i. Stamp Duty, Registration and other charges payable to the concerned authorities.
- ii. Water connection charges and electricity connection charges.
- iii. Electric cable laying charges.
- iv. Land and Development of building charges.
- v. Legal charges for documentation.
- vi. Water Resource Development charges.
- vii. Service charges of Electric connection/electric sub-station, water connection deposit and meter charges, development charges and any other charges or deposits payable to any authority concerned.
- viii. Any other taxes, including service taxes, cesses that shall be levied or become leviable by BMC/MHADA or any Government authorities and also such other charges, escalation imposed by BMC/MHADA or any other Government Authorities.

35 - 2
348/90
2088

COLOUR COPY



- ix. The Purchaser/s shall pay a sum of Rs.51,261/- (Rs. Fifty One thousand Two Hundred Sixty One only) as and by way of all the due and payable amount towards above expenses to the Developers/Promoters in lump-sum. The Purchaser/s shall pay Maintenance charges @ Rs.7/- Per Sq.ft for commercial Shops and @ Rs.3.5/- Per Sq.ft for residential flat in advance for 12 months at the time of possession. The above charges are approx and may change if any legal charges are applicable. The Purchaser shall bear all the expenses against Stamp-Duty Registration, or legal charges against his own flats.

*AS*  
N.S. Juman

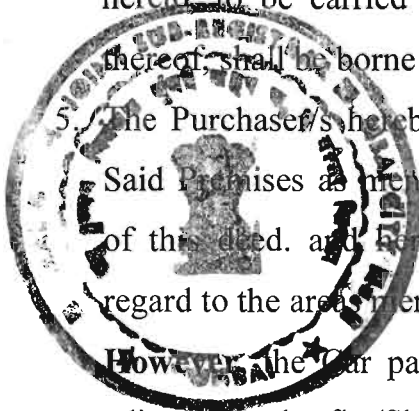
बबई - २
३५६ / ११
२०११

The Purchaser/s shall make the payment to the Developers/Promoters by Cheque, D.D./P.O or by Cash. However if payment is made by Cheque/ D.D. or P.O., it is to be issued in the name of "VISHAL ASSOCIATES"

COLOUR COPY

If the car parking space under the stilt or open car parking is available, then on application that may be made by the Purchaser/s, the Developers/Promoters shall consider to sell the same on First Come First Serve Basis, for a price decided by the Developers/Promoters. The Developers/Promoters shall, at its own discretion, can sell/allot the same, to any Purchaser/s against the payment of consideration paid by the Purchaser/s to the Developers/Promoters.

b) Any extra work, other than mentioned in Annexure annexed hereto, to be carried out in the Said Premises, any extra cost thereof, shall be borne and paid by the Purchaser/s.



5. The Purchaser/s hereby agrees to confirm about the area of the Said Premises as mentioned hereinabove on or before execution of this deed, and hereafter shall not raise any objections with regard to the areas mentioned herein in any manner whatsoever.

However, the Car parking Space/Stilt/Open Space/open terrace adjacent to the flat/Shop, whatever, shall be kept open to sky by the Purchaser/s, failing which, the Purchaser/s shall be liable for the consequences arising there from, and the Purchaser/s hereby indemnify and keep the Developers/Promoters indemnified of and against said liability and consequences thereof.

6. The notice referred the preceding clause will be served by the Developers/Promoters to the Purchaser/s by under Certificate of Posting at the address specified below and the notice so served shall be sufficient discharge to the Developers/Promoters. For this

*N.S. Jansen*

बबई - २
३५९/१
२०११

purpose the name and address of the Purchaser/s shall be set out below: -

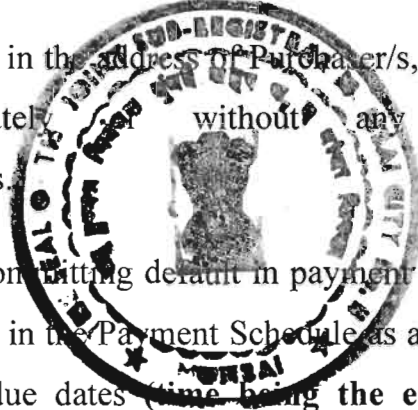
Mr./Mrs./Ms. NARASIMHASWAMI SIDDIRAM GURRAM.

Add: 36/791, ADARSH NAGAR, OPP.

CENTURI BAZAR, WORLI, MUMBAI - 30.

*N.S. Gurram*

If there is any change in the address of Purchaser/s, same shall be intimated immediately without any delay to Developers/Promoters.



COLOUR COPY

7. On the Purchaser/s committing default in payment of each of the installments specified in the Payment Schedule as annexed hereto on their respective due dates (time being the essence of the contract) due and payable by the Purchaser/s to the Developers/Promoters under the Agreement (including his proportionate share of taxes levied or to be levied by the concerned authorities) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Developers/Promoters shall be entitled to their own option to terminate this Agreement, without final notice and Deed of Cancellation, in which event the booking amount shall stand forfeited and the forfeiture of the booking amount is absolute discretion of the Developers/Promoters concerning to ratio of booking amount. The Developers/Promoters shall however, on such termination refund to the Purchaser/s, after deducting there from, the booking amount, administrative expenses, out of pocket expenses and service charges as may be determined by the Developers/Promoters, the balance amounts which may till then have been paid by the Purchaser/s to the Developers/Promoters after deduction of damages, expenses whatsoever, and that too after the Said Flat is sold to any third party by the Developers/Promoters, and on termination thereof the Developers/Promoters shall be at liberty to dispose off/sell/deal with the Said Premises to such persons or person at such price as the Developers/Promoters may in their absolute discretion think

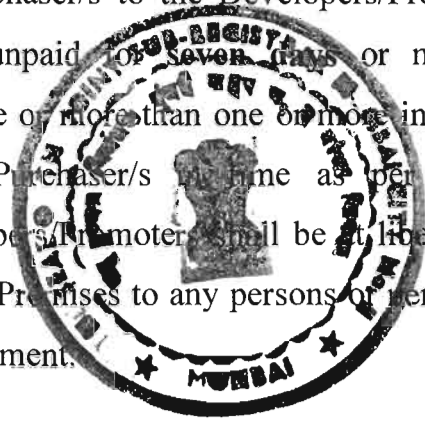
*N.S. Gurram*

बवई - २
३४ ए / ७३
२०११

fit and the Purchaser/s shall not be entitled to question such sale or to claim any amount whatsoever from the Developers/Promoters save and except the amount to be refunded, if any.

COLOUR COPY

8. Without prejudice to his other rights under these presents and/or in law, the Purchaser/s shall be liable to pay to the Developers/Promoters interest @21 % p.a. on all the amount due and payable by the Purchaser/s to the Developers/Promoters if such amount remains unpaid for seven days or more after becoming due, if any one or more than one or more installments are not paid by the Purchaser/s in time as per clause 4 hereinabove, the Developers/Promoters shall be at liberty to sell and dispose off the Said Premises to any persons or person under clause No.8 of this Agreement.



9. The Developers/Promoters will endeavor to handover possession of the Said Premises on or before ...../2006-2007 as per **MHADA, BMC Rules**. If for any reasons beyond the control of the Developers/Promoters **including** non-availability of labour, building materials or controlled materials or occurrence of flood, riots, war or other inevitable accidents, calamities or materials that may be put by the authorities concerned or on account of any notice, order, rule, notification of the Government and/or any other public body and/or competent authority, the Developers/Promoters is unable to give possession of the Said Premises by the said date, then in that case and in the absence of any other date agreed upon by and between the parties hereto, the said date shall be deemed to have been automatically extended by the period during which the delay has taken place. A notice shall be given by the Developers/Promoters to the Purchaser/s to take possession as the specified, shall be delivered by the Developers/Promoters to the Purchaser/s provided that all the amounts under this Agreement and otherwise at law are paid by the Purchaser/s to the Developers/Promoters.

*[Handwritten signature]*  
N.S. Gaur

*[Handwritten signature]*  
N.S. Gaur

बवई - २
३५६ / २
२०११

10. Possession of the Said Premises shall be delivered to the Purchaser/s only after the building is ready for the use and occupation as per the rules and regulation of BMC/MHADA and provided all the amounts due and payable by the Purchaser/s under this Agreement are paid to the Developers/Promoters in full.

11. The Developers/Promoters shall, in respect of any amount unpaid by the Purchaser/s under the terms and condition of the Agreement have first lien and charge on the Said Premises agreed to be acquired by the Purchaser/s

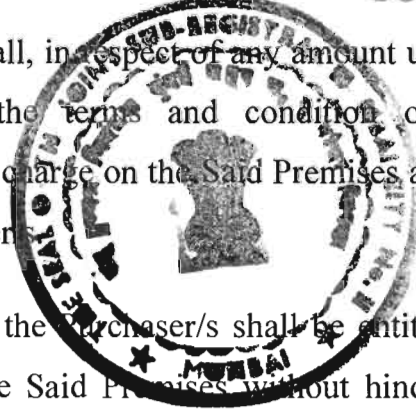
12. Upon delivery of possession, the Purchaser/s shall be entitled to the use and occupation of the Said Premises without hindrance but without any further claim at any time as to the workmanship or quality of materials used in the Said Premises. The Developers/Promoters shall handover to the Purchaser/s the Said Premises that has been purchased by the Purchaser/s after the Developers/Promoters obtained the completion or occupancy certificate or NOC from the Corporation in respect of the Said Building.

13. Upon execution of this agreement, the Purchaser/s agrees to pay to the Developers/Promoters a sum of advance deposit @ Rs.3.50 for Residential and Rs. 7.00 for Commercial per sq.foot towards Twelve months' maintenance of the building under construction and also deposit amount.

14. Commencing a week after the notice in writing is given by the Developers/Promoters to the Purchaser/s in respect of the Said Premises is ready for use and occupation, the Purchaser/s shall pay on or before the 5<sup>th</sup> day of every month to the Developers/Promoters until the said Property together with the building constructed thereon is transferred to the proposed Society / Association as provided herein, a provisional monthly contribution at the rate of Rs. 3.50 for residential and Rs. 7.00 for Commercial per sq.ft. for Flat towards the proportionate share that

*[Handwritten Signature]*  
N.S. J...

COLOUR COPY

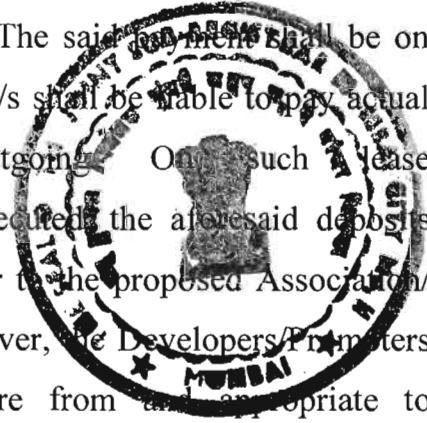




बवई - २
३५२/१५

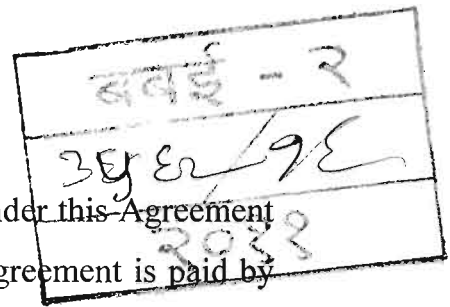
may be ascertained by the Developers/Promoters, of (a) insurance premium for insuring the said building against fire, riot and civil commotion etc. (b) the Municipal rates, charges and taxes including collector's charges and all other outgoing that may from time to time be levied on or incurred in respect of the said Property (c) the charges for the maintenance and Management of the said building including wages and salaries of watchmen, sweeper bill collector and accountant (d) electricity charges of common lights, meter, pump etc. The said ~~premises~~ shall be on the ad-hoc basis and the Purchaser/s shall be able to pay actual proportionate taxes and outgoing. On such lease Deed/Conveyance Deed being executed, the aforesaid deposits shall be transferred by the Builder to the proposed Association/Society as the case may be. However, the Developers/Promoters shall be entitled to deduct there from and appropriate to themselves, all cost and expenses mentioned hereinabove and any amount that may be due and payable by the Purchaser/s to the Developers/Promoters. The Purchaser/s undertakes to pay such proportionate share of outgoings regularly on or before 5<sup>th</sup> day of each and every month in advance.

COLOUR COPY



15. After the said Society/ Limited company/ Association as the case may be is formed/registered incorporated, the Purchaser/s shall pay his/their share of the aforesaid outgoings directly to the Society/ limited company / Association.
16. The Purchaser/s shall not use the Said Premises for any purpose other than the purpose for which it is allowed by the said Corporation, Developers/Promoters and other authorities.
17. The amenities to be provided by the Developers/Promoters in the Said Premises, those are set out in the Annexure-"A" annexed hereto and the Purchaser/s has satisfied himself/herself about the same.
18. The Developers/Promoters shall be entitled to a charge on the Said Premises agreed to be purchased by the Purchaser/s for any

*As. N.S. J...*



amount due and payable by the Purchaser/s under this Agreement till all amounts due and payable under this Agreement is paid by the Purchaser/s and the Purchaser/s shall have no claim in respect of the Said Premises against the Developers/Promoters till then.

COLOUR COPY

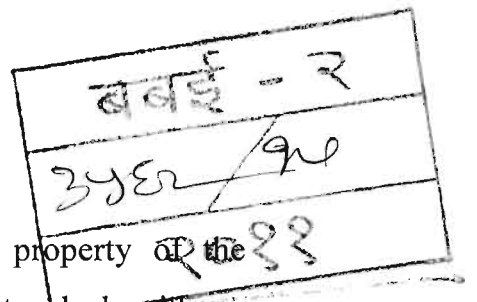
19. The Developers/Promoters hereby covenant with the Purchaser/s that subject to the Purchaser/s' strictly paying all the dues under this Agreement and observing and performing the terms and conditions on the part of the Purchaser/s to be observed and performed, the Purchaser/s shall from the date of possession peacefully hold and enjoy the Said Premises without any interruption by, the Developers/Promoters or any person lawfully claiming through under or in trust for them.

20. Any delay indulgence or negligence on the part of the Developers/Promoters in enforcing the terms and conditions of this Agreement or for bearance or grant of time to the Purchaser/s shall not be considered as a waiver on the part of the Developers/Promoters of the breach of any of the terms and conditions of the Agreement nor shall such waiver in any way prejudice to the right of the Developers/Promoters against the Purchaser/s.

21. If any additional Floor Space Index for construction by way of extra FSI, balance FSI, global FSI, is hereafter or after completion of the said building is made available by the said Corporation, the Developers/Promoters alone shall be entitled to the same and neither the Purchaser/s nor the Co-operative Society shall be entitled to the same and the Developers/Promoters shall be at liberty to utilize the same in such manner as the Developers/Promoters in their absolute discretion may deem fit and proper.

22. The Developers/Promoters shall be entitled to construct, raise additional storeys or additional construction on the said building at any time as may be permitted by the said Corporation without any objection by the Purchaser/s and such additional storeys or

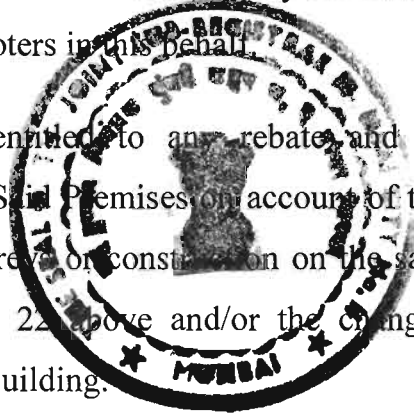
*N.S. Gaur*



construction shall be the sole and exclusive property of the Developers/Promoters who shall be entitled to deal with or dispose off the same in the manner as they think fit but without affecting the Purchaser/s right in respect of the Said Premises. The Developers/Promoters shall also be entitled to use the terraces of the top floors and the entire parapet walls if the Developers/Promoters deem fit and all income and profit derived there from shall be the absolute property of the Developers/Promoters and the Lease or the assignment in favour of the Co-operative Society shall contain the necessary covenants in favour of the Developers/Promoters in this behalf

COLOUR COPY

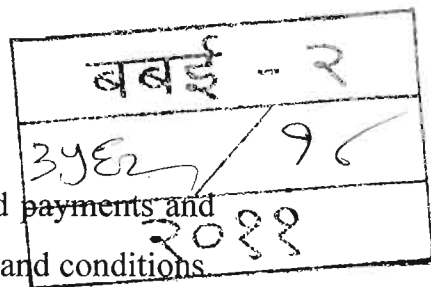
23. The Purchaser/s shall not be entitled to any rebate and or reduction in the sale price if the Said Premises on account of the construction of the additional storeys or construction on the said building as mentioned in clause 22 above and/or the changes alteration and additions made in Building.



24. The Purchaser/s shall maintain at his own costs the Said Premises agreed to be purchased by them in the same good condition, state and order in which it is delivered to them until the Said Building is handed over to Co-operative Society and shall abide by all the bye-laws, rules and regulations of the Said Corporation, Maharashtra State Electricity Board or any other concerned authorities and local bodies and shall attend answer and be solely responsible for all actions or for violations of any of the said conditions or rules or Bye-laws,

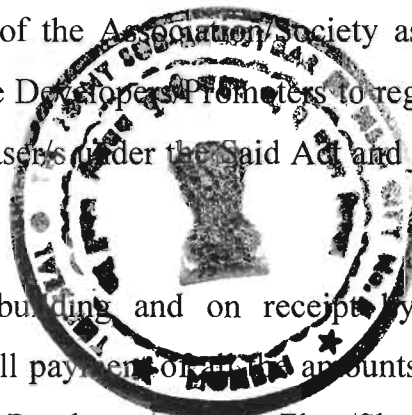
25. The Purchaser/s hereby covenants with the Developers/Promoters to pay to the Developers/Promoters the amounts payable by the Purchaser/s under this Agreement and to observe and perform the terms and conditions contained in this Agreement and the deed of Lease or Assignment in favour of the Co-operative Society in respect of the Said leasehold Plot hereditaments and premises described in the **First and the Second Schedules** hereunder written and the building standing thereon and to keep the

*AS...*  
N.S. Sharma



Developers/Promoters indemnified against the said payments and observance and performance of the said covenants and conditions.

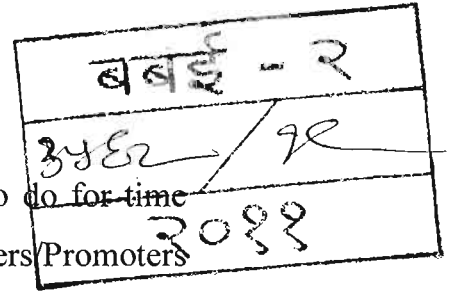
26. The Purchaser/s along with other Purchaser/s of units in the said building shall join in forming and registering the association of apartment owners/Co-operative Housing Society as the case may be and for this purpose also from time to time sign and execute the application for registration and/or membership necessary for the formation and registration of the Association/Society as the case may be, so as to enable the Developers/Promoters to register the organization of units Purchaser/s under the Said Act and rules made there under.



COLOUR COPY

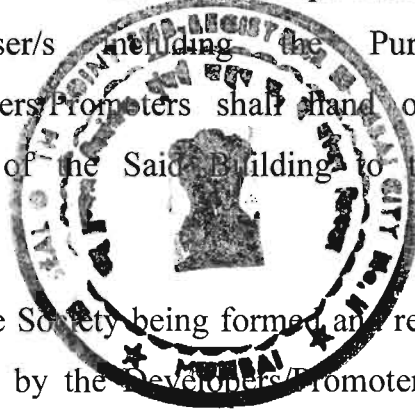
27. On completion of the Said building and on receipt by the Developers/Promoters of the full payment of all amounts due and payable to them by all the Purchaser/s of the Flats/Shops in the Said Building, the Developers/Promoters shall Co-Operate with the said Purchaser/s in forming registering or incorporating a Co-operative Society subject to the rights of the Developers/Promoters under this Agreement and the control and management of the said Building shall be given to such Co-operative Society and after receiving the full payments and amounts due and payable by the ownership Purchaser/s of flats/terraces/car parking spaces the Developers/Promoters shall cause to execute the necessary lease deed or deeds of the Said leasehold Plot more particularly described in the **First and Second Schedule** hereunder written by the said Corporation in favour of the said Co-operative Society. The Purchaser/s agree to sign and execute all papers and documents necessary for the formation and registration of the Co-operative Society in respect of the said building being constructed on the said land more particularly described in the **First and Second Schedule** hereunder written and duly fill up and sign and return the same within seven days of the same being forwarded by the Developers/Promoters to the Purchaser/s. The Purchaser/s shall be bound from time to time and at all times as the

*A.S. H...*



Developers/Promoters may require him/her/ them to do for time to time for safeguarding the interest of the Developers/Promoters and of other Purchaser/s of flats /terraces/car parking spaces in the Said Building. Failure to comply with the provisions of this clause will render this Agreement ipso-facto terminated and the earnest money booking amount paid by the Purchaser/s to the Developers/Promoters shall stand forfeited.

28. After the Said building is completely ready and fit for occupation and after the Co-operative Society is formed and registered and after the Developers/Promoters have received all the dues and deposit payable to them under the terms and conditions of the respective Agreement with various Flats/Shops/Terraces/Car Parking spaces Purchaser/s including the Purchaser/s abovenamed, the Developers/Promoters shall hand over the control and management of the Said Building to the said Co-operative Society.



COLOUR COPY

29. In the event of Co-operative Society being formed and registered before the sale or disposal by the Developers/Promoters of all flats/shops/terraces/car parking spaces in the said Building, the power and authorities of the Co-operative Society so formed or so registered shall be subject to over all control of the Developers/Promoters in respect of any of the matters concerning the Said unsold Premises and all amenities pertaining to the same and in particular the Developers/Promoters shall have absolute authority and control as regards the disposal of the unsold flats/shops/terraces/car parking spaces at any stage and to receive and appropriate the sale prices in respect thereof and all the Purchaser/s of such unsold flats/shops/terraces/ car parking spaces shall be admitted as members of the Co-operative Society with the same rights and same benefits and subject to the same obligation as the Purchaser/s and the other members of the Co-operative Society may be entitled to and subject to and without any reservation and conditions whatsoever and the Purchaser/s shall consent to admit such Purchaser/s of unsold

*N.S. Guleria*

बवई - २
३५८/२०
२०१९

premises as a member of such Co-operative Society as aforesaid without raising any objections whatsoever and ~~without charging~~ any transfer fee and/or donation and/or maintenance charges from such Purchaser/s of unsold premises. However, the maintenance charges and taxes whatever, in respect of unsold units, shall be borne and paid by the Developers/Promoters and the Purchaser/s shall not be liable to pay the maintenance charges and taxes of the unsold units which shall be under the control and management of the Developers/Promoters alone.

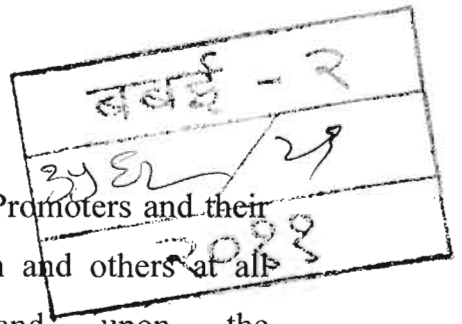
COLOUR COPY

30. **PROVIDED** that the Developers/Promoters do not in any way affect or prejudices the rights hereby granted in favour of the Purchaser/s in respect of the Said Premises agreed to be sold to the Purchaser/s.

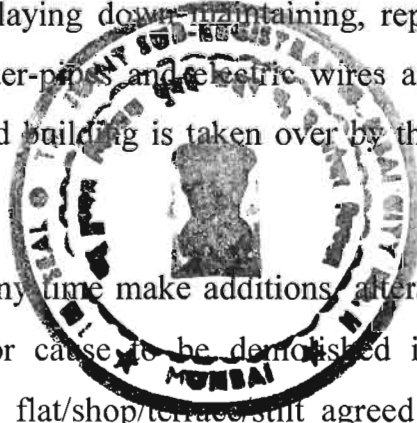
31. So long as each flat/shop/terrace/car parking space in the Said Building is not separately assessed by the said Corporation or any Municipality or body or authority concerned for property taxes, if any, the Purchaser/s shall pay the proportionate share of the said taxes as determined by the Developers/Promoters on the basis of the area of each flat/shop/terrace/car parking space sold. The Developers/Promoters shall not be liable to contribute towards the Municipal, and other taxes, water charges and the maintenance charges of the unsold flats/shops/terraces /car parking spaces. The Developers/Promoters shall be entitled to refund if any of the Municipal and other taxes etc. on account of the unsold flats/shops/terraces/car parking spaces if paid.

32. The Purchaser/s shall after the Purchaser/s is put in possession of the Said Premises in terms of this Agreement permit the Developers/Promoters and their servants or agents with or without workmen and others at all reasonable times after previous reasonable notice in that behalf to enter upon his/her/their flats/shops/terraces/car parking spaces or any other part thereof to view and examine the state and conditions thereof.

  
N.S. Jaiswal



33. The Purchaser/s shall permit the Developers/Promoters and their servants or agents with or without workmen and others at all reasonable times to enter into and upon the flats/shops/terraces/car parking spaces or any part thereof for the purpose of repairing any part of the building and for the purpose of making repairs, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drain pipes, cables, water covers, gutters, wires, structure and all other convenience belonging or serving or used for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage and water-pipes and electric wires and for similar purposes until the said building is taken over by the said Co-operative society.



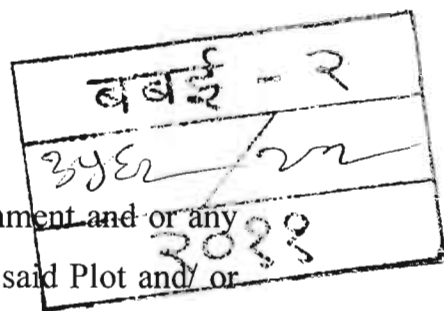
COLOUR COPY

34. The Purchaser/s will not at any time make additions, alterations, modifications or demolish or cause to be demolished in any manner any part of the said flat/shop/terrace/suit agreed to be taken by him/her/them nor will he/she/they at any time make or cause to be made any additions or alterations of whatsoever nature therein or any part thereof without the previous consent in writing of the Developers/Promoters till the said Co-operative Society is formed and control and management of the said Building is handed over by the Developers/Promoters to the said Co-operative Society and thereafter of the Co-operative Society.

35. After possession of the Said Premises is handed over to the Purchaser/s, if any additions or alterations in or about or relating to the said Building are required to be carried out by the said Corporation, Government, Municipality or any other authority or authorities the same shall be carried out by the Purchaser/s in co-operation with the Purchaser/s of the other flats/shops/terraces/ and garages in the Said building at their own cost and the Developers/Promoters shall not be held in any manner liable for the same.

36. If at any time any development and/or betterment charges or other levy or tax are or is charged, levied or sought to be recovered by

*N.S. Gaur*



the said Corporation or any Municipality/Government and or any other public body or authority, in respect of the said Plot and/ or the building, the same shall be the responsibility of all flats/shops/terrace/car parking spaces Purchaser/s of the said buildings and the same shall be borne and paid by all the flats/shops Purchaser/s in proportions to the respective floor area of their respective units.

COLOUR COPY

37. The Developers/Promoters shall endeavour to have the Said Property transferred and conveyed in favour of the association/society in respect of the Said Property and the Said Property and the building erected thereon within the prescribed time from the date on which the Developers/Promoters has sold and received payment for all the Premises and sold and handed over possession of the premises to the respective members/Purchaser/s whichever is later **PROVIDED THAT** the Developers/Promoters has been paid and has received full consideration amount payable by all the Premises holders or Purchaser/s.

38. All costs, charges and expenses including Advocate's, and Solicitor's fee for formation, registration of the said association/society including the share money and application fee, as the case may be shall be borne and paid by the member of the association/society as the case may be and also all costs, charges and expenses including Advocate's fee preparing and engrossing this Agreement and the Lease Deed in respect of this Property shall be borne and paid by the members of the Society and transfer charges as may be claimed by the Corporation in' respect of the Said Premises/property shall be borne and paid by the members/Purchaser/s only.

39. After the association/society as the case may be is formed, the Purchaser/s shall pay his contribution/outgoings directly to the said association/society.

*[Handwritten Signature]*  
N.S. Gaur

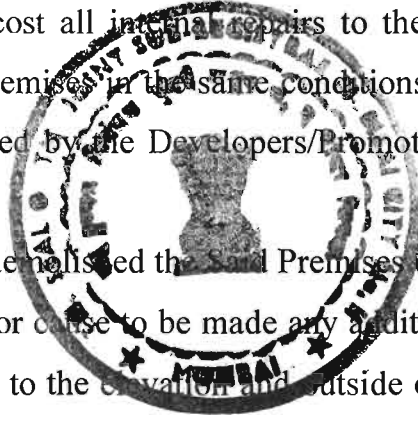


बका - २
30/12/23
२०२२

40. The Purchaser/s himself/herself with the intention to bring all persons into whomsoever hands the Said Premises, may come (in accordance with terms of these presents) doth hereby covenant with the Developers/Promoters as follows:

- a) To maintain the Said Premises at Purchaser/s's own cost in good tenantable repair and condition from the date of possession of the Said Premises is taken and shall not do or suffered to be done anything in or to the building in which the said, premises is situated.
- b) To carry out at his/her own cost all internal repairs to the Said Premises and maintain the Said Premises in the same conditions state and order in which it was delivered by the Developers/Promoters to the Purchaser/s;
- c) Not to demolish or cause to be demolished the Said Premises or any part thereof, nor at anytime make or cause to be made any addition or alteration of whatever nature in or to the elevation and outside colour scheme of the building and shall keep the walls drains pipes in the Said Premises and appurtenances thereto in good and tenantable repair and condition and in particular, so as to support, shelter and protect the other parts of the building.
- d) The Purchaser/s shall not let, sub-let, transfer, assign or part with the Said Premises or interest or benefit under this Agreement or part with the possession of the Said Premises until all dues payable by the Purchaser/s to the Developers/Promoters under this agreement are fully paid up.
- e) The Transferor shall pay the necessary transfer charges to the Developers/Promoters/Society under this agreement are fully paid up. The Transferor shall pay the necessary transfer charges to the Developers/Promoters/Society in this behalf.
- f) The Purchaser/s shall abide by bye-laws, rules and regulations of the Society, Corporation, the Government of Maharashtra and any other authorities concerned and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in the Agreement.

COLOUR COPY



*NSH*  
N.S. Sharma

बवई - २
३५८ / २४
२०११

g) The Purchaser/s hereby under takes to pay to the Developers/Promoters, all the charges expenses and costs as mentioned clause No. 4,14,29 and 33 and bear and pay the costs and charges as mentioned clause No. 38 and 40 hereinabove in this Agreement within the time specified herein.

COLOUR COPY

41. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flats in the said building, if any shall belong exclusively to the respective Purchaser/s of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Purchaser/s. The said terraces shall not be enclosed by the Flat Purchaser/s till the permission in writing is obtained from the concerned local authority and the Developers/Promoters or the Society as the case may be.

42. The terrace of the building, the parapet wall shall always remain the property of the Developer/Promoters and the Developers/Promoters shall also be entitled to display advertisement on the walls or the water tanks standing on the terrace and the Developers/Promoters shall exclusively be entitled to the income that may be derived by display of the said advertisements. The Purchaser/s hereby undertakes that the Purchaser/s shall not raise any objection for the same.

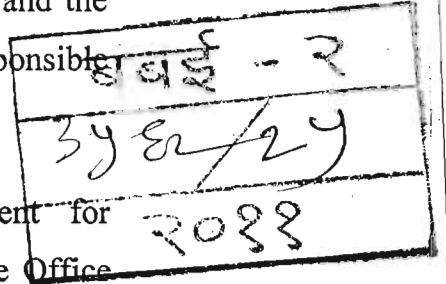
43. The Purchaser/s shall have no claim save and except in respect of the particular Premises hereby agreed to be acquired i.e. all open space, terrace will remain the property of the Developers/Promoters until all the premises/units in the Said Building are sold by the Developers/Promoters.

44. All costs, charges including the stamp duty and registration charges payable in respect of this agreement shall be borne and paid by the Purchaser/s and also the proportionate share of transfer charges payable to the BMC/MHADA and the proportionate share of stamp duty and registration of lease deed in favour of Co-op. Hsg. Society, to be executed by the

*NS*



Corporation, shall be borne and paid by the Purchaser/s and the Developers/Promoters shall in no way either liable or responsible for the same.



45. The Developers/Promoters will lodge this Agreement for registration and the Developers/Promoters will attend the Office of the Sub-Registrar of Assurances at Mumbai and admit execution thereof after the Purchaser/s informs the Developers/Promoters, the number under which it is lodged.

COLOUR COPY

46. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership of Flats Act, 1963 and the Maharashtra Ownership of Flats, Rules, 1964 amended upto date or any other provisions of law applicable thereto.

#### FIRST SCHEDULE OF PROPERTY

All that piece or parcel of land admeasuring about 951.52 sq. meters lying and situated at DEEPANKAR CO-OP. H.S. LTD. at F.P.No.599 of T.P.S. IV, Mahim, Div. Elphiston, Mumbai within the jurisdiction of Sub-Registrar, Mumbai and Taluka Parel and District Mumbai and bounded as under:-

Towards the East by :- Property of Bai Zulekabai  
Towards the South by:- Municipal Drainage  
Towards the North by:- Edenwala Chawl No.75A & 75B  
Towards the West by:- Property of Hiralal Ranchhoddas Munim

#### THE SECOND SCHEDULE OF THE PROPERTY

All that piece or parcel of <sup>shop</sup> Flat No. 10 on Ground floor, "A."-Wing, in the Building known as "DEEP", in DEEPANKAR CHS LTD. admeasuring about .....2.35..... sq.ft. built up area situated at F.P.NO.599 of T.P.S.IV, Mahim Division, in Elphiston, Mumbai -400 025 within the jurisdiction of Sub-Registrar, Mumbai and District Mumbai.

*Handwritten notes:*  
N.S. H...  
295 of lower part  
Division

*Handwritten signature:*  
N.S. H...

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures to this writing the day and year first hereinabove appearing.

बवई - २।  
३५६/२६  
२०११

SIGNED SEALED AND DELIVERED )  
By the withinnamed **THE DEVELOPERS** )  
**VISHAL ASSOCIATES** )

through its Partners )

1.MR. ASHWINBHAI S. PATEL, )

)

In the presence of ..... )

- 1. 
- 2. 



COLOUR COPY



SIGNED SEALED AND DELIVERED )

By the withinnamed **THE PURCHASERS** )

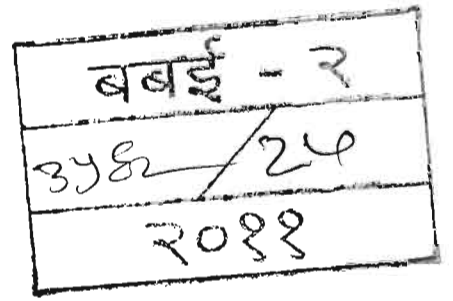
Mr./Mrs./Ms. Narasimhaswami Gurram )

In the presence of ..... )

- 1. 
- 2. 

*N.S. Gurram*





**RECEIPT**

RECEIVED of and from within named Purchaser/s, the sum of Rs. 1,00,000 \* /- (Rs. one lakh only) being earnest money/Booking amount of Sale Price towards the Sale of Flat/Shop No. 10, on Ground floor, "A"-Wing, in building known as "DEEP, on or before execution of this presence paid by him/her/them to me/us.

COLOUR COPY

Witnesses:-

I/We say received

Rs. 1,00,000 /-

- 1.
- 2.
- 3.

*[Signature]*  
**VISHAL ASSOCIATES,**  
 through its Partners



\*  
 cheque no. 731530  
 Bank - Andhra Bank  
 Dated - 28/4/2011  
 Branch - Prabhadevi.

बवई - २
३५६/२०
२०११

## Annexure "A"

### List of Amenities

COLOUR COPY

#### **Elegance:**

Attractive elevation for the building.  
Decorative Compound wall with lighting above (Gate Only) & attractive Entrance gate.

Decorative entrance lobby using Marbles/ Granite/ False ceiling and Marble steps up to first floor.

#### **Structure:**

R.C.C. Frame structure designed for Earthquake as per standards of BIS  
6" thick external walls. Half brick thick internal walls.  
Double coat sand faced plaster on external walls.  
P.O.P. finished internal plaster.



#### **Painting:**

Combination of Acrylic paint and Cement paint on external face.  
Acrylic Distemper on internal face.

#### **Flooring / Dado:**

Marble / Granimite flooring in entire flat per Sq. Ft.  
Reputed brand Glazed tile dado up to door height in toilets.  
Granite kitchen platform with stainless steel sink.  
Tandoor flooring in Staircase.

#### **Plumbing & Sanitation:**

Concealed G I Plumbing using 'C' class pipes with hot / cold water system (Jaguar or Equivalent)  
Colour sanitary ware of reputed brand matching the colour of tiles.  
Decorative C.P. fitting in toilet & Kitchen.  
PVC down takes for soil / wastewater & rainware.

#### **Doors & Sanitation:**

Main door teak wood door frame with good quality Stainless Steel brass fitting.  
Oil painted flush shutter for Bed room (Sal Wood door frame). Toilets (Marble door frame) aluminum door with bakelite sheet Marble Frame for kitchen.  
Heavy gauge powder coated aluminum windows with tinted glass & Marble sills.

#### **Electrification:**

Concealed electrical wiring using copper wires in PVC conduits good quality Anchor / equivalent other brand.  
Cable point and telephone point (Hall).

FOR VISHAL ASSOCIATES

1. Serial No.	2. Name of Person in Beneficial Ownership	3. Address	4. Date of Birth	5. Date of Death	6. Nature of Interest	7. Particulars of Shares	8. Particulars of Debts
61463							

1. Name of Person in Beneficial Ownership

(PARTIAL)  
MADHYA PRADESH GOVT. POWER CORPN. LTD.  
MADHYA PRADESH GOVT. POWER CORPN. LTD.

2. Nature of Interest in Beneficial Ownership

THE SHARES OF MADHYA PRADESH GOVT. POWER CORPN. LTD. IN THE NAME OF THE ABOVE SAID COMPANY ARE HELD IN THE NAME OF THE ABOVE SAID COMPANY AS A RESULT OF THE TRANSFER OF SHARES MADE BY THE ABOVE SAID COMPANY IN THE YEAR 1987.

COLOUR COPY

Annexure "B"



बबई - २  
३५६२/२६  
२०२३

3. Name of Person in Beneficial Ownership

MADHYA PRADESH GOVT. POWER CORPN. LTD.

15. Date of Birth

16. Date of Death

17. Nature of Interest

18. Particulars of Shares

19. Particulars of Debts

4. Remarks

THE SHARES OF MADHYA PRADESH GOVT. POWER CORPN. LTD. IN THE NAME OF THE ABOVE SAID COMPANY ARE HELD IN THE NAME OF THE ABOVE SAID COMPANY AS A RESULT OF THE TRANSFER OF SHARES MADE BY THE ABOVE SAID COMPANY IN THE YEAR 1987.

THE SHARES OF MADHYA PRADESH GOVT. POWER CORPN. LTD. IN THE NAME OF THE ABOVE SAID COMPANY ARE HELD IN THE NAME OF THE ABOVE SAID COMPANY AS A RESULT OF THE TRANSFER OF SHARES MADE BY THE ABOVE SAID COMPANY IN THE YEAR 1987.

5. Date of Birth

6. Date of Death

7. Nature of Interest

8. Particulars of Shares

9. Particulars of Debts



SURVEY 5

2. Sanitized

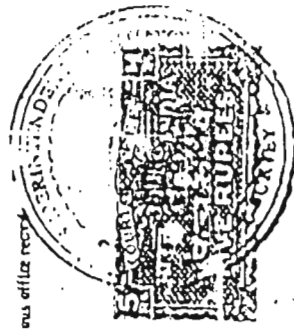
1. Records

SECRET AND CONTROL FILE NO. 40001

Date of Application: 01/04/2004  
Date of Application: 11/02/2004  
The received: Rs. 11111/00  
Date of issue: 11/02/2004  
Reference of issue: 4152520003

(See page 11. Products was entry deleted)  
Note: This is a true copy of the extract of C.S. Register which forms part in our office records and the area of the property referred to therein is Sit. Sit. Sit. etc.  
OFFICER IN CHARGE, REGISTRAR, MUMBAI, DISTRICT MUMBAI  
which has been verified with the original record and found correct.

*[Signature]*  
Registrar  
Mumbai City Survey and Land Records



बबई - २  
३५६२ / ३०  
२०११

COLOUR COPY



*[Handwritten mark]*



बजट - २  
 ३५६/३२  
 २०११

Form 346  
 Form 88

**Annexure "D"**

In reply please quote No. and date of this letter.

Municipal Corporation, Bombay  
 Municipal Office,  
 100 DCS,

Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

BBPR/2776/03/AR of  
 No. E. B./C/ of 1995-1996

**MEMORANDUM**

Municipal Office,  
 Bombay, 21.12.1995

The Secretary,  
 The Deepankar Co. Op. Hsg. Society Ltd.,  
 Aionvala Chawl, J.D. Marg,  
 Bombay-400 025.

With reference to your Notice, letter No. 1564 dated 22.6.92 and delivered on 22.6.92 and the plans, Sections, specifications and description and further particulars and details of your building at F.P. No. 599 of TPS IV Marg furnished to me under your letter, dated 1995. The intimation of the disapproval of the building or work proposed to be erected or executed and thereon by me under Section 346 of the Bombay Municipal Corporation Act, as amended up to date, is hereby disapproved by the following reasons :-



COLOUR COPY

Plans at page :

L.O.D. Deposit : Rs. 19,960/- ✓

Deposit for Debris Removal : Rs. 10,000/- ✓

Balance Scrutiny Fee : Rs. 1500/- ✓

Name of the Owner : The Secretary,  
 The Deepankar Co. Op. Hsg. Soc. Ltd.,  
 Aionvala Chawl, J.D. Marg,  
 Bombay-400 025.

Name of the Architect : Shri S.R. Kulkarni,  
 Architect,  
 Shop No. 5, Dunkhill Apartments,  
 26, Waroda Road, Bandra (W),  
 Bombay-400 050.

**A) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL.**

- 1) That the Commencement Certificate under Section 44/69(1)(a) of the M.B.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining building to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 3) That the low lying plot will not be filled upto a reduced level of atleast 97 T.H.D. or 6" above adjoining road level whichever is higher with masonry, earth boulders etc., and will not be levelled, rolled consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision Memo as per Appendix XI (Regulation 5(3)(ix)) will not be submitted by him.

*[Handwritten signature]*

बवई - २  
 ३५६२/३३  
 २०११

No. BBSPR/2776/03/AR

( ) That proper gutters and down pipes are not intended to be provided to prevent water dripping from the leaves of the roof on the public way.

( ) That the drainage work generally is not intended to be executed in accordance with the requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the ..... day of ..... 199 but not so as to commence any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act, which are in force.

Your attention is drawn to the Special instructions and Notes accompanying this Intimation of Disapproval.

S.A / -  
 Executive Engineer, Building Department,  
 20-1, 2, Ward.

**SPECIAL INSTRUCTIONS.**

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, 1948, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise and discharge the powers, duties and functions conferred and imposed upon him by the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following:-

"Every person who shall erect as new domestic building shall cause to be kept at every part of the plinth shall be--

"(a) Not less than 2 feet (60 cms.) above the surface of the adjoining street at the level at which the drain from such building can be connected with the sewer than existing in the street or in the mid to such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground on which such building is erected."

"(c) Not less than 92 ft. ( ) metres above the ground level."

(4) Your attention is invited to the provisions of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act. In view of the fact that the valuation of the premises will be liable to be revised under Section 156 of the Act from the earliest possible date in the current year in which the completion or occupation of the building takes place and Collector's Department.

(5) Your attention is further drawn to the provision of Section 153 of the Act whereby the person liable to pay property taxes is required to give notice of occupation of a building to the Commissioner, within fifteen days of the occupation of the building. In view of the fact that the valuation of the premises will be liable to be revised under Section 156 of the Act from the earliest possible date in the current year in which the completion or occupation of the building takes place and Collector's Department.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval

A) 5) That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load will not be submitted before C.C.

6) That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.

7) That the agreement with the existing tenant along with the plans will not be submitted before C.C.

8) That the Indemnity Bond indemnifying the Corporation for all risks, accidents etc., and to the occupier and an undertaking regarding no nuisance will not be submitted before C.C.



COLOUR COPY

*Handwritten signature or initials.*

बवई - २  
 २५२/३४  
 - २०३३

No. BSRPR/2775/GS/AR of 21.12.75

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

- 1) That the condition mentioned in the clearance under No. G/UC/D/111/22/3959 dated 7.3.89 obtained from competent Authority under U.I. (CSR) Act, 1976 will not be complied with.
- 2) That the separate vertical drain pipe, soil pipe with a concrete gully trap water main, O.H. Tank, etc. For Maturity Non-Learning Home, Uxor will not be provided and that the drainage system of the residential part of the building will not be affected.
- 3) That the same of drains will not be laid internally with U.I. pipes.
- 4) That the dust bin will not be provided as per circular No. CR/9297/II of 26.6.1978.
- 5) That the surface drainage arrangement will be made in consultation with B.E. (S.V.D.) or as per his remarks and completion certificate will not be obtained and submitted before applying for occupation certificate/B.O.C.
- 6) That 10' x 6' wide paved pathway upto staircase will not be provided.
- 7) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.O.C. whichever is earlier.
- 8) That final N.O.C. from B.E. R & H. Board based on last approved plan for occupation shall not be submitted.
- 9) That the name plate/board showing plot No., House No., Name of builder etc. will not be displayed at a prominent place before O.C./B.O.C.
- 10) That carriage entrance shall not be provided before starting the work.
- 11) That B.O.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
- 12) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for O.C.
- 13) That the N.O.C. from Inspector of Lift shall not be submitted.



D) CONDITIONS TO BE COMPLIED WITH BEFORE B.O.C.

- 1) That certificate under Section 270A of B.M.C. Act will not be obtained from H.E. department regarding adequate of water supply.

*[Handwritten signature]*

बवई - २  
 ३३६/३५  
 २०११

No. 22822/2776/GS/AR of 21/11/11

- A) 9) That the existing structure proposed to be demolished not be demolished or necessary Phase Programme with agreement will not be submitted and get approved before.
- 10) That the qualified/Registered Site Supervisor through Architect/Structural Engineer will not be appointed.
- 11) That extra water and sewerage charges will not be paid to A.B.U.B. G/S Ward.
- 12) That the premium/deposits as follows will not be paid:-
- i) Condonation of deficient open space - Rs. 100/- (Rupees Fourteen thousand one hundred only)
  - ii) Staircase/Lift Area Benefit - Rs. 4,52,200/- (Rupees Four lakh fifty two thousand two hundred only)
  - iii) Fraudulent P.S.I. Deposit - Rs. 18,500/- (Rupees Eighteen thousand five hundred only)
  - iv) Excessive Premium - as per P.P. Mahla.
  - v) Development Charges as per M. Act, 1992 - Rs. 1,34,800/-
- 13) i) Railway Enclosure Fees : Rs. 30,000/-
- ii) Betterment charges as per P.P. Mahla.
- 13) That the betterment charges & any other charges will not be paid as per the requirement of A.B.U.B. and his clearance will not be obtained and submitted before C.C.
- 14) That the owners shall not submit registered undertaking stating that they shall allot the tenements to the existing tenants in newly constructed building on ownership basis in Co.Op. Housing Society to be formed of them and allotment of tenements etc. shall be completed in consultation with B.B. R & R. Board Authority and their clearances obtained before demanding occupation permission.
- 15) That registered undertaking for compliance of terms and conditions of the B.B. R & R. Board's revised Final R.O.B. on Rs.20/- stamp paper shall not be submitted.
- 16) That the servant toilet shall not be included in the individual agreement for sale and specimen copy of the same shall not be submitted to this office before demanding C.C.
- 17) That the plot boundaries shall not be got demarcated as per S.L.M. Deptt. and certificate to that effect shall not be submitted before C.C.



COLOUR COPY

AS -

बवई - २  
37/3E  
२०४४

No. EBBPR/2776/GS/AR of 21/12/71

Notes

- 1) That the Janata Insurance Policy or policy to cover the Compensation/Claims arising out of Workmen's Compensation Act, 1923 will not be taken out before starting the work and also will be renewed during the construction.

sd/-

Executive Engineer  
Building Proposals (R&R).

K/24.11.

COLOUR COPY

No. EBBPR/2776/GS/AR of 21/12/71

C.C. to: ✓ Shri S.R. Nalk,  
Architect.

- 2) W.O. G/S Ward.
- 3) A.B.W.W. G/S Ward.
- 4) S.E. (Survey).
- 5) Dy.C.E. (Vig.).
- 6) Chief Officer/Vice Chairman,  
B.B. R & R. Board.
- 7) M.E.T.P.
- 8) Additional Collector,  
U.L.C. & R.
- 9) A.A. & C. G/S Ward.



27/12/71  
Executive Engineer  
Building Proposals (R&R).

Handwritten signature or initials.

Eng. Proj. Proposal (Form 1)  
6th Ward Municipal Offices,  
3rd Floor, 10-52, Balazuddin Street,  
BOMBAY 400022

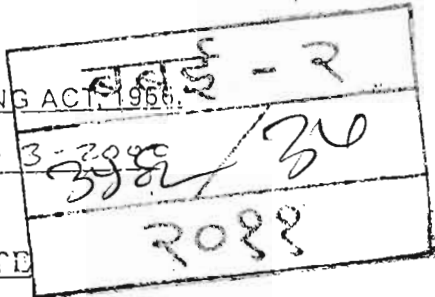
**Annexure "E"**

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/2776 IGS IAR of 7-3-2000/30



**COMMENCEMENT CERTIFICATE**

To,

The Secretary  
The Deepankar Co-Op. Hsg. Soc. Ltd  
Aderwala Chawl J. B Marg  
Mumbai 400025

COLOUR COPY



Sir,

With reference to your application No. 20/12000 dated 20/12/00 for Development Permission and Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development for redevelopment of property L. No. 597.

TPS IV Mahim Divn. 75C & 75D J. B. Marg and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. PN 597 on Plot No./C.S. No./C.T.S. No. PN 597 Mahim Division/Village/Town Planning Scheme No. TPS IV Situated at Road / Street 75C & 75D J. B. Marg Ward 6/5 the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if:-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

*AS*



बवई - २  
 ३१२/३  
 २०११

7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or from him.

8) The Municipal Commissioner has appointed Shri. S. M. Sulekhan Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 20.12.20

9) This c.c. is issued upto plinth for phase I

COLOUR COPY



Assistant Engineer  
 Building Proposals (City) (R&R)

The Municipal Corporation of Greater Mumbai

FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

COPY TO:- Architect

*[Handwritten signature]*  
 A.E.P.C. (V) II 21/3/2005

EB/2776/GSAR 24/6/2005

This c.c. is endorsed up to plinth for wing 'B' & 'C' of wing plinth c.c. for wing 'A' as per Amended Approved Plans Dated 15/6/2005.

*[Handwritten signature]*  
 A.E.P.C. (V) VI

EB/2776/GSAR 3/8/2005

The former c.c. is amended up to 1st floor of wing 'A' and upto 5th floor of wing 'B' & 'C'.

*[Handwritten signature]*  
 A.E.P.C. (V) VI

EB/2776/GSAR

The further c.c. is issued upto 6th floor of wing 'A' and upto 6th floor of wing 'B' & 'C'.

CERTIFIED TRUE COPY

*[Handwritten signature]*

Annexure "F"

बवई - २
३५६/३६
२०११

**Suresh S. Muluk**

B. A. (HON.) LL. B.

ADVOCATE, HIGH COURT

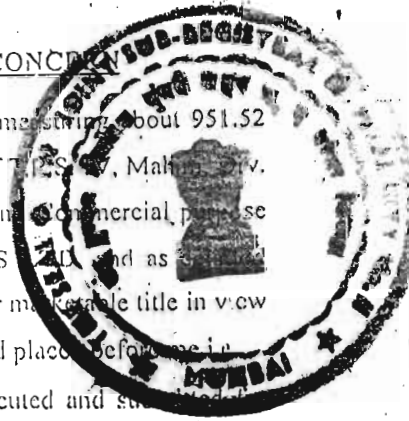
COLOUR COPY

Off:- B-7, Ashoka Commercial Complex, 1<sup>st</sup> Floor, Above Vaishali Hotel,  
Sec.-18, Turbhe, Navi Mumbai-400 703. Tel.No..27 62 17 26  
Ref.No. Vishal/Title Cert./1/2006 Dt. 7<sup>th</sup> June, 2006

TITLE CERTIFICATE  
TO WHOMSOEVER IT MAY CONCERN

This is to certify that a plot of land measuring about 951.52 sq.mtrs. area lying and situated at F.P.No.599 of T.P.S.IV, Mahim, Elphiston, Mumbai- 400 025, for Residential and Commercial purpose standing in the name of DEEPANKAR CHS Ltd. and as shown in the following documents bears good, clear marketable title in view of following documents, title deeds produced and placed before me in

- (i) Deed of Conveyance dt. 25.1.1985 executed and stamped before me in Registration which is registered under No.BOM/254/1985 dt.7.12.2004 by and between Smt. Laxmibai G. Pawar & Mr. Anandrao G. Pawar of One Part and Deepankar CHS Ltd. of the Other Part therein.
- (ii) The Property Card issued by the Superintendent of Mumbai City Survey and Land Records dated 18.5.2006 in the name of Deepankar Co-op. Hsg. Soc. Ltd., in respect of property referred therein is 951.52 sq.mtrs as per extract of C.S. Register.
- (iii) The Assessment Bills and extract issued by Assessment Dept. of B.M.C. of G South Ward under No.G-2492 (3) Street No.75-C and G-2493 Street No.75-D.
- (iv) Index No.II dated 25.1.1985 and registered on 7.12.2004 which is issued on 9.12.2004 by the Sub-Registrar of Assurances of Mumbai.
- (v) Cadastral Survey Sheet No.493-Second-EDI-1930-O/c, 493-Fourth-EDI-1957-O/c showing final Plot No. 599 of T.P.S.IV, Mahim. With the boundaries of final plot issued on 9.6.1992
- (vi) I.C.D. dt. 21.12.1995 and Plan approved dt.25.10.1995 by the Mumbai Municipal Corpn. in favour of the Owners under No.FEBPR/2776-GS/AR.



*[Handwritten signature]*

बबई - २  
३५६/१०  
२०११

COLOUR COPY

(vii) The copy of acceptance of approved plan by MHADA and Mumbai B.R.& R. Board on 24.7.1992 alongwith the conditions of re-development dated 20.4.1993.

(viii) Letter of Intent issued by MHADA in the name of [redacted] dt.19.11.1994.

(ix) Amended Plan approved and modified on [redacted] 2000 Commencement Certificate dt.7.3.2000 bearing No. BBE/3PR/2770/GS/AR and Orders/endorsement dt.24.6.2005 granting C.C. on dt.30.8.2005 granting further C.C.

(x) Agreement of Development executed by and between [redacted] Developer therein of the Other Part dt. 30.12.2004 and registered on 23.2.2005 with the Sub-Registrar of Assurances, Mumbai under Regn. No. BBE-2-01698 alongwith Irrevocable General Power of Attorney of even date by and between the same parties under Regn. No. BBE-2-01698.

(xi) No Objection Certificate issued by MHADA vide letters No. R-NOC-F-550/4102 dt.19.11.1994 and NOC dt.12.5.2005 vide letters No. R-NOC-F-550/2145/MMRRB/2005.


(xii) All the record and title deeds in respect of the property under development have been seen and looked into as well as all the concerned record by me which is well produced by the office bearer of the society.


In pursuance of the Said Agreement and Permission granted hereinabove to VISHAL ASSOCIATES, the Developers and as such VISHAL ASSOCIATES the Developers is fully entitle to develop the Said Plot of Land and to construct multi-storeyed building/buildings thereon for Residential-Cum-Commercial purpose in accordance with the Said Agreement.

I have gone through all the documents in originals in respect of the Said Plot of land and its development and in my opinion the Said Plot of land bears good and clear marketable title and also free from all the encumbrances of any nature whatsoever.

Navi Mumbai

Dt. 7.6.2006

  
Advocate High Court  
ADVOCATE HIGH COURT  
B-7, Ashoka Commercial Complex,  
Above Vashali Hotel, Post-18, Yashwantrao Chavan  
Navi Mumbai





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAKPG2409D



नाम / NAME

NARASIMHASWAMI SIDDRAM  
GURRAM

पिता का नाम / FATHER'S NAME

SIDDRAM GURRAM

जन्म तिथि / DATE OF BIRTH

16-08-1960

हस्ताक्षर / SIGNATURE

*N.S. Gurram*

*R. Singh*

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)





बवई - २
3/5/2 / 12
२०११

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**PATEL ASHWIN SHIVJI**  
**SHIVJI KANJI PATEL**

08.08.1962  
 Permanent Account Number  
**A/P/1/3000B**

06122010



बवई - २
3562 / 83
२०११



**ANDHRA BANK**  
**PRABHADEVI BRANCH**  
**SHOP NO.16.17.18. OPP: MARATHA UDYOG BHAVAN,**  
**PRABHADEVI, MUMBAI - 400 025**  
**PH.NO.24381165**

04 05 2011

To

The Sub Registrar,  
Mumbai City -2

Dear Sir,

बबई - २
<i>(Signature)</i>
२०११

Reg:- Issue of Banker's cheque/Payorder.

\*\*\*\*\*

With reference to the above we have today issued a banker's cheque bearing number 640618 dt 04 05 2011 for Rs.30,000/- in your favour. The banker's cheque was purchased by our customer Mr.Narasimha Swamy S Gurram.

This letter is issued at the specific request of the customer

Yours faithfully,

*(Signature)*  
(T.RAMESH BABU)  
Sr.Branch Manager.



04-05-2011

Pay Sub-Registrars Mumbai City - 2  
रुपये Rupees Thirty thousand only

या आदेश पर or Order

अदा करें

रु. Rs. 30,000 + 00
------------------------

कृते आन्ध्र बैंक For ANDHRA BANK

*(Signature)*  
S. 1693  
प्रबंधक Manager

ब.प. L.F.	छो.ह. INTLS.
--------------	-----------------

क्रम सं. S.No.

**आन्ध्र बैंक Andhra Bank**

1138-प्रभादेवी शाखा: शॉप नं. 16,17 & 18, ममता बी बिल्डिंग, अप्पा साहेब मराठे रोड, प्रभादेवी मुंबई - 400 025

1138-Prabhadevi Branch: Shop No.16,17 & 18, Mamta B Building, Appa Saheb Marathe Road, Prabhadevi, Mumbai - 400 025

ANDE 0001138

AB/PD/PDW/C-10

640618 400011018

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KASHINATH VITHAL DESAI  
VITHAL BALA DESAI

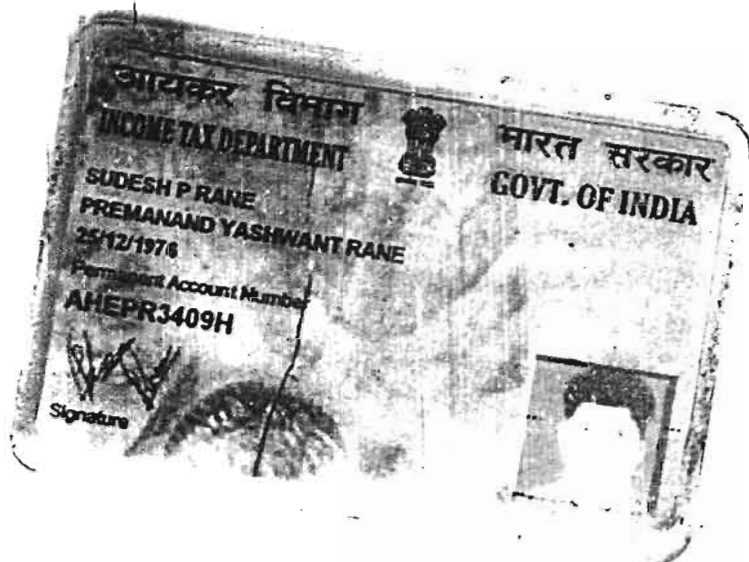
11/03/1953  
Permanent Account Number  
AGMPD8991P

Signature



बबई - २
३५६२/५
२०११





बबई - २
3982/NE
२०११



बबइ2

दस्त क्र 3562/2011

५७

06/05/2011

दुय्यम निबंधकः





दस्त गोषवारा भाग-1

1:14:29 pm

मुंबई शहर 2 (वरळी)

दस्त क्रमांक : 3562/2011

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: नरसिंहास्वामी सिंदीराम गुरेम . .</p> <p>पत्ता: घर/फ्लॅट नं: 38/791 आदर्श नगर</p> <p>गल्ली/रस्ता: ऑफ संतुर बाजार</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: वरळी</p> <p>शहर/गाव: मुं</p> <p>तालुका: -</p> <p>पिन: 30</p> <p>पॅन नम्ब</p>	<p>लिहून घेणार</p> <p>वय -</p> <p>सही</p> <p><i>N.S. Gurem</i></p>	 <p>98345 - 296432</p>	
2	<p>नाव: विशाल असोसिएटस् तर्फे भागिदार अश्विनभाई एस</p> <p>पटेल - .</p> <p>पत्ता: घर/फ्लॅट नं: ए विंग सत्यम शॉपींग सेंटर</p> <p>गल्ली/रस्ता: एम जी रोड</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: घाटकोपर पू</p> <p>शहर/ग</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही</p> <p><i>Ashwin Bhai S. Patil</i></p>	 <p>98345 - 296433</p>	

COLOUR COPY



*M. G. Wadhvani*

सह दुय्यम निबंधक

मुंबई शहर क्र. २



दस्त गोषवारा भाग - 2

बबई2

दस्त क्रमांक (3562/2011)

दस्त क्र. [बबई2-3562-2011] चा गोषवारा  
बाजार मुल्य :5180000 मोबदला 3000000 भरलेले मुद्रांक शुल्क : 259000

पावती क्र.:3588 दिनांक:06/05/2011  
पावतीचे वर्णन  
नांव: नरसिंहास्वामी सिद्दीराम गुरंम . .

दस्त हजर केल्याचा दिनांक :06/05/2011 01:09 PM  
निष्पादनाचा दिनांक : 06/05/2011  
दस्त हजर करणा-याची सही :

*N.S. Guaran*

30000 :नोंदणी फी  
960 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

30960: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 06/05/2011 01:09 PM  
शिकका क्र. 2 ची वेळ : (फी) 06/05/2011 01:11 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 06/05/2011 01:13 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 06/05/2011 01:14 PM

*Shyamb*  
दु. निबंधकाची सही, मुंबई शहर 2 (वरळी)

दस्त नोंद केल्याचा दिनांक : 06/05/2011 01:14 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) सुदेश प्रेमानंद राणे- . , घर/फ्लॉट नं: बिरजु प्रसाद चाळ  
गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: काजुपाडा

शहर/गाव:कुर्ला मुं

तालुका: -

पिन: -

2) काशीनाथ विठ्ठल देसाई- . , घर/फ्लॉट नं: 2/4 भगवानदास दुबे कंपाऊंड

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: काजुपाडा

शहर/गाव: बोरिवली पू मुं

तालुका: -

पिन: 66



*Shyamb*  
दु. निबंधकाची सही  
मुंबई शहर 2 (वरळी)



प्रमाणित करणेत येते की  
दस्तामध्ये एकूण.....पाने आहेत  
पुस्तकक्रमांक १, बबई-२/.....३५६२...../२०११  
नोंदला  
दिनांक ०६/०५/२०११

*Shyamb*  
सह. दुय्यम निबंधक मुंबई शहर-२.