

Flat no 206

2nd floor  
Synchron

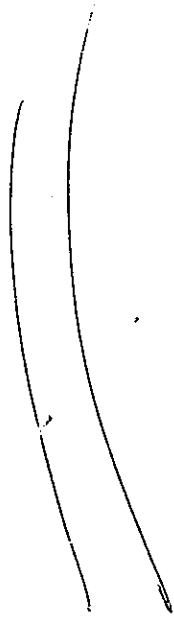
**(B)**

Mention 206

2009

206

2nd floor



**(A)**

**(I)**

206

Flat



Tuesday, May 05, 2009  
4:12:35 PM

पावती

Original  
नॉदणी 39 म.  
Regn. 38 M

पावती क्र. : 3880

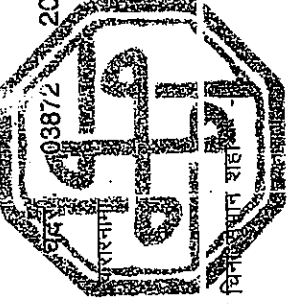
नावाचे नाव बांदिवली

दिनांक 05/05/2009

दस्तऐवजाचा अनुक्रमांक

2009

दस्ता ऐवजाचा प्रकार



सावर करणाऱ्याचे नाव:पठाण विनायकान राव

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

740.00

रुजवात (अ. 12) व छायाचित्रण (अ. 15) -> एकत्रित फी (37)

एकुण र.

30740.00

आपणास हा दस्त अंदाजे 4:27PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
माह. दुय्यम निबंधक अंशिकी-२,  
मुंबई उपनगर जिल्हा

बाजार मुल्या: 2120742 रु. मोबदला: 4600000रु.

भरलेले मुद्रांक शुल्क: 214000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: पंजाब नॅशनल बँक ;

डीडी/धनाकर्ष क्रमांक: 244579; रकम: 30000 रु.; दिनांक: 27/04/2009

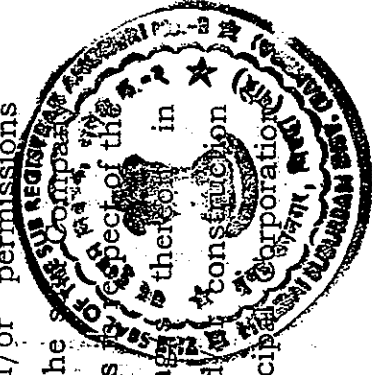


AND

(1) MR. PATTAN CHINNA SUBHAN SHAH AND (2) MRS. ALMA BEGUM SUBHAN SHAH both of Mumbai, Indian Inhabitants residing at Flat No. 603, Sixth Floor, Markaj View Building, S.V.Road, Jogeshwari (West), Mumbai 400 102 hereinafter collectively referred to as the said "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrator and assigns) of the Other Part.

**WHEREAS :**

1. By virtue of diverse document/s, the said Badar Trading Investments Private Limited, a private limited company incorporated under the Companies Act, 1956 (hereinafter referred to as the "said Company") are absolutely seized and/or possessed of or otherwise well and sufficiently entitled to the immoveable property bearing City Survey Nos. 51-A situate at Village Bandivali, Taluka Andheri, District Mumbai Suburban (hereinafter referred to as the "said property").
2. In accordance with the authorisations and/or permissions conferred under the said diverse document/s, the said Company have interalia commenced the development works on the said property by constructing new buildings thereon in accordance with the requisite permissions and plans sanctioned by the Brihanmumbai Municipal Corporation and/or concerned authorities.
3. By an Agreement dated 29<sup>th</sup> April, 2008 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/3592/2008 dated 29.4.2008 (hereinafter referred to as the said "Principal Agreement"), executed and entered between the said Company of the One Part and the said Vendor herein of the Other Part, the said Company agreed to sell and/or transfer in favour of the said Vendor herein absolutely on what is popularly known as "ownership basis" the Flat Premises bearing No. 206 on the 2<sup>nd</sup> Floor admeasuring 550 square feet (built-up area) together with



Handwritten signature and the word "And" below it.

Handwritten text in a box: "452-51 / 3 2008".

Handwritten signature in Urdu script: "محمد علی شاہ" (Muhammad Ali Shah).

Ex-Engineer Bldg. Proposal (W.S.)  
H and K - Wada  
Municipal Office R: K. P. Karim Marg,  
Candiva (West), Mumbai-400 050.

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CE/7011/WS/AK of 130 OCT 2003

FULL OCCUPANCY CERTIFICATE

To  
M/s.Badar Trading & Investment Pvt. Ltd., Ow/  
21, Sarang Street,  
Mumbai - 400 003.

Sir,

The full development work of building comprising of  
Basement + Ground Floor to Six Upper Floors + Part Seven  
Floor on plot bearing C.T.S.No.51/A of Village Bandivali,  
situated at S.V.Road, Jogeshwari (West), Mumbai completed  
under the supervision of Shr. Mohd. Farooq A.W. Sarang,  
Architect. License No.CA/89/12173 may be applied on the  
following condition :

- 1) That the Cft. under section 270 of B.M.C. Act shall be obtained from H.E. and a certified copy of the same shr. i be submitted to this office within three months from the date of issue of occupants cft.
- 2) That the compliance of rain water harvesting system shall be completed within three months or before asking for BCC which is earlier.

A set of certified completion plan is attached with yours faithfully



Executive Engineer,  
Western Subs. K/West & S.V. Road

F:\WS\Office\Occ\7011AK

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2000	

open attached terrace area of 88 square feet (built-up area) in the building known as "Markaj View" (hereinafter referred to as the "said flat premises") constructed by the said Company on the said property for the consideration and on the terms and conditions therein contained.

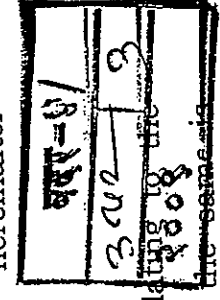
4. In pursuance of the said Principal Agreement, the said Vendor herein has paid to the said Company the entire total consideration payable under the said Principal Agreement in the manner therein mentioned and now nothing is due and payable to the said Company by the said Vendor in respect of the said flat premises.

5. In view of the aforesaid, the said Vendor herein is well and/or sufficiently entitled to the said flat premises in all respects. The Vendor hereby reiterate and confirm that the said Company have put and/or handed over the possession of the said flat premises to the said Vendor.

6. The said Company have formed a Co-operative Housing Society of the respective flat/unit purchaser/s in respect of the said flat premises to be known as "Markaj View" constructed by the said Company on the said property and registered the same under the Maharashtra Co-operative Societies Act, 1961 and the rules framed thereunder.



7. It is agreed by and between the parties hereto that the said Vendor shall sell, transfer and/or assign to the said Purchaser and/or the said Purchaser shall purchase and/or acquire from the said Vendor the said flat premises together with all right, title and/or interest accrued under the said Principal Agreement for the aggregate consideration of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) and on the terms and conditions hereinafter contained.



8. This Agreement is deemed to be a conveyance relating to the transfer of the said flat premises and accordingly stamped under Article 25 (d) of the Mumbai Stamp Act, 1958.

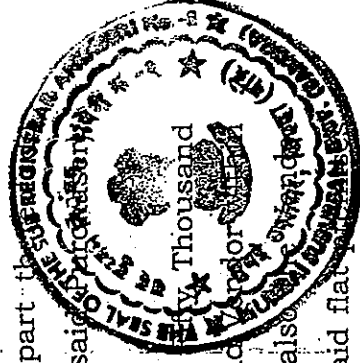
*Abma*

*V.B. Ghokare*

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

1. The said Vendor hereby agree to sell, transfer and/or assign and the said Purchaser hereby agrees to purchase and/or acquire the Flat Premises bearing No. 206 on the 2<sup>nd</sup> Floor admeasuring 550 square feet (built-up area) togetherwith open attached terrace area of 88 square feet (built-up area) in the building known as "Markaj View" constructed by the said Company on the said property more particularly described in the Schedule hereunder written, being the said flat premises togetherwith all the right, title and/or interest accrued under the said Principal Agreement, for the aggregate consideration of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) to be paid by the said Purchaser to the said Vendor as stated hereunder :

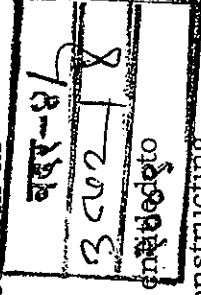
a. Rs. 50,000/- (Rupees Fifty Thousand Only) shall be paid by the said Purchaser to the said Vendor on or before the execution of these presents (the payment and receipt whereof the said Vendor do and each of them doth hereby admit and acknowledge and of and from the payment of the same and every part thereof the said Vendor hereby forever acquit, release and discharge the said Vendor



and  
b. Rs. 45,50,000/- (Rupees Forty Five Lakhs Only) shall be paid by the said Purchaser to the said Vendor within sixty days from the date of this Agreement and also placing and handing over the possession of the said flat to the Purchaser, without default.

2. The Vendor hereby declare, represent, warrant and/or confirm as stated hereunder :

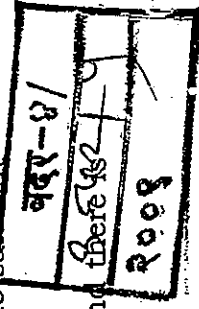
a) That the said Company are well and/or sufficiently equipped to develop the said property and are developing the same by constructing new building/s thereon in accordance with the requisite permissions and/or construction plans sanctioned by the Brihanmumbai Corporation and/or concerned authorities;




*ASna*

*V.S.P. Sharma*

- b) That by an Agreement dated 29<sup>th</sup> April, 2008, being the said Principal Agreement made between the said Company of the One Part and the said Vendor herein of the Other Part, for the consideration and on the terms and conditions mentioned therein the said Company did sell and/or transfer the said flat premises to the Vendor herein;
- c) That the said Vendor herein have paid to the said Company the entire total consideration payable under the said Principal Agreement in the manner therein mentioned and now nothing is due and payable to the said Company by the said Vendor in respect of the said flat premises;
- d) In these circumstances, the said Vendor herein are exclusively and/or absolutely well and sufficiently entitled to the said flat premises in all respects and that save and except the said Vendor herein no other person/s have any right, title, interest and/or claim or demand of any nature whatsoever in or upon the said flat premises;
- e) That the said flat premises are not a subject matter of any litigation and/or legal proceedings or disputes and are not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after judgment.
- f) That the said Vendor herein have not committed a breach of the terms and conditions contained in the said Agreement till-date;
- g) There are no Estate Duty, Wealth tax or other Taxation proceedings whether for recovery or otherwise initiated by the Taxation Authorities or local authorities or pending whereby the rights of the said Vendor herein to deal with the said flat premises are any way affected;
- h) There are no minors and/or other person/s interested in the said flat premises;
- i) There are no easementary rights created under any document or by any covenant or by prescription in respect of the said flat premises or any part thereof;
- j) The said flat premises is demarcated and surveyed and there is no dispute as to the boundary or area thereof;



V.B. Sharma

  
V.B. Sharma

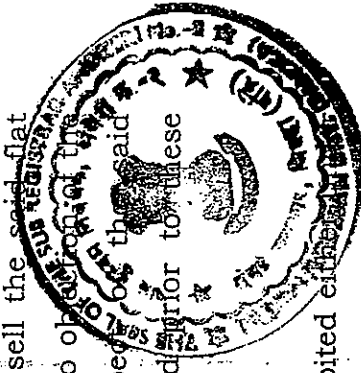


- k) The title of the said Vendor herein to the said flat premises is clear, marketable and free from all encumbrances; and
- l) The declarations and representations made in the recitals hereto are true and correct.

3. The said Vendor hereby covenant with the said Purchaser that they have not received any notice for acquisition and/or requisition in respect of the said flat premises agreed to be hereby sold, transferred and/or assigned and the same are free from all encumbrances of any nature whatsoever. The said Vendor further covenant that they are the absolute owners of the said flat premises and that no other person/s have any right, title, interest, claim and/or demand or any nature whatsoever into or upon the said flat premises and they have full and absolute power to sell, transfer and/or assign the same.

4. The said Vendor declare that they have not created any third party rights in respect of the said flat premises either by way of sale, exchange, mortgage, possession, inheritance, charge, lien, gift, trust, lease, tenancy, license, access, easement or otherwise howsoever. The said Vendor further declare that they have good right, full power and independent authority to sell the said flat premises to the said Purchaser, subject to the no objection certificate of the formed Co-operative Housing Society in respect of the said building, which is hereby given and confirmed in favor to these presents.

5. The said Vendor declare that they are not prohibited either by the Income Tax Act, Gift Tax Act and/or any other Statute or Law for the time being in force from dealing with or disposing of the said flat premises or any part thereof and there is no prohibitory order passed by any Court or Authority restraining the said Vendor from disposing of the said flat premises. The said Vendor further declare and confirm that they have paid all the outgoing dues to the said Company and/or the formed Co-operative Housing Society in respect of the said building and/or concerned authorities on or before the execution of these presents in respect of the said flat



Vendor's Signature	_____
Date	____/____/____

*[Handwritten Signature]*  
-Arna

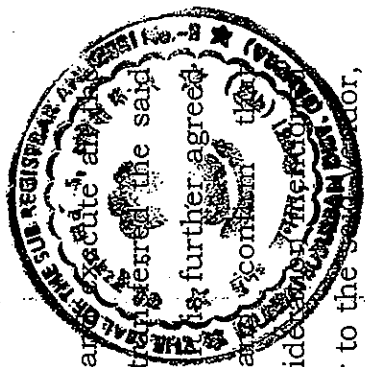
V.B. Sharma  
Chairman

premises and there shall be no dues outstanding of any nature whatsoever in respect thereof.

6. It is agreed between the parties hereto that the said Principal Agreement executed between the said Company and the said Vendor herein in respect of the said flat premises is valid, subsisting and in-force and has not been terminated and/or cancelled in any manner whatsoever.

7. The said Purchaser agree to pay to the said Company and/or the formed Co-operative Housing Society in respect of the said building and/or concerned authorities all their share of deposits, taxes and monthly outgoings or otherwise on and after the said Vendor places the said Purchaser in possession of the said flat premises and the said Vendor herein accept and confirm the same and the said Vendor shall not be liable and responsible for any payments and/or outgoings that may be due and payable and the said Purchaser alone shall pay and clear the same in all respects pertaining to the said flat premises.

8. It is agreed that the said Vendor shall sign all necessary documents and/or writings to get the said flat premises in favour of the said Purchaser. and the said Vendor hereby consent and agree simultaneously on payment of the entire consideration in Clause 1 hereinabove by the said Purchaser to the said Vendor, the said Vendor shall forthwith put the said Purchaser in the quiet, vacant and peaceful possession of the said flat premises. The said Purchaser have taken the said flat premises after verification and satisfying themselves in all respects and the said Purchaser also hereby agree and undertake to comply with all their obligations and liabilities incorporated under these presents.



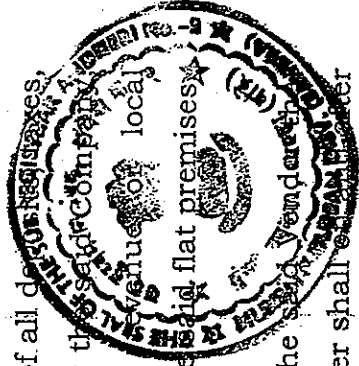
9. The said Vendor hereby further covenant with the said Purchaser that the said Purchaser shall after being placed in possession of the said flat premises by the said Purchaser as aforesaid, be at liberty to quietly and peacefully possess, occupy and enjoy the said

obligations  
30/02/08  
2008  
Purchaser

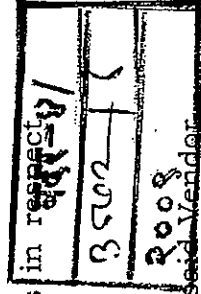
*U.S. Gowda*  
Aloru

flat premises without any let, hindrance, denial, demand, interruption or eviction by the said Vendor or any other person/s lawfully or equitably claiming through, under or in trust for the said Vendor. The Vendor hereby reiterate and confirm that all their right, title and interest in respect of the said flat premises shall permanently come to an end on compliance of all the obligations by the said Purchaser as contained in this Agreement.

10. That the said Purchaser pursuant to the entire payment of the consideration mentioned in Clause 1 hereinabove to the said Vendor and the said Purchaser being put in the quiet, vacant and peaceful possession of the said flat premises by the said Vendor, the said Purchaser shall be entitled to forever have and hold the possession, occupation and use of the said flat premises and the said Purchaser shall hold the same unto and to use and benefit of the said Purchaser and their respective heirs, executors, administrators, successors and assigns forever without any claim, charge, right, interest, demand or lien by the said Vendor or any person/s claiming through or under them or in trust for them, subject to the payment by the said Purchaser of all dues, taxes, assessments, charges, duties or calls made by the said Vendor, the Co-operative Housing Society, Government, local authorities or other concerned authorities hereafter in respect of the said flat premises.



11. The said Purchaser do hereby covenant with the said Vendor that after save and except as aforesaid, the said Purchaser shall enjoy the quiet being put in the quiet, vacant and peaceful possession of the said flat premises as aforesaid pay their share of taxes and monthly outgoings and the said Purchaser hereby confirm to get admitted as the member/s of the Co-operative Housing Society registered in respect of the said building to be known as Markaj View ("building") after completing the necessary formalities in respect thereof.



12. That the said Purchaser do hereby covenant with the said Vendor that they shall abide by the rules and regulations and the bye-laws of the said Co-operative Housing Society formed and registered

*[Handwritten signature]*  
Alsa

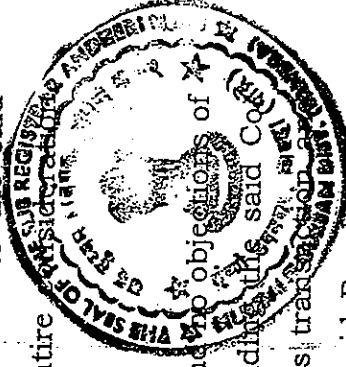
*V.B. Ghosh*

under the Maharashtra Co-operative Societies Act, 1961 and the rules framed thereunder in respect of the said building on admission as member/s thereof and that they agree and undertake to pay and discharge all calls, demands, contributions and dues which the said Co-operative Housing Society may thereafter make in respect of the said flat premises.

13. The said Vendor hereby further confirm with the said Purchaser that the said Vendor shall from time to time and at all times whenever called upon by the said Purchaser or their Advocates or Attorneys do and execute or cause to be done and executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the said Purchaser in respect of the said flat premises agreed to be hereby sold, transferred and/or assigned unto and to the use of the said Purchaser as shall or may be reasonably required but at the costs of the said Purchaser.

14. The said Vendor hereby agree to handover all the relevant documents of title including the said Principal Agreement and/or other writings, in respect of the said flat premises to the said Purchaser, pursuant to the payment of the entire amount mentioned in Clause 1 hereinabove as aforesaid.

15. The said Purchaser agree to procure consents and approvals of all the persons and authorities necessary including the said Co-operative Housing Society for completion of this transfer for the purposes of bringing the name of the said Purchaser on record including the register containing the list relating to the occupants and/or allottees in respect of the said building of the said Co-operative Housing Society and/or any other concerned authorities entirely at the responsibility and costs of the said Purchaser. The parties hereto agree and confirm that the transfer charges as may be payable to the formed Co-operative Housing Society in respect of the said building in respect of the said flat premises will be remitted and/or cleared by the said Purchaser alone and the said Vendor shall not be liable for the same.



House No. 8/  
said flat  
Purchaser

ن. د. شاکر علی

Asna

16. It is agreed between the parties hereto that as and when necessary the said Vendor shall sign and/or execute in favour of the said Purchaser such writing/s for the purposes of enabling the said Purchaser to effectually transfer the said flat premises to their respective names and/or their nominees in the relevant records.

17. Save and except as aforesaid all the terms and conditions incorporated in the said Principal Agreement shall be binding on the said Purchaser, as if all the terms and conditions were bodily incorporated in this writing and/or Agreement.

18. All costs, charges and expenses incidental to these presents including stamp duty and registration fees payable in respect of these presents and all acts to be done in pursuance hereto in respect of the said flat premises shall be borne and paid by the said Purchaser alone. Each party shall bear and pay the professional costs of their respective Advocates and/or Solicitors in respect of this transaction.



IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents this 15th day and year first of May 1970.

**:THE SCHEDULE ABOVE REFERRED TO:**

Flat Premises bearing No. 206 on the 2<sup>nd</sup> Floor admeasuring 550 square feet (built-up area) togetherwith open attached terrace area of 88 square feet (built-up area) in the building known as "Markaj View" constructed on the immoveable property bearing City Survey Nos. 51-A situate at Village Bandivali, Taluka Andheri, District Mumbai Suburban and having correspondence address at S.V.Road, Jogeshwari (West), Mumbai 400 102.

Handwritten signature in Urdu script: *محمد علی*

3502-190
2008

Handwritten signature in Urdu script: *Abida*

SIGNED AND DELIVERED

by the withinnamed "VENDOR"

(1) MRS. YASMIN VAZIR SHAIKH,

(2) MR. VAZIR BASHER SHAIKH AND

(3) MR. SULTAN VAZIR SHAIKH (the last

being a minor under the age of eighteen

years and through his father and natural

guardian Mr. Vazir Basher Shaikh)

in the presence of .....

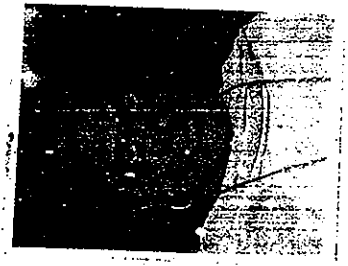
1) *[Signature]*

2) *[Signature]*

*[Signature]*



*V.B. Shaikh*



SIGNED AND DELIVERED

by the withinnamed "PURCHASER"

(1) MR. PATTAN CHINNA SUBHAN SHAH

AND (2) MRS. ALMA BEGUM SUBHAN

SHAH in the presence of .....

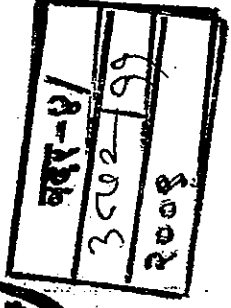
1) *[Signature]*

2) *[Signature]*

*[Signature]*



*P. Alma. B. Shah*



**:RECEIPT:**

RECEIVED from the withinnamed "PURCHASER" MR. PATTAN CHINNA  
SUBHAN SHAH AND ANOTHER the sum of Rs. 50,000/- (Rupees Fifty  
Thousand Only) paid vide Cheque/s : Pay-Order/s bearing No.

\_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_

being the part consideration payable in terms of Clause 1 (a) hereinabove  
to be by them paid to us.

WITNESS:

WE SAY RECEIVED

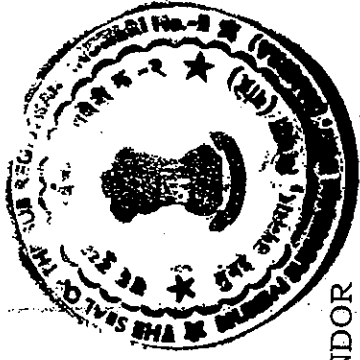
Sign :

Sign :

Name :

Sign :

Sign :



VENDOR

೨೫೫-೮/
302-192
2008







710

No. C/ULC/D. III/32/4754.

Office of the Additional Collector &  
C.A. ULC, Cr. Bombay,  
New Administrative Bldg.,  
10th floor, Opp. Municipal, Bombay. 400032

Dated: 31.3.1992.

Sir/Undan/Gentlemen,  
Molamed Haji Adam Kantharia, Lessee to  
Byramjee Jeejeebhoy Ltd.  
C/o. M/a. Kaplana Consultants, Pvt. Ltd.  
Plot No. 14, Janchur Nagar, S.V. Road, Goregaon (W), Bombay. 400040.  
Subj: - Permission for redevelopment of property bearing  
S.No. " C/S No. 51, 51/1 to 23  
of village Dandivli  
in D.S.D./Dombivli

Sir/Undan/Gentlemen,  
Kaluka Adhori

441-2  
3232 90 33  
1992

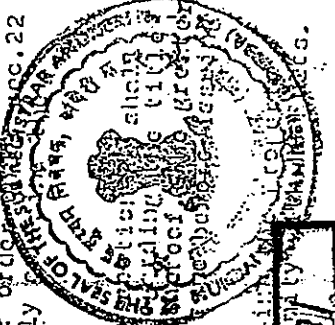
(A) Please refer to your Architect's letter No. Mill  
dated 23.11.92 and your C.A.'s letter No. Nil  
dated Nil seeking permission for redevelopment of the above  
mentioned property.

(D) At this stage, the land is not vacant and  
of the Urban Land (Ceiling & Regulation) Act, 1974  
built up with structures out of which  
additional units. The calculation of plinth area  
show that the land is not vacant and the extent of  
( Two thousand one hundred eighty one point  
excluding area under road set-back to the extent  
per this office order u/s.8(4) bearing No.C  
dated 3.11.80, set road with corrigendum dated 2.11.80.



The question of permission under section-22 of the Act in  
your case can be considered only when the land becomes vacant  
after the structures are demolished. With the consent of the  
existing occupants/tenants of the premises. The order  
with permission to retain the above land usually  
following conditions:

- The letter of intent and permission under  
subject to the applicant's producing proof  
Municipal Corporation should verify the  
100/CC
- The permission is operative for redevelopment  
in accordance with the existing use of the land.  
The maximum size of tenements  
if the size of the flats occupied by  
exceeds 120 sqms. then the landholder  
similar number of flats of an equal  
subject to a maximum of 300 sqms. plinth area for each flat.

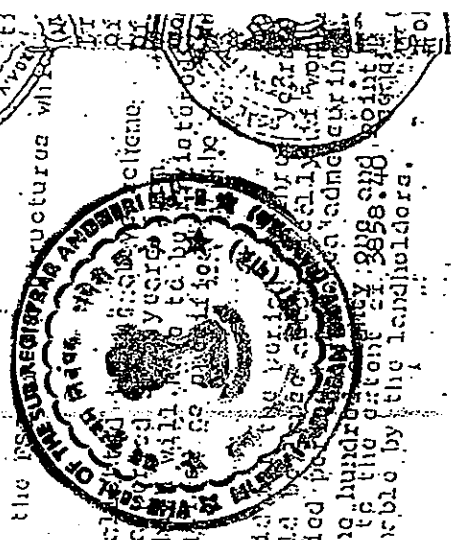


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 ११११११११११११

4. If there are the same dwelling unit shall be sold/allocated to the family.
5. Existing tenants/occupants shall be rehabilitated by you in the redevelopment scheme. You should submit the names and number of tenants/occupants of the structure, the area occupied by each and the alternative proposed by you and the agreement entered into with each of the tenants by you to this effect. Greater Dombay Municipal Corporation to ensure rehabilitation of existing tenants occupying the structure.
6. Form II-VI prescribed in rule 12 u/s 22 of the Act, shall be filed within a period of three months from the demolition of the existing structure. Question of issuing regular order u/s 22 for the falling vacant due to demolition of structure shall be considered only after the existing structure are demolished and proposed building has been constructed and approved. Plans and drawings for the structure shall be submitted to the Municipal Corporation for approval.
7. The construction work of redevelopment shall be completed within a period of 5 years from the date of issue of this order of intent.
8. The holders will not utilize the structure which are not demolished.
9. The dwelling unit purchased/shall not be sold/transferred for a period of 5 years from the date of its issue and would be subject to the provisions of the Sub-Registrar within the Indian Registration Act, 1908.
10. The holder of intent is valid from the date of its issue and would be subject to the provisions of 2181-60 Act. (Two thousand one hundred and eighty one) excluding area under road-set-back to the extent of 3858 sq. ft. in land within ceiling limit retentable by the landholders.
11. The above conditions will be binding on all the owners/tenants/assignees, substituted attorney, developers, etc.
12. Statement u/s.C(1) of the Act filed in the office of the Registrar will be valid.
13. The landholder should obtain a certificate from the Registrar before entering into any further agreement above the plinth level.



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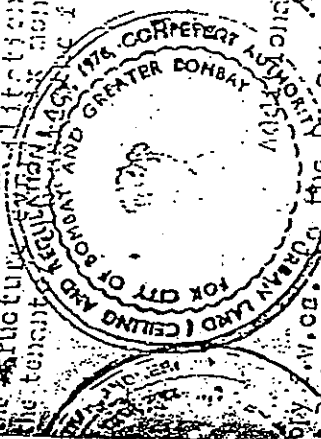
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3  
 C) This letter of intent is also subject to your full and complete agreement and consent in writing and Area Redevelopment Board, the District Collector, and other applicable in your case under the respective laws of the State of Karnataka, 1976, and that the question of demolition of the buildings.

As per power entrusted with me, I hereby allow the landholder to demolish the vacant land for redevelopment purpose after demolition of existing structures till the validity of this order.

You may reach the Greater Bombay Municipal Corporation to undertake that, all the above mentioned conditions should apply for permission under section-22 of the Act, 1976, and that the question of demolition of the buildings.

You may also note that you would be required to submit the final permission may be granted by the City Engineer (DP), BMC Mahapalike, Mumbai, within the stipulated time of three months. Only after the final permission may be granted by the City Engineer (DP), BMC Mahapalike, Mumbai, the demolition of the structures may be undertaken.



Your faithfully,

(S.D. Dharmachikari.)  
 District Collector, C.A., ULC, Gr. Bombay.  
 City, W. Co., the City Engineer (DP), BMC Mahapalike, Mumbai, 400001, for information.

Copy 1, w.c.s. to the Fr. Engineer (DP) City/West of Mumbai, Ward, D. S. S. D., Mumbai, 400001, for information.

Requested to inform this office after the demolition is completed, to forward a copy of the IOD/CC issued in the above matter so that the same may be cancelled. It is requested that the CC upto 11th level may be cancelled by the office from this office.

Copy filed with statement u/s. G(1) bearing No. C/ULC/D/111/E/SR/X/ for information and record.  
 716.

Copy f.w.c.s. to the Sub-Registrar, Office of the Sub-Registrar, Bombay.



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encl - 1 Paper Permit

No. C/ULC/D-XIII/MISC-SR/13

OFFICE OF THE  
ADDITIONAL COLLECTOR A  
COASTAL DISTRICT  
(ULC) RAJAPUR  
NEW APARTMENT  
1ST FLOOR, P.O. RAJAPUR  
COIMBATUR 400 032.

Date: 25 JUN 1993

- To, Shri. Digambar Y. Samant and others
- 1) Smt. Sumatibai D. Samant  
133 S.V. Road, Jogeshwari (West)  
Bombay-400060
  - 2) Yusuf Mohamad Kantharin

44-3	23	23
833	23	23
833		

Sub: The U.L. (C&R) Act, 1976

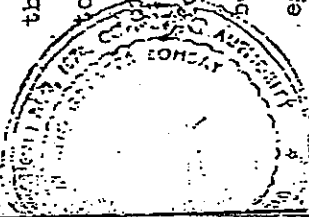
Joint development of the property bearing ULS No. 52, 52/1 to 53, 53/1 and 51, 51/1 to 23 of village Bandiva Taluka Andheri.

- Ref: 1) Your C.A.'s application dt. 15.4.93 and dt. 24.4.93  
2) This office's order No. C/ULC/D-XIII/MISC/SR/13 dt. 21.6.92  
3) This office's order No. C/ULC/D-XIII/MISC/SR/13 dt. 21.6.92 read with the file No. C/ULC/D-XIII/MISC/SR/13 dt. 21.6.92  
4) Permission granted by this office bearing No. C/ULC/D-XIII/MISC/SR/13 dt. 21.6.92 passed by the Additional Collector and C. & R. Officer, Taluka Andheri.



Madam/Sir,

With reference to your C.A.'s application dt. 15.4.93 and dt. 24.6.93 on the subject mentioned above and in view of this office letter S(4) order and permission u/s. 22 referred to at Sr. No. 2, 3 and 4 above, you are hereby informed that this office has no objection from U.L. (C&R) Act, 1976 for the joint development of the property mentioned below subject to the condition mentioned in this office earlier letter dated 21.6.92.



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- i) Plot bearing ULS No. 52, 52/1 to 53, 53/1 and 51, 51/1 to 23 of village Bandiva.
- ii) Plot bearing ULS No. 51, 51/1 to 23 of village Bandiva.

iii) Plot bearing area under D.R. road to

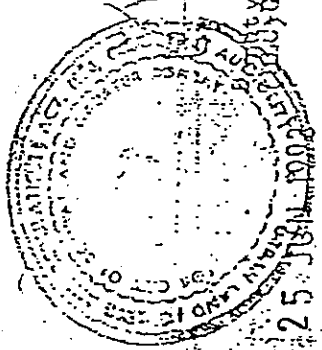
2181.60 Sq. Mtrs exceding area under D.R. road to

of 3653.40 Sq. ft. of village land.

You are further informed that this letter is issued subject to the following conditions.

1) Conditions mentioned in the redevelopment permission no. G/UR/5-1.1.1/22/4754 dt. 31.3.52 should be complied with.

2) That the area under D.P. should if any should be excluded from the intended joint development.



Bombay  
City Collector and C.A. (II)  
Bombay.

Dated 25 JAN 1952



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बदर-१
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Handwritten notes in margin.

No. C/UCB/D-111/HISD/146  
Office of the  
Additional Collector and Magistrate  
Authority (U.S.O.) C. B. B. 2,  
New Administrative Building, 10th  
Floor, 277, Chhatrapati Shivaji Maharaj Road, Mumbai-400 032

Date: 5 OCT. 1993

- 1. Mr. S. D. Patil, 2, Shantivan, 1, New.
- 2. Mr. S. D. Patil, 2, Shantivan, 1, New.
- 3. Mr. S. D. Patil, 2, Shantivan, 1, New.
- 4. Mr. S. D. Patil, 2, Shantivan, 1, New.
- 5. Mr. S. D. Patil, 2, Shantivan, 1, New.

Sub: The U.A. (U.A.) Act, 1976

- 1. Joint development of the properties bearing CTU No. 51, 51/1 to 23, 52, 52/1 to 23, 53 and 54 of village Banuvali, Taluka Aundhri in Bombay Suburban District.
- 2. This office letter No. C/UCB/D-111/HISD/146 dated 6th July 1993.
- 3. This office letter No. C/UCB/D-111/HISD/146 dated 4.2.1990.
- 4. This office letter No. C/UCB/D-111/HISD/146 dated 25.6.1993.

Sr./Madam,

Handwritten signature and stamp.



With reference to your Constituted Attorney dated 6th July 1993 and this office letter referred Sr.No.2 and 3, it is to inform you that the joint development plot bearing CTU No.51, 51/1 to 23, area admeasuring 23.50 acres excluding the area under D.R. road to the extent of 3050 sq. mtrs. CTU No.53 area admeasuring 1001.52 sq. mtrs and CTU No. 53, area adm. 1950.23 sq. mtrs of village Banuvali in Taluka Bombay Suburban District has already been granted to you under this office letter No.C/UCB/D-111/HISD/146 dated 6th July 1993 and No.C/UCB/D-111/HISD/146 dated 4.2.1990 and No.C/UCB/D-111/HISD/146 dated 25.6.1993. The status of the land has been decided as under:-



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that the holder is liable for the same. If the holder of the objection certificate will not be liable for the same, the holder of the objection certificate will be liable for the same.

2. If the said amalgamation and joint development is permissible under the rules of Municipal Corporation of Greater Bombay and the holder of this land shall obtain necessary permissions for the joint development from the authority.

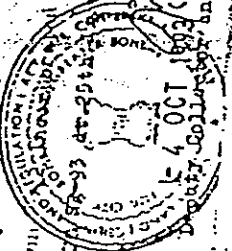
3. Title to the above plots is to be established by the holders concerned and this office no objection certificate is given at their risk subject to their having rights and clear title.

4. For the joint development of the plots mentioned above, the permission from the Municipal Corporation of Greater Bombay for amalgamation of the plots and for the necessary changes in the City Survey Card and produce the same to this office.

5. The holder of the land shall comply with the conditions imposed in this office order under Section 23 and other provisions mentioned above, issued from time to time by this office concerning of this land.

6. This office letter No. C/ULC/D-V/NISC/SI-1000 dated 10.10.1953 is hereby cancelled.

7. The conditions mentioned in this office order under Section 23 and other provisions mentioned above, issued from time to time by this office concerning of this land.



Handwritten form with entries: 18-1210, 3542, 20

Handwritten form with entries: 3003, 2828, 2933, 1889

Handwritten form with entries: 3420, 2000

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1978

M.P. 939-97-15,000 Forms.

346

EC/48

88

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

Ex. Engineer Bldg. Proposal (W. H. not - K W rds.

Municipal Office, R. K. Patkar M Intimation of Disapproval under Section 346 of Municipal Corporation Act, as amended up to date.

No. E. B./CE/

BS/A of 199 -199

MEMORANDUM

No. CE/2011/MS/AK # 22 OCT 1999

Municipal Office,

Mumbai .....

ULC-BADAR TRADING AND INVESTMENTS PVT. LTD



With reference to your Notice, letter No. 337 dated 28.10.1999 and the plans, Sections Specifications and Details of your building, building on plot bearing No. 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/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INS/AK of 22 OCT 1999

The sanitary arrangement shall not be carried out as per specifications and drainage layout will not be submitted.

R.U.T. and additional copy of plan shall not be submitted to hand over the setback land free of encumbrance. At the setback handing over cft. will not be obtained. The name of M.C.S.M. before C.C.

Agreement with the existing tenant along with submitted before C.C.

The consent letter from the existing tenants/alterations in their treatment of the C.C.

The I.R. indemnifying the Corporation and its occupants etc. and to the occupants and any other person/nuisance will not be submitted before C.C. starting the work. It will not be submitted before C.C.

The existing structure proposed to be demolished will not be demolished until the necessary Phase Programme with agreement will not be approved before C.C.

The requirements of H.O.C. of (i) R.S.E.S.Ltd. (ii) M.T.H.L. (iv) H.E. (v) S.W.D. (vi) Roads will not be submitted before C.C. if any will not be completed before C.C. completion cft. R.C.C.

Registered Agreement with the prospective buyer of the Bank portion will not be submitted before C.C.

Registered Agreement with the prospective buyer of the Dispensary portion will not be submitted before C.C.

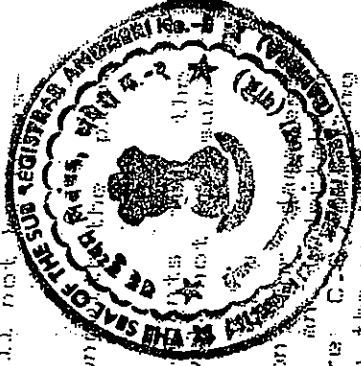
The conditions mentioned in the release order of E.M.S. dated 22.8.93 will not be submitted before C.C.

The registered/registered site supervised by a professional engineer will not be appointed before C.C.

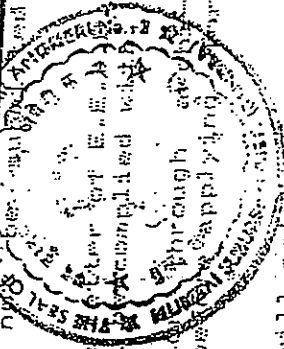
The extra water and sewerages charges will not be paid before C.C.

The true copy of the sanctioned layout/sub-division will not be approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be submitted before C.C.

The development charges as per M.R.T.P. will not be paid.



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22 OCT. 1999

CE/7011/WB/AK

That the R.U.T. in prescribed proforma agreeing to demolish the excess area of constructed beyond permissible FSI shall not be submitted before asking for C.C.

That the N.O.C. from Society alongwith extract of General Body resolution for development/additions and alterations will not be submitted before C.C.

That the N.O.C. from Railway Authorities will not be submitted before asking for C.C.

That betterment charges or lucrative premium respectively Ward Office and Cft./receipt will be submitted before asking for C.C.

That the requisite premium as intimated will be before applying for C.C.

That the R.U.T. shall not be submitted for payment reference in premium paid and calculated as per rates.

That the C.C. shall not be asked unless payment of advance for water and treatment at construction site is made from Insecticide and pesticide Officer for inspection of water tanks by providing suitable ladder.



18-2208
3402
2009

**CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**

That the notice in the form of appendix XVII of submitted on completion of plinth.

That N.O.C. from Civil Aviation department with the proposed height of the building.

That the requirement of N.O.C. from C.D. be complied with before starting the work above plinth level.



**GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE**

That the conditions of Govt. order under Home Department regarding compliance of conditions mentioned before submission of B.C.F.

That the conditions mentioned in the clearance under Home/ULC/D-20,475A dated 31.3.93 obtained from Competent Authority under C.D. (S.R.) Act, 1976 will not be complied with.

That the separate vertical drain pipe, soil pipe with a separate trap, water main, O.H. tank etc. for flushing house sewer will be provided and that the drainage system of the residential building will not be affected.

That some of drains will not be laid internally with C.C. pipes.

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2009

22 OCT 1999

CE/7811/WS/AK of

That the dust bin will not be provided as per C.E.'s order No. CE/9297/IT dated 26.8.1978.

That the surface drainage arrangement will not be made in con-  
tact with E.F. (S.U.D.) or as per his remarks and a complete  
specification will not be obtained and submitted before applying for  
occupation certificate/R.C.C.

That the 10' wide paved pathway upto staircase will not be  
provided.

That the surrounding open spaces, parking spaces and terrace  
will not be kept open and unbuild upon and will not be level-  
led and developed before requesting to grant permission to  
occupy the bldg. or submitting the R.C.C. whichever is earlier.

That the name plate/board showing plot no., name of  
the owner, shall not be displayed at a prominent  
place/R.C.C.

That the carriage entrance will not be provided  
at the work.

That the parking spaces will not be  
provided/R.C.C.

That R.C.C. will not be obtained and IOB and debenture  
will not be claimed for refund within a period of  
years from the date of its payment.

That every part of the building constructed and more particu-  
larly overhead water tank will not be provided with the proper  
access for the staff of Insecticide Officer with a  
ladder, but safe and stable ladder.

That the owner/developer will not hand over  
the prospective buyer before obtaining occupation  
certificate.

That the letter box of appropriate size shall  
be provided for all the tenants at the ground floor.

That the infrastructural works such as construction of  
sewer, parapet, ducts for underground cables, etc. shall be  
provided for all the flats/rooms, rooms/space for telecom  
services shall not be provided.

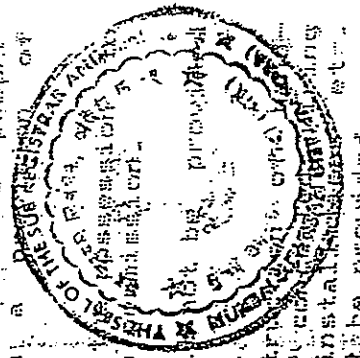
That the regulation No.45 and 46 of D.G.Reg.1991 shall not be  
applied with.

That the P.R.C. in the name of new owner shall  
be provided.

CONDITIONS TO BE COMPLIED WITH BEFORE R.C.C.

That the eff. No. 270-A of the B.M.C. Act will  
be provided from H.E.'s department regarding adequacy of water supply.

21/10/99/100/ak



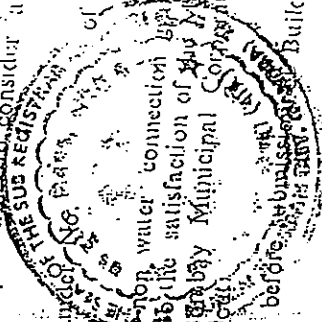
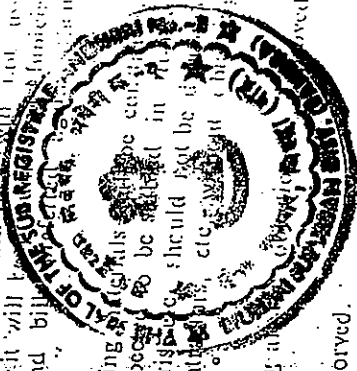
Handwritten file number: 35025-910  
Handwritten number: 2009000

Executive Engineer,  
Building Proposal Office,  
K. K. West, K. S. Street, P. Ward

No. EP/CE/ 70 11 / BS- 6-5 I/A/K 22 OCT 1999

## NOTES

- (1) The work should not be started unless objections 1-3 are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission for deposit of refuse should be obtained for any shed to house and store structures for storing construction material shall be demolished before submission of Building Completion Certificate and a certificate signed by Architect submitted along with the plan.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrances, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 14 days prior to the date of which the proposed construction work is taken in hand that the water supply in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failure to do so will result in the water tap water has been consumed on the construction works and billed accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials should be constructed before starting any work even though no materials may be exposed on the property. The scaffolding, bricks metal, and preps debris should be stacked in the open spaces over footpaths or public street by the owner/architect/their contractor and they should not be exposed to the public view. The hoarding should be constructed in such a manner that it will not obstruct the view of the street and the adjacent properties. The hoarding should be constructed in such a manner that it will not obstruct the view of the street and the adjacent properties. The hoarding should be constructed in such a manner that it will not obstruct the view of the street and the adjacent properties.
- (8) The work should not be started unless the manner in obviating any objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to the office Sub-Engineer concerned and acknowledgment obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under Section 345 of the Begganay Municipal Corporation Act should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted for any building/structure (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Begganay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreational ground or amenity open space should be developed before the Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound maximum before commencement of the work and should be complete to the satisfaction of Municipal Commissioner before commencing asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained throughout the construction period.
- (17) The surrounding open spaces around the building should be consolidated with concrete or broken glass pieces at the rate of 175 cubic meters per 10 sq. meters built up area.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from adjoining holding before starting the work to prove the drainage holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



(20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(b) (i) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (i) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-

- (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
- (iii) Plans showing the phased programme of construction has to be duly approved by the Municipal Control Rules regarding open spaces, light and ventilation of the structure.

(22) In case of extension to existing building, blocking of existing light and ventilation deriving light and its from other sides should be done first before the extension work. In case of additional floor no work should be start or during monsoon season which will cause water leakage and consequent nuisance to the tenants staying on the floor below. The bottom of the over head storage work above the finished level of the floor should not be more than 1 metre.

(23) The work should not be started above first floor level unless the No Objection Certificate is obtained from the Civil Aviation Authorities, where necessary is obtained.

(24) It is to be understood that the foundations must be excavated down to hard soil. The positions of the nahans and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

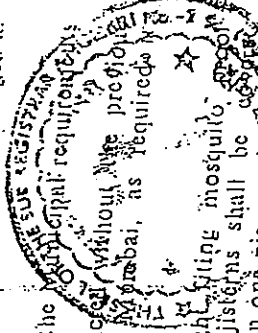
(25) The water arrangement must be carried out in strict accordance with the permission in writing of the Municipal Commissioner for Greater Mumbai, as required under Section 381-A of the Municipal Corporation Act.

(26) All gully traps and open channel drains shall be provided, with right fitting mosquito covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with a arrangement provided with a bolt and huge screwed on tightly serving the purpose of a mat; rose) with copper pipes of the ribbet pretressed with screw or dome shape pieces. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed at its lower ends in cement concrete blocks.

(27) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(28) (a) Louvres should be provided as required by By-law No. 5 (b).  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.

(29) If the proposed additional is intended to be carried out on old foundation will do so at your own risk.



31-12-2010  
 2009  
 2009

31-12-2010  
 2009  
 2009

Copy to Architect

Executive Engineer, Planning Proposals  
 1/10

Ward 110



MUNICIPAL CORPORATION OF GREATER BOMBAY  
1 NO. CE/7011/WS/AK OF

22 DEC 2000

Ex. Engineer Bldg. Proposal (W.S.)  
H. and - K Wards.  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai-400 050

22112000  
S. S. & Associates,  
Abham. 33, S.V. Road,  
(West),  
400 050.

Sub : Proposed residential building on  
plot bearing C.T.S.No. 51/A of  
Village Bandivali, Jogeshwari (W).

Ref : Your letter dated 21/10/2000.  
There is no objection to your carrying out the work as  
amended plans submitted by you vide your letter as  
reference subject to the following conditions:-

1. All the objections of this office I.O.D. under even  
no. dated 22.10.1999 shall be applicable and should  
be complied with.
2. The changes proposed shall be shown on the  
mounted plans to be submitted at the time of E.C.C.  
3. That the Revised R.C.C. drawing/designs, shall  
be submitted through Licensed Structural Engineer  
4. That the extra water charges Structural Engineer  
5. That the H.O.C. from Superintendent of Garden  
Tree Authority shall be complied with.  
6. That the handing over of land under D.F.Roads  
M.O.M. shall be complied with.  
7. That every part of the building constructed and more  
particularly overhead water tank will not be provided and more  
the proper access for the staff of insecticide officer with  
provision of temporary but safe and stable ladder.  
8. That the infrastructural works such as construction  
of handholes/panholes, ducts for underground cables, con-  
cealed wiring inside the flats/rooms, rooms/space for  
installations etc. required for providing telecom services  
shall not be provided.  
9. That the letter box shall be provided at the  
floor for all the tenements.  
10. That the owner/developer shall not hand over  
possession to the prospective buyers before obtaining  
11. That the D.C.Regn. no.45 and 46 shall be complied  
with.

One set of plans in token of approval is enclosed  
herewith.

Yours faithfully,

22 DEC 2000

sd/

Executive Engineer, Building Dept.  
(Western Suburbs) K/West & P.  
Owner, M/S. Radar Trading and Investment

Copy to  
Pvt. Ltd.

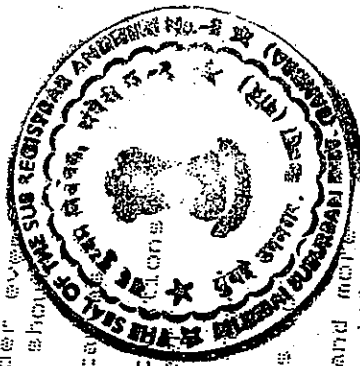
2. W.O.K/(West) Ward.
3. A.E.W.K/(West) Ward.

Forwarded for information

Please.

W. E. E. D. F. (W.S.) K/West

JKS/21112000 APP/5337



2000  
Ward - 6C

21-10-2000  
2000

ITR

10-6000 (Gen-8/10/15, 12.98)-E.E.B.P. W.P. C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. C12/7911/BS/MS/MAK of This I.O.D./C.C. is issued subject to the provision of Urban Land COMMENCEMENT CERTIFICATE calling and Regulation Act, 1974

2.0 JAN 2001

Section 17(2) of the Urban Land Commencement Certificate Act, 1974

Ex. Engineer Bldg. Proposal (W.S.)  
H. no. - K. Wadia,  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai-400 050

With reference to your application No. 17-237 dated 28/1/79 for Development Permission and grant of Commencement Certificate under Section 41 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 316 of the Mumbai Municipal Corporation Act 1888 to erect a building,

To the development work of *Construction of a school* CTS No. *51/1* situated in *the village of K. K. Patkar Marg* Ward *10* Plot No. *10*

The Commencement Certificate/Building Permit is granted on the following conditions: *1. The land vacated in consequence of the endorsement of the setback line/portion part of the public street.*



2. That no new building or part thereof shall be occupied or allowed to be occupied until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for a period of three years 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 not 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 sanctioned plan.  
(b) Any of the conditions subject to which the same is granted or applied for is not complied with.  
(c) The Municipal Commissioner for Greater Mumbai is convinced that the applicant has proposed applicant through fraud or misrepresentation and the applicant shall be deemed to have contravened the provisions of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, administrators and successors and every person deriving title (through or under him).  
The Municipal Commissioner has appointed Shri *A. K. Kulkarni* Executive Engineer to exercise his powers and functions of the said Authority under Section 45 of the said Act.

This CC is valid upto *19 JAN 2002*  
This certificate is for *upto 10/11/2001 with only 2000 covered plan*

*True copy of*  
*[Signature]*  
Executive Eng./Assistant Eng. Building Proposals  
(Western Subs.) "H & K/West", K/East & P/Wards  
FOR  
MUNICIPAL CORPORATION FOR GREATER MUMBAI

Stamp: 955-81  
2502/0189  
2000

MUNICIPAL CORPORATION OF GREATER MUMBAI  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

FORM 'A'  
No. CH/ 70/1 B/V/V/S/1999/1/1/AK of  
COMMENCEMENT CERTIFICATE

20 JAN 2002

This F.O.D./C.C. is issued subject  
to the provision of Urban  
Planning and Regulation Act, 1978

Hg. Badar Prasad  
and Sh. V. R. Prasad

Ex. Engineer Bldg. Proposal (W.S.)  
H. and - 16 Wards.

Municipal Office, R. K. Putkar Marg,  
Dapdra (West), Mumbai - 400 050

With reference to your application No. 7251 dated 29/9/99 for Development  
and Town Planning Act 1966, to carry out development and building permission under Section 346 of the  
Mumbai Municipal Corporation Act 1888 to erect a building.  
To the development work of Premises at Street 7251 C/S No. 51/A  
situated at village Bhadra Ward 16 Plus

The Commencement Certificate/Building Permit is granted on the following conditions:-  
(a) The land vacated in consequence of the enforcement of the setback line/road widening  
from part of the public street.

(2) That no new building or part thereof shall be occupied or allowed to be  
permitted to be used by any person until occupancy permission has been granted.

(3) The Commencement Certificate/Development permission shall remain  
suspended 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  
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  
started out or the use thereof is not in accordance with the sanctioned plans

(b) Any of the conditions subject to which the same is granted or any of the  
by the Municipal Commissioner for Greater Mumbai is contravened.  
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the  
applicant through fraud or misrepresentation and the applicant applying for the same is  
work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning  
Act, 1966.

(7) The conditions of this certificate shall be binding not only on the  
sections, assignees, administrators and successors and every person deriving title  
through or under him in such an event shall be deemed to have  
Authority under Section 45 of the said Act.

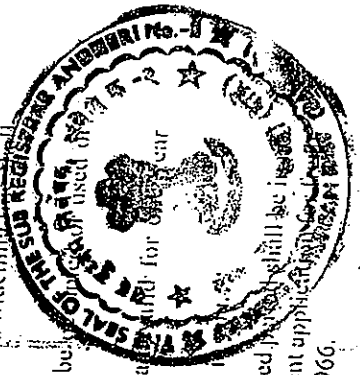
The Municipal Commissioner has appointed Shri A. K. C. U. K. A. N. T.  
Assistant Engineer to exercise his powers and functions of the Planning  
Authority under Section 45 of the said Act.

This certificate is valid upto 19 JAN 2002.

For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

Prasad  
Assistant Eng. / Assistant Eng. Building  
(Western Subs.) 1/2 K/West 16/Wards

TRUE COPY  
ARCHITECT



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Memo	32
3262	32

02/12/2011

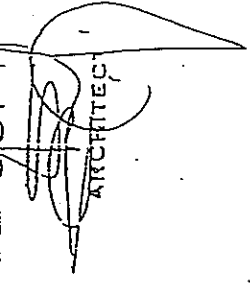
1/18/11 VS/AK of  
Further C.C. is to be extended

24 APR 2001

for final. By. *[Signature]* I approved dated 20/11/2001

*[Signature]*  
MR. A. S. ARORA, ENGR. B. P. (MS), K/17/VA SR.

TRUE COPY



ARCHITECT



बदल-०१
2/18/11
2006

बदल-०१
3502-93
2008



दस्तावेजांक वं वर्ष: 3592/2008

Thursday, April 22, 2008

14:18:18 PM

दुय्यम निबंधक: अंधेरी २ (अंधेरी)

सूची क्र. दोन INDEX NO. II

नोंदणी ६३ म.

Regn. ६३ m.o.

गावाचे नाव: बांदिवली

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत) पट्टाकार आकारणी देतो की पट्टेदार ते मगूढ करावे) मोबदला रु. 2,035,000.00

ब.मा. क्र. 2,120,742.00

(2) भू-मापन, पोटहिरसा व घरकामांक (असल्यास)

(1) रिटिफिकेशन क्र.: 51/ए वर्णन: विगागाचे नाव: बांदिवली (अंधेरी), उपविभागाचे नाव: 51/245 - भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिण व पश्चिमेस गावाची हद्द. सत्तर निळकट सि.टी.एस. नंबर - 51 मध्ये आहे. -----प्लॉट नं 206, 2 रा मजला, मऊज ह्यू अपार्टमेंट, एस व्ही रोड, जोगेश्वरो प. मु. 102 -- ओपन टॅरेस क्षेत्र 8/17 चौ मी हिल्ड अप (1) बांधीव निळकट क्षेत्रफळ 51.11 चौ.मी. आहे.

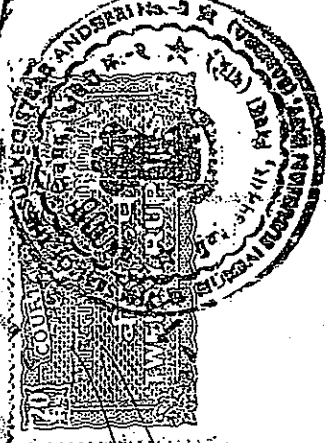
(3) क्षेत्रफळ  
(4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

(1)-

(5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा: 29/04/2008  
(8) नोंदणीचा 29/04/2008  
(9) अनुक्रमांक, खंड व पृष्ठ 3592 /2008  
(10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु. 88650.00  
(11) वाजारभावाप्रमाणे नोंदणी रु 25000.00  
(12) शेष



Handwritten signature and text in Marathi.

बदर-४/  
3592-188  
२००८

Mr. P. Shejwal  
 FORM 6  
 (See Rule 16(1))  
 Driving Licence  
 No. MH-02-2004-159896  
 Date of issue: 16/12/04  
 Name of the Licent: Santosh Kadam  
 Div/wife/daughter of: Gangaram  
 Specimen Signature/thumb impression of the holder of the licence: *[Signature]*  
 Name of the holder as per photograph: *[Signature]*



WESTERN RAILWAY  
 No. 950783  
 Western Railway  
 No. 950783  
 Western Railway  
 No. 950783

वरपर-४/  
 3502-194  
 २००९



दस्त रजिस्ट्रार भाग - 2

वर्ष 4

दस्त क्रमांक (3872/2009)

05/05/2009

दुयम निबंधक:

4:15:12 pm अंधेरी 2 (अंधेरी)

दस्त नोंबवारा भाग-1

वर्ष 4

दस्त क्र 3872/2009

३४७८५

दस्त क्रमांक : 3872/2009

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: पंजाब सिना सुमान शहा  
 पत्ता: घर/फ्लॉट नं: फ्लॉट नं 603, 6 वा मजला,  
 मरकज क्यू, एस व्ही रोड, जोगेश्वरी प  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 फेट/वसाहत: -  
 शहर/गाव: -  
 तालुका: -

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्यांना दसा

लिहून देणार

वय 50

सही



2 नाव: अलमा बेगम सुमान शहा  
 पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 फेट/वसाहत: -  
 शहर/गाव: -  
 तालुका: -  
 पिन: -  
 पॅन नम्बर: ARTPS8106P

लिहून देणार

वय 44

सही P. Abona, B. Shah



3 नाव: वाल्मीन वकीर शेख  
 पत्ता: घर/फ्लॉट नं: फ्लॉट नं 202, 2 रा मजला,  
 मरकज क्यू, एस व्ही रोड, जोगेश्वरी प, मु 102  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 फेट/वसाहत: -  
 शहर/गाव: -  
 तालुका: -

लिहून देणार

वय 40

सही



4 नाव: वकीर बशीर शेख हे स्वतः करीता व सुलतान रशीद  
 शेख चे अज्ञानपालनकर्ता म्हणून  
 पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 फेट/वसाहत: -  
 शहर/गाव: -  
 तालुका: -

लिहून देणार

वय 44

सही



शहर/गाव:-

तालुका



दस्ताऐज करून देणार तथाकथीत (करारनामा) दस्ताऐज करून दिल्याचे कबूल करतात



दस्तावेज वारंवार भाग - 2

वदर 4

दस्तावेज क्रमांक (3872/2009)

30/30

दस्तावेज क्र. [वदर 4-3872-2009] या गोपवारा

बाजार मूल्य : 2120742 मोबदला 4600000 अरलेले मुद्रक शुल्क : 214000

दस्तावेज हजर केल्याचा दिनांक : 05/05/2009 01:06 PM

निष्पादनाचा दिनांक : 04/05/2009

दस्तावेज हजर करणा-याची सही :

प्रावती क्र.: 3880 दिनांक: 05/05/2009

प्रावतीचे वर्णन

नाव: पठाण चिना सुमान शहा

30000 : नोंदणी फी

740 : नक्कल (अ. 11(1)), प्लॅटानाची नव

(आ. 11(2)),

राजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

दस्तावेज प्रकार : 25) कारारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 05/05/2009 04:06 PM

शिकका क्र. 2 ची वेळ : (फी) 05/05/2009 34:12 PM

शिकका क्र. 3 ची वेळ : (कबुली) 05/05/2009 04:14 PM

शिकका क्र. 4 ची वेळ : (ओळख) 05/05/2009 04:15 PM

दस्तावेज नोंद केल्याचा दिनांक : 05/05/2009 04:15 PM

ओळख :

खालील इसम असे निवेदीत करतात की, जेणेकरून निवेदन व त्यांची ओळख पटवितात.

1) प्रवीण पडवळ - - , घर/प्लॉट नं. 3

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) सतीश कदम - - , घर/प्लॉट नं. 4

गल्ली/रस्ता: -

ईमारतीचे नाव: -

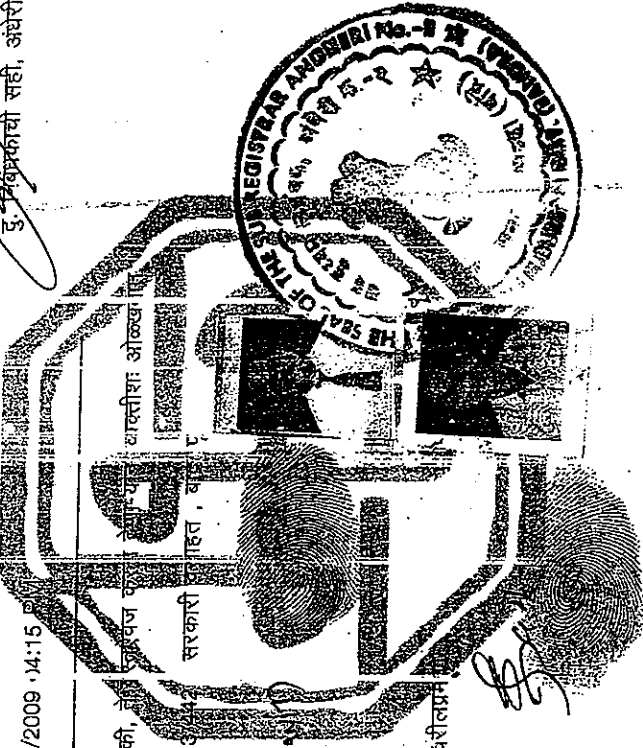
ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



धाकतीशा: ओळख

सरकारी

निबंधकाची सही  
अंधेरी 2 (अंधेरी)

प्रमाणित करणेत येतो फी, या  
प्रस्तामधे पडण .S.Y. पाने यादीत.

साह. पु. निबंधक अंधेरी क्र. 2  
मुंबई उपनगर जिल्हा.

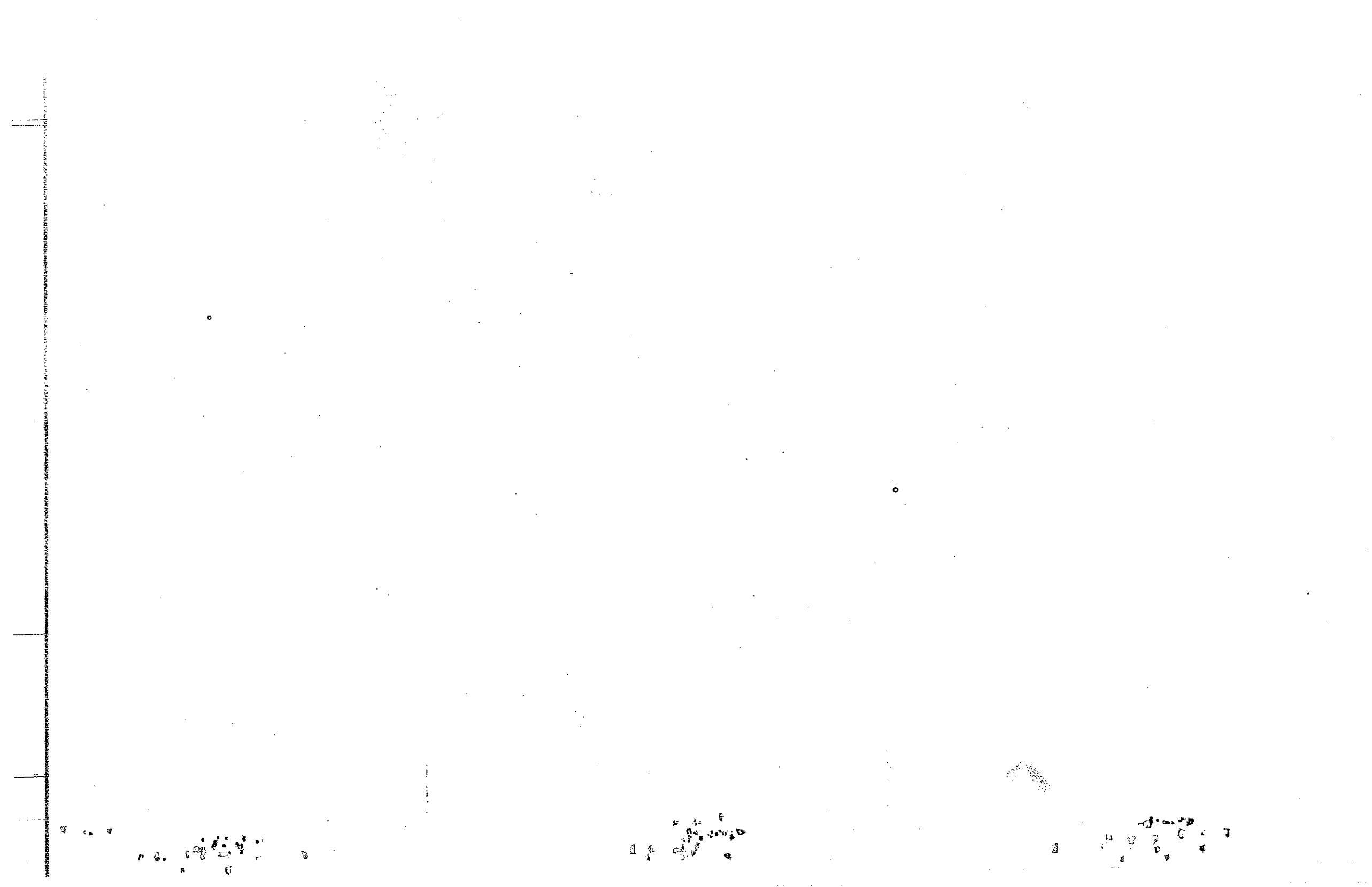
वदर-8/3002/2009

पुस्तक क्रमांक 8, प्लॉट नं. ....

दिनांक : 4/5/2009

साह. पु. निबंधक अंधेरी क्र. 2  
मुंबई उपनगर जिल्हा.





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Dated this \_\_\_\_\_ day of May, 2009

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AGREEMENT