

AGREEMENT FOR SALE

A-1/
505

Mangeshi City - II

Not just home we build relations

only 3000



Builders & Developers

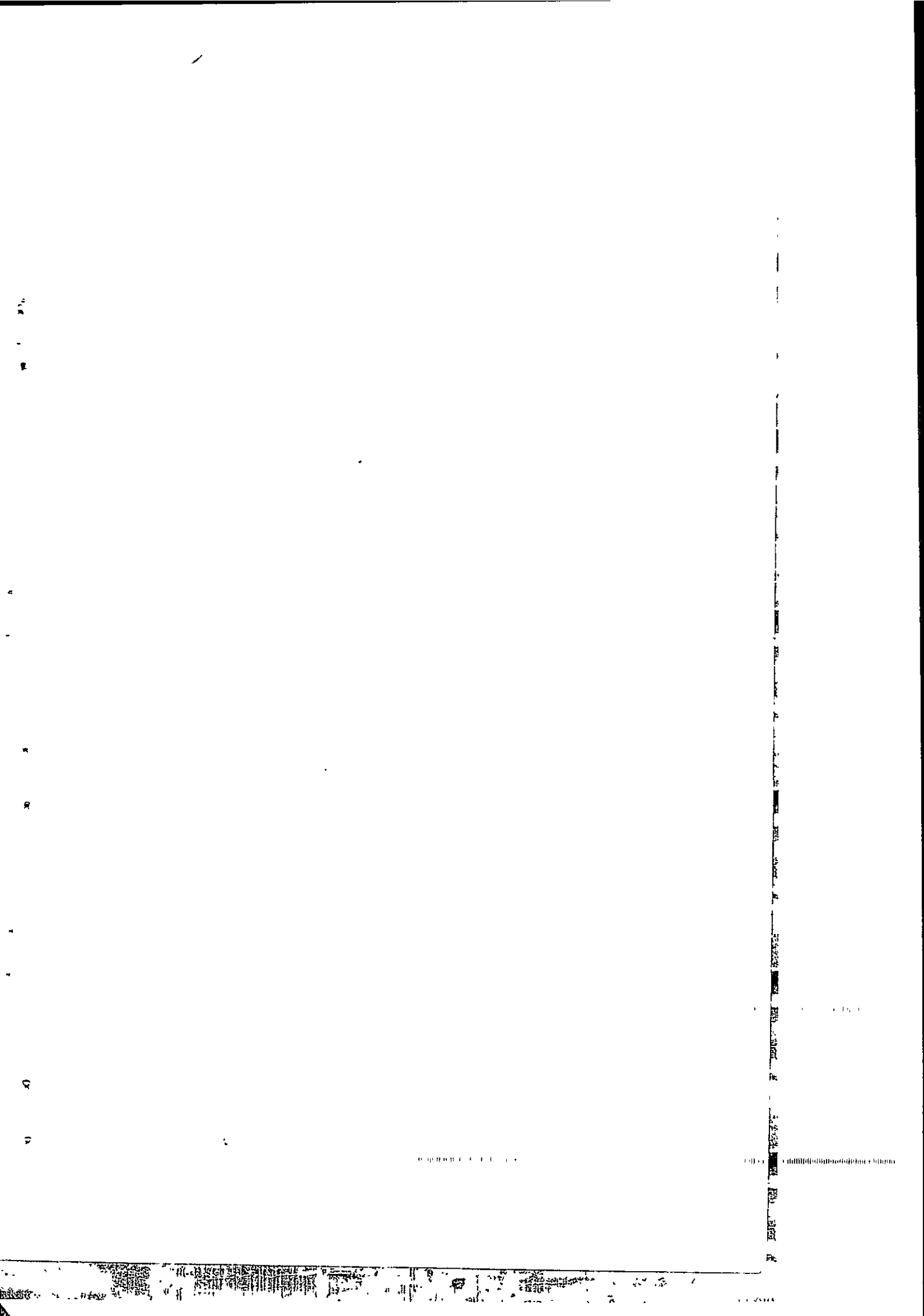
MANGESHI CONSTRUCTION

Plot No. 10, D. J. Road, Shree Complex, Kalyan (W)

Name _____

Flat No. _____

Floor _____



71/4599

पावती

Original/Duplicate

Friday, May 12, 2017

नोंदणी क्र 39म

9:42 AM

Regn.:39M

पावती क्र.: 5437

दिनांक 12/05/2017

गावाचे नाव: कोलिवली

दस्तऐवजाचा अनुक्रमांक: कलन2-4599-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नारायण दत्तात्रय तोडेवाड - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची:२ अंदाजे

10:00 AM हया वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मूल्य: रु.3909000 /-

मोवदला रु.4950000/-

भरलेले मुद्रांक शुल्क : रु. 297000/-

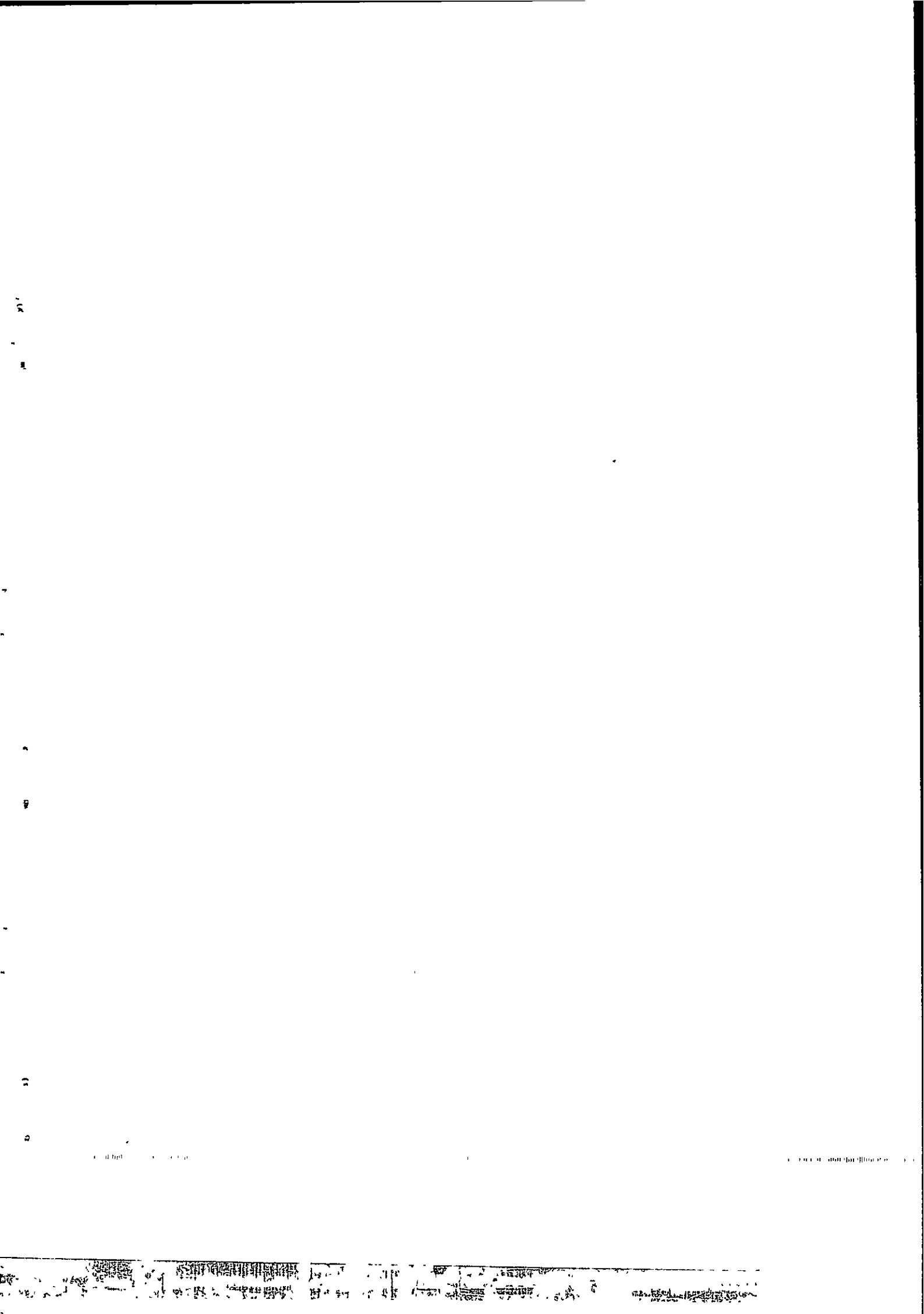
1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक. MH001216447201718R दिनांक 12/05/2017

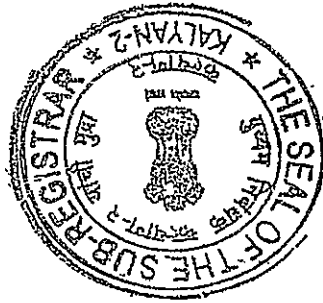
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम रु 1100/-

मूळ दस्त परत मिळाले.



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Hot Payment Successful. Your Payment Confirmation Number is 123119160

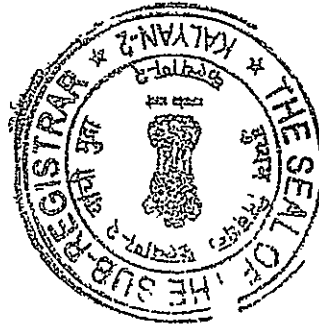
| CHALLAN | | | |
|----------------------------------|---|-------------------------------|---|
| MTR Form Number - 6 | | | |
| GRN NUMBER | MH001216447201718R | BARCODE | Form ID : Date: 09-05-2017 |
| Department | IGR | Payee Details | |
| Receipt Type | RM | Dept. ID (If Any) | |
| Office Name | IGR125-KLN2 KALYAN 2 JOINT SUB REGISTRAR | Location | PAN-AFOPT4025K |
| Year | Period: From : 08/05/2017 To : 31/03/2099 | PAN No. (If Applicable) | |
| Object | Amount in Rs. | Full Name | NARAYAN DATTATRAYA TOTEWAD |
| 0030046401-75 | 297000.00 | Flat/Block No, Premises/ Bldg | A1 505 MANGESHI CITY II NEAR SHREE COMPLEX KOLIVALI |
| 0030063301-70 | 30000.00 | Road/Street, Area /Locality | KALYAN Maharashtra |
| | 0.00 | Town/ City/ District | |
| | 0.00 | PIN | 4 |
| | 0.00 | Remarks (If Any) : | |
| | 0.00 | | |
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| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| Total | 327000.00 | Amount in words | Rupees Three Lakhs Twenty Seven Thousand Only |
| Payment Details: IDBI NetBanking | Payment ID : 123119160 | FOR USE IN RECEIVING BANK | |
| Cheque- DD Details: | | Bank CIN No : | 69103332017050951290 |
| Cheque- DD No. | | Date | 09-05-2017 |
| Name of Bank | IDBI BANK | Bank-Branch | 456 Kalyan [West] |
| Name of Branch | | Scroll No. | |

Agreement for sale

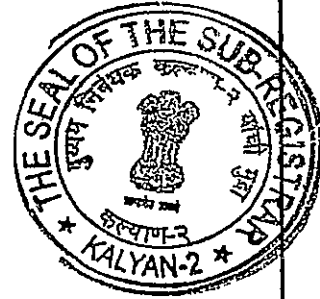
[Signature] Notarised

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Ward No. _____
Flat/Shop No. A1/505 floor fifth.
Ground Plus 7 Upper Floors
Flat Area 57.51 sq. mtrs (Carpet)
O. T. Area 5.40 sq. mtrs. (Carpet)
Total Area 62.91 sq. mtrs (Carpet)
Market Value 39,09,000/-
Actual Value 49,50,000/-



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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 12 DAY OF May 2017.

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AND WHEREAS by and under the DEVELOPMENT AGREEMENT dated 04/06/2008 and DEED OF CONFIRMATION dated 22/6/2009 registered at the office of the Sub Registrar of Assurances at Kalyan-2 under Sr. No. 03989/2009 dated 22/6/2009 the said Smt. KAMLABAI RAJARAM BHANDRI and others have granted the development rights of the "said Property No. 1" to the Builders / Promoters herein.

more particularly described in the scheduled No. 1 hereunder written. hereinafter after called and referred to as the "said property No. 1" and is within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and sub-Registration district Kalyan

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| Area (Sq. Meter) | 1420 |
| Hissa No. | 3 A |



WHEREAS Smt. KAMLABAI RAJARAM BHANDARI and others are the owners and otherwise well and sufficiently entitled to the all that piece and parcel of land being and situated at Village KOLIVALI, Taluka Kalyan

PROPERTY NO. 1

hereinafter called and referred to as the PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

Shri/Smt. Narayan Dattatraya Totewad
 Mrs. Pratibha Narayan Totewad
 aged about 236 27 years, occupation _____
 residing at 08, Aniket building, Tilak Nagar,
 Nanded, Maharashtra. 431605.

AND

M/s MANGESHI CONSTRUCTION, a proprietary firm through its proprietor SHRI MANGESH DASHRATH GAIKAR having its office at Mangeshi Nagri, Mangeshi Sahara, wing A/B, Ground floor, near Chatri Bungalow, Chikanghar, Kalyan (w), Dist Thane, hereinafter called and referred to as the BUILDERS/PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

B E T W E E N

AND WHEREAS Smt. KAMLABAI RAJARAM BHANDRI and others have also executed the necessary Power of Attorney dated 22/06/2009 in favour of Shri Mangesh Dashrath Gaikar for the development purpose and the said Power of Attorney is Registered in the office of the sub-registrar of Assurances at Kalyan-2 under Sr. No.3990/2009 dated 22/06/2009.

AND WHEREAS the owners herein, filed the returns under the provisions of urban land (Ceiling and Regulation) Act 1976 in respect of the immovable properties owned and possessed by them and necessary order is passed by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ ULN/6 (1)/ SR- 20 Kolivli dated 4.08.2000 and wherein out of the said property No. 1 area admeasuring 700 sq. meter is declared as retainable and the remaining area admeasuring 720 sq. meter is declared as surplus land.

AND WHEREAS the said owners through builders / promoters herein submitted proposal with Dy. Collectors and Competent Authority Ulhasnagar Urban Agglomeration, Thane with view to seek permission to develop the said area admeasuring 720 sq. meter by paying its cost to the government And accordingly necessary order passed under letter bearing No. ULN/8(4)/ SR- 20 Kolivli dated 25.03.2010.

PROPERTY NO. II

WHEREAS Smt. Sitabai Ratnya Bhanadari and others are the owners and otherwise well and sufficiently entitled to the all that piece and parcel of land laying being and situated at Village KOLIVALI, Taluka Kalyan District Thane bearing



| Survey No. | Hissa No. | Area (Sq. Meter) |
|------------|---|--------------------|
| 8 | 3 / 2 Part(Now numbered as Hissa No. 3B) | 1110 |
| 8 | 8 | 500 |

within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and sub-Registration district Kalyan hereinafter after called and referred to as the "said property No. 2" and is more particularly described in the scheduled No. II hereunder-written.

AND WHEREAS by and under the development Agreement dated 30/12/ 2009 registered at the office of the Sub Registrar of Assurances at Kalyan-2 under Sr. No. 00889/2010 dated 22/01/2010 the said Smt. Sitabai Ratnya Bhanadari and others have granted the development rights of the "Said Property No. 2" to the Builders / Promoters herein.

AND WHEREAS Smt. Sitabai Ratnya Bhanadari and others have also executed the necessary Power of Attorney dated 31/12/2009 in favour of Shri Mangesh Dashrath Gaikar for the development purpose and the said Power of Attorney is registered in the office of the sub-registrar of Assurances at Kalyan-2 under Sr. No. 29 dated 22/01/2010.

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| MANGESHI CITY II | |

"MANGESHI CITY II"

AND WHEREAS the owners herein, filed the returns under the provisions of urban land (Ceiling and Regulation) Act 1976 in respect of the immovable properties owned and possessed by them and necessary order is passed by Dy. Collector and Competent Authority, Uhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ULN/6 (1)/SR-88 Kolihi dated 27/07/2000 and wherein the said property is declared as retainable.

AND WHEREAS the said entire property no. 2 was subject to provisions of Bombay Tenancy and Agricultural lands Act 1948 and necessary permission under section 43 of the said Act is obtained for development of the said properties from Sub-Divisional Officer, Thane respectively bearing No. TD/T/6/KV/VP/SR 28/2011 dated 2/07/2011.

PROPERTY NO. III

WHEREAS Shri Appa Dhondu Bhoir and others are the owners and otherwise well and sufficiently entitled to the all that piece and parcel of land laying being and situated at Village KOLIVALI, Taluka Kalyan District Thane bearing

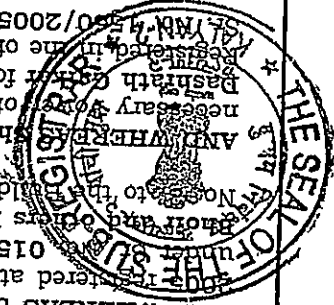
| Survey No. | Hissa No. | Area (Sq. Meter) |
|------------|-----------|--------------------|
| 8 | 4 | 1740 |

within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and sub-Registration district Kalyan hereinafter after called and referred to as the "said property No. 3" and is more particularly described in the scheduled No. III here under written.

AND WHEREAS by and under the Development Agreement dated 4/03/2005 entered at the office of the Sub Registrar of Assurances at Kalyan-1 under No. 01559/05 dated 10/03/2005 the said Shri Appa Dhondu Bhoir and others have granted the development rights of the "said property No. 3" to the promoters / Promoters herein.

AND WHEREAS Shri Appa Dhondu Bhoir and others have also executed the necessary form of Attorney dated 4/03/2005 in favour of Shri Mangesh Bhasnath for the development purpose and said Power of Attorney is registered in the office of the sub-registrar of Assurances at Kalyan-1 under No. 450/2005 dated 10/03/2005.

AND WHEREAS the owners herein, filed the returns under the provisions of urban land (Ceiling and Regulation) Act 1976 in respect of the immovable properties owned and possessed by them and necessary order is passed by Dy. Collector and Competent Authority, Uhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ULN/6 (1)/SR-11 Kolihi dated 6.05.2005 and wherein out of the said property No. 3 an area admeasuring 357 sq. meter is under reservation of road and the remaining area admeasuring 1383 sq. meter is declared as surplus land.



AND WHEREAS the said Owners with view to seek exemption under section 20 of the Urban Land ((Ceiling and Regulation) Act 1976 submitted the proposal with Dy. Collector and Competent authority Ulhasnagar Urban Agglomeration, Thane in respect of the said Property and accordingly necessary weaker section scheme is sanctioned by Dy. Collector and Competent Authority Ulhasnagar Urban Agglomeration Thane under the Order bearing No. ULC/ULN/Sec. (20) (N) SR-562 Ulhasnagar Urban Agglomeration Thane dated 25/10/2005.

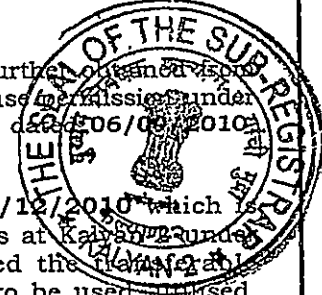
AND WHEREAS in pursuance to the rights and authorities conferred upon builders / Developers herein by and under the virtue of the above referred agreement and the property No. 1 to 3 being adjacent to each other, to develop the said property more effectively and effectually, the Builders / Developers herein have amalgamated the above said properties and same is hereinafter called and referred as to the said property and more particularly described in the scheduled hereunder written.

AND WHEREAS the Builders/Promoters herein have obtained the I.O.D. bearing No. KDMC/ NRV/ BP/ KV/ 21-6 dated 08.04.2010 from the Kalyan Dombivli Municipal Corporation with the intention to carryout construction of multi-storeyed building on the "said property".

AND WHEREAS the Builders/Promoters herein have further obtained from The Collector, Thane necessary Non-agricultural (N.A.) use permission under order bearing No. Mahasul/K-1/T-7/NAP/SR-56/2010 dated 06/06/2010 in respect of said property;

AND WHEREAS by and under Agreement dated 13/12/2010 which is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 11860/2010 the promoter has obtained the transferable development rights to the extent of 200 sq. meters to be used, utilised, availed and consumed on the said property from Shri Umesh Dwarkadas Tanna for self and constituted attorney for Shri Manoj Khandu Patil and others and another Agreement dated 13.12.2010 which is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 11863/2010 the promoter has obtained the transferable development rights to the extent of 113.81 sq. meters to be used, utilised, availed and consumed on the said property from Shri Mangesh Dashrath Gaikar for self and constituted attorney for Shri Kaka Shankar Patil and others and accordingly has obtained the building commencement certificate from Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / BP / KV / 601-287 dated 7/01/2011.

AND WHEREAS Mr. Mangesh Dashrath Gaikar the Builders / Promoters herein and the constituted attorney holders of Mr Balaram Rajaram Mhatre & others, the owner of land bearing Survey No. 39/1, village Khadegolivi, Tal Kalyan made the affidavit cum declaration dated 24/09/2011 which is notarised before Advocate and Notary Shri Vishwas G Khare under sr. No. 8247 through which he declared and confirmed his consent for using and utilizing the TDR admeasuring 2358.57 sq. meter of land bearing Survey No. 39/1, village Khadegolivi, Tal Kalyan on the said property as per D.C. Rules and Regulations..



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certificate in respect of the new building shall be granted by the concerned local authority;

AND WHEREAS the proposed building consists of Flats/Shops/Units.

AND WHEREAS as recited hereinabove, the Builders/Promoters are entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the Flats/Shops/Units constructed in the buildings on ownership basis and to enter into agreements with the purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flats/ Shops/ Units to convey the said land together with the buildings constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Flats/Shops/Units.

AND WHEREAS the Builders/Promoters expressed their intention to dispose off the Flats/Shops/Units in the proposed buildings to be known as "MANGESHI CITY II".

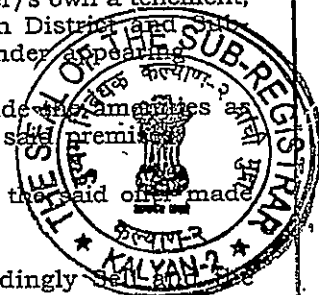
AND WHEREAS prior to making offer as required by the provisions of The Maharashtra Co-operative Society Act 1960 (Maharashtra Act no. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act 1976 The Purchaser/s has/have made a declaration to the effect firstly that neither he/she, the Purchase/s nor the member of the family of the Purchaser/s own a tenement, house or Building within the limits of the Registration District and the Registration District mentioned in the Schedule hereunder appearing

AND WHEREAS Builders/Promoters are going to provide the amenities as mentioned in List of Amenities attached hereto, to the said premises

AND WHEREAS the Builders/Promoters have accepted the said offer made by the Purchaser/s.

AND WHEREAS the Builders/Promoters shall accordingly the Purchaser/s shall purchase acquire the said flat/Shop/Unit by becoming member/share holder/constituent of the proposed cooperative society and the Purchaser/s shall pay to the Builders/Promoters Rs. 49,50,000/- (Rupees fourty nine lakh fifty thousand only.

only) as the agreed price / consideration in respect of the said Flat/Shop/Unit bearing No. A-1/505 on fifth floor in Building Wing A-1 admeasuring 57.51 sq. mtrs. (Carpet) (Carpet area includes the area of balconies constructed or to be constructed,) plus open terrace of 5.40 sq mtrs. (Carpet) in the proposed Building Project known as "MANGESHI CITY II" hereinafter for the sake of brevity called and referred to as the "said premises" allotted to the Purchaser/s and shown and marked accordingly on the floor plan annexed hereto.



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AND WHEREAS it is specially agreed between the parties that purchaser / DD, provided that the Cheque/ DD should be drawn in favour of "Mangeshi Construction Project "MANGESHI CITY II"

AND WHEREAS the Purchaser/s have agreed to pay the sale price / consideration in respect of the Flat/ Shop/ Unit in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS The Promoters have assured and accordingly the Purchaser is aware of the fact that the Promoters at their cost and expenses get the balcony/balconies to the said flat enclosed and for the said purpose shall obtain the necessary permission from Municipal Authority by paying the requisite charges in that behalf and for which the purchaser hereby gives their free consent.

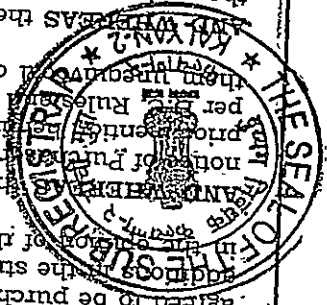
AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein;

AND WHEREAS by executing this agreement the Purchaser/s has/have accorded his/her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Builders/Promoters are entitled to make such alterations in the structures in respect of the said Flat/Shop/Unit, agreed to be purchased by the Purchaser/s and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the interest of the Architect / Engineer ;

AND WHEREAS the Builder/Promoter herein have specifically brought into effect that they will acquire the transferable Development rights per Rules and Regulations and the Purchaser/s herein has/have granted their consent for the same.

AND WHEREAS the Purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove;

AND WHEREAS the Purchaser/s has/have been given the full, free and complete inspection of all the deeds, documents, writings and papers in respect of the said property and the Purchaser/s has/have examined and



inspected the same including the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto;

AND WHEREAS the Purchasers has/have seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same;

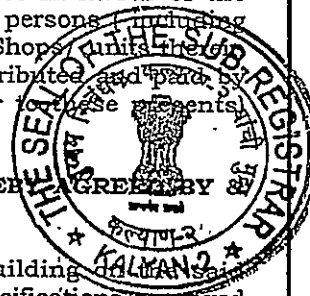
AND WHEREAS relying upon the aforesaid representations, the Builders/ Promoters agreed to sell the Purchasers a Flat/ Shop/ Unit at the price and on the terms and conditions herein after appearing;

AND WHEREAS the copies of certificate of title issued by the Advocate of the Builders /Promoters, copy of extract of 7/12 of the said property on which the said flats/ Shops/ units are constructed or to be constructed and the copies of the floor plans and specifications of the flats/ Shops/ units agreed to be purchased by the Purchaser/s approved by the concerned authorities are attached to this agreement;

AND WHEREAS by the end of _____ but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Builders/ Promoters, the Builders/Promoters agree to complete in all respect the construction of the proposed buildings on the said land particularly described in the SCHEDULE hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any, that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Builders/Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser/s herein) acquiring the respective flats /Shops/ units thereon at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to those entered into with the Builders/Promoters ;

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

1. THE Builders/Promoters shall construct the building property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser/s hereby gives consent.
2. THE Purchaser/s hereby agrees to purchase from the Builders Promoters and the Builders/Promoters hereby agrees to sell to the Purchaser/s the Flat/Shop/Unit bearing No. S05 on Fifth floor in Building Wing A-1 admeasuring 57.51 sq. mtrs (Carpet)



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(Carpet area includes the area of balconies constructed or to be constructed) plus open terrace of 5.40 sq. mtrs carpet in the Building Project known as "MANGESHI CITY II" and as shown on the floor plan hereto annexed and marked as Annexure "C" hereinafter called and referred to as "THE SAID PREMISES" for the price/consideration Rs. 49,50,000/- (Rupees forty nine lakhs - fifty thousand only).

The Purchaser/s hereby agrees to pay to the Builders/Promoters the aforesaid consideration / price in the following manner viz.

(i) Rs. 250,000/- 5% paid at the time of execution of these presents as earnest money (the payment and receipt whereof the Builder/Promoter both hereby admit, acquit, acknowledge and discharge the Purchaser absolutely and forever)

(ii) Rs. _____ 15% to be paid on or before completion of plinth.

(iii) Rs. _____ 12% to be paid on or before completion of first slab.

(iv) Rs. _____ 12% to be paid on or before completion of second slab.

(v) Rs. _____ 12% to be paid on or before completion of fourth slab.

(vi) Rs. _____ 12% to be paid on or before completion of sixth slab.

(vii) Rs. _____ 12% to be paid on or before completion of eighth slab.

(viii) Rs. _____ 5% to be paid on or before completion of brick work.

(ix) Rs. _____ 5% to be paid on or before completion of plaster, Work of electric, windows and doors.

(x) Rs. _____ 5% to be paid on or before flooring and plumbing.

47,00,000/-

5% to be paid within seven days from the date of receipt of intimation that the said premises is ready for use and



as hereinafter expressly agreed that the time for payment of each of the above respective payments shall be made within 7 days of the Builders/Promoters sending a notice to the Purchaser/s calling her to make payment at the address of the Purchaser mentioned under certificate of posting and this posting will be sufficient discharge to the Builders/Promoters.

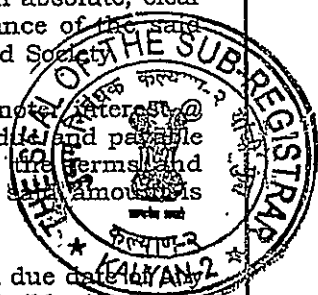
That the above said consideration includes the cost of legal charges, application and entrance fee of the society, Society share Capital, society,

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formation and registration charges and incidental charges thereto, infrastructure development charges for the complex, requisite M.S.E.B. Charges including meter deposits, Transformer charges and cabling thereto, Water Connection Charges including meter deposit and pipe fittings, Requisite share for installation of water harvesting system, solar system, grill, and cost of amenities as mentioned in list of amenities annexed hereto.

3. THE Builders/Promoters hereby agrees to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over the possession of the premises to the Purchasers obtain from the concerned local authority Completion as well as Occupation Certificate in respect of the said premises, or the said building.
4. THE Builder/Promoter hereby declares that the floor space they have utilised is the floor space index as mentioned in the approved plan and that no part of the said floor space index has been utilised by the Builder/Promoter elsewhere for any purpose whatsoever .
5. THE Builder/Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser/s and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchaser/s of the Flats/ Shops/ Other Units in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Builder/Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Builder/Promoter in favour of the said Society.
6. THE Purchaser/s agrees to pay to the Builder/Promoter interest @ 18% per annum on all the amounts which becomes due and payable by the Purchasers to the Builder/Promoter under the terms and conditions of this agreement from the date of the said amount is payable by the Purchaser/s to the Builder/Promoter.
7. ON the Purchasers committing default, in payment on due amount due and payable by the Purchaser/s to the Builder/Promoter under this agreement, (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and conditions herein contained the Builder/Promoter shall be entitled to at their option to terminate this agreement by a legal notice and to forfeit the moneys paid by the Purchaser/s under this agreement and under such circumstances there will not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement.

THE Builder/Promoter shall have the first lien and charge on the said flat/premises agreed to be acquired by the Purchaser/s in respect of



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any amount due and payable by the Purchaser/s under this terms and conditions of this agreement.

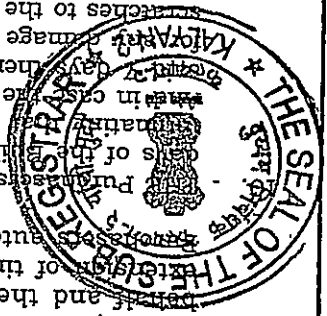
8. THE fixtures, fittings, and amenities agreed to be provided by the Builder/Promoter in the premises are those that are set out in the list of amenities annexed hereto and which will be a part of the said flat/ shop/ office.

9. THE Builder/Promoter shall give possession of the said premises to the Purchaser/s or his / her nominee or nominees on or before subject to full and final payment of the consideration as agreed hereinabove and further such sums which Purchaser/s are liable to be paid to builder/promoter herein in terms of the present agreement. Till the such amounts due are paid fully by the purchaser/s to the Builder/Promoter, the Purchaser/s shall not be entitled for the possession of the said premises. It is further agreed that if the Builder/Promoter fails or neglect to give possession of the premises to the Purchaser/s or dates prescribed in clause (B) of the section 8 of the said Act then the Builder/Promoter shall forthwith refund to the Purchaser/s the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of Builder/Promoter received the sum till the date the entire amount and interest thereon is refunded by the Builder/Promoter to the Purchaser/s. It is agreed that for want of cement, steel and other building materials for Builder/Promoter and that in the event of handing over the possession of the said flat/ Shop/ Unit is delayed, the Purchaser/s shall not be entitled to hold the Builder/Promoter responsible and/or liable in that behalf and the Builder/Promoter shall be entitled to reasonable period of time for giving delivery of the flat/ shop/unit to the Purchaser/s automatically.

10. THE Purchaser/s shall take possession of the said premises within 7 days of the Builder/Promoter giving written notice to the Purchaser/s that the said premises are ready for use and occupation. In case the purchaser fails or neglect to take a possession within the period specified then thereafter the Builders / promoters will not be liable for any damage or harm to the said flat in any manner like damage/ destruction to the internal colour, wall tiles, floor tiles, Kitchen platform, Marble and granite frames etc. and also will not be responsible for misplacement of any electrical and plumbing's fittings etc. And the purchaser will be solely responsible for all duties, taxes, and responsibilities towards the said flat and buildings etc.

11. THE Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it allotted by the Builder/Promoter only as per the prevailing rules, regulations, and bylaws of the concerned authorities.

12. THE Purchaser/s along with the other Purchaser/s of the Flats/ Shops/ Units in the building shall join in forming and registering the

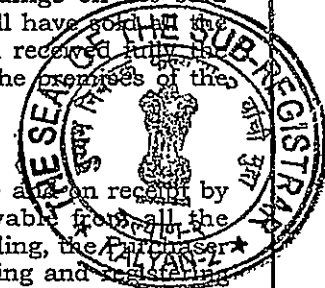


cooperative society to be known by such name as the Builder/Promoter may decide and for this purpose he/she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of the co-operative society including the bye laws of the proposed society and duly fill in, sign and return to the Builder/Promoter within 7 days of the same being forwarded by Builder/Promoter to the Purchasers. No objection shall be taken by the Purchasers if any changes or modification are made in the draft bye laws or the Memorandum and/ or Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.

13. It is specifically agreed that the Builder/Promoter shall be entitled at the sole and exclusive option to form a single Co-operative Society of all the premises / building/s to be constructed on the said property and to execute and/or cause the to execute the conveyance in respect of the said property and the structures thereon in favour of such Co-operative Society. The Builder/Promoter shall also at their sole and exclusive option be entitled to form different Co-operative societies for one or more structures to be constructed on the said property and to cause to execute separate Conveyance in favour of such Co-operative Society as the case may be. Such Conveyance and/or Conveyances shall however be executed only after all the buildings on the said property are constructed and Builder/Promoter shall have sold all the premises in all structures in the said property and received full consideration amounts from the Purchasers of all the premises of the said buildings on the said property.

14. ON the completion of all building (with its all wings) and on receipt by the Builder/Promoter, full payment due and payable from all the purchasers of all the flats/premises of the said building, the Purchaser shall co-operate with the Builder/Promoter in forming and registering or incorporating a society, a registered body, when the society will be registered subject to sold and disposed off all the flats, premises, garages and allotment of car parking spaces and receipt of full and final payment from the Purchaser and thereafter Builder/Promoter made conveyance of the said property together with building/s in favour of such society and after receipt of completion certificate from the Kalyan Dombivli Municipal Corporation. Until the execution of the conveyance the possession of the said property and all the buildings and premises thereon shall be deemed to be of the Builder/Promoter and the purchasers who shall have been given possession of the premises agreed to be sold to him/her/them shall be merely occupant thereof.

15. COMMENCING a week after notice in writing is given by the Builder/Promoter to the Purchasers that the said premises are ready for use and occupation or on obtaining Completion/Occupation certificate in respect of said building or part thereof as the case may be, the Purchasers shall be liable to bear and pay the proportionate share of outgoings in respect of the said property called as tax on open land for



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additions in or to the said premises or the building or any part thereof. other authority and the Purchaser/s shall not change, alter or make may be against the rules, regulations of the concerned local or any said building or the premises, staircase or common passage which do or suffer to be done anything in or to the building in which the Purchaser's own cost in good tenable condition and shall maintain the date of possession from the date of possession maintain the Purchaser/s shall from the date of possession maintain the



16. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty, and registration charges, legal charges and other incidental expenses payable, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property building or the said premises to be executed in favour of the Promoter hereby declares that the said property is not mortgage, charge, lien or any other encumbrances

The Purchaser undertakes to pay such provisional monthly contribution of 12 months in advance and shall not withhold the same for any reasons whatsoever.

the period from the date of completion/occupation certificate or letter issued in writing that the said premises are ready for use and occupation, as the case may be, the Purchaser shall be further liable to bear and pay the proportionate share of outgoings in respect of the said property and after obtaining completion/occupation certificate in respect of said building or part thereof as the case may be, the local taxes, property tax, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweeper and all other expenses necessary and incidental to the management and maintenance of the said land and building to his/her share. Until the society is formed and the said land and building is transferred to it, the Purchaser/s shall pay to the BUILDER/PROMOTER such proportionate share of outgoings as may be determined by the Builder/Promoter. The Purchaser/s further agrees that till the Purchaser's share is so determined by the Builder/Promoter, shall pay to the Builder/Promoter provisional monthly contribution of Rs.2,00/- (Rs. Two Only) per sq.ft. of his/her flat/Shop/ unit area towards the outgoings from the date of notice as aforesaid. The amount paid by the Purchaser/s to the Builder/Promoter shall not carry any interest and shall remain with the Builder/Promoter until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions there from for the actual expenses incurred in various accounts) shall be paid over by the Builder/Promoter to the Co-operative Society or as the case may be.

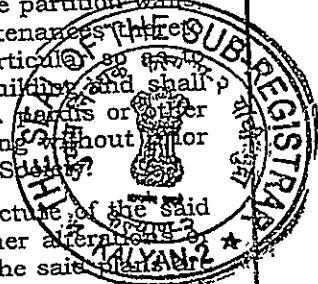
19. THE Purchasers shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser/s shall be liable for the consequences of breach of this clause.

20. THE Purchasers shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the Builder/Promoter and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser/s shall be responsible to the concerned local authorities and or the other public authority for any thing so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.

21. The promoters have informed and accordingly the purchaser is aware of the fact that all the guidelines given and /or rules laid by the government for designing the building plan earthquake resistance have been followed while getting the plan of the building is sanctioned (IS 456 and IS 1893) So the purchaser shall maintain the said building properly for structural safety and no addition or alteration are to be made without permission of RCC consultant and the Purchasers shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside colour scheme of the said premises and shall keep the partition walls, sewer, drains, pipes in the said premises in appurtenances thereof in good tenable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or cause damage to any columns, R.C.C. beams or other structure or structural members in the said building without prior written permission of the Builder/Promoter and/or State.

The Builder/Promoter may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said alterations disclosed or furnished to the Purchaser/s and the Purchaser/s shall not object for such alterations or additions, provided that such alterations / additions should not affect the flat/ shop/ unit premises agreed to be purchased by the Purchaser/s.

22. THE Purchasers shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.



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23. THE Purchasers shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.

24. IN case any additional security deposit is demanded by the concerned local authorities or government for the purpose of giving water, electricity or any other service connection to the said building, such deposit shall be payable by the Purchasers along with the other Purchasers of the said building. The Purchasers agrees to pay to the Builder/Promoter within seven days of demand the Purchaser's share of such amount of deposit.

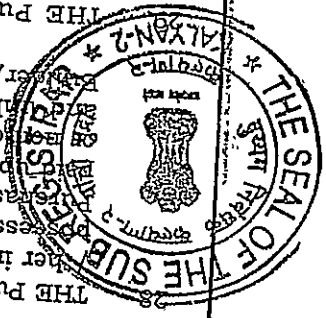
25. The purchaser hereby agreed to pay the municipal tax for the said flat right from the date of building completion certificate in respect of the said flat as issued by the K.D.M.C., and thereafter.

26. THE Purchasers and/or the Builder/Promoter shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Builder/Promoter and/or the Society may require for safe-guarding the interest of the Builder/Promoter and/or the Purchaser/s and the other Purchasers of the said premises in the said building.

27. NOTHING contained in this agreement is intended to be nor shall the said premises or of the said land and building or any part thereof. The said premises hereby agreed to be sold to him / her and all open spaces, parking spaces, stairs, lobbies, staircases, terraces, recreation space etc., will remain the property of the Builder/Promoter until the said land and the said building is conveyed to the co-operative society as herein before mentioned.

THE Purchasers shall not let, sub-let, transfer, assign or part with his/her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser/s to the Builder/Promoter under this agreement are fully paid and only if the Purchasers had not been guilty of breach of observance of any of the term and conditions of this agreement unless & until prior permission in writing is obtained from the Builder/Promoter.

THE Purchaser/s shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats/shops/units there in and for the observance and performance of the building rules, regulations and bye laws for time being if the concerned local authority and of government and other public bodies. The Purchaser/s shall also observe and perform all stipulations and



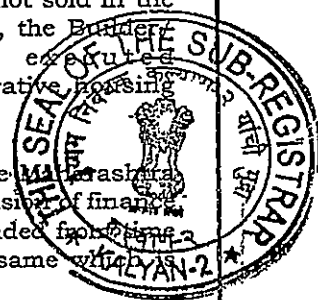
conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.

30. ANY delay tolerated or indulgence shown by the Builder/Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser/s by the Builder/Promoter shall not be constructed as a waiver on the part of the Builder/Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Builder/Promoter.

31. ALL costs, charges and expenses, penalties if any, including stamp duty, registration charges and expenses in connection with the present transaction and for preparation and execution of this Agreement as well as the Conveyance and other documents, shall be borne, shared and paid by purchaser/s herein alongwith all the Purchasers of the flats or other units or other spaces and/or paid by such co-operative Society or as the case may be. The Purchaser/s shall present this Agreement as well as the Conveyance at the proper registration office for registration within the time limits prescribed by the Registration Act and the Builder/Promoter shall attend such office and admit the execution thereof. The Purchaser/s shall deposit with the Builder/Promoter a sum of which will be worked at the prevailing rates proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance in favour of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchasers of various flats/ shops/ units in the said building pay the proportionate amount of stamp duty, registration charges and legal fees, if any, and till all the flats/shops/ units are not sold in the said buildings and consideration thereof have received, the Builder/Promoter shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society / condominium of apartments.

32 This agreement is subject to the relevant provision of the Maharashtra Value added Tax Act, 2002 (MVAT) and the relevant provisions of Finance Act 1994 as regards service Tax, as applicable, as amended from time to time and that the purchaser is made aware of the same and has duly accepted by the purchaser/s herein.

33. It is also understood and agreed by and between the parties hereto that, If by the reason of any amendment to the present law, or enactment of any other laws, central or state, this transaction is held to be liable for any new tax on sale or otherwise, either as whole or in part and the same shall be paid and born by the purchaser(s) exclusively.

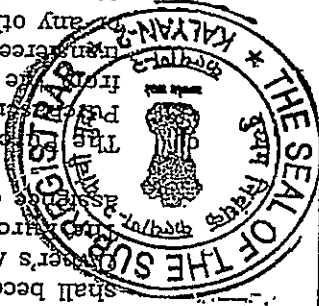


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38. THE Purchasers shall not claim any deduction in the cost of his / her flat / shop / unit on account of deletion of any item of construction as per his / her requirements, of the Purchasers in his / her flat / shop / unit.

for the purpose mentioned hereinabove.
 compound walls for display of advertisement or hoardings etc., any other charges or outgoings for the use of such terrace, any amount by way of monthly maintenance charges from the Builder/Promoter or his nominee or nominees of the flats/shops/units will not charge anything. The Purchasers agrees that he / she along with the other Purchasers of the flats/shops/units will not charge anything for the purpose mentioned hereinabove.



b) The Builder/Promoter shall become the member of the society in respect of its rights and benefits concerned above. If the Builder/Promoter transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owners' Association in respect of the said rights and benefits. The Purchasers will not have any objection to admit such transferee of transferee as the member/s of the Society.

a) The Builder/Promoter shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terrace, etc., to anybody. The Purchasers along with the other Purchasers will not raise any objection of whatsoever nature. The open spaces shall always be the property of the Builder/Promoter and the Builder/Promoter shall have full right and absolute authority to enclose the said silt area of the building and further shall have the right to sell the same to any prospective purchasers.

36. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Purchasers. The said terrace shall not be enclosed by the Purchasers till the permission in writing is obtained from the concerned local authority and the Builder/Promoter or the society.

35. THE Purchaser/s shall permit the Builder/Promoter and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.

34. ALL notices to be served on the Purchaser/s as contemplated by this Registered A.D. Post or Under Certificate of Posting to the Purchaser/s at his / her / their address as specified hereinabove.

- 39. IF Additional amenities apart from those mentioned in List of Amenities are required by the Purchaser/s, then in that event the Purchaser/s agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Builder/Promoter or the Architect of the Builder/Promoter and his decision shall be final and binding.
- 40. THE Builder/Promoter shall have the right to make additions and/or alterations and raise or put up additional structures, as per extra FSI as may be permitted under any scheme of state or central Government or any other Public or Government body or concerned local authorities on the terrace or the said land and/or grant right of way from the said property for development of any other property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Builder/Promoter shall be entitled to receive all the benefits in respect of thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof. It is further specifically brought to the notice of the Purchaser/s that the Builder/Promoter have reserved their right to obtain the Transferable Development Rights (T.D.R.) from other sources to be used and utilised on the said property and if such further T.D.R. is availed and put to consumption on the said proposed building in accordance with the sanctioned plans and permissions from the municipal authorities, the Purchasers herein shall have no objection of such utilisation of the T.D.R. and construction of additional floor space.
- 41. TILL a conveyance of the said land and building is executed the Purchasers shall permit the Builder/Promoter and his agents with or without workmen and other at all reasonable times to enter into and upon the said lands and building or any part thereof to view and examine the state and condition thereof.
- 42. The Purchaser/s covenant with the Builder/Promoter that on the request of the Purchasers the Builder/Promoter makes any reduction in the flats/shops/other units agreed to be sold and as a result of this the Builder/Promoter have to use any materials less than the other purchasers, even then the Purchaser shall not be entitled to any reduction in the agreed price of the said flat/ shop/ unit and he / she shall be liable to pay the entire agreed price as per this agreement. Similarly, the Builder/Promoter is not bound to carry out any extra additional work for the purchasers without there being a written consent by the Builder/Promoter. In case if the Builder/Promoter has agreed to do any additional extra work as per demand of the purchasers. The Builder/Promoter having given the estimate of the extra work, the Purchaser shall within the seven days from the date of receipt of quotation, Purchaser shall deposit with the Builder/Promoter, if the Purchaser fail to deposit the estimated cost to the Builder, the Builder/Promoter shall not be liable to carry out the said additional work as per written demand from the Purchaser.



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43. IT is also agreed and understood that the Builder/Promoter will only pay the municipal tax for the unsold flats/shops/units after obtaining occupation certificate and/or formation of society and will not pay or liable to pay any maintenance charges like common water, light, sweeper charges, etc., and the Builder/Promoter can sell the said flats/shops/units to any prospective buyers without obtaining the No objection from the society such formed and then such prospective buyers will become the member of the society without charge of any transfer fees etc.

44. THAT the Builder/Promoter has right and the purchaser/s has/have given consent to grant and/or assign the development rights in respect of the said property by the Builder/Promoter to sub-developer and/or third person but the terms and conditions of this agreement shall be binding on such sub-developer and/or third person.

45. THAT the Builder/Promoter has right and the purchaser/s herein has/have given the consent to the Builder/Promoter to grant permission/consent to any company in telecom sector, to install the telephone antenna/tower and ancillary units thereof by constructing room at the terrace and at the ground level and to avail the benefits, compensation of the same for their i.e. Builder/Promoter exclusive use and benefits.

46. THAT the Purchaser/s shall at no time demand partition of their interest in the said SCHEDULE hereunder written of the said building it being hereby agreed and declared by the Purchaser/s that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building is impartable and it is further agreed that the Builder/Promoter shall not be liable to execute a transfer deed in favour of the Purchaser/s unless the Builder/Promoter decided to submit the entire building to the provisions of the Maharashtra Apartment Ownership Act, 1970.

Understanding any other provisions of this agreement the Builder/Promoter shall be entitled at his sole and absolute discretion.



To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure including garden and roads, if any.

To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.

- d) To decide from time to time to what extent the building/s along with land appurtenant to its is transferred to the respective body formed.
- e) To decide from time to time when and what sort of document of transfer should be executed.
- f) To carryout the developoment by amalgamating the said property with adjoining property/s and/or to expand the scheme of development by acquiring adjacent property/s. To provide permanent nature of access to adjoining properties.

48. It is clearly understood and agreed by and between the parties hereto that the Builder/Promoter shall have the unqualified and unfettered right to sell on ownership basis to anyone of their choice, the garden in the compound and the terrace above the top floor of the said building subject to the- necessary means of access to be permitted for such purpose so as to reach the water tank. The Purchasers/Occupants of such terrace/garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchasers/Occupants shall not enclose or cover the said terrace/garden without the written permission of the Builder and/or the society or such body formed, as the case may be and Municipal Corporation and other concern authorities.

49. THE Purchasers are aware that the Builder/Promoter shall, be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchasers of the flats/ shops/ units and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Builder/Promoter shall not be bound to pay the charges for and on behalf of such defaulting persons and in the event of an essential supply being disconnected, it shall be the responsibility of the Purchaser/s together in respect of the flats/ shops/ units in respect of which possession has been given by the Builder/Promoter.

50. IF the Purchaser/s intends to cancel this agreement with good and reasonable grounds, he / she shall give written application to the Builder/Promoter and on cancellation of the agreement he / she shall give six months period to the Builder/Promoter within which period the Builder/Promoter shall arrange to refund the moneys collected by them on account of the instalments of the said premises without any interest.

The Builder/Promoter at his sole and exclusive option shall forfeit the 20% of the total amount received from the Purchaser/s as and by way of liquidated damages, while repaying the money paid by the Purchaser/s.

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51. If the Purchasers neglects, omits or fails in any manner whatsoever to pay to the Builder/Promoter any of the amounts due and payable by the Purchaser/s under the terms and conditions of the agreement (whether before or after delivery of possession) within the time herein specified or if the Purchasers shall in any other way fails to perform or observe any of the covenants and stipulations or his part thereto contained or referred to, the Builder/Promoter shall be entitled or re-enter and resume possession of the said flat/shop/other unit etc, and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the earnest money and other amounts already paid by the Purchasers to the Builder/Promoter shall be refunded to the Purchasers in respect of the said premises and the Purchasers shall have no claim in or upon the said premises and the Purchasers hereby agree to forfeit all his rights, title and interest in the said premises and in such event the Purchasers shall be liable to be immediately ejected as trespasser but the right given by this clause to the Builder/Promoter shall be without prejudice to the other rights, remedies and claims, whatsoever at law or under this agreement of the Builder/Promoter against the Purchasers.

52. IN the event of the society or corporate body being registered before the sale and disposal by the Builder/Promoter of all the persons in the said building, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the flat/shop/unit shall be subject to the overall powers of the Builder/Promoter in any matter concerning the building construction and completion thereof and the Builder/Promoter shall have absolute authority and control as regards the unsold flats/shops/units, the balance floor space and its disposal thereof.

53. THE Builder/Promoter shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, homes, maternity homes, coaching classes, car parking, still other non-residential purpose and the Purchaser/s herein, or one or more of the purchasers and/or co-operative housing society formed/being formed and/or the federation of societies formed/ to be formed (any of the jointly or severally) shall not raise any objection for such non-residential use of the premises sold by the Builder/Promoter to the Purchaser/s.

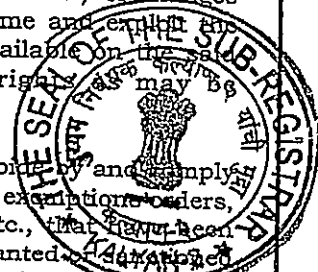
54. The Purchaser/s shall lodge at his/her own costs as to the registration charges for registration within two months of the date of this agreement and shall intimate the Builder/Promoter within 7 days from the date of lodgement and serial number under which the same is lodge for registration with xerox copy of receipt in order to enable the Builder/Promoter to admit the execution of the same.

55. The Purchaser/s may with prior permission in writing provide at his/her own costs, charges, expenses and risk extra amenities to the



premises. However to grant or not to grant the permission shall be at the sole discretion of the Builder/Promoter. The Purchaser/s shall not carry out any internal or external changes, alterations or additions to the said premises until the Purchaser/s has/have paid all the monies payable by him or her to the Builder/Promoter, either towards the consideration or otherwise and only after the Purchaser/s shall have obtained a prior written permission of the Builder/Promoter in writing subject to the same having been approved by the Kalyan Dombivli Municipal Corporation. Provided further than such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builder/Promoter and not through any contractors or workmen not approved by the Builder/Promoter. It is further agreed and understood by and between the parties that the Purchaser/s shall not claim any deduction in the cost of his / her flat/ shop/ unit on account of deletion of any item of construction as per his / her requirements of the Purchaser/s in his / her flat/ shop/ unit.

56. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid deeds, documents, writings and papers and all disclosures made by the Builder/Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned government bodies and authorities and also subject to the Builder/Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and ~~enjoy~~ the entire balance and additional floor space index available on the said property as entire transferable development rights ~~may be~~ permissible by law.
57. The Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all ~~regulations, orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted, approved or imposed by any authority, statutory or otherwise, including the~~ payment of all amounts, charges, expenses, deposits etc., whether refundable or not, except deposit for water and electricity.
58. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Builder/Promoter herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to the Purchaser/s under the possession of the said building is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.



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| 27 | 27 |
| 2000 | 2000 |
| 2 | 2 |

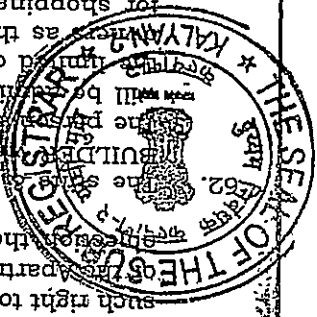
59. The Builder/Promoter shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the Purchaser/s under this agreement.

60. THE Builder/Promoter shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

61. It is expressly agreed that the PROMOTER/ BUILDER shall be entitled to put a hoarding and/or cable network station, mobile phone antenna and/or tower, shelter or mobile station on the said property or on terrace/water tank the building on the said property or any part thereof and such hoarding may be illuminated or comprising of neon sign and for that purpose the PROMOTER/ BUILDER are fully authorised to allow temporary or permanent constructor execution in installation either on the exterior of the said buildings or on the said property as the case may be and the flat/ shop/ unit purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the promoters, his agents, servants etc., to enter into the said property, building including the terrace and other open spaces in the building for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisement and/or hoarding, neon lights or such installations etc. The Promoters shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the society or apartment of Association or limited company shall not raise any objection thereto.

62. The Builder/Promoter shall alone have right to deal with or dispose off the same. The promoters to whom the stills portions may be sold or disposed off will be admitted as members to the co-operative society/societies or company/companies or the condominiums of apartment as the case may be and they will not be entitled to the same for shopping or commercial or for any other purpose and the flat/ shop/ unit purchaser confirm that the he/she/they has/have no objection to and shall not dispute the same at any time hereafter.

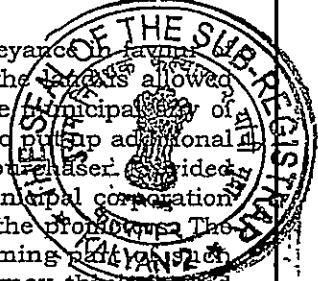
63. The purchaser has seen the layout of the proposed building and complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be



the common property and shall be available for common use by all the flat/ shop/unit purchasers in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,.

64. The promoter have also clearly brought to the notice of the purchaser during the course of development/ construction they will shift and/ or convert the amenity area of the said entire or will further use and utilise the benefit of the amenities area as may be sanctioned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of certain amenities area and the purchaser shall not raise any objection for the same and will not demand the construction there of and further will not claim any compensation there of and thus have granted their express and irrevocable consent to the promoters for making any changes, modifications and revisions in the said entire amalgamated property and/or sanction of plans for the further expansion buildings and commencement and completion of construction work of the same without taking any consent of the purchaser herein and the purchaser after verifying the above facts and having the true and correct knowledge of the same and after satisfying himself / herself has expressed his/ her express and irrevocable consent for the same and agreed to acquire the flat/ shop/ unit in the said scheme of construction.

65. It is agreed that if before the execution of the conveyance in favour of the proposed society and further construction on the plots allowed in accordance with the rules and regulations of the Municipal Corporation of Mumbai then the promoters would be entitled to put up additional or other construction without any hindrance by the purchaser provided that any payment may, have to be made to the municipal corporation for such additional construction shall be paid by the promoters. The Promoters shall be entitled to sell premises forming part of the additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the promoters may in his absolute discretion deem fit and proper. The Promoters will in those events be entitled to connect the electric meters, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto should be borne by the Promoters. The Promoters and/or their transferees shall have the right to use all the staircase and other common amenities of the building. In the event of additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of Builder/Promoter. Even if any additional construction becoming permissible on the said building after the completion of the construction of the said building, the promoters shall be entitled to construct the same and to sell the additional tenements. The purchaser herein and the members of the society shall admit such new intending purchasers at its members.



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| 30 | 30 |
| 30 | 30 |
| K.M.C. 2 | |

66. In the event of any portion of the said property being required for putting up an electric sub-station, the promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the promoters shall think fit.

67. IT is hereby agreed that the promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the said land so amalgamated/combined sanctioned from the planning authority and in such event form and get registered co-operative housing society of all the flats/shops purchasers in the said building and the purchasers herein shall not, in any manner object the said right of the promoters. IT is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the promoters shall be at liberty and/or entitled to grant a right of way (approach) to the adjacent land and those would be acquired with a view to developing them and the purchaser herein shall not object the said right of the promoters in any manner.

68. All disputes and differences, whatsoever which shall either during the subsistence of this presents or thereafter arises between and/or amongst the parties hereto and/or any of their heirs, executors, administrators and legal representatives in regard to interpretation or application thereof on any clause, thing or matter herein contained or omission of any parties hereto or as to any act, deed or relating to or connected with or having bearing upon this presents shall first be settled by the parties hereto among themselves mutually.

69. In case any of the said disputes / differences remaining unresolved between the parties mutually, the same shall be referred to a common arbitrator mutually appointed by all parties jointly whose decision shall be final and binding on all the parties hereto. In case a common arbitrator is not appointed mutually, each of the parties herein shall appoint an arbitrator of their choice and the decision of the majority of the said arbitrators shall be final and binding on the parties concerned. In case the dispute(s) / difference(s) remain unresolved even thereafter, the same shall be referred to arbitration under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time and any arbitration award passed under the said Act shall be binding on the parties hereto.

71. This present agreement is executed in accordance with the provisions of Maharashtra Flat Ownership Act, 1963 and the Rules framed there under.



27

SCHEDULE NO. I

(Property No 1)

| Survey No | Hissa No | Area(Sq.Mtrs) |
|-----------|----------|---------------|
| 8 | 3 A | 1420 |

SCHEDULE NO. II

(Property No 2)

| Survey No | Hissa No | Area(Sq.Mtrs) |
|-----------|----------|---------------|
| 8 | 3/2 PART | 1110 |
| 8 | 8 | 500 |

SCHEDULE NO. III

(Property No 3)

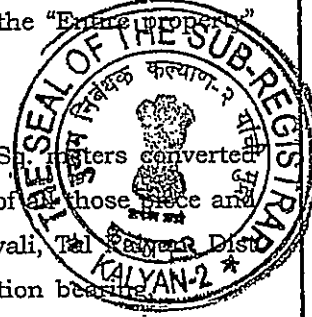
| Survey No | Hissa No | Area(Sq.Mtrs) |
|-----------|----------|---------------|
| 8 | 4 | 1740 |

within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and sub-Registration district Kalyan which is Collectively called and referred to as the "Entire Property"

SCHEDULE

(Said Property)

All that contiguous piece of land admeasuring 4730 Sq. Meters converted to non agricultural use comprising and forming a part of those piece and parcel of land lying being and situated at Village Kolivali, Tal. Kalyan-2 Dist. Thane, within the Kalyan Dombivli Municipal Corporation bearing



| Survey No | Hissa No | Area(Sq.Mtrs) |
|-----------|---|---------------|
| 8 | 3 A | 1420 |
| 8 | 3/2 PART (Now numberd as Hissa No. 3B) | 1110 |
| 8 | 8 | 500 |
| 8 | 4 | 1740 |

subject to the land to be surrendered to the Kalyan Dombivli Municipal Corporation as regards the reservations, set backs and roads and together with all easement right and benefits.

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| ३९ | ५५ |

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|-------|-----------|
| 32-55 | का. नं. २ |
| २०१६ | का. नं. २ |

IN WITNESS WHEREOF THE PARTIES HAVE AND SET AND SUBSCRIBED THEIR RESPECTIVE HAND AND SEAL TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.

28

WITNESS WHEREOF THE PARTIES HAVE AND SET AND SUBSCRIBED THEIR RESPECTIVE HAND AND SEAL TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.

WITHIN NAMED BUILDERS/PROMOTERS
M/S MANGESHI CONSTRUCTION,
Through its proprietor,
SHRI MANGESH DASHRATH GAIKAR

SIGNED SEALED AND DELIVERED BY THE
WITHIN NAMED PURCHASER/S

Mr. Narayan Dattatray Totewad

2. Parvati Mathre

1. Mangy Bhoir

WITNESS

THE SEAL OF THE SUB-REGISTRAR
KALYAN-2

Placed

Placed

Placed

"MANGESHI CITY II"

Receipt

Received with thanks a sum of Rs. 250,000/- /-
 (Rupees Two lakhs fifty thousand only /-
 _____)
 _____), by

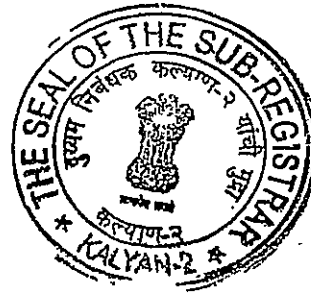
Cash / Cheque from the Purchaser herein being the part / Full Consideration
 in respect of the flat / Shop / Unit agreed to be Purchased under this
 Agreement.

Shri Mangesh Dashrath Gaikar
 the Sole Proprietor of
M/s. Mangeshi Construction

I SAY RECEIVED



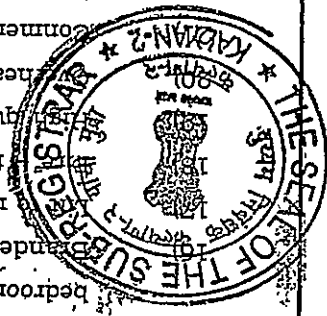
Promoter/Builder



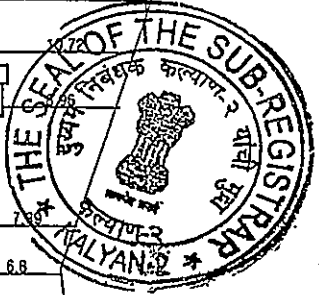
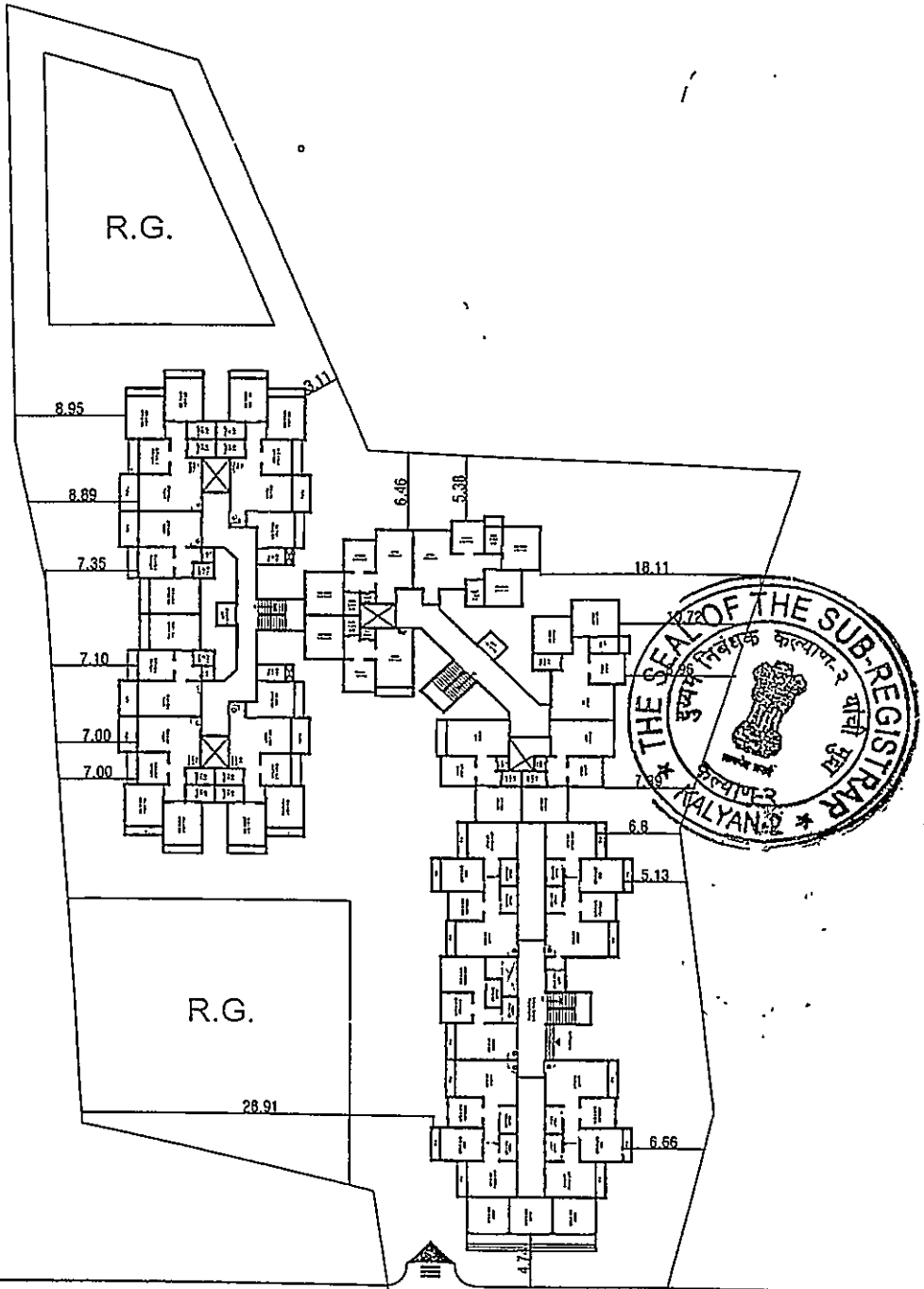
क.ल.न. २
 दस्ता क्र ४५९६/२०१७
 ३३ | ५५

| | |
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| 38 | 25 |
| MANGESH CITY II | |
| P. L. S. | |

| LIST OF AMENITIES | |
|-------------------|---|
| 1) | R. C. C. Framed structure |
| 2) | Granite Kitchen platform and Stainless Steel Sink |
| 3) | Tiles 4 feet dado above main kitchen Platform |
| 4) | All bathroom beautifully designed with door height premium quality tiles. |
| 5) | Marble door Frames with Backlight shutter in bathroom |
| 6) | Decorative Main Door |
| 7) | Cornice Molding with design P.O.P Ceiling in the entire hall |
| 8) | P.O.P finish wall in entire hall |
| 9) | Vitrified 2x2 tiles flooring in entire hall |
| 10) | Concealed P.V. C. plumbing with quality sanitary fittings & Bathroom fittings |
| 11) | Elegant windows with marble frames |
| 12) | Powder coated aluminium windows with good quality glass |
| 13) | Wiring of ISI quality and provision for TV and Telephone |
| 14) | Point in master bedroom |
| 14) | Inverter point provisions in all rooms |
| 15) | A.C. provision with concealed electrical fitting in master bedroom |
| | Expanded modular switches |
| | reputed make with back up |
| | fighting requirements |
| | quality exterior paint |
| | Overhead Water Tank with pump |
| | Common Solar System on terrace for Hot water in common bathroom |
| 22) | Decorative Entrance |



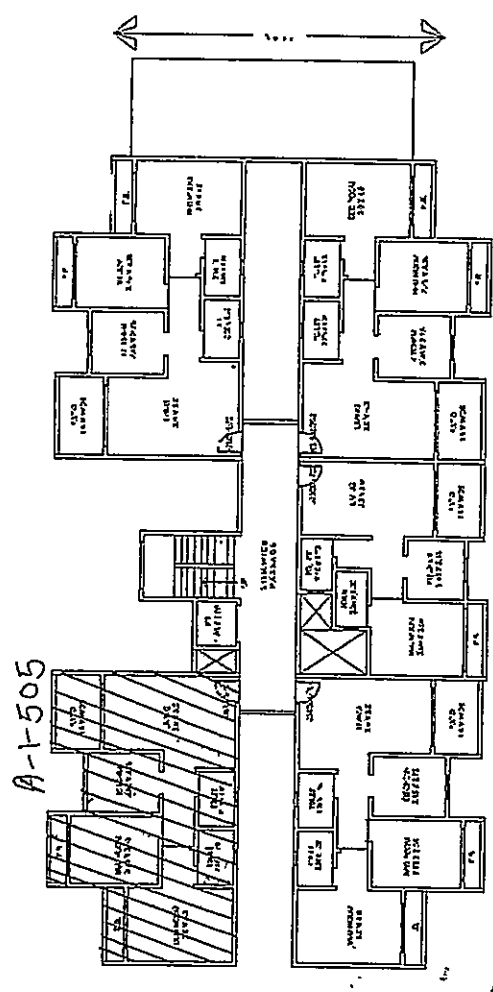
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18.00 M.T. WIDE ROAD

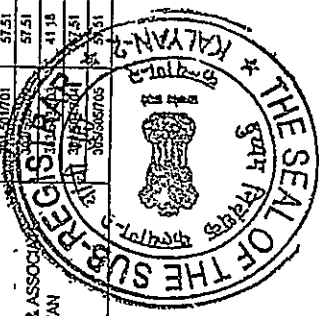
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 ३५ | ५५

NAME ① Narayan D. Totewad
 ② Pratik N. Totewad
 WING - A-1
 FLOOR - fifth
 FLAT NO. - 505
 PURCHASER - *[Signature]*
 PURCHASER - *[Signature]*
 PROMOTER - *[Signature]*
 AREA - 62.91 sqmt.



3rd, 5th, 7th Floor

| DESCRIPTION OF PROPOSAL | ARCHITECT | FLAT NO | BIL. AREA (SQ.MT) | PART. (SQ.MT) | SALEABLE AREA (SQ.MT) |
|---|-------------------------------------|---------|-------------------|---------------|-----------------------|
| BUILDING - A1 MANGESHI CITY-II KALYAN (M) | DILIP TAMBEY & ASSOCIATES KALYAN | 505 | 57.51 | 05.40 | 62.91 |
| | | 506 | 57.51 | 05.40 | 62.91 |
| | | 507 | 41.78 | 05.40 | 46.50 |
| | | 508 | 57.51 | 05.40 | 62.91 |



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| 33 | 34 | 35 |
| 36 | 37 | 38 |

कोमिपन

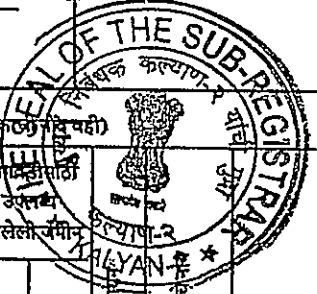
१८१११

गांव नमुना सात (अधिकार अभिलेख पत्रक)

| | | | | |
|----------------------------|--------------------------|----------------|-----------------|-------------|
| भुमापन द्रागाक | भुमापन क्रमाकाचा उपविभाग | भुमापना पध्दती | भागवटादागचे नाव | कुळाचे नांव |
| ८ | ३ अ | | (२२) (१६२) | |
| शेताचे स्थानिक नांव | (४६५) | | | |
| लागवडीचे क्षेत्र | हेक्टर | आर | प्रती | |
| पो.ख. (लागवडीयोग्य नसलेले) | ० | १३ | २ | |
| वर्ग (अ) | ० | १३ | २ | |
| वर्ग (ब) | ० | ०१ | ० | |
| आकाराची | ० | ०१ | ० | |
| जुडी कित्या विशेष आकाराची | | १=६२ | (१५४) | |

कानडवारी सागाचाप तंडाची
 लुगाच सागाचाप तंडाची
 गाणीक सागाचाप तंडाची
 कानडा तडिच्यार तंडाची
 सागाचाप तंडाची
 उपकीणी तंडाची
 लुगाच तंडाची
 कानडा सागाचाप तंडाची
 लुगाच तंडाची
 वेडा सागाचाप तंडाची
 वेडा सागाचाप तंडाची
 विलेश सागाचाप तंडाची

इतर अधिकार
 (१८४) (२८२) (३८०)
 गा.ज. ४-४. कापदा
 १८६६ मनेर तडिच्यार
 वेडीत. एक ५२०-१०५०
 (४८३)
 सिमा आणि भुमापन चिन्हे



गांव नमुना बारा

| वर्षहंगाम | पिकाखालील क्षेत्रांचा तपशील | | | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | शेता | | |
|-----------|-----------------------------|------------|------------|------------------------------------|------------|------------|---------------------------|------------|------------|------------|------------|----|-------------------------------|---------|------|----|----|
| | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भेळ पिकाखालील क्षेत्र | | | | | | स्वल्प | क्षेत्र | | | |
| | मिश्रणाचा संकेत क्रमांक | अजल सिंचित | अजल सिंचित | घटक पिके व प्रत्येका खालील क्षेत्र | | | अजल सिंचित | अजल सिंचित | अजल सिंचित | अजल सिंचित | अजल सिंचित | | | | | | |
| | | | | पिकाचे नांव | अजल सिंचित | अजल सिंचित | | | | | | | | | | | |
| १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ | १६ | १७ | १८ |
| | | | | | | | | | | | | | | | | | |

२०११/२०१२

अस्सलबर हुकुम खरी नक्कल दिली असे. नारीळ

१८/११/२०११
 दिवाणी तालुका कार्यालय
 त. थाने, जि. ठाणे

क.ल.न. २
 ४४५६६
 ३७ ५५

गांव : डोबिपली
 तालुका : १९४५

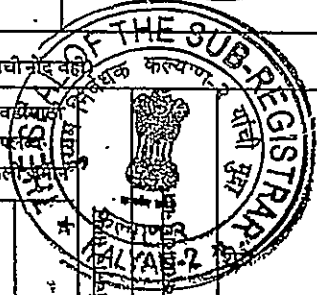
गांव नमुना सात (अधिकार अभिलेख पत्रक)

| | | | | |
|----------------------------|---------------------------|----------------|--|-------------|
| भुमापन क्रमांक | भुमापन क्रमांकाचा उपविभाग | भुधारणा पध्दती | भोगवटादाराचे नांव | कुळाचे नांव |
| ८ | ४ | | काप्या चोंडु कारेव (२३) १९९६-००-०० | |
| शेताचे स्थानिक नांव | | | सल्याण डोबिपली म-१५ (५५९) ३२४-००-०० | इतर अधिकार |
| लागवडीचे क्षेत्र | हेक्टर | आर | प्रती | |
| | ०.१५४ | | | |
| पो.ख. (लागवडीयोग्य नसलेले) | ०.१०४ | | | |
| वर्ग (अ) | | | | |
| वर्ग (ब) | | | | |
| आकारणी | | | | |
| जुडी किंवा विशेष आकारणी | | २०५ | | |

(२०) रु (२६)
 (३०५) (३४५)
 पु एच सी तपस २०
 तपसे भोजने साक्षी
 जोत तिका पत्काणी
 सिमा आणि भुमापन चिदे
 एस्टरणासु रेडी
 एए

गांव नमुना बारा

| पर्यहंगाम | पिकाखालील क्षेत्रांचा तपशील | | | | | | | | | | | | पिकाव्यतिरिक्त क्षेत्रांचा तपशील | | | | | |
|-----------|-----------------------------|-----------|------------|------------------------------------|-----------|------------|--------------------------|-----------|------------|-------------|-----------|------------|----------------------------------|---------|-----------|----------|--|--|
| | मिश्र पिकाखालील क्षेत्र | | | | | | निर्मळ पिकाखालील क्षेत्र | | | | | | स्वरूप | क्षेत्र | जलासिंचित | वर्गीकृत | | |
| | मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | घटक पिके व प्रत्येका खालील क्षेत्र | | | पिकाचे नांव | जल सिंचित | अजल सिंचित | पिकाचे नांव | जल सिंचित | अजल सिंचित | | | | | | |
| | | | | पिकाचे नांव | जल सिंचित | अजल सिंचित | | | | | | | | | | | | |
| १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ | १६ | | | |
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असलवर हुकुम खरी नक्कल दिली असे.
 तारीख

[Signature]
 २०/११/२०१२
 तालुकी सहायक न्यायाधीश
 ज. अहमदाबाद, जि. दाणे

क.स.न. २
 ३२/५५

KISHOR S. DESHPANDE

B.A.LL.B.

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Kalyan (W) - 421 301. Tel.: 2204340
Cell: 9869420700

किशोर शां. देशपांडे

बी.ए. एल.एल.बी.

अॅडव्होकेट, मुंबई उच्च न्यायालय
पल्लवी/४, गणपती चौक, आग्रा रोड,
कल्याण प. - ४२१ ३०१. दूरध्वनी : २२०४३४०
मोबा.: ९८६९४२०७००

Date June 09, 2012

TITLE CERTIFICATE

SMT. KAMLABAI RAJARAM BHANDARI
AND OTHERS
SMT. SITABAI RATNYA BHANDRI
AND OTHERS
SHRI APPA DHONDU BHOIR AND OTHERS.

OWNERS

TO

M/S. MANGESHI CONSTRUCTION
SOLE PROPRIETARY FIRM through its
Prop. SHRI MANGESH DASHRATH GAIKAR

BUILDER/ PROMOTER

Read:

1. 7/12 Extracts.
2. Relevant Mutation Entries.
3. Revenue Form No. 8A Khate Utara.
4. Order passed by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ ULN/6 (1)/ SR- 20 Kolivli dated 4.08.2000
5. Decd of Confirmation between Smt Kamlabai Rajaram Bhandari & others and Shri Mangesh Dashrath Gaikar, entered on 22/6/2009 & registered at the office of the Sub Registered of Assurances at Kalyan-2 under Sr. No. 03989/2009 dated 22/6/2009 through which owners smt. Kamlabai Rajaram Bhandari & others confirm and ratify the Development Agreement dated 4/06/2008.
6. Power of Attorney executed by Smt Kamlabai Rajaram Bhandari & others in favour of Shri Mangesh Dashrath Gaikar on 22/06/2009 Registered in the office of the sub-registrar of Assurances at Kalyan-2 under Sr. No.03990/09 dated 22/6/2009.
7. Order passed by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ ULN/8(4)/ SR- 20 Kolivli dated 25.3.2010.
8. Development Agreement between Sitabai Ratnya Bhandari and others and Shri Mangesh Dashrath Gaikar entered on 30/12/2009 registrar at Kalyan-2 under No. 00889/2010 dated 22/1/2010.



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| क.स.न. ९ |
| दस्ता नं. ११२०१७ |
| ४९ ५५ |

NISHOR S. DESHPANDE
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 Cell: 9869420700

डिप्टी सा. रेकर्डर
 श्री. य. य. य. य.
 अकॅडमिक, मुंबई उच्च न्यायालय
 पश्चात्/४, गणपती चौक, अग्रा रोड,
 कल्याण प. - ४२१ ३०१, टेलीफोन: २२०४३४०
 फोन: ९८६९४२०७००

9. Power of Attorney executed by Smt. Sitabai Rataya Bhandari & others in favour of Shri Mangesh Dashrath Gaikar on 30/12/2009 Registered in the office of the sub-registrar of Assurances at Kalyan-2 under Sr. No.29 dated 22/01/2010.

10. Order passed by Dy. Collector and Competent Authority, Uhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ULN/6(1)/SR- 88 Kolhvi dated 27.7.2000.
 11. Permission granted by Sub-Divisional Officer Thane under No. TD/T/6/KV/VP/SR-28/2011 dated 2/7/2011.

12. Development Agreement between Appa Dhondu Bhoir and others and Shri Mangesh Dashrath Gaikar entered on 4/03/2005 & registrar at the office of the Sub Registrar of Assurances Kalyan No. 1 under No.01559/2005 dated 10/3/2005.
 13. Power of Attorney executed by Shri Appa Dhondu Bhoir & others in favour of Shri Mangesh Dashrath Gaikar on 4/03/2005 & Registered in the office of the sub-Registrar of Assurances at Kalyan-1 under Sr. No.1560 dated 19/03/2005.



Order passed by Dy. Collector and Competent Authority, Uhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ULN/6(1)/SR- 11 Kolhvi dated 25/10/2005 and necessary extension for the said permission is also obtained.

16. Kalyan Dombivli Municipal Corporation granted I.O.D. under No. KDMC/NRV/BP/KV/21-06 dated, 8/4/2010.
 17. Non Agricultural Use Permission granted by District Collector Thane under No. Mahasul/K-1/T.7/NAP/SR-56/2010 Dated 6/9/2010.
 18. Kalyan Dombivli Municipal Corporation granted permission to use TDR on the said property under no. KDMC/NRV/HVH/4291 dated 22/11/2010 & KDMC/NRV/HVH/4292 dated 22/11/2010.

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| 277 | 19 |
| 277 | 19 |

Registered in the office of the Sub-Registrar of Assurances Kalyan -2 under No. 11860/2010 dated 13/12/2010.

KISHOR S. DESHPANDE

B.A.LL.B.

Advocate, High Court, Mumbai.
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Cell : 9869420700

किशोर शां. देशपांडे

बी.ए.एल.बी.

अडव्होकेट, मुंबई उच्च न्यायालय
पल्लवी/४, गणपती चौक, आग्रा रोड,
कल्याण प. - ४२१ ३०१. दूरध्वनी : २२०४३४०
मोबा.: ९८६९४२०७००

20. Agreement between Shri Kaka Shankar Patil and others and M/s. Mangeshi Construction registered in the office of the Sub-Registrar of Assurances Kalyan -2 under Sr. No. 11863/2010 dated 13/12/2010.
21. Kalyan Dombivli Municipal Corporation granted building permission under No. KDMC/ NRV/ BP/ KV/601-287 dated 7/01/2011.
22. Affidavit Cum Declaration dated 24/09/2011 which is notarised before Advocate and Notary Shri Vishwas G Khare under sr. No. 8247 through which Mr. Mangesh Dashrath Gaikar the Builders / Promoters herein and the constituted attorney holders of Mr Balaram Rajaram Mhatre & others, the owner of land bearing Survey No. 39/1, village Khadegolivli, Tal Kalyan declared and confirmed his consent for using and utilizing the TDR admeasuring 2358.57 sq. meter of land bearing Survey No. 39/1 village Khadegolivli, Tal Kalyan on the said property as per the Regulations..
23. Kalyan Dombivli Municipal Corporation sanction / revised building plan under the building permission bearing No. KDMC/ NRV/ BP/ KV/ 329/135 dated 25/10/2011
24. Search reports.

**SCHEDULE**

All that piece and parcel of land laying being and situated at Village **Kolivli**, Taluka Kalyan District Thane bearing, Survey No.8 Hissa No.3 A Area 1420 Sq. meters, Survey No. 8 Hissa No. 3/2 Part, (which has now numbers **S. No. 8 H. No. 3 B**) Area 1110 Sq Meter, Survey No. 8 Hissa No. 8 Area 500 Sq. meters. And Survey No. 8 Hissa No. 4 Area 1740 Sq. meters.

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|---|----|
| A Area 1420 Sq. meters | |
| S. No. 8 H. No. 3 B | |
| Area 1110 Sq Meter | |
| Survey No. 8 Hissa No. 8 Area 500 Sq. meters | |
| And Survey No. 8 Hissa No. 4 Area 1740 Sq. meters | |
| 83 | 44 |

This is to state and Certify that Title of the Owners to the Property more particularly described in the Schedule hereunder written is clear and marketable and free from all reasonable doubts & encumbrances and Shri Mangesh Dashrath Gaikar the Sole Proprietor of M/S. Mangeshi Construction by and under the powers and authorities vested him is well and sufficiently entitled to develop the said property and to sell the flats/units therein constructed to any intending prospective purchasers.

Date 9/06/2012

K. S. Deshpande
(Kishor S. Deshpande)

Advocate

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माणा होणार नाही अशा रितीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८-अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिकाऱ्यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमिन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

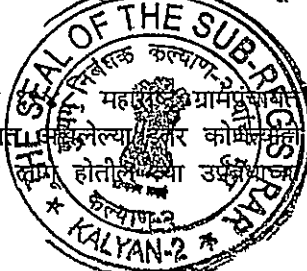
१८-ब. वरील खंड (अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकाऱ्याने निर्देश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिकाऱ्याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रित्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमिन महसुलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात आणिलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत अर्थ लागू होतील त्या उपबंधांचा अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. १४५३/- (अक्षरी रु. एक हजार चारशे त्रेपन्न मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र. ४८९/२०१०, दि. ३१/०८/२०१० व भारतीय स्टेट बँक यांचेकडील चलन क्र. ५९४, दि. ३१/०८/२०१० अन्वये शासन जमा केली आहे.

२०-अ. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशात दर्शविलेले जोता क्षेत्रावर पाया खोदण्यासाठी होणारी ८४८ ब्रास गौणखनिज उत्खनन स्वामीत्वधनाची रक्कम रु. १,६९,६००/- व अर्ज फी रु. २५/- अशी एकूण रक्कम रु. १,६९,६२५/- (अक्षरी रूपये एक लाख एकोणसत्तर हजार सहाशे पंचवीस मात्र) रेतौगट शाखा, जिल्हाधिकारी कार्यालय ठाणे इकडील चलन क्र. २६९/२०१०, दि. ३०/०८/२०१० व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ५९७, दि. ३१/०८/२०१०, अन्वये शासनजमा केलेली आहे. सदर जागेमध्ये वरील उत्खननाव्यतीरिक्त केलेल्या जादा उत्खनन व भरावाबाबत अर्जदार यांनी शासनास रॉयल्टी फी जमा करून सक्षम अधिकाऱ्यांकडून परवानगी घेणे बंधनकारक राहिल.

२१. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. तसेच कल्याण-डोंबिवली महानगरपालिका यांचेकडील अंतरिम स्वरूपाचे मंजूरीपत्र (I.O.D) क्र. कडोंमपा/नरवि/चांप/कवि/२१-६, दि. ०८/०४/२०१० मधील अटी व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

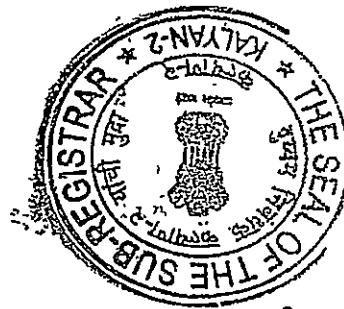


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| क्र. ४५९९ | २०१० |
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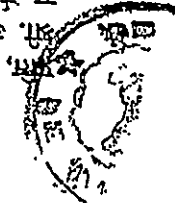
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| २०१५ | २०१५ |
| क.ल.न.२ | |

(Signature)
निर्माण केलें



श्री. आणा बाई भांडे व डॅनर
२१, ई-२२२, न्यू मवानी को.ही.सो.लि. हनुमान नगर,
कटेमनिवली, कल्याण (पु.), ता.कल्याण, जि. ठाणे

सही/-
(ए.एल.जन्हाड)
लिखाधिकारी ठाणे



२५. अर्दार यांनी सादर केलेली कागदपत्रे खोटी अथवा बनावट असलेले आढळून आल्यास सादरची सक्ती जाबाबदारी अज्ञातग्राही यांची राहिल.
२४. प्रस्तुतच्या जांमनीच्या मालकी हक्काबाबत घड्याल कोणत्याही प्रकारचा वाद उदभवल्यास त्याची प्रवामनी येणे अर्दारवार बंधनकारक राहिल.
२३. कल्याण-डोंबिवली महानगरपालिकेने उघड्यालील अ.क. ३ च्या आदेशान्वये अंतरिम मंजूरी दिलेली असून तदनंतर अंतरिम मंजूरी प्रमाणपत्र मिळवणारे आहे. तथापि, अंतरिम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणाऱ्या अंतरिम प्रमाणपत्रामध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारित अर्काधिक प्रवामनी येणे अर्दारवार बंधनकारक राहिल.
२२. अज्ञातग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा घट्टेक्षेत्र निर्देशांक वापरल्यास अज्ञातग्राही हे महाराष्ट्र प्रादेशिक नगरचर्चा अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपात गुन्हा घडेल करण्यास पात्र राहिलील व असे जादा बांधकाम करे करण्यास पात्र राहिल.
- ५ क. महसूल/क-१/डि-७/एनएपी/एसआर-५३/२०१०



कल्याण डोंबिवली महानगरपालिका, कल्याण

सुधारित बांधकाम प्रमाणपत्र

जा.क्र.कडोमपा/नवि/बांध/कवि/32E-98Y

कल्याण डोंबिवली महानगरपालिका, कल्याण

दिनांक :- २५/१०/२०१७

श्री./श्रीमती:- आशा दोंडे

कुलमुखत्यारपत्रक :- श्री. मंगेश डी. मंगेशकर

वास्तुशिल्पकार:- श्री. दिलीप तोंबडे, कल्याण

विषय:- सि.स.नं. - स.नं. < दि.नं. ३५, ३/२ प्लॉट नं. -

मौजे- कोलिदली येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ:- १) आपला दि. २५/८/११ रोजीचा श्री.दिलीप तोंबडे वास्तु

याचे मार्फत सादर केलेला अर्ज क्र.

२) अंतर्गम मंजूरी आदेशापत्र क्र. कडोमपा/नवि/बांध/कवि/

८-वि-८ क्षेत्र -> २६७२.०० चौ.मी. वापर

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम

१९६६ चे कलम ४५ नुसार सि.स.नं. - स.नं. < दि.नं. ३३, ३/२ प्लॉट नं. -

मौजे- कोलिदली मध्ये ४७३०.०० चौ.मी. क्षेत्राच्या भूखंडावर, ६७३४-२५ चौ.मी. वटई क्षेत्राच्या भूखंडाचा

विकास करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या

दिनांक १५/५/११ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत इरव्या रंगाने दुरुस्ती

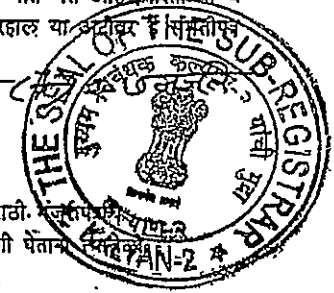
दाखविल्याप्रमाणे प्रस्वर, स्केल्ट, प्रस्मजला, प्राडिस्म-मजला, दुसरा-मजला, तिसरा-मजला, चौथा-मजला, पाचवा-मजला,

सहावा-मजला, सप्तम-मजला, आठवा-मजला, नववा-मजला, दहावा-मजला, अकरावा-मजला, बारावा-मजला, तेसवा-मजला,

रहिवासी, दुकाने, अॅम्फिथेअटर, वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे इमारतीच्या व

जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर मंजूरी देण्यात येत आहे.

इमारत जे-१, बी-१, सी-१ -> स्केल्ट (१) तळमजला (१)



- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल. नंतर पुढील वर्षासाठी मंजूरीपत्र घ्यावे.
- नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात इरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम प्रारंभ करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकारचे, मंजूर नकाशाप्रमाणे वाडेभितेचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडे तपासून घेऊन "जोता पूर्णत्वाचा दाखला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्क्वॅरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- जागेत वृक्षे व भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करवपाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- सदर जागेत विहीर असल्यास ती सवधित विभागाच्या परवानगी शिवाय बुजवू नये.
- सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनि.सारण विभाग, (क.डॉ.म.पा.)च्या परवानगीशिवाय बळवू अथवा बदल करू नये.

म.न. २

कडोमपा/नवि/बांध/कवि/३२ए-९८

२५/१०/१७

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANGESH DASHRATH GAIKAR
DASHRATH DHAU GAIKAR

04/09/1958

AFAPG5995H



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARAYAN DATTATRAYA TOTEWAD

DATTATRAYA NARAYAN TOTEWAD

30/10/1980
Permanent Account Number

AFOPT4025K

Totewad
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATIBHA NARAYAN TOTEWAD

KISHANRAO RAMJI GHUNTEWAD

08/02/1990
Permanent Account Number

ASUPT4043N

Notary
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HANOLRIBHOIR

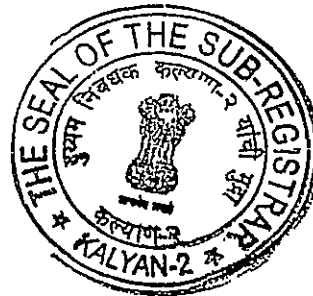
RAMESH BALIRAM BHOIR

05/06/1988

Permanent Account Number

POPPR2651R

Bhoir
Signature



| | |
|---------------------|----|
| क.ल.न. २ | |
| दस्त क्र. ४५६६/२०१७ | |
| ५९ | ५५ |

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|------|------|
| ५२ | ५५ |
| २०१० | २०१० |
| २ | |



71/4599

शुक्रवार, 12 मे 2017 9:43 म.पू.

दस्त गोपवारा भाग-1

कलन2 4599

दस्त क्रमांक: 4599/2017

दस्त क्रमांक: कलन2 14599/2017

बाजार मूल्य: रु. 39,09,000/-

नोवदला: रु. 49,50,000/-

भरलेले मुद्राक शुल्क: रु.2,97,000/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती:5437

पावती दिनांक: 12/05/2017

अ. क्र. 4599 वर दि.12-05-2017

सादरकरणाराचे नाव: नारायण दत्तात्रय तोटेवाड - -

रोजी 9:40 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

दस्त हजर करणाऱ्याची सही:

एकुण: 31100.00

Joint Sub Registrar Kalyan 2

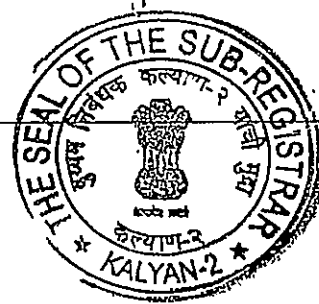
Joint Sub Registrar Kalyan 2

दस्ताचा प्रकार' करारनामा

मुद्राक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-सड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्र. 1 12 / 05 / 2017 09 : 40 : 27 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 12 / 05 / 2017 09 : 40 . 59 AM ची वेळ: (फी)

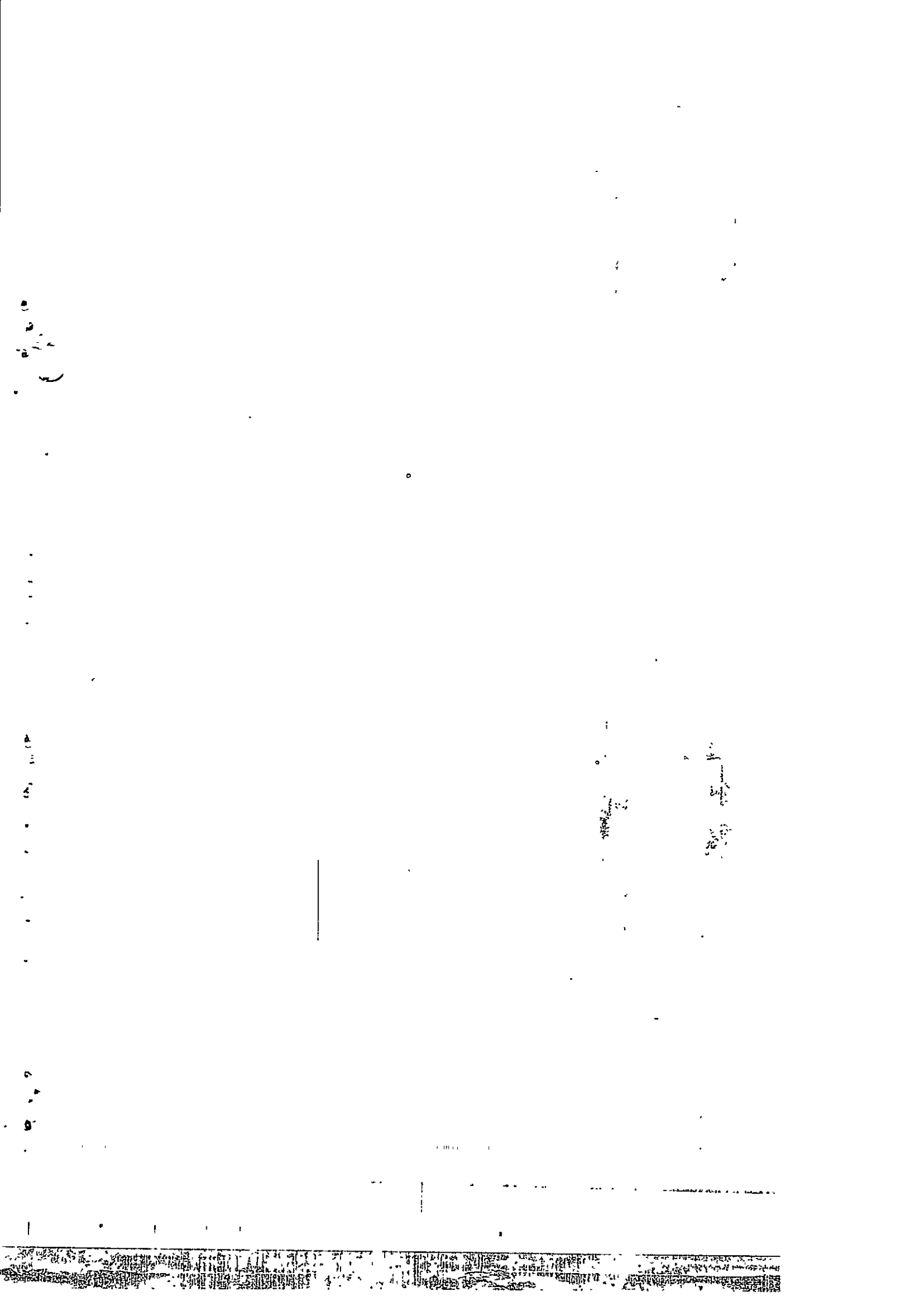


प्रातःचा पत्र

सादर हस्तप्रमाण नोंदणी करायचा १९०८ विनम १९६१ अंतर्गत तरतुदीनुसार
येथील कोणत्याही दस्तांमधील संपुर्ण मजकूर, निष्पादक व्यक्ती,
साक्षी व केंद्र जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता,
जुद्धदेशीर गाणीराठी खात्यास निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत
सर्व हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही
कायदा / नियम / परिपत्रक वगैरे उल्लंघन होत नाही.

लिडुन घेणार सही

लिडुन घेणार सही





12/05/2017 9 48:28 AM

दस्ता गोपवारा भाग-2

कलन2 48194
दस्ता क्रमांक:4599/2017दस्ता क्रमांक कलन2/4599/2017
दस्ताचा प्रकार -करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---|-----------|---------------|
| 1 | नाव:ने मंगेशी कन्स्ट्रक्शन चे प्रोफा मंगेश द गायकर - - पत्ता:-, 10 वा, मंगेशी सहारा ए 1 , 1003, छत्री बंगल्या जवळ चिकणघर कल्याण प , Kalyan, MAHARASHTRA, THANE, Non-Government पॅन नंबर:AFAPG5995H | लिहून देणार वय :-47 स्वाक्षरी:- <i>[Signature]</i> | | |
| 2 | नाव:नारायण दत्तात्रय तोटेवाड - - पत्ता:प्लॉट नं: 08, माळा नं - , इमारतीचे नाव अनिकेत विल्डींग,टिळक नगर,नांदेड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नांदेड. पॅन नंबर:AFOPT4025K | लिहून घेणार वय -36 स्वाक्षरी:- <i>[Signature]</i> | | |
| 3 | नाव:प्रतिभा नारायण तोटेवाड - - पत्ता:प्लॉट नं: 08, माळा नं - , इमारतीचे नाव: अनिकेत विल्डींग,टिळक नगर,नांदेड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नांदेड. पॅन नंबर:ASUPT4043N | लिहून घेणार वय -27 स्वाक्षरी:- <i>[Signature]</i> | | |

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्ता ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र 3 ची वेळ 12 / 05 / 2017 09 43 49 AM

ओळख-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

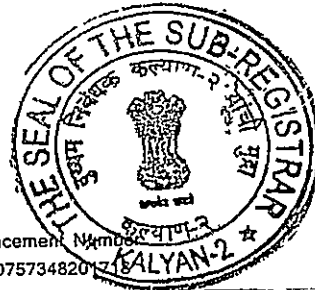
| अनु क्र | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|---------|--|---------------------------------|---------------|
| 1 | नाव:मनोज भोईर - - वय 28 पत्ता:कल्याण प पिन कोड:421301 | स्वाक्षरी <i>[Signature]</i> | |
| 2 | नाव:परितोष म्हात्रे - - वय 24 पत्ता:Kalyan पिन कोड:421301 | स्वाक्षरी <i>[Signature]</i> | |

शिकका क्र 4 ची वेळ. 12 / 05 / 2017 09 46 : 25 AM

शिकका क्र 5 ची वेळ: 12 / 05 / 2017 09 46 42 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 2

Epayment Details

sr Epayment Number
1 MH001216447201718RDefacement Number
00007573482017

4599 /2017

Know Your Rights as Registrants

- 1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
- 2 Get print immediately after registration

For feedback please write to us at feedback.isranta@gmail.com



ॐॐॐ १०२६ कां०
 २०१०/२०११
 १०२६ कां०
 १०२६ कां०
 १०२६ कां०
 १०२६ कां०
 १०२६ कां०

दस्तावेजावरील त्रुटी/दोषांचे निराकरण
 द्यावे लागू आहे. त्रुटी/दोषांचे निराकरण
 द्यावे लागू आहे. त्रुटी/दोषांचे निराकरण

| | |
|------|------|
| १०२६ | १०२६ |
| १०२६ | १०२६ |
| १०२६ | १०२६ |



12/05/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

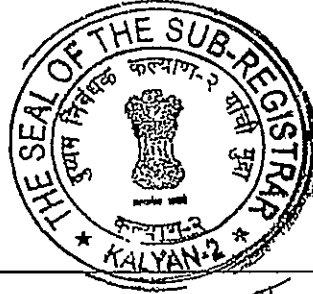
दस्त क्रमांक : 4599/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोलिवली

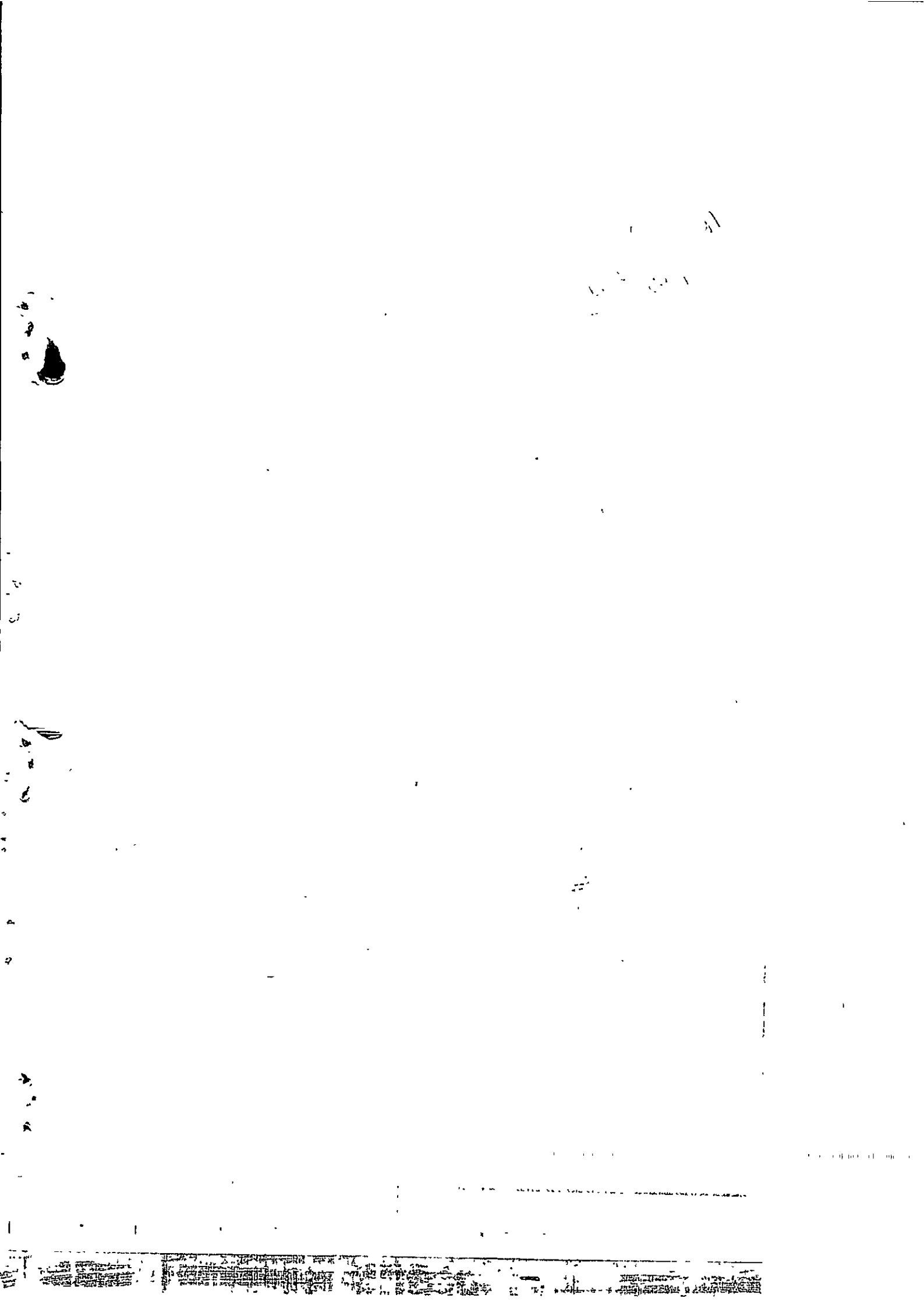
| | |
|---|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 4950000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3909000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन :, इतर माहिती: मौजे कोलिवली येथील सर्वे नं / हि नं 8/3 अ 8/3/2 पै 8/8,8/4 या वरील मंगेशी सिटी II मधील विंग ए- 1, सदनिका क्र 505, पाचवा मजला क्षेत्र 57.51 चौ. मी. कारपेट + ओपन टेरेस 5.40 चौ. मी. कारपेट एकूण क्षेत्र-62.91 चौ.मी. कारपेट (Survey Number : 8 ;)) |
| (5) क्षेत्रफळ | 1) 62.91 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा | |
| (7) दस्तऐवज करून देणा-या/तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-मे मंगेशी कन्स्ट्रक्शन चे प्रोप्रा मंगेश द गायकर - - वय:-47; पत्ता:-, 10 वा, मंगेशी सहारा ए 1 , 1003, छत्री बंगल्या जवळ चिकणघर कल्याण प , Kalyan, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:- AFAPG5995H |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव-नारायण दत्तात्रय तोटेवाड - - वय:-36; पत्ता:-प्लॉट नं: 08, माळा नं: -, इमारतीचे नाव: अनिकेत विल्डींग, टिळक नगर, नांदेड , ब्लॉक नं. -, रोड नं: -, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं:- AFOPT4025K 2): नाव -प्रतिभा नारायण तोटेवाड - - वय:-27; पत्ता:-प्लॉट नं: 08, माळा नं: -, इमारतीचे नाव: अनिकेत विल्डींग, टिळक नगर, नांदेड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं:- ASUPT4043N |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 12/05/2017 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 12/05/2017 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 4599/2017 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 297000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |



मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद - :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it





सत्यमेव जयते

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH

MUNICIPAL CORPORATION KALYAN-DOMBIVLI

क्रमांक 1
१०१



फॉर्म-6
FORM-6



मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

जन्म व मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, 2000 चे नियम 8/13 अन्वये देण्यात आले आहे

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखच्या नोंदवहीतून घेण्यात आली आहे, जो की, तालुका कल्याण, जिल्हा ठाणे, राज्याच्या नोंदवहीत टुल्लेख आहे

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION KALYAN-DOMBIVLI OF TAHSIL/BLOCK KALYAN OF DISTRICT THANE OF STATE/UNION TERRITORY MAHARASHTRA, INDIA

मृताचे नाव / NAME OF DECEASED PRATIBHA NARAYAN TOTEWAD

लिंग / SEX महिला / FEMALE

मृत्यु दिनांक / DATE OF DEATH.

26-01-2018

TWENTY-SIXTH-JANUARY-TWO THOUSAND EIGHTEEN

मृत्यु ठिकाण / PLACE OF DEATH:

RUKAMINIBAI HOSPITAL KALYAN WEST

पती / पत्नी माहिती नाव / NAME OF HUSBAND / WIFE:

NARAYAN TOTEWAD

मृत व्यक्तीचे वय / AGE OF DECEASED

27 YEARS

आधार क्रमांक / HUSBAND/WIFE AADHAAR NO .

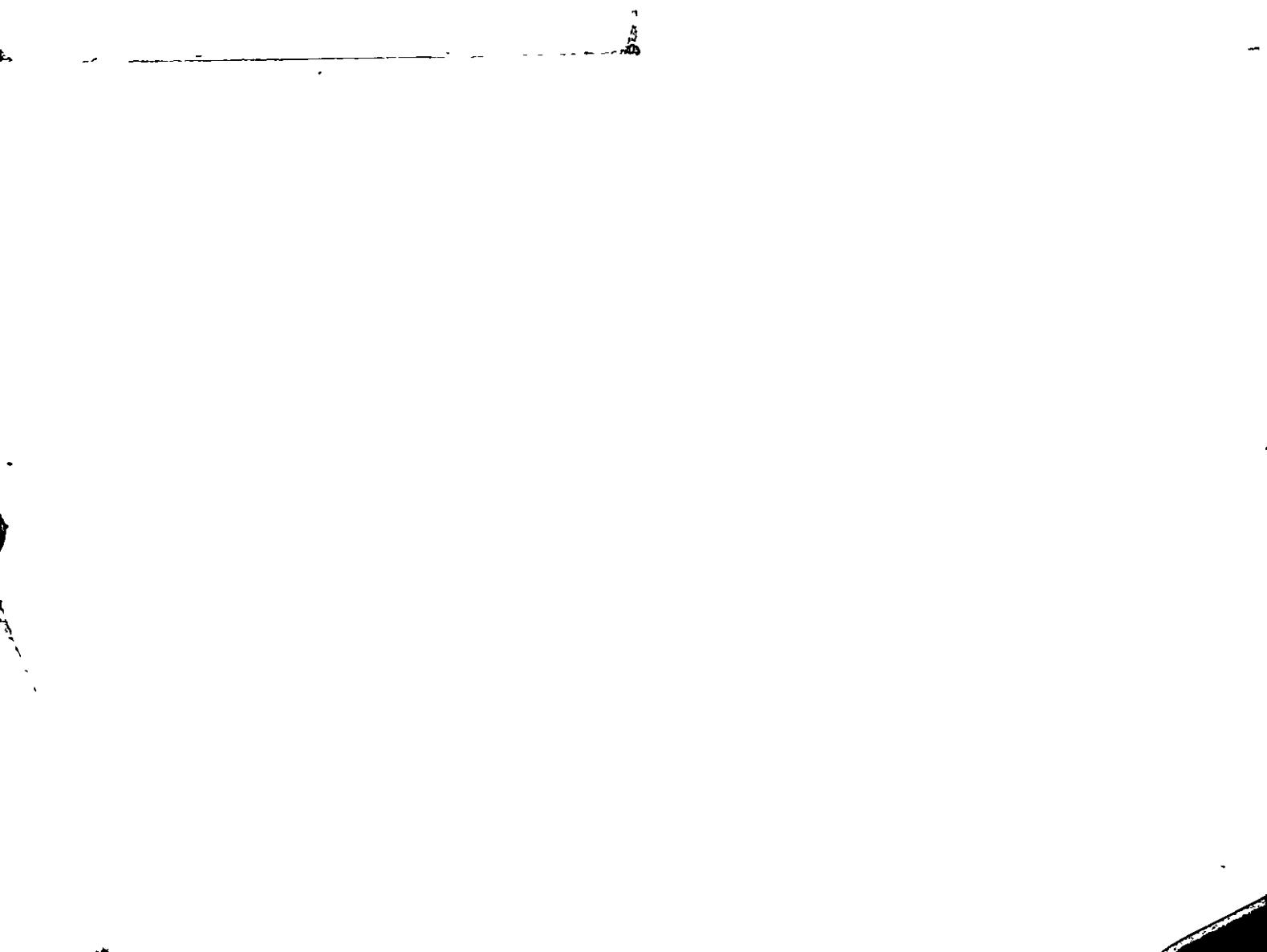
आईचे पूर्ण नाव / NAME OF MOTHER.

वडिलाचे पूर्ण नाव / NAME OF FATHER :

आधार क्रमांक / MOTHER'S AADHAAR NO .

आधार क्रमांक / FATHER'S AADHAAR NO

PERMANENT ADDRESS OF DECEASED : मृत व्यक्तीचा कायद्याचा पत्ता / PERMANENT ADDRESS OF DECEASED .



DECLARED DEAT AT RUKMINIBAI HOSPITAL,
KALYAN, KALYAN-DOMBIVLI, KALYAN, THANE,
MAHARASHTRA

नोंदणी क्रमांक / REGISTRATION NO
D-2018 27-90151-000573

शेरा / REMARKS (IF ANY)-
PM NO-85/2018 PRATIBHA INSTEAD OF PRRIKSHA

प्रमाणपत्र दिल्याचा दिनांक / DATE OF ISSUE
11-04-2018

UPDATED ON -

PHASE-2 ,A/505, MANGESHI CITY, KOLIWALI ,CHANAKYANAGAR,
KALYAN-W, KALYAN-DOMBIVLI, KALYAN, THANE,
MAHARASHTRA

नोंदणी दिनांक / DATE OF REGISTRATION
15-02-2018

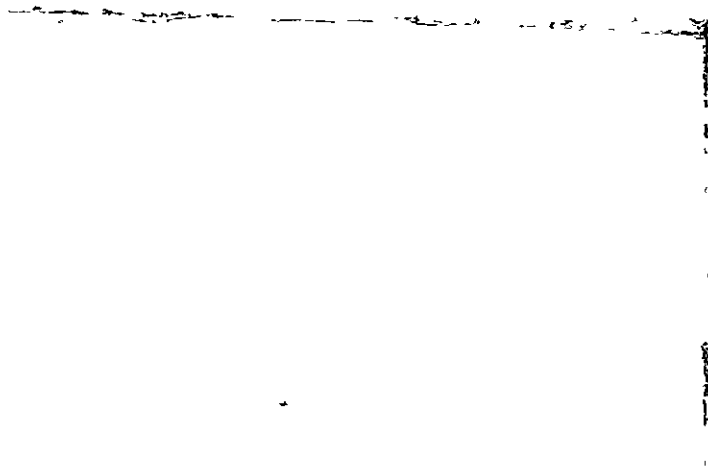


निर्गमित करणारे प्राधिकारी / ISSUING AUTHORITY

उप-रजिस्ट्रार (जन्म व मृत्यु)
SUB-REGISTRAR (BIRTH & DEATH)

MUNICIPAL CORPORATION KALYAN-DOMBIVLI

जे जन्म मृत्यु
ORIGINAL





मल
VERIFIED
कॉपी
For
Branch Manager
6518567

"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY"
THE GOVT. OF INDIA VIDE CIRCULAR NO 1/12/2014-VS(CRS) DATED 27 JULY-2015 HAS
APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES
" प्रत्येक जन्म आणि मृत्यूची घटना नोंदल्याची खात्री करा " / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH "



.

,

,

A-1 SUS

THE MANGESHI CITY PHASE - II CO-OPERATIVE

HOUSING SOCIETY LIMITED

TNA/KLN/HISG (P.O)/26181/2013-14 Date 05/03/2014

Registered under the M. C. S. Act, 1960 (Registration No. _____)

Serial No. 11014 Date : _____

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares each of Rs. 50/- only

Member's Registration No. 94

THIS IS TO CERTIFY that Shri/Smt Narayan Dattatray Totewad &

Prabhha Narayan Totewad

of KALYAN is the Registered Holder of (TEN) Shares from No. _____

to 1000 of Rs. 500/- (FIVE HUNDRED ONLY)

in THE MANGESHI CITY PHASE - II CO-OPERATIVE HOUSING SOCIETY

LIMITED KOLNALI, KALYAN Subject to the Bye - Laws of the said Society

and that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at KALYAN this 05TH

Day of MARCH 2014

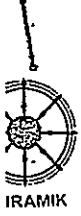
[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee

P.T.O





Mangeshi Construction

Mangeshi City Adharwadi Jail Road Shree Complex Chowk, Near Mutha College, Kolivali Kalyan (W) 421 301

Mangeshi City -I
Mangeshi City -II
Appaji Dham
Mangeshi Vihar

POSSESSION LETTER

Ref No: MCMCK/505/2017

Date: 10/06/17

To,
Mr. Narayan Dattatraya Totewad
Mrs. Pratibha Narayan Totewad
Flat No.505, Wing. A-1

Ref: 1. Your Flat No. : 505 on Fifth Floor in "A-1" wing at our Project "Mangeshi City II", Kalyan.
2. Agreement for Sale Ref: 2-4599-2017 Dated 12.05.2017

Dear Sir,

This is to put on record that we have given you the physical and peaceful possession of your aforesaid flat.

At the time of taking the possession we confirm that you have verified and checked that we have provided all the fitting, fixture, amenities and you have no complaint whatsoever either in regard to construction, workmanship, specifications, measurements, designs etc.

We have also rectified all the defects pointed by you and now nothing to be done by us in connection with aforesaid flat. In case of any Electrical or Plumbing work requires to be done that should be intimated to us and the same will be attended carefully at minimum cost. We will not be held responsible for any damage caused if it is carried out by you.

If any repairs, additions or alterations are hence forth required to be carried in the said flat the same shall be carried out by you at your cost, and we shall not be liable to do so. We say that the aforesaid flat or which the possession is given by us is in order and perfect in all respect and nothing remain to be done by us in the said flat.

In case if any arrears found balance to you in our books of accounts, same shall be intimated in due course of time,

Thanking you and have your "DREAM HOME"

Thanking you once again.

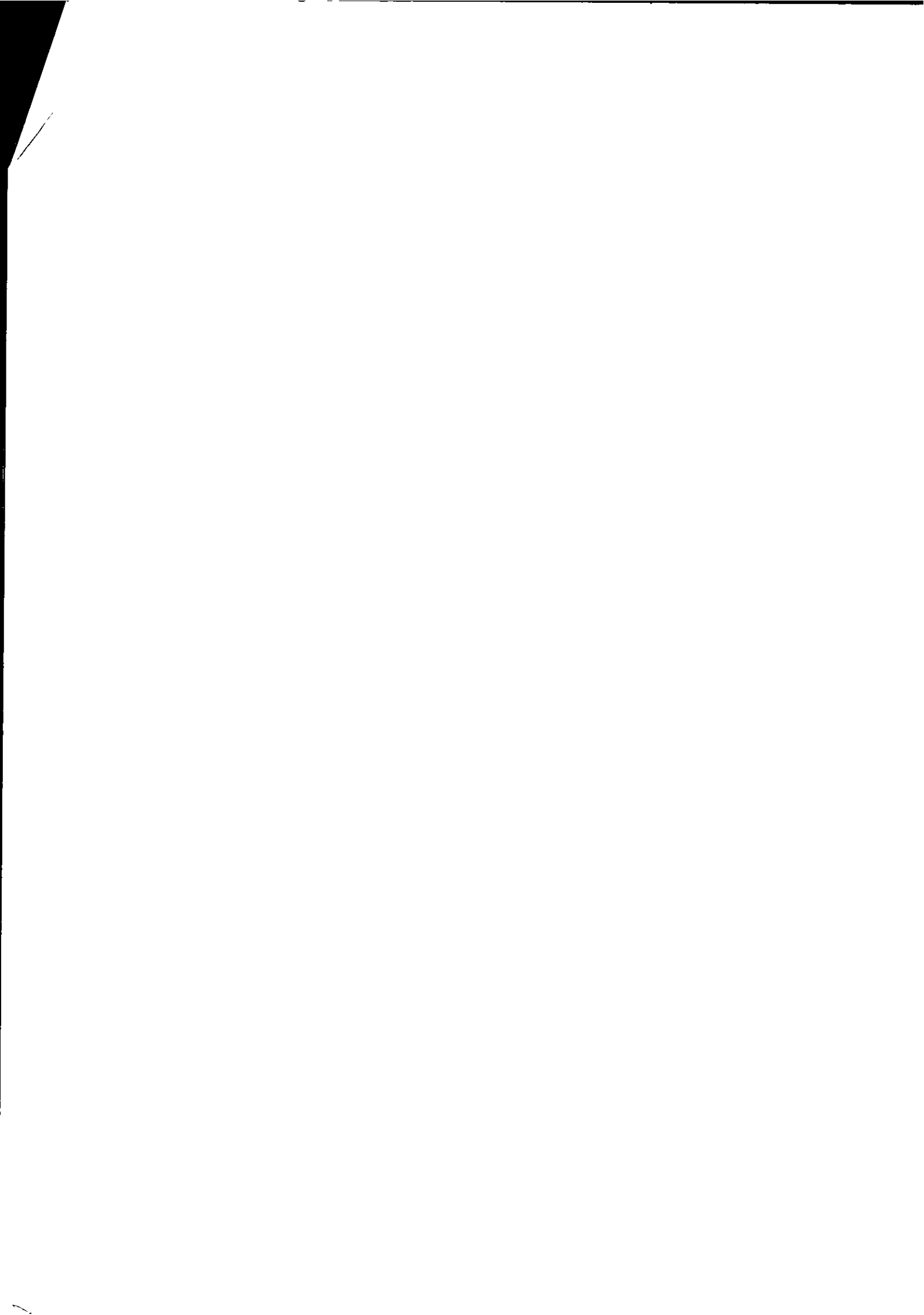
Mr. Narayan Dattatraya Totewad

Mrs. Pratibha Narayan Totewad

Yours faithfully,

M. MANGESHI CONSTRUCTIONS

Proprietor





SHIRAMIK

Mangeshi Construction

Mangeshi City Adharwad

Mangeshi City II
Mangeshi City II
Appan Dham
Mangeshi City

POSSESSION LETTER

Ref No: MCMCK/505/2017

Date: 12.05.2017

To,
Mr. Narayan Dattatraya Totewad
Mrs. Pratibha Narayan Totewad
Flat No.505, Wing. A-1

Ref: 1. Your Flat No. : 505 on Fifth Floor in "A-1" wing of flat Floor
"Mangeshi City II", Kalyan.
2. Agreement for Sale Ref: 2-4599-2017 Dated 12.05.2017

Dear Sir,

This is to put on record that we have given you the physical possession of your aforesaid flat.

At the time of taking the possession we confirm that you have checked that we have provided all the fitting, fixture, amenities at no complaint whatsoever either in regard to construction, workmanship, specifications, measurements, designs etc.

We have also rectified all the defects pointed by you and now none are done by us in connection with aforesaid flat. In case of any Electrical or Plumbing work requires to be done that should be intimated to us and the same will be attended carefully at minimum cost. We will not be responsible for any damage caused if it is carried out by you.

If any repairs, additions or alterations are hence forth required to be carried out in the said flat the same shall be carried out by you at your cost, and we shall not be liable to do so. We say that the aforesaid flat or which the possession is given by us is in order and perfect in all respect and nothing remain to be done by us in the said flat.

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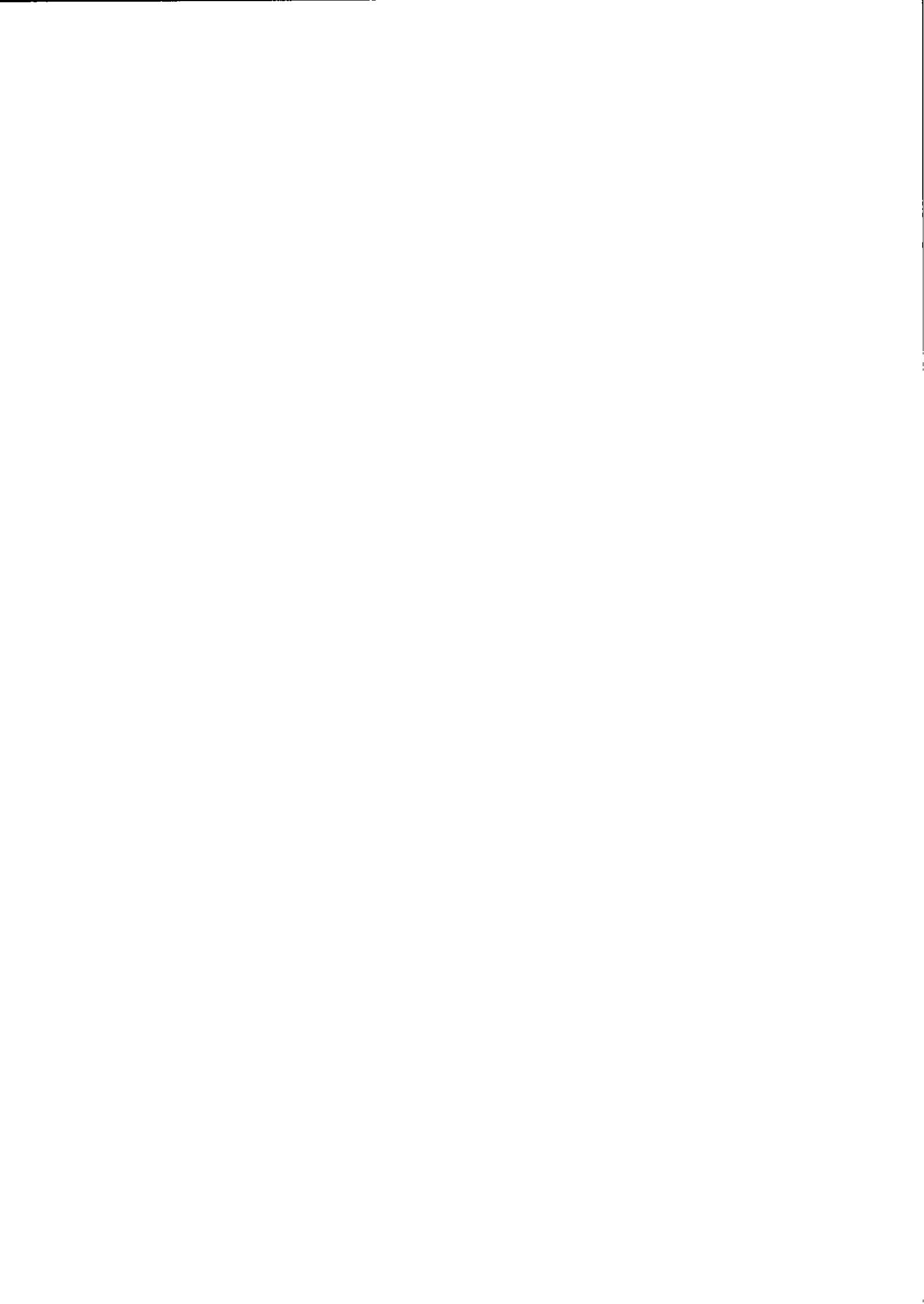
Thanking you once again

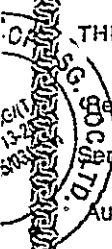
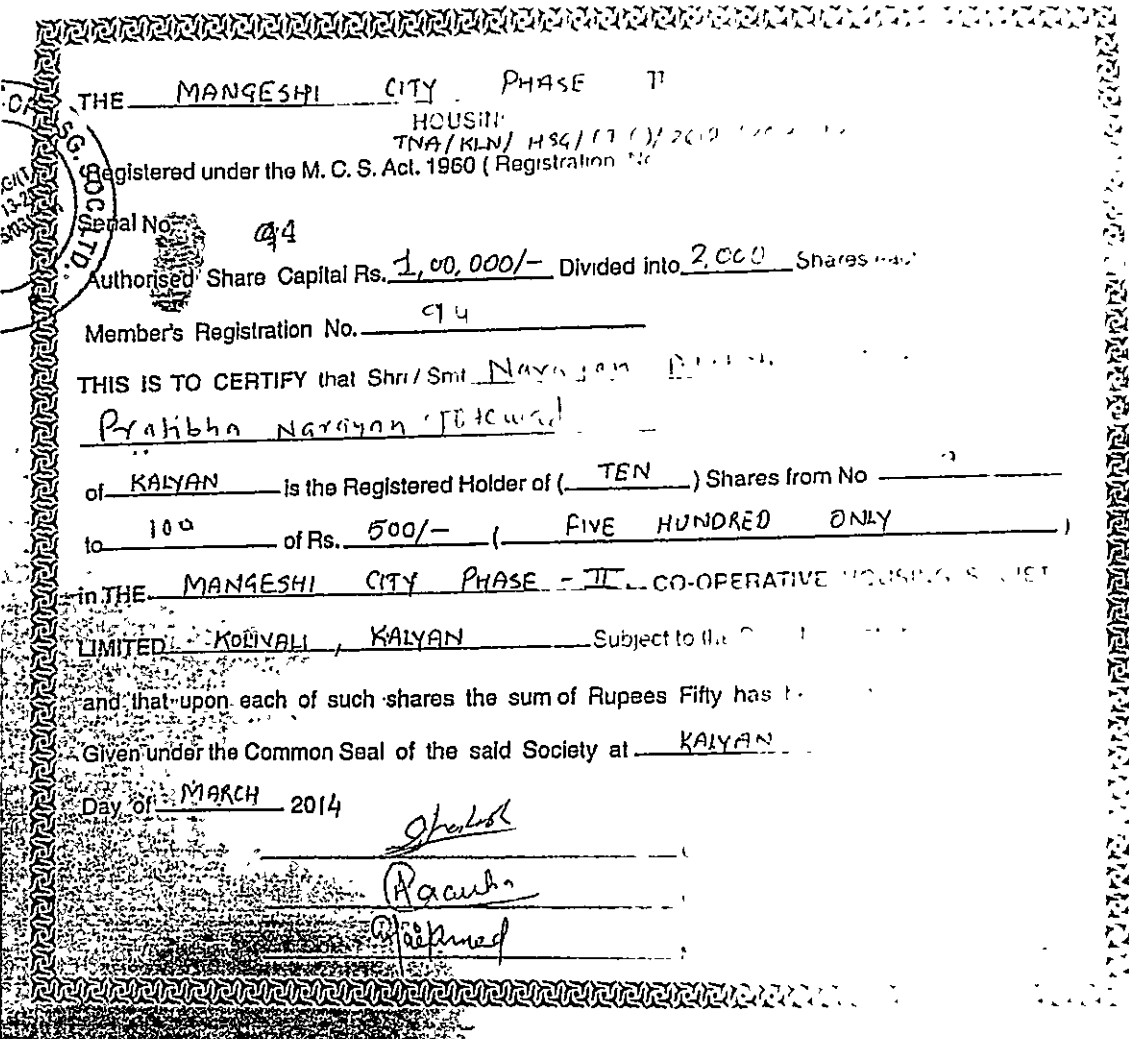
Mr. Narayan Dattatraya Totewad

Mrs. Pratibha Narayan Totewad

Yours faithfully

MANGESHI CON.





THE MANGESHI CITY PHASE II
 HOUSING SOCIETY
 TNA/KLN/ HSG/ (7) / 2010

Registered under the M. C. S. Act. 1960 (Registration No. ...)

Serial No. 04
 Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares
 Member's Registration No. 94

THIS IS TO CERTIFY that Shri/Smt. Narayan Pratiksha
Pratiksha Narayan Jitewar
 of KALYAN is the Registered Holder of (TEN) Shares from No. 100
 to 100 of Rs. 500/- (FIVE HUNDRED ONLY)

in THE MANGESHI CITY PHASE - II CO-OPERATIVE HOUSING SOCIETY
 LIMITED, KOLIVALI, KALYAN Subject to the

and that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at KALYAN

Day of MARCH 2014
[Signature]
[Signature]
[Signature]



1/1/2023

11/11/23



| | | | |
|---|----------|----------------|------------------|
| 1 | Chairman | Hon Secretary | Committee Member |
| 2 | Chairman | Hon Secretary | Committee Member |
| 3 | Chairman | Hon. Secretary | Committee Member |
| 4 | Chairman | Hon Secretary | Committee Member |
| 5 | Chairman | Hon Secretary | Committee Member |

विधिज्ञ : धनंजय केंद्रे

मुल्यांकन : ४४,३८,९३०/- अंदाजे

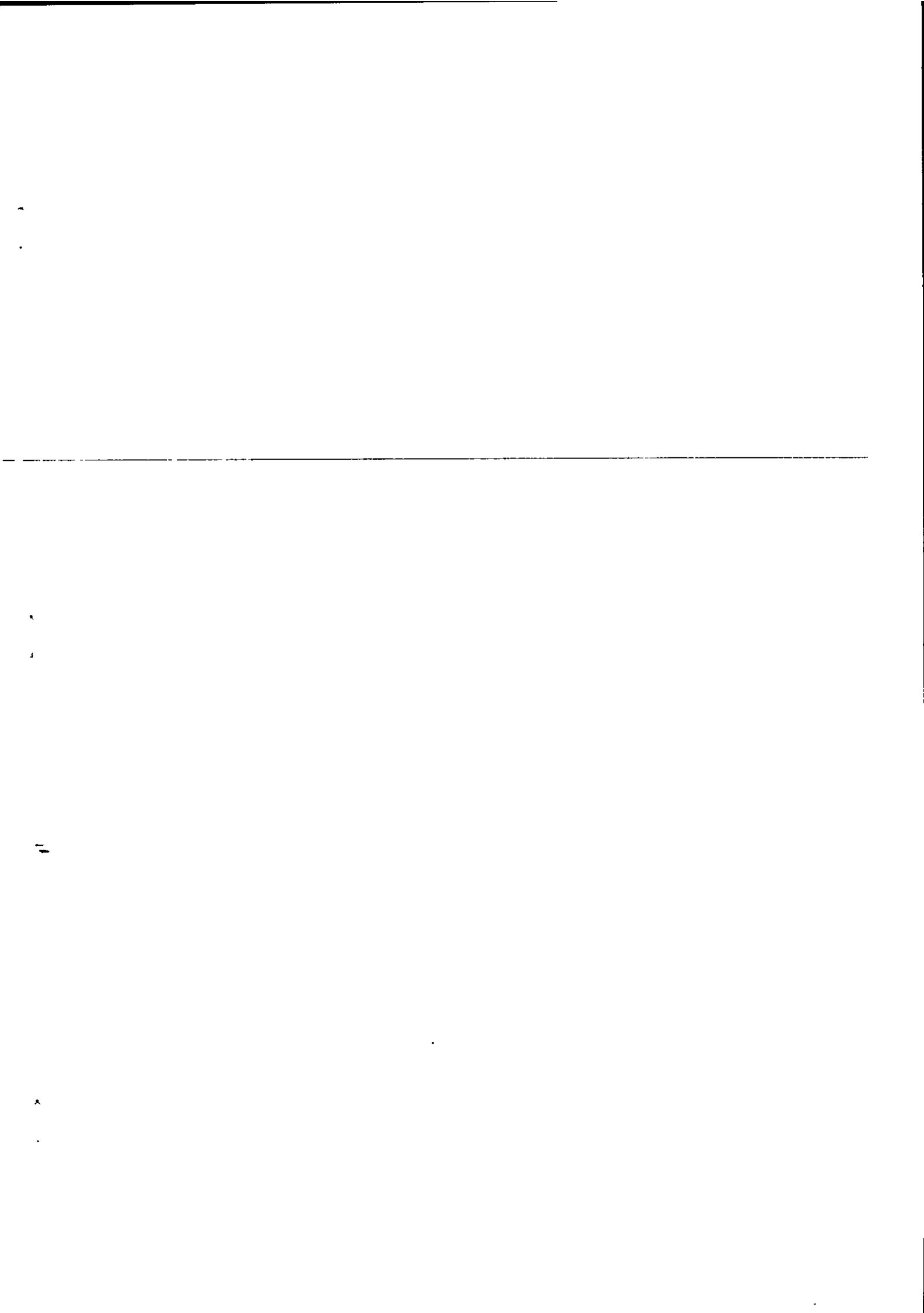
न्यायालयीन शुल्क : रु.७५,०००/-

GRN MH012134070202223E

दिवाणी चौकशी अर्ज क्र. १६३/२०२२

निशाणी क्र. १७

वारस दाखला



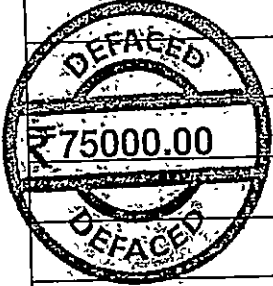


CHALLAN
MTR Form Number-6



| | | | |
|---|------------------------|---|---------|
| GRN MH012134070202223E | BARCODE | Date 14/12/2022-12:54:41 | Form ID |
| Department District And Sessions Court | Payer Details | | |
| Judicial Stamps Type of Payment Court Fees Collected in Stamps IGR | TAX ID (Case No.) | CIVIL MA NO 163/2022 | |
| Office Name CIVIL COURT SENIOR DIV KALYAN | PAN No.(If Applicable) | | |
| Location THANE | Full Name | VAISHANAVI NARAYAN TOTEWAD THROUGH GUARDIAN FATHAR NARAYAN D TOTEWAD | |
| Year 2022-2023 One Time | Flat/Block No. | A- 1/505 MANGESHI CITY PHASE 2 KOLIVALI | |
| | Premises/Building | ROAD | |

| Account Head Details | Amount In Rs. | Road/Street | | | |
|-------------------------------------|---------------|---|-----------------------------------|----------------------|------------|
| 0030034801 Court Fees Stamps | 75000.00 | KALYAN WEST TALUKA KALYAN | | | |
| | | Area/Locality DIST THANE | | | |
| | | Town/City/District | | | |
| | | PIN | 4 | 2 | 1 3 0 1 |
| | | Remarks (Party Details) | | | |
| | | MR VAISHANAVI NARAYAN TOTEWAD THROU GUARDIAN FATHAR | | | |
| | | MR NARAYAN D TOTEWAD V/S NIL | | | |
| | | Amount In | Seventy Five Thousand Rupees Only | | |
| Total | 75,000.00 | Words | | | |
| Payment Details STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572022121430308 | IK0BZZABS1 |
| Cheque/DD No. | | Bank Date | RBI Date | 14/12/2022-12:56:59 | 15/12/2022 |
| Name of Bank | | Bank-Branch STATE BANK OF INDIA | | | |
| Name of Branch | | Scroll No. , Date | 349 , 15/12/2022 | | |



Department ID : Signature Not
Challan Defaced Office

Mobile No. : 9987573021

| Sr. No. | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|------------------|---------------------|--------|-------------------|
| 1 | 0006707487202223 | 10/01/2023-15:51:54 | DSC376 | 75000.00 |
| Total Defacement Amount | | | | 75,000.00 |

Digital signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES, MUMBAI 02
Date: 2023-01-10 15:52:00
Reason: GRAS Secure
Document
Location: India





कल्याण येथील ६वे दिवाणी न्यायाधीश व.स्तर, कल्याण,
जिल्हा ठाणे यांचे न्यायालयात

विधिज्ञ : धनंजय केंद्रे

मुल्यांकन : ४४,३८,९३०/- अंदाजे

न्यायालयीन शुल्क : रु.७५,०००/-

GRN MH012134070202223E

वारस दाखला

दिवाणी चौकशी अर्ज क्र. १६३/२०२२

निशाणी क्र. १७

१) कुमारी. वैष्णवी नारायण तोटेवाड
वय : ०८ वर्षे, व्यवसाय : शिक्षण,

२) श्री. नारायण दत्तात्रय तोटेवाड
स्वतःकरीता व अर्जदार क्रमांक १ हीचे
अ. पा. क. वडील म्हणून

वय : ४१ वर्षे, व्यवसाय – नोकरी

दोधेही राहणार – सदनिका नं. ५०५, पाचवा मजला,

मंगेशी सिटी २ को. ऑप. हौसिंग सोसायटी लि.,

कोलिवली, कल्याण (प.) जि ठाणे ४२१३०१.

...अर्जदार.

विरुद्ध

निरंक

...गैरअर्जदार.

प्रति,

१) कुमारी. वैष्णवी नारायण तोटेवाड
वय : ०८ वर्षे, व्यवसाय : शिक्षण,

२) श्री. नारायण दत्तात्रय तोटेवाड
स्वतःकरीता व अर्जदार क्रमांक १ हीचे
अ. पा. क. वडील म्हणून

वय : ४१ वर्षे, व्यवसाय – नोकरी

दोधेही राहणार – सदनिका नं. ५०५, पाचवा मजला,

मंगेशी सिटी २ को. ऑप. हौसिंग सोसायटी लि.,

कोलिवली, कल्याण (प.) जि ठाणे ४२१३०१.

प्रसिद्ध करण्यात आला. परंतु, मुदतीत कोणीही आक्षेप घेतलेला नाही.
 नांदविषयाकरीता जाहीर प्रसिद्ध करण्यात आले. तसेच जाहीरनामा ही
 नारायण दत्तात्रय तोंडेबाळ यांनी अर्ज दाखल केल्यानंतर रितसर वृत्तपत्रात आक्षेप
 आणित्वा, वैष्णवी नारायण तोंडेबाळ व २) श्री.

Pratibha Narayan Totewad
 क्रमांक बी ०८०१४९१४००/५०५. (extent of share of deceased
 ले १०० असा आहे. कल्याण-वैदिकी महाभारतप्रसिद्धिका येथील मालमत्ता
 सर्टिफिकेट क्रमांक १४ अर्ज ५० रुपये किंमतीचे १० शेअर त्यांचा क्रमांक ११
 लि., मध्ये कै. प्रतिभा नारायण तोंडेबाळ यांचे शेअर आहेत त्यांचा शेअर
 ४४,३८,९३०/- इतकी आहे. मांथली सिटी फेज २ को. ऑप. वॉरिंग सोसायटी
 चौ. मीटर कारपेट याचे एकूण अंदाज बाजार मुख्य रक्कम रुपये
 चौ. मीटर कारपेट + ओपन टेरेस ५.४० चौ. मीटर कारपेट एकूण क्षेत्र ३२.९१
 सोसायटी लि., मधील सदनिका नं. ५०५, पाचवा मजला, विंग ए, क्षेत्र ५७.५१
 हिस्सा नं. ४ या जमीन मिळकतीवरील मांथली सिटी फेज २ को. ऑप. वॉरिंग
 अ, स. नं. ८, हिस्सा नं. ३/२ पैकी, स. नं. ८, हिस्सा नं. ८ व स. नं. ८,
 चौ. मीटर कारपेट, तांबुका कल्याण, लिच्छा ठाणे, स. नं. ८, हिस्सा नं. ३

मिळकतीचे परिशिष्ट

खाली नमुद वर्णनाची मिळकत आहे :
 तोंडेबाळ यांचे कायदेशिर वारस आहेत. मयत कै. प्रतिभा नारायण तोंडेबाळ यांची
 तोंडेबाळ व २) श्री. नारायण दत्तात्रय तोंडेबाळ हे मयत कै. प्रतिभा नारायण
 २३/०१/२०१८ रोजी मयत झाल्या. अर्जदार क्र. १) कुमारी. वैष्णवी नारायण
 तोंडेबाळ यांचे पती आहेत. मयत कै. प्रतिभा नारायण तोंडेबाळ ह्या दिनांक
 अर्जदार क्र. २) श्री. नारायण दत्तात्रय तोंडेबाळ हे मयत कै. प्रतिभा नारायण
 अर्जदार क्र. १) कुमारी. वैष्णवी नारायण तोंडेबाळ ही मुली व



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आणि, अर्जदार क्र. १) कुमारी. वैष्णवी नारायण तोटेवाड व २)
श्री. नारायण दत्तात्रय तोटेवाड, अर्जदार क्रमांक १ हीचे अ. पा. क. वडील म्हणून
हे मयत कै. प्रतिभा नारायण तोटेवाड यांचे वारस असल्याचे पुरावे दाखल केल्याने
मा. न्यायालयाने अर्जदारांचा अर्ज मंजूर केला आहे.

तरी, अर्जदार क्र. १) कुमारी. वैष्णवी नारायण तोटेवाड व २) श्री.
नारायण दत्तात्रय तोटेवाड, अर्जदार क्रमांक १ हीचे अ. पा. क. वडील म्हणून यांचे
नावे ते मयत कै. प्रतिभा नारायण तोटेवाड यांचे कायदेशीर वारस असल्याचा,
वारस दाखला देण्यात येत आहे.

सबब, सदरील अर्जाच्या आदेशन्वये अर्जदार यांच्या नावे बॉम्बे
रेग्युलेशन अॅक्ट १८२७ चे कलम ८ अन्वये अर्जातील परिशिष्टात असलेल्या
मिळकतीबाबत वारस प्रमाणपत्र देण्यात येत आहे.

आज दिनांक ०९ / ०१ / २०२३ रोजी माझे सहीनिशी व
न्यायालयाच्या शिक्क्यानिशी दिले.

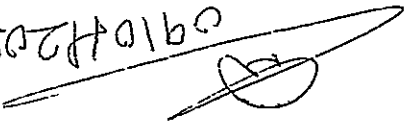
9/1/23
लिपीक

reforder
09/01/2023
सहा.अधिक्षक,

09/01/2023
द्वे सह दिवाणी न्यायाधीश व.स्तर,
कल्याण.



"The person to whom this Certificate is granted, or his/her representative, is required within six months from the date of this certificate, or within such further time as the Court may from time to time appoint, to exhibit in Court a full and true inventory of all the property and credits in his/her possession under this Certificate, and also within one year from the same date or within such further time as the Court may from time to time appoint, to render to the Court a true account of the said property and credits, showing the assets which have come to his/her hands and the manner in which he has been applied or disposed off.


091042023
6th Jt. Civil Judge Senior Division,
Kalyan.

