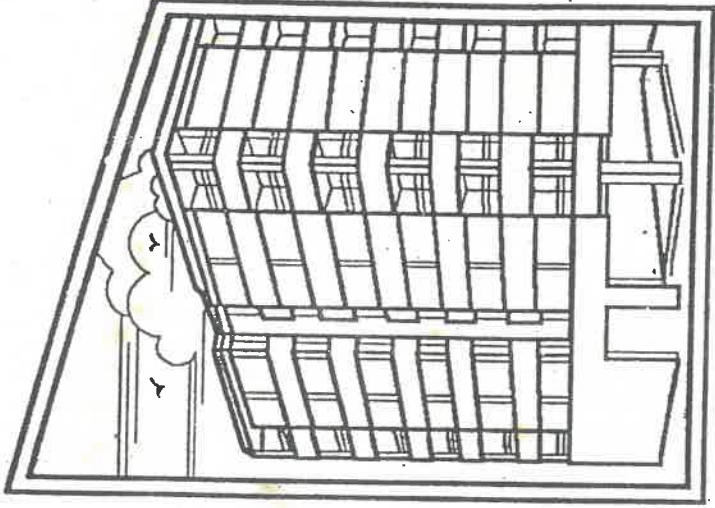


श्री गुरुदेव

Regn. No. 0692

Date: 21.01.10

Agreement For Sale



Shri. / Smt. / M/s. Madhan. Construction.

Gandhara Kalyan

(SELLER)

BETWEEN.

Shri. / Smt. / M/s. Rajesh. Jagyanarayan Fal.

Ulhasnagar.

(PURCHASER)

Mobile : 9821771474

PH : 2204972

SAU. USHA KISHOR BAGADE [STAMP VENDOR]

UTKARSHA ENTERPRISES

Bagade Building, Opp. Prakash Tower,
Near Raja Hotel, Ahilyabai Chowk, Kalyan (W).

1.36.160

62872 20/1
सि कल्याण जनता सहकारी
दि कल्याण जनता सहकारी
वकिल.
(शुद्धित वक)

The Kalyan Janata Sahakari Bank Ltd.
(Scheduled Bank)
काला तलाव शाखा दिनांक / Date 16/1/2010
मुद्रांक शुल्क/Stamp Duty रु./Rs 1,36,160
सेवा आकारणी शुल्क रु./Rs 10
एकूण / Total रु./Rs 1,36,190
अंशतः रकम / Amount in Words
The Seal of the Registrar of Mortgages
Kalyan (Dist. Nashik) is pasted on this document.



सुधारेण / या शाखा का काला आणि त्या बँकेचे नाव / Name of the counterparty
च. नं. / Ch. No. / Part Order No.
सहकारी / Cashier
Authorised Signatory
मुद्रांक केविले दस्तऐवज शुल्कास यतीत ही प्रतिलिपि
आपण प्रकृत / This counterfoil has to be presented at the time of delivery of stamp.

Ward No. : 8-C

Village : Gandhare

Flat No./Shep No. : 605 Floor 6th

Building Name : Kedarnath

Flat Area : 61.64 sq. mtrs. Carpet

Ground Plus : 18

Actual Value : Rs 30,31,160

Market Value : Rs.

क	रु	न
30,31,160		

Receives One lac thirty six thousand one hundred sixty only
For The Kalyan Janata Sahakari Bank Ltd.
(Scheduled Bank) Main Talao Branch
The Kalyan Janata Sahakari Bank Ltd., Kala Talao Branch, Vitthallesh Sahajanand Chowk, Agra Road, Kalyan(West)-421301.
Authorized Signatory.
R.M. Jadhav

भारत 67112
180560
SPECIAL ADHESIVE
महाराष्ट्र
JAN 16 2010
12:51
R.0136160/-PB5226
INDIA STAMP DUTY MAHARASHTRA

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN

ON THIS 21st DAY OF JANUARY 2010

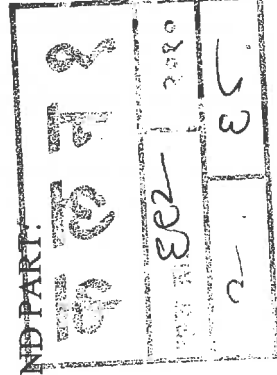
BETWEEN

M/s. Madhav Constructions, a partnership firm, incorporated under the provisions of The Partnership Act having its registered office at Shop No. 2, C/13, Room No. 25/26, Netaji Chowk, Opp. Brahmakumari Peace Park, Ulhasnagar-421 004, District Thane, through its partner SHRI. RAJA GOPE ROCHLANI hereinafter called and referred to as "THE PROMOTERS" (Which expression shall unless it be repugnant to the context or meaning thereof, be deemed mean and include their partners constituting the said firm for the time being the survivors of them/ their / his heirs, executors, administrators and assigns) being the Party OF THE FIRST PART:

AND

- 1) Shri/Smt. Rajesh Yagyannarayan Pal.
 Aged about 29 residing at/ having office at BK no. 319
Room no. 3, A block, road, ulhasnagar -1.
OCC: - Service.
- 2) Shri / Smt. _____
 Aged about _____ residing at/ having office at _____

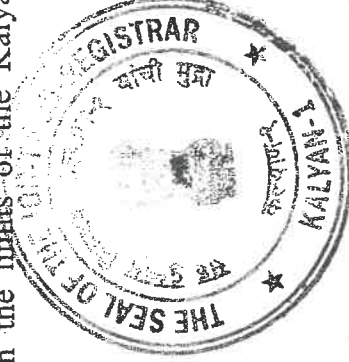
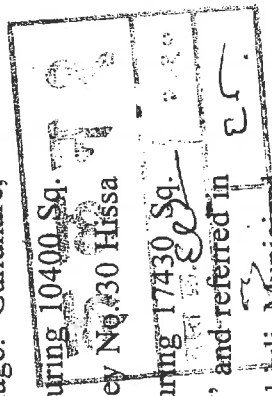
hereinafter referred to as THE PURCHASER/S (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed include his / her / their respective heirs, executors, administrators and permitted assigns and in case of firm its partner/s from time to time and His / her / their respective heir's executors and administrators) being the Party OF THE SECOND PART.



WHEREAS Shri. Pandurang Ganpat Mhatre and others are the owners of all those pieces and parcels of land lying, being and situate at village:-Gandhare, Taluka:- Kalyan, bearing Survey No. 32, Hissa No. 1/2 admeasuring 11800 sq. metres, Survey No. 26 Hissa No. 5/1 admeasuring 3400 Sq. metres and Survey No. 30 Hissa No. 1 admeasuring 7290 Sq. metres thus totally admeasuring 22490 Sq. metres more particularly mentioned in the First Schedule under the heading "Plot no. I" within the limits of the Kalyan Dombivali Municipal Corporation.

AND WHEREAS by and under the Agreement dated 19-03-2004 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 1924 dated 19-03-2004 the said Shri Pandurang Ganpat Mhatre and others agreed to grant the development right in respect of the land admeasuring about 21768 Sq. meters out of the above referred property hereinafter called "Plot no. I" and referred in the "First Schedule" to M/s. Madhav Constructions viz. THE PROMOTERS herein at and for the price / consideration and on the terms and conditions therein mentioned and in pursuance thereof the said owners have also executed the Power of Attorney in favour of THE PROMOTERS.

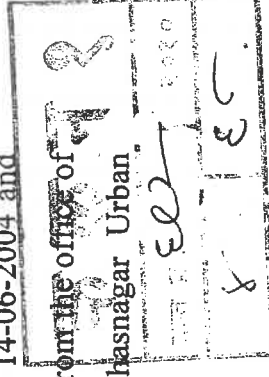
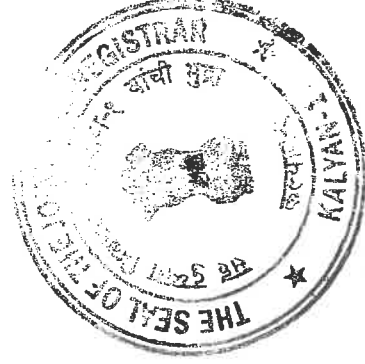
AND WHEREAS Shri Kisan Nathu Wayale and others are the owners of all those pieces and parcels of land lying, being and situate at Village:- Gandhare, Taluka:-Kalyan, bearing Survey No. 32 Hissa No. 1/3 admeasuring 10400 Sq. metres, Survey No. 59 admeasuring 2150 Sq. meters and Survey No. 30 Hissa No. 2(p) admeasuring 4880 Sq. meters thus totally admeasuring 17430 Sq. meters above referred property hereinafter called "Plot no. II" and referred in the "First Schedule" within the limits of the Kalyan Dombivali Municipal Corporation.



AND WHEREAS by and under the Agreement dated 24-03-2004 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 2003 dated 24-03-2004 the said Shri Kisan Nathu Wayale and others have grant the development rights In respect of the land, admeasuring 12910 Sq. metres out of the above-referred property hereinafter called and referred to as the "Plot No. II" to M/s. Madhav Constructions viz. THE PROMOTERS herein had paid the entire consideration payable in respects of said properties for the price / consideration and on the terms and conditions mentioned therein and in pursuance thereof the said owner/s have also executed the Power of Attorney in favour of THE PROMOTERS.

AND WHEREAS the Plot No. I and Plot No. II were amalgamated by THE PROMOTERS and more particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity called and referred to as the "Said Properties" AND WHEREAS accordingly, THE PROMOTERS were and are entitled to develop THE SAID PROPERTIES more particularly described in the FIRST SCHEDULE hereunder written.

AND WHEREAS THE PROMOTERS have obtained exemption orders under the provisions of The Urban Land (Ceiling & Regulation) Act 1976 vide Permission bearing No. ULC/ULN/Sec.(20)(N)/SR-481 dated 14-06-2004 and under No. ULC/ULN/Sec.(20)(N)/SR-482 dated 14-06-2004 from the office of the Dy. Collector & Additional Competent Authority, Ulhasnagar Urban Agglomeration, Thane.

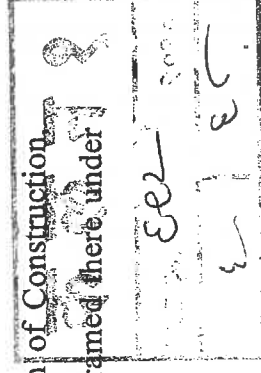


AND WHEREAS THE PROMOTERS declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force.

AND WHEREAS as per the above mention agreements and permissions, THE PROMOTERS are entitled to develop the said properties and carry out the constructions of the proposed buildings at their own costs and expenses and to dispose of the residential Flats and Shops constructed in the building on ownership basis and to enter into agreements with the purchaser/s and to receive the consideration / sale price in respect thereof and upon such disposal of the flats and shops to convey the said land together with the building constructed thereon in favour of the Co-operative Housing Society / Federation of Societies of all those several persons acquiring the respective flats and shops.

AND WHEREAS THE PURCHASER/S has agreed to pay the sale price / consideration in respect of the flat and shop in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

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

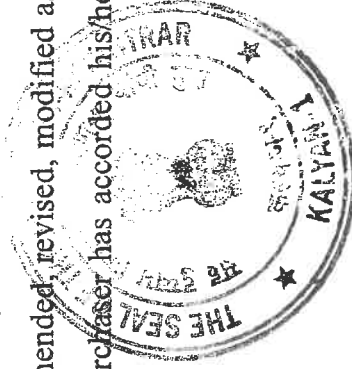


AND WHEREAS by executing this agreement THE PURCHASER/S has accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell. Mortgage or create charge on any flat and shop etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement THE PURCHASER/S has accorded his / her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to make such alterations in the structures in respect of the said flat or shop agreed to be purchased by the Purchase/s and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

AND WHEREAS THE PURCHASER/S has 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 as well as the terms and conditions of the exemption order under Urban Land (Ceiling and Regulation) Act, 1976 and the Promoter has brought to the knowledge of THE PURCHASER/S herein and THE PURCHASER/S is/are aware that THE PROMOTERS during the course of completion of the entire scheme of construct will acquire additional F.S.I. / T.D.R as per the rules and regulation of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoters may deem it and proper and the Purchaser has accorded his/her express and irrevocable consent for the same.

THE PURCHASER/S
index thereby
of construction
2020
ES.

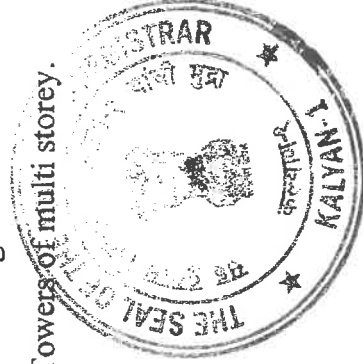
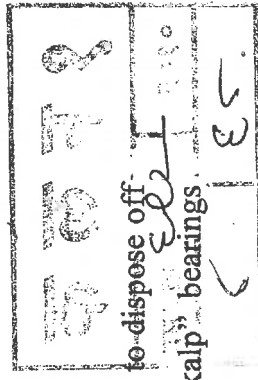


AND WHEREAS THE PROMOTER/S has provided to THE PURCHASER/S the copy of exemption order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of THE PURCHASERS and THE PURCHASER/S is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS THE PROMOTERS have appointed Architect M/s. Creations Architects and Interiors Designers registered with the council of architects as their Architect and THE PROMOTERS have also appointed R. C. C. Consultant M/s. Khasnis and Associates for the preparation of the structural designs and drawings of the building/s and THE PROMOTERS accept the professional supervision of the Architects and the R. C. C. Engineer till the completion of the building.

AND WHEREAS while granting the permission and sanctioned plans the Municipal Corporation Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by THE PROMOTERS while developing the said properties and upon due observance and performance of which only completion and / or occupation certificate in respect of the new building/s shall be granted by the concerned local authority.

AND WHEREAS THE PROMOTERS expressed their intention to dispose off the flat/s in the proposed buildings known as "Madhav Sankalp" bearings various Wings and having Towers of multi storey.



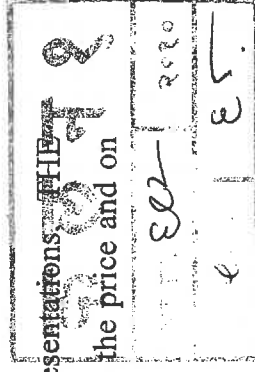
AND WHEREAS prior to making offer as aforesaid as required by the provision of the Maharashtra Cooperative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act. 1967 the Purchasers has made oral affirmative declaration to the effect that neither the Purchaser/s or any of its member/s of the family has any tenement house within the registration district i.e. Thane District and Sub-registration district mentioned in the schedule hereunder appearing.

AND WHEREAS THE PROMOTER/S has accepted the said offer made by THE PURCHASERS.

AND WHEREAS THE PURCHASER/S has examined and approved the building site and the floor, the nature and quality of construction, fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities more particularly given in the Third Schedule hereunder .

AND WHEREAS THE PURCHASER/S has 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 said aforesaid representations THE PROMOTERS agreed to sell THE PURCHASER/S a Flat at the price and on the terms and conditions herein after appearing.



AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter/s has agreed to complete sell and cause to convey the said property so developed in favour of the cooperative society of all those several persons including the purchaser/s herein) purchasing / acquiring the respective flat in the said new building as the nominees of the Promoters.



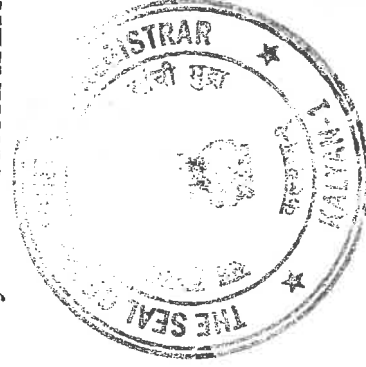
the address given by THE PURCHASER/S under this Agreement and THE PURCHASER/S shall be bound to pay the amount of installments within Fifteen (15) days of Promoters sending intimation to THE PURCHASER/S, at the address of THE PURCHASER/S as mentioned in CL. 35 herein below.

3. It is expressly agreed that THE PURCHASER/S shall share the common areas and facilities appurtenant to the said premises and the nature, extent and description of such common areas and facilities and percentage of undivided interest which THE PURCHASER/S will enjoy in the common areas and facilities appurtenant to the said premises are set out in the **SECOND SCHEDULE** hereunder written.

4. THE PURCHASER/S declare and confirm that he / she / they is/ are aware that the said building may be inter-connected building along with other building/s under development by **THE PROMOTERS**.

5. THE PURCHASER/S do hereby further declare and confirm that he/ she they shall have no right, title, interest, claim or demand to the other inter-connected or adjacent building or buildings to the said building and shall not object to or dispute the right of THE PROMOTERS to rest, connected or supported adjoining wing or wings of the other building or buildings as shown on the Plan annexed hereto or as may be amended or modified from time to time, by THE PROMOTERS for incorporating such changes and the right of the Purchaser/s is restricted to the said premises as set out herein. (and such right of THE PURCHASER/S is subject to due and proper performances of all the obligations and assurance and of all terms and conditions hereof by THE PURCHASER/S.

or modified
as set out
is subject to due
E.S.



NOW THE AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. THE PROMOTERS have agreed to sell to THE PURCHASER/S and THE PURCHASER/S has / have agreed to purchase of and from THE PROMOTERS (subject to the due and proper performance of all the terms and conditions as herein mentioned) the said Premises Flat bearing No. 605 admeasuring 61.69 Square Meters of the carpet area ~~of the 6th floor of the 1st Wing in the Building to be known as~~ on the 6th floor of the 1st Wing in the Building to be known as "Kedarnath" in the "MADHAV SANKALP" complex situated at Gandhare village, Near Khadakpada chowk, Kalyan (West), Dist: Thane being constructed by THE PROMOTERS, on the land more particularly described in the First Schedule hereunder written, at or for the price of Rs. 3071160 /- (Rupees Thirty Lakhs

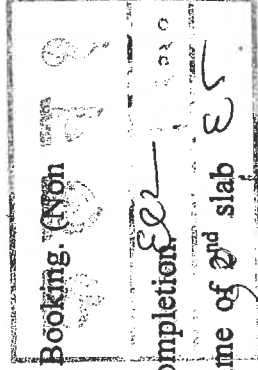
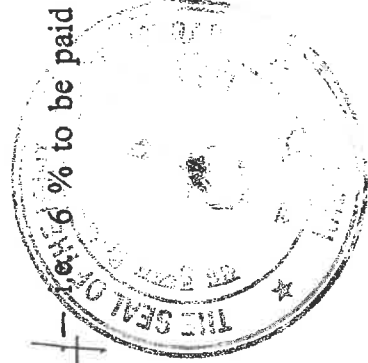
Seventy one Thousand One Hundred Sixty only) (including Rs. NIL, being the said proportionate price of the common areas and facilities appurtenant to the said premises as said in the typical floor plan annexed hereto) to be paid by THE PURCHASER/S to

The Purchaser/s agrees to pay the above consideration in the following manner:

- (a) Rs. 551000 /- ^{17.95%} i.e. 10% at the time of Initial Booking (Non refundable)
- (b) Rs. 215,516 /- ^{7.05%} i.e. 15% at the time of Plinth Completion
- (c) Rs. 184,269 /- i.e. 6 % to be paid at the time of 2nd slab completion.

- (d) Rs. 184,269 /- i.e. 6 % to be paid at the time of 4th slab completion.

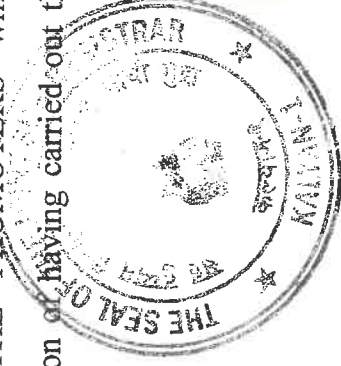
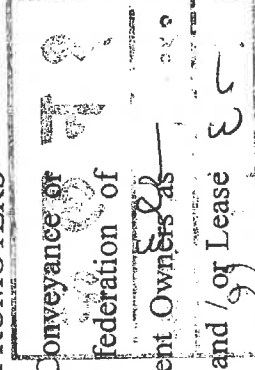
- (e) Rs. 184,269 /- i.e. 6 % to be paid at the time of 6th slab completion.



- (f) Rs. 1,84,269/- i.e. 6 % to be paid at the time of 8th slab completion.
- (g) Rs. 1,84,269/- i.e. 6 % to be paid at the time of 10th slab completion.
- (h) Rs. 1,84,269/- i.e. 6 % to be paid at the time of 12th slab completion.
- (i) Rs. 1,84,269/- i.e. 6 % to be paid at the time of 14th slab completion.
- (j) Rs. 1,84,269/- i.e. 6 % to be paid at the time of 16th slab completion.
- (k) Rs. 2,76,404/- i.e. 9% to be paid at the time of 19th slab completion.
- (l) Rs. 1,84,269/- i.e. 6 % to be paid at the time of Brick work completion.
- (m) Rs. 1,84,269/- i.e. 6% to be paid at the time of Plaster work completion (Internal & External).
- (n) Rs. 1,22,846/- i.e. 4 % to be paid at the time flooring Work completion.
- (o) Rs. 6,14,23/- i.e. 2 % to be paid at the time of Possession / completion.

2. On possession of the said premises being offered by THE PROMOTERS

to THE PURCHASER/S pending execution of Deed of Conveyance of Lease in favour of Registered Co-operative Society, societies, Limited Company or Condominium of Apartment Owners as the case may be and upon execution of such Conveyance and / of Lease such personal license to enter upon and enjoy the said premises in favour of THE PURCHASER/S shall automatically become absolute possession of the Purchaser/s. THE PROMOTERS will forward to THE PURCHASER/S intimation of having carried out the aforesaid work at



6. It is expressly agreed that the Purchaser/ shall share the limited common areas and facilities appurtenant to the said premises and the extent, nature and description of such limited common areas and facilities and the percentage of undivided interest which THE PURCHASER/S will enjoy in the limited common areas and facilities appurtenant to the said premises is set out in the **SCHEDULE** hereunder written.

7. It is expressly agreed by THE PURCHASER/S that the said premises shall be Utilized for the purpose for which it is intended to be sold and for no other purpose or purposes whatsoever THE PURCHASER/S agree/agrees not to change the user of the said premises without the prior consent in writing of THE PROMOTERS Any unauthorized change of user by THE PURCHASER/S shall render this Agreement violable at the instance of THE PROMOTERS and THE PURCHASER/S in that event shall not be entitled to any right arising out of this Agreement.

8. It is expressly agreed that the said premises shall contain Specifications, Fixtures, Fitting and Amenities as set out in **FOURTH SCHEDULE** hereunder written and THE PURCHASER/S confirms that THE PROMOTERS shall not be liable to provide any other Specifications, Fixtures, Fitting and Amenities in the said premises.

9. THE PROMOTERS confirms that they are developing the said property in accordance with the Sanctioned Plans.

10. THE PURCHASER/S confirm that THE PROMOTERS have given full, free and complete inspection of documents of title in respect of the said property and THE PURCHASER/S confirms / confirm that he / she they/ has / have entered into this Agreement after inspecting and verifying the

23 2010
E E 2 E 5

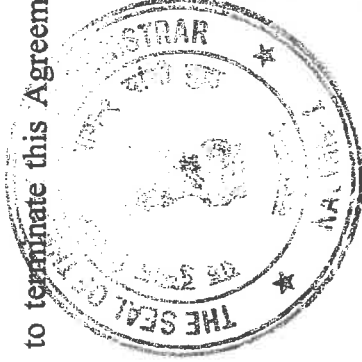


aforesaid documents and after duly satisfying himself/ herself / themselves about the nature of title, Plans, details, and all other information relating to the said project the said premises, and the said complex.

11. THE PURCHASER/S confirm/s that the installments payable THE PURCHASER/S and all other amounts payable under these presents shall be paid on the respective due dated without any delay or default as time in respect of payment of installments and in respect of all other amounts (payable under these presents by THE PURCHASER/S to THE PROMOTERS) is the essence of this contract.

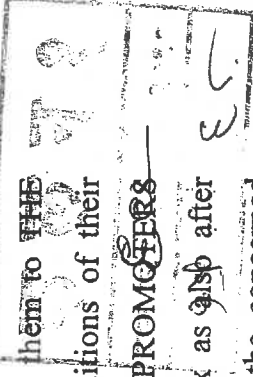
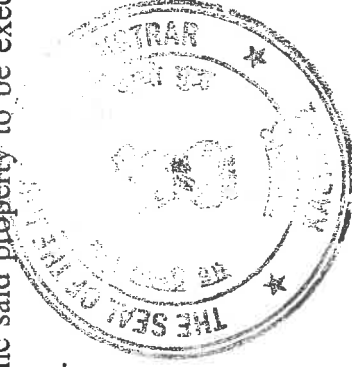
12. If THE PURCHASER delays or defaults in making payment of any of the installments and / or any other amounts, then THE PROMOTERS shall (without prejudice to their right in Law and under these presents) be entitled to receive on interest at the rate of 18 percent per annum on all such amount/s and / or installments from the date of default till the date of actual receipt thereof by THE PROMOTERS together with the due interest thereon. It is further agreed that on THE PURCHASER/S committing default in payment of any of the installments and / or any other amount or amounts under these presents on due date (including his /her proportionate share of taxes, rates, cesses, Other charges, betterment charges and all other outgoings) and/ or commits breach at their options to terminate this Agreement, THE PROMOTERS shall be entitled at their options to terminate this Agreement, PROVIDED AND ALWAYS that the power to terminate herein contained shall be exercised by THE PROMOTERS after giving to THE PURCHASER/S 15 days prior Notice in writing of their intention to terminate this Agreement and specifying

including his
78
at their options
ES.



the breach or breaches of the term/s and /or condition/s on account of which THE PROMOTERS intend to terminate the Agreement and if THE PURCHASER/S make the default in remedying such breach or breaches within the stipulated period of fifteen days from date of such Notice from THE PROMOTERS. It is further agreed that upon termination of this Agreement, as stated herein, the amount/s which THE PURCHASER/S may have, till then paid to THE PROMOTERS, shall stand forfeited and THE PROMOTERS shall be at liberty (without prejudice to their other rights, including to claim damages) to sell and dispose of the said premises to such person or persons and at such price and on such terms and conditions as THE PROMOTERS may in their sole and absolute discretion, desire and deem fit , and THE PURCHASER/S shall have no right to dispute the same in any manner whatsoever.

13. THE PROMOTERS will sell all premises intended to be constructed on the said property with a view ultimately that THE PURCHASER/S of all the premises in the said Building/s shall be admitted to a Co- operative Society, federation of Societies or Limited Company or Condominium of Apartments Owners, as the case may be of all such prospective PURCHASER/S (hereinafter referred to as " the said ORGANIZATION") upon THE PURCHASER/S if all the premises in the said building/s paying in full respective dues payable by them to THE PROMOTERS and complying with the terms and conditions of their respective Agreements with THE PROMOTERS and THE PROMOTERS completing the development of the said entire complex as also after receipt of requisite permission and approvals form all the concerned authorities ,an and thereafter THE PROMOTERS shall cause a Deed/s of Conveyance / Lease of the said property to be executed in favour of the said ORGANIZATIONS.

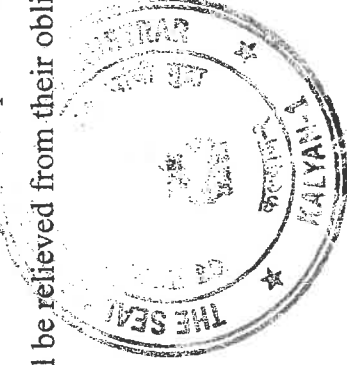
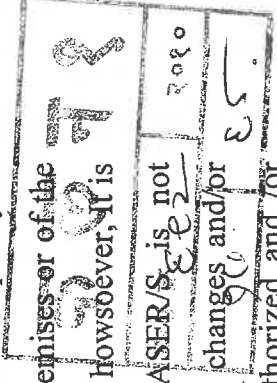


14. It is expressly agreed that THE PROMOTERS will endeavor to hand over the Possession of the said premises on or around March 2009 PROVIDED THE PROMOTERS have received the full purchase price of the respective premises and all other amounts payable by THE PURCHASER/S to THE PROMOTERS under these presents and FURTHER PROVIDED the construction of the said building is not delayed on account of non-availability of steel, cement or other building material, water or electric supply and no Acts of GOD, Civil Commotion, Riot, War or any Notice, Order Rule, Notification of the Government and / or any other Public Body and / or Competent Authority and / or any reason and / or circumstances beyond the control of THE PROMOTERS has disturbed the construction schedule of THE PROMOTERS and there is no delay in procuring amenities and facilities in respect of the said buildings and the said complex and there is no delay in issue of Occupations Certificate and or / Building Completion Certificate by The Kalyan Dombivli Municipal Corporation and / or The Planning Authority and circumstances beyond the control of THE PROMOTERS.
15. It is agreed by and between the parties that in additions to the amenities provided in the flat, if the purchaser/s is/are desirous of getting extra or better amenities, the same shall be made available by THE PROMOTES at extra cost provided, however that unless and until the said cost/s / amount/s is paid purchaser/s the physical possession of the flat / shop will be not be handed over to THE PURCHASER/S merely on the ground that purchaser/s has paid the amount as agreed at the time of executing this agreement for sale.

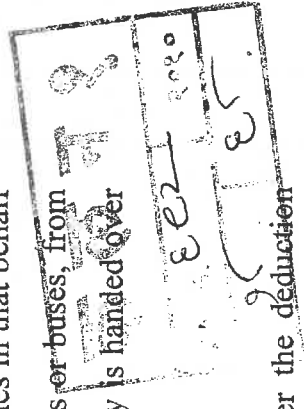
96/18
 96/18



16. It is agreed by and between the parties that the purchaser/s has to bear the society charges, club charges, grills and floor rise charges / cost to THE PROMOTES/ BUILDER, however unless and until the said cost / amount is paid by the purchaser/s, the physical possession of the flat will be not be handed over to THE PURCHASER/S merely on the ground that purchaser/s has paid the amount as agreed at the time of executing this agreement for sale.
17. The purchaser/s is/are bound to pay the electricity charges and municipal property taxes from the date of physical possession of the said flat the promoters shall not be labile for the any charges levied by any government / semi government authorities/ local or any authorities from date of physical possession of the flat or from day of receipt of final demand notice which ever is earlier and all the consequences / action for non payment after from date of physical possession of the flat or from day of receipt of final demand notice which ever is earlier is be paid by the purchaser/ s exclusivity.
18. Upon THE PURCHASER/S taking personal license to use and occupy and/ or possession of the said premises, whichever is earlier, he/ she/ they shall have no claim against THE PROMOTERS as regards the quality of the building material used for construction of the said premises ~~or of the nature of construction of the said a premises or otherwise howsoever,~~ it is agreed by THE PURCHASER/S that THE PURCHASER/S is not allowed to make any additions and or alteration and/or changes and/or modification and/or interior and/or any other work (authorized and /or unauthorized) in the said premises then THE PURCHASER/S shall deemed to have waived off his/her their/ option as provided herein and THE PROMOTERS shall be relieved from their obligations.



19. THE PURCHASER/S hereby agrees/ agree that in the event of any amount being levied by way of premium and / or security and / or charges . is payable to the Kalyan Dombivli Municipal Corporation and / or The State Government and /or to the M.S.E.B / M.S.E.D.C. Ltd and /or betterment charges and /or development tax and / or security Deposit and /or charges for the purpose of giving water connection, drainage connection and electricity connection and/or any other taxes and/. Or payment of a similar nature becoming payable by THE PROMOTERS, the same shall be paid by THE PURCHASER/S to THE PROMOTERS in proportion to the area of the said premises and in determining such amount the discretion of THE PROMOTERS shall be final, conclusive and binding upon THE PURCHASER/S it is agreed the that betterment charges referred to hereinabove shall mean and include pro-rata charges which THE PURCHASER/S may be called upon to pay by THE PROMOTERS in respect of installation of water line, water mains , sewerage lines sewerage mains electric cables, electric sub - station (if any) ,making and maintaining of internal roads and access to the said property, drainage layout and all other facilities including providing for any transport facilities (is so decided by THE PROMOTERS) to THE PURCHASER/S of the said premises in the said building and acquiring or having any buses or other vehicles in that behalf and maintenance, insurance and replacement of such bus or buses, from time to time, till the charge of the said building / property is handed over to ORGANIZATION of all THE PURCHASER/S.



(a) THE balance of the aforesaid amounts, if any, after the deduction there from the arrears of taxes and expenses mentioned in the FIFTH SCHEDULE and the expenses incurred in the formation of the said ORGANISATION and legal expenses, etc will be transferred by THE PROMOTERS the said ORGANISATION after the said building/ said property is finally transferred to the said ORGANISATION is not

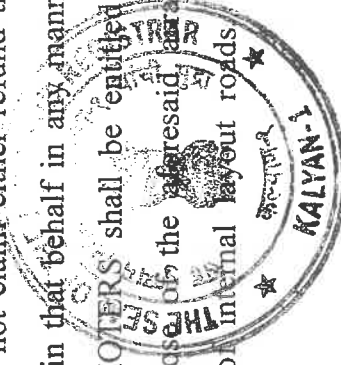
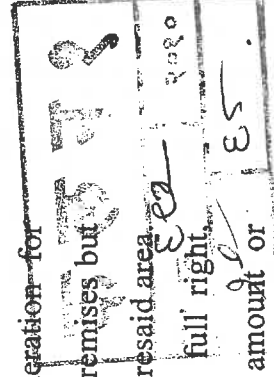


Formed, the said amount will be retained by THE PROMOTERS and the same will not be refunded to THE PURCHASER/S.

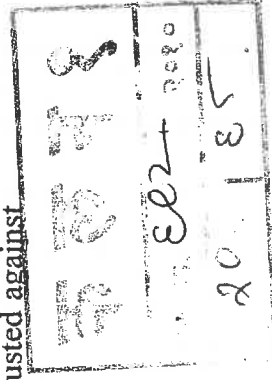
(b) Notwithstanding anything contained in his Agreement, THE PURCHASER/S hereby agrees to regularly and punctually contribute and pay his/her/ their proportionate share towards the costs, charges, expenses, Municipal taxes all other outgoings etc in respect of the items specified in the FIFTH SCHEDULE hereunder written . Such share is to be determined by THE PROMOTERS having regard to the area of each premise. THE PURCHASER/S shall not be entitled to ask for adjustment of the deposit amount mentioned herein against the expenses, Municipal taxes and outgoings.

(c) THE PURCHASER/S shall pay the amount at the rate of Rs. 3/- Per Square Foot of the Carpet area of the said premises to THE PROMOTERS to meet the future maintenance of internal layout roads, recreation areas, street lighting etc and for the purpose of maintenance and up keep of recreation area and other facilities which THE PROMOTERS may provide in MADHAV SANKALP It is clarified that the said amount to be calculated at the rate of Rs. 3/- per

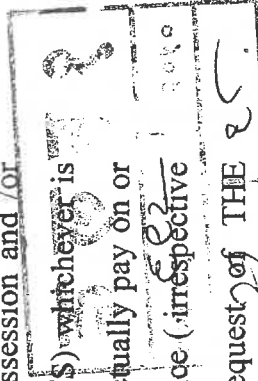
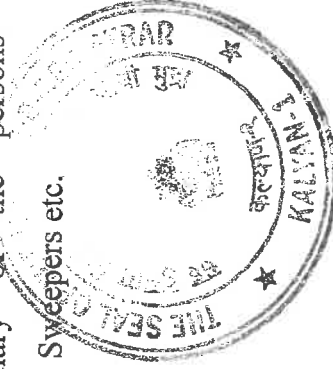
Square Foot (Carpet area) is not by way of consideration for acquiring the said premises by THE PURCHASER/S of premises but for the purpose of future maintenance in respect of the aforesaid area. It is further agreed that THE PROMOTERS will have full right absolute authority and good power to invest the said amount or amounts in the manner deemed fit by THE PROMOTERS and THE PURCHASER/S shall have no right to the said amount and THE PURCHASER/S shall not claim either refund thereof or hold THE PROMOTERS liable in that behalf in any manner whatsoever. It is agreed THE PROMOTERS shall be entitled to utilize the said amount for the purpose of the aforesaid arrangement in respect of the maintenance of internal layout roads recreation area and



repairs thereof including street lighting etc. it is also repeated and confirmed that THE PROMOTERS will make arrangement for the aforesaid maintenance work and make diligent efforts in that behalf, However THE PROMOTERS shall be liable for any act of commission or omission or failure in future maintenance or repairs of internal layout roads, street lighting and other areas by reason of the fact that the aforesaid amount is paid by THE PURCHASER/S to THE PROMOTERS and THE PROMOTERS will endeavor in a reasonable manner to provide for the same, it is agreed that THE PROMOTERS shall be entitled to provide for a body or association as THE PROMOTERS may deem fit so as to maintain the said internal layout roads, street lighting etc. through the medium or instrument of such body or association as the case may be. THE PROMOTERS shall be entitled to transfer the balance of the said amount to such body or associations, as the case may be, and whereupon THE PROMOTERS shall be absolved of their liabilities in respect of the said amount and application and utilization thereof. THE PURCHASER/S declares and confirms that the payment of the said sum stated hereinabove is over and above the purchase price and also the various deposits and charges agreed to be paid by THE PURCHASER/S and the same shall not be set off or adjusted against any other amount/s in any manner whatsoever.



20. Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Promoters and the purchaser/s that the recreation centre, health club or club house, library etc. shall remain the property of the Promoters and the purchaser/s are only allowed to take advantage / avail the facilities provided therein which shall be managed by the promoters on no profit / no loss basis.
21. So long as each Flat in the said building is not separately assessed for municipal taxes and water taxes, etc THE PURCHASER/S shall pay to THE PROMOTERS or to the said ORGANISATION, when formed a proportionate share of the municipal taxes and water taxes, etc assessed on the whole building, such proportion to be determined by THE PROMOTERS on the basis of the area of each premises in the said building. THE PURCHASER/S along with the other Premises Holders will not required THE PROMOTERS to contribute a proportionate share of the maintenance charges of the premises, etc which are not sold of by THE PROMOTERS . THE PROMOTERS will also be entitled to the refund of the municipal taxes on account of the vacancy of such premises.
22. THE PURCHASER/S shall from and after the date of issue of the notice from THE PROMOTERS to him/ her / them to take possession and /or personal license (at the request of THE PURCHASER/S) whichever is earlier in respect of the said premises, regularly and punctually pay on or before 5th Day of each English Calendar Month in advance (irrespective of possession and / or personal license) at the request of THE PURCHASER/S , whichever is earlier being taken or not a provisional amount or Rs. 3 Per Sq. Ft of the Carpet area of the area of the said premises towards, salary of the persons appointed by THE PROMOTERS, liftman , Sweepers etc.



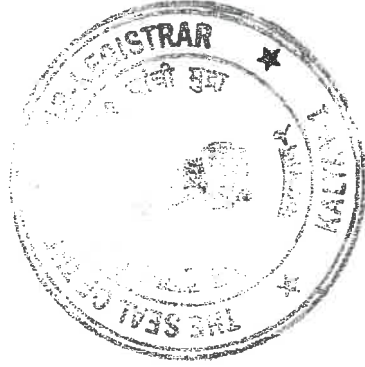
23. THE PURCHASER/S shall not use the said premises for any purpose other than as set out in these present nor use the same for any purpose, which may or is likely to cause nuisance or annoyance to the occupiers of the other premises in the said building or for any illegal or immortal purpose.

24. If THE PROMOTERS are not able to give possession of the said premises, THE PURCHASER/S on account of any reasonable cause or circumstances beyond their control THE PURCHASER/S shall not be entitled to any damages whatsoever.

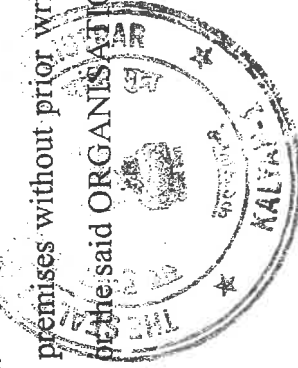
25. THE PURCHASER/S for himself / herself/ themselves with intention to bring all persons unto whomsoever hands the said premises may come, doth/ do hereby covenant with THE PROMOTERS as follows:

- (a) To maintain the said premises, at the purchaser's own cost in good and tenable condition from the date of possession and /or personal license (at the request of THE PURCHASER/S) whichever is earlier, shall not do or suffer to be done anything in or to the building in which the said premises situate, staircase or any passages in the said building which may be against the rules , regulations or bye – laws of concerned local or any other authority or change, alter or make additions in or to the building in which the said premises is situated and in the said premises itself or any part thereof. In case if the negligence of THE PURCHASER/S, THE PROMOTERS shall stands discharge of their liability and THE PURCHASER/S shall be responsible of all consequences thereof.

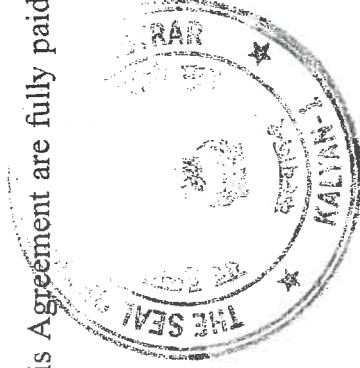
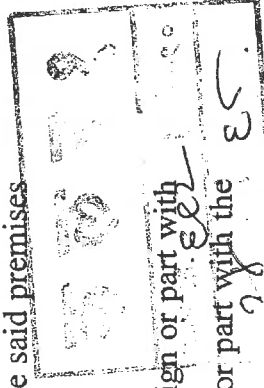
THE SEAL OF THE REGISTRAR
KALININGRA



- (b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to endanger the construction or structure of the building in which the said premises is situated or storing of goods, which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage or are likely to damage the staircase, common passage or any other structure of the said building including the entrance to the building. THE PURCHASER/S on account of negligence or default on his/ her/ their part in this behalf shall be liable for the consequences of such breach.
- (c) To carry at his/ her/ their own cost all internal repairs to the said premises and to maintain the said premises in the same condition, state and order in which it was delivered by THE PROMOTERS and shall not do or suffer to be done any thing in or to the building in which the said premises is situated or the said premises which may be against the rules and regulations and bye-laws of the concerned authority/ is. In the event of THE PURCHASER/S shall be responsible and liable for the consequences thereof to the concerned authority.
- (d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains pipes in the said premises and appurtenances thereof in good, tenantable and repairable condition and in particular, so as to support, shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner damage the columns, beams,, walls, slabs or R.C.C. Pradis or other structural members in the said premises without prior written permission of THE PROMOTERS and / or the said ORGANISATION.



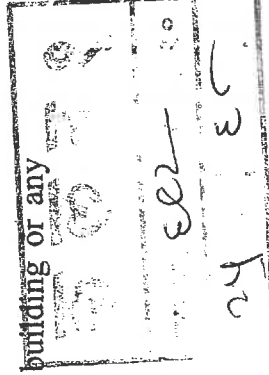
- (e) Not to do or permit to be done any act or thing which may render void or violable any insurance of the said property and building in which the said premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the building and / Or the said premises.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the building in which the said premises is situated.
- (g) To pay to THE PROMOTERS within 7 days of demand by THE PROMOTERS his/ her/ their share of security deposit / charges/ premium demanded by the concerned local authority or Government for giving water , drainage , electricity or any other service connection to the building in which the said premises is situated.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority, and/ or Government and /or public authority, on account of change of user of the said premises by THE PURCHASER/S, namely, user for any purpose other than the purpose for which the said premises is to be used.
- (i) THE PURCHASER/S shall not let, sub-let, transfer, assign or part with the said premises, interest or benefit of this Agreement or part with the possession and/or personal license, as the case may be, of the said premises, until all the amount payable by THE PURCHASER/S to THE PROMOTERS under this Agreement are fully paid up and only if THE



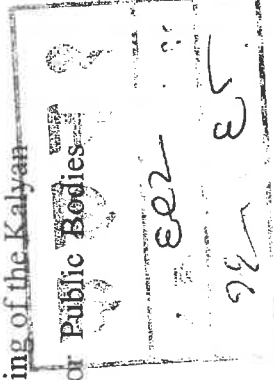
PURCHASER/S has/had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until THE PROMOTERS have permitted in writing to THE PURCHASER/S in that behalf.

(j) THE PURCHASER/S shall observe and perform all the rules and regulations which the said ORGANISATION may frame at its inception and the additions, alterations or amendments thereof that may be made, from time to time, for the protection and maintenance of the said building and the said premises and for the observance and performance of the Building Rules, Regulations and Bye -laws from the time being of the concerned authority / authorities. THE PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by the said ORGANISATION regarding the occupation and use of the said premises and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

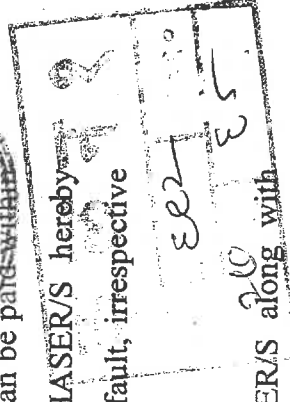
(k) Till a Deed/s of Conveyance / Lease of the said building is executed , THE PROMOTERS shall be entitled with or without workmen, surveyors, agents and others, at all reasonable times, to enter into and upon the said premises and the said property and the building or any part or portion thereof.



26. At the time of registration of the Conveyance / Lease in respect of the said building, THE PURCHASER/S shall pay to THE PROMOTERS the PURCHASER'S share of STAMP DUTY and REGISTRATIO CHARGES payable if any, by the said ORGANISATION on the Conveyance / Lease in respect of the said building to be executed in favour of the said ORGANISATION.
27. PROVIDED it does not in any way affect or prejudice the rights of THE PURCHASER/S in respect of the said premises, THE PROMOTERS shall be at liberty to sell assign, transfer or otherwise deal with their right, title and interest in the said property.
28. THE PURCHASER/S and the persons to whom the said premises may be permitted to be transferred, shall from time to time sign all applications, papers and documents and do all acts deeds, matters and things as THE PROMOTERS and/or the said ORGANISATION may require for safeguarding the interest of THE PROMOTERS and / or THE OTHER PURCHASERS in the said property and shall also observe and perform all the provisions of the By e-Laws and /or the rules of the said ORGANISATION when formed and the additions, alterations, or amendments thereof for the observances and carrying out the Building Rules and Regulation and the Bye -Laws for the time being of the Kalyan Dombivli Municipal Corporation and other local and/or Public Bodies regarding occupation and use of the said Premises.



29. It is agreed by THE PURCHASER/S that after a notice in writing is given by THE PROMOTERS to THE PURCHASER/S that the said premises is ready for use and occupation, THE PURCHASER/S shall be liable to pay to THE PROMOTERS, the proportionate share (i.e. in proportion to the area of the said premises) of all outgoing in respect of the management, maintenance cost and expenses relating to the said property and the said building including local taxes, cases, rates and other charges, betterment charges and all other charges levied by the local authority, Government, Water Charges, Insurance Charges , Common Lights, repairs, salaries of clerks, Bill Collector's Charges, Watchmen, security person/s and Sweeper Charges , maintenance Charges and all other expenses necessary and incidental to the administration, management and maintenance of the said property and the said building, until the said building/ Property is transferred to the said ORGANISATION, THE PURCHASER/S shall pay to THE PROMOTERS the Proportionate share outgoings, as may be determined by THE PROMOTERS. THE PURCHASER/S shall pay such amounts as may be decided by THE PROMOTERS (subject to the terms and conditions hereof) on Monthly/ Quarterly advance basis, and shall become payable on the 1st day of each Month / Quarter can be paid within a grace period of seven (7) days. And THE PURCHASER/S hereby undertake to pay such amount without delay and/or default, irrespective of any reasons/s whatsoever.



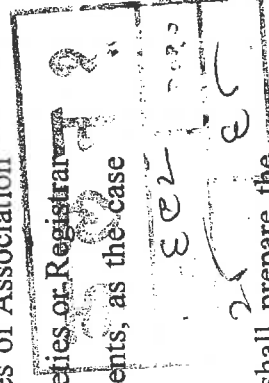
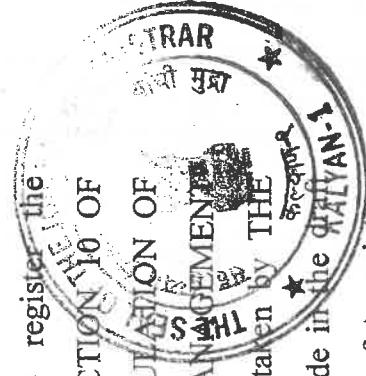
30. THE PROMOTERS shall form of THE PURCHASER/S along with other PURCHASERS, Co-operative Housing / Premises Society or Limited Company, Federation of societies or Condominium of Apartments Owners as the case may be. The rights of THE PURCHASERS of the respective premises will be recognized and regulated by the Bye-Laws, rules and regulations of such Co-operative

Society or Limited Company, Federation of societies or Condominium of Apartment Owners, as the case may be, and the rules and regulations framed by them.

31. After receipt by THE PROMOTERS of the full payment of all the amounts Payable by THE PURCHASERS of all the premises in the said building, THE PROMOTERS shall take necessary Steps along with THE PURCHASER/S in forming and registering of the said ORGANIZATION subject to the rights of THE PROMOTERS under this Agreement.

32. THE PURCHASER/S along with the other PURCHASERS of premises in the said building shall join in forming and registering the said ORGANISATION, and for that purpose, from time to time, sign and execute applications and other documents and to become member and sign in and return all the documents including BYE laws to THE PROMOTERS, within seven days of receipt thereof, time being of the essence , so as to enable THE PROMOTERS to register the ORGANISATIONS of THE PURCHASERS under SECTION 10 OF THE MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION , SALE , MANAGEMENT AND TRANSFER) ACT , 1963 No objection shall be taken by THE PURCHASER/S if any changes or modifications are made in the bye-laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or Registrar of Companies and / or of the Condominium of Apartments, as the case may be, or by other Authority.

33. The Advocates and Solicitors of THE PROMOTERS shall prepare the Conveyance / Lease and all other documents to be executed in pursuance of these presents as also in the Bye – Laws and the Memorandum of



Association and Articles of Association in connection with the said Organizations and all costs, Charges and expenses including professional fees, stamp duty, registration Charges and all other expenses in connection with the preparation and execution of the Lease / Assignment and other documents and the formation and registration and incorporation of the said ORGANISATIONS shall be borne and paid by all PURCHASERS of the premises in the said property which share of THE PURCHASER/S shall be in proportion to the area of their respective premises.

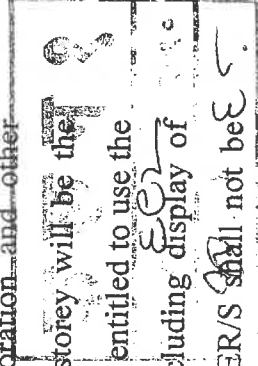
34. The STAMP DUTY and REGISTRATION CHARGES on this Agreement shall be borne and paid by THE PURCHASER/S alone. THE PURCHASER/S shall immediately after the execution of this Agreement but not later than four months form the date of execution of these presents, lodge the same for registration with the Sub- Registration of Assurance and inform THE PROMOTERS the number under which and the day on which the same is registered, sufficiently in advance to enable THE PROMOTERS within reasonable time thereafter to attend the office of the Sub- Registrar of Assurances and admit execution thereof at the cost and risks of THE PURCHASER/S.



35. All notices to be served on THE PURCHASER/S as contemplated by THE Agreement shall be deemed to have been duly service if posted to THE PURCHASER/S Under Certificate of Posting or have them delivered at:-

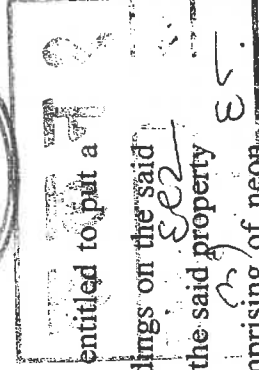
Shri. Rajesh Yagyomayya
Bk no. 3A, Room no. 3, A Block, road
Vishwagaur - 1 becp - Service
22.1.15

36. Nothing contained in these presents shall be construed to confer upon THE PURCHASER/S any right or interest of any kind whatsoever into or over the said premises or any part or portion thereof, the same to take place only upon receipt of consideration and all the other amounts payable by the Purchaser/s hereunder and on completion of the said building and upon the Execution of the Conveyance / Lease in favour of the said ORGANIZATIONS, as herein stated.
37. THE PURCHASER/S shall have no claim save and except in respect of the particulars premises, hereby agreed to be sold, i.e. all other areas including common areas, passages, landing, staircases, lifts terrace etc. will remain the property of THE PROMOTERS until the whole of the said property in transferred to the said ORGANISATION as herein provided subject, to the rights of THE PROMOTERS as contained in this Agreement.
38. THE PROMOTERS shall always have right to get the benefit of additional F.S.I for construction on the said Property from the Kalyan Dombivli Municipal Corporation and also to make the additional alterations, raise/ storey or put up additional structures as may be permitted by the Kalyan Dombivli Municipal Corporation and other competent authorities, such additions, structures and storey will be the sole property of THE PROMOTERS alone who will be entitled to use the terrace including the parapet wall for any purpose including display of advertisements and sign boards and THE PURCHASER/S shall not be entitled to raise any objection or claim or any abatement in the price of the said premises agreed to be acquired him / her / them and or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from THE PROMOTERS.



39. THE PURCHASER/S hereby expressly agrees / agree and convenient / covenants with THE PROMOTERS that in the event of all the wings of the said building on the said property being not ready for occupation simultaneously and in the event of THE PROMOTERS offering to THE PURCHASER/S license to enter upon the said premises to handing over possession of the said premises simultaneously on the execution of the Conveyance / Lease in respect of the said property earlier than completing all the wings, then and in that event, THE PURCHASER/S has/have no objection to THE PROMOTERS completing construction of the balance wings on the said property without any interference or objection by THE PURCHASER/S in any manner whatsoever, and THE PROMOTERS shall be entitled to either transfer and / or through any Nominee/s to construct and complete the said wing or wings, on the said property as they may desire in their sole and absolute discretions desire without any interference or objection or dispute by THE PURCHASER/S, of the Agreement whatsoever nature.
40. THE PROMOTERS shall in respect of any amount remaining unpaid by THE PURCHASER/S under the terms and condition of this Agreement have a first lien and charge on the said premises.

41. It is expressly agreed that THE PROMOTERS shall be entitled to put a hoarding on the said property or on the building or buildings on the said property and /or any parts of the building or buildings on the said property and the said hoardings may be illuminated and/ or comprising of neon sign and for that purpose THE PROMOTERS are fully authorized to allow temporary and / or permanent construction and /or erection in installation either on the exterior of the said building or on the said property, as the case may be, and THE PURCHASER/S agrees/ agree not to object to or dispute the same.

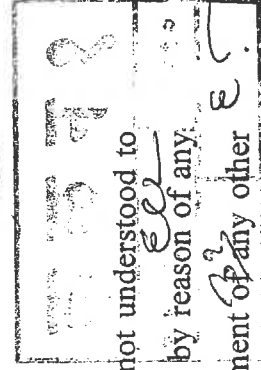


42. It is expressly agreed by THE PURCHASER/S that THE PROMOTERS shall entitled, without affecting the rights of THE PURCHASER/S to the said premises, to revise the Building Plans in respect of the said building and to utilize the total F.S.I and the development rights available in respect of the said property by suitably modifying the building plans in respect of the said property as THE PROMOTERS may desire and THE PURCHASER/S Irrevocably consent to the rights of THE PROMOTERS to revise and modify the building plans in respect of the said property, from time to time.
43. THE PURCHASER/S shall not decorate the exterior of the said premises otherwise than in a manner agreed to with THE PROMOTERS.
44. In the event of Society or other ORGANISATION of all the Purchasers, being formed and registered before the sale and disposal by THE PROMOTERS of all premises, the power and the authority of the said ORGANISATION shall be subject to the overall authority and control of THE PROMOTERS in respect of all the matters concerning the said building and in particular THE PROMOTERS shall have absolute authority and control as regards the unsold flats/ premises and disposal thereof. PROVIDED AND ALWAYS THE PURCHASER/S hereby agrees/agree and confirms/confirm that in the event of such ORGANISATION being formed earlier than THE PROMOTERS dealing with or disposing of the said building, then and in that event, any allottee/s or THE PURCHASER/S of premises from THE PROMOTERS E & C shall be admitted to the said ORGANISATION, on being called upon THE PROMOTERS without payment of any premium or any additional charges.



ELP
E & C

45. It is specifically agreed by and between the parties that after or before the formation of the Co-operative Housing society or the promoters in respect of the tower/s in which the flat owner/s has taken possession shall not have any right to install / any type of satellite towers / hindrances/ nuisances on the common open space of the terrace which is likely to causes damage to structure or not.
46. Any delay or indulgence by THE PROMOTERS in enforcing the terms of this Agreement or any forbearance or giving of time to THE PURCHASER/S shall not be construed as a waiver on the part of THE PROMOTERS of any breach or non - compliance of any of the terms and conditions of this Agreement by THE PURCHASER/S nor shall be same in any manner prejudice the rights of THE PROMOTERS.
47. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the Parties hereto or their respective representatives in respect of the construction of these premises or concerning anything herein contained or arising out of these premises or as to the rights, liabilities and/or the duties of the Parties hereto, the same, shall be referred to Arbitration. The Provisions the Arbitration Conciliation Act, 1996, shall apply to such reference.
48. THE transaction covered by this contract at present is not understood to be sale liable to tax under Sales Tax Laws. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax as a sale or otherwise either as whole or in part, in connection with this transaction are liable to be tax, the same shall be payable by the Purchaser along with the other purchasers of the building on demand at any time.

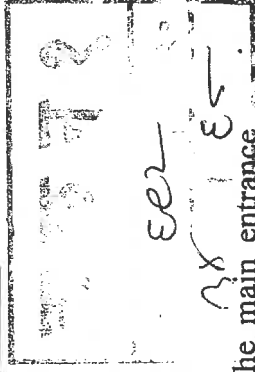


49. This Agreement shall always be subject to the provisions contained in THE MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE MANAGEMENT AND TRANSFER) ACT 1963., and the Rules framed there under:

FIRST SCHEDULE

ALL THOSE pieces or parcels of lands lying and situate being at village:- Gandhare, Taluka:- Kalyan within the limits of the Kalyan Dombivli Municipal Corporation bearing the following description:

Survey no.	Hissa no.	Area (Sq. meters)
32	1/2	11800
26	5/1	2678
30	1	7290
32	1/3	9300
59	--	2150
30	2	1460
Total ...		34678



SECOND SCHEDULE

Common Area and Facilities of immediate area abutting the main entrance door after the landing on the floor of the said premises hereby agreed to be sold in proportion with the other premises on the same floor.

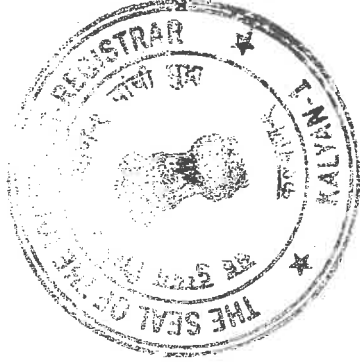
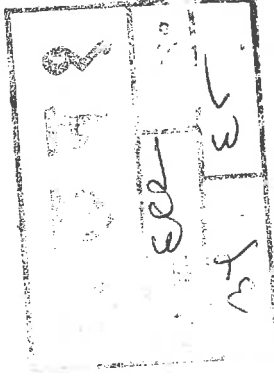
THIRD SCHEDULE

Pro-rata right along with all THE PURCHASER/S of premises in the said property in limited common areas and facilities as follows (this does not apply in the case of premises other than flats):

- (i) Staircase
- (ii) Entrance lobby
- (iii) Lifts
- (i) Underground and overhead water tanks.
- (ii) Generator backup.

FOURTH SCHEDULE

- (I) R. C. C. Frame Structure with internal and external bricks wall with underground water tank with electric pump and RCC overhead water storage tank.
- (II) Spartex / partly / Full Marbogramite in flooring in entire flat.
- (iii) Granite kitchen platform with Steel.
Concealed plumbing.
- (iv) Concealed electric copper wiring with adequate Electric points, A.C.
- (v) Anodized aluminum sliding window.
- (vi) Building exterior with cement paint and interior with white lime wash.



IN WITNESS WHEREOF, the Parties hereto have executed and subscribed their representative hands and seal to this writing on the day and year first hereinabove written.

SIGNED AND DELIVERED

By the within named Promoters

M/S MADHAV CONSTRUCTIONS

Through its partner

Shri. Raja Gope Rochlani



T. ROCHLANI

SIGNED AND DELIVERED

By the within named the purchases

Shri Rajesh Yagnarayan Pal



Rajesh Pal

(1) WITNESS:-

Name:- Yagnarayan Pal

Age:- 54 Occupation :- Service.

Address :- B.k. no. 299 Room no. 3

O.T. section A block road UMR-1



Yagn

(2) WITNESS:-

Name:- Anju Pal

Age:- 24 Occupation :- —

Address :- As above



RECEIPT

RECEIVED WITH THANKS FROM] I SAY RECEIVED]

THE WITHIN NAMED PURCHASER]

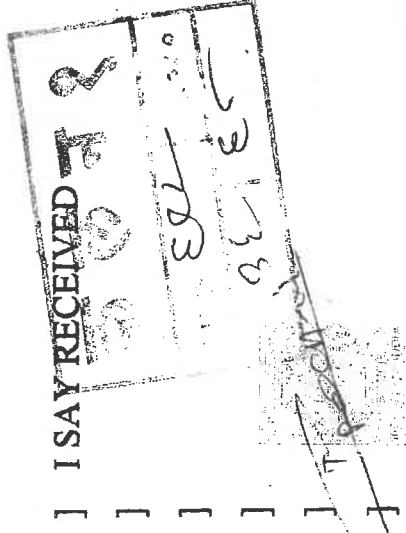
THE SUM OF Rs. 55,000 /-]

(Rupees five lakh fifty one

thousand only)]

being the part price/consideration in respect]

of sale of the flat hereinabove mentioned.] Promoters



गांव ठाकर

गा. नं. क्र. ७, ७अ व १२

ताहका कल्याण

भूमापन क्रमांक	भू. क्र. चा उपविभाग	भू - धारणा प्रकार
३२	१/२	७५९

भागवददाराचे नांव ६८

घाते क्रमांक

शेताचे स्थानिक नांव -

पांडुरंग अठोटाल स्थळ

लागवडी एकर गुंठे हेंक्टर आर. प्रती योप क्षेत्र चौ. वार चौ. मिटर

६२०

कुळाचे नांव रु. खंड भेसे

एकूण -

१-०४-०

१-०४-०

पो. ख. लागवडी योप नसलेली

वर्ग (अ) ०-१४-०

वर्ग (ब) ०-१४-०

एकूण -

०-१४-०

रु. भेसे

आकारणी जडी अथवा विशेष आकारणी

एकूण - १=५६

इतर अधिकार -

४६८

६८ ४३६

क क न ?

६६८ ६६८ ६६८

गा. नं. क्र. (पिकाची नोंदवही)

वर्ष	पिकाखालील क्षेत्र				पडोत व पिकास निरुपयोगी अशा जमिनी या तपशील	जमिन करणाराचे नांव	शेरा							
	मिठापिकांचे एकूण क्षेत्र	घटक पिळे व प्रत्येक पिकाचे क्षेत्र	निर्मळ पिकांचे क्षेत्र	पिकाचे क्षेत्र										
१	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.

२००१/२००२

असले बरहुकूम खरी नक्कल रचू असे.

तारीख



तलाठी सजा

गांव बांधार

गा. नं. क्र. ७, ७अ व १२

तासुका वधवार

भूमापन क्रमांक	भूमा. क्र. वा उपविभाग	भू - धारणा प्रकार	घाते क्रमांक
२६	५/१	७५९	
शेताचे स्थानिक नाव -			
लागवडी योग्य क्षेत्र	एकर गुठे चौ. वार	हेक्टर आर प्रती चौ. मिटर	पैसे
एकूण -			
पो. ख. लागवडी योग्य नसलेली			
वर्ग (अ)			
वर्ग (ब)			
एकूण -			
आकारणी			
जडी अथवा विशेष आकारणी	रु.	पैसे	
एकूण -	० = ५८		

६८

भांगवटदारांचे नांव

पांडुरंग भांगवट सहित

६२०

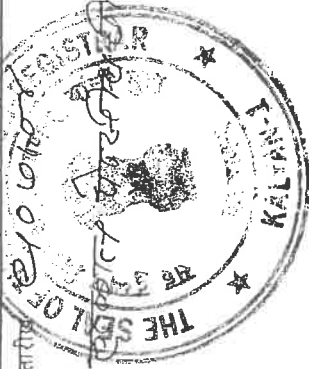
इतर अधिकार -
 दाखल्याई अंदाजुदे
 विधासोगा और (६८)
 पाणी पुढील अंदाजुदे
 दाखल्याई अंदाजुदे
 दाखल्याई अंदाजुदे
 दाखल्याई अंदाजुदे

गां. नं. क्र. (पिकाची नोंदवही)

वर्ष	पिकाखालील क्षेत्र							पिका-करणाराचे नांव	शेत					
	हंगाम	विश्रपिकांचे एकूण क्षेत्र		घटक पिके व प्रत्येक पिकाचे क्षेत्र		निर्मळ पिकांचे क्षेत्र				पडोत व पिकास निरुपयोगी अशा जमिनी वा तपशील				
		३	४	५	६	७	८				९	१०	११	१२
१	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६

२००७/२००८

असास बरहकुम खरी नसकल रूप असे.



दिवा-इतर

ता. २०/०७/०८

गांव ठांडेर

गा. नं. क्र. ७, ७अ व १२

तालुका कल्याण

भूमापन क्रमांक	भूमा. क्र. वा उपविभाग	धु - धारणा प्रकार	आतं क्रमांक
३०	७	७ए२	
शेताचे स्थानिक नांव :- लागवडी एकर गुंते हेक्टर आर प्रती योग क्षेत्र चौ. वार चौ. मिटर			कुळाचे नांव रु. खंड
			९०३ २०२ ३२
एकर - १ ०-६६-३			आर अधिकार ९६ ३२
१ ०-६६-३			९०३ २०२

पो. ख. लागवडी योग्य नसलेली

वर्ग (अ) ०-०३-६
वर्ग (ब) ०-०३-६

एकर - ०-०३-६

आकारणी जडी अथवा विशेष आकारणी

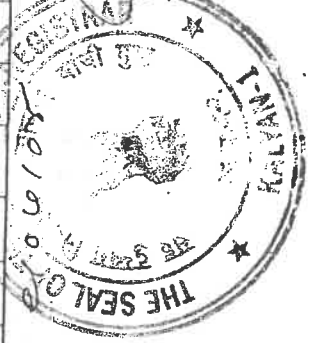
एकर - ११=३८

गां. नं. क्र. (गिफाची नोंदवही)

वर्ष	हंगाम	निकाशालीस क्षेत्र			एडीत व विकास निरूपयोगी अशा जमिनी या तपशील	वाप पुरवठ्याचे क्षेत्र	जमिनी करधाराचे नांव
		निष्प्रपिकांचे एकर क्षेत्र	घटक विके व प्रत्येक पिकांचे क्षेत्र	निरपेक्ष पिकांचे क्षेत्र			
१	३	४ हे.आ. हे.आ.	६ हे.आ. हे.आ.	१० हे.आ. हे.आ.	१२ १३ हे.आ.	१४	१६
	४	५ हे.आ. हे.आ.	७ हे.आ. हे.आ.	११ हे.आ. हे.आ.	१२ १३ हे.आ.	१४	१६
२००३	२००४			३६ ६८			

असले बरहुकम खरी नक्कास रजु असे.

तारीख



गाव ठा/हारे

गा. नं. क्र. ७, ७अ व १२

तालुका कल्याण

भूमापन क्रमांक	भूमा. क्र. चा उपविभाग	पु - धारणा प्रकार	भंगवटवाराचे नांव	खाते क्रमांक
३२	१/३	४६२	६८	कुळाचे नांव रु. वेसे
शेताचे स्थानिक नांव -	एकर गुठे	७६०	१) राजाराम सुदुवावले	खंड
लागवडी योग्य क्षेत्र	हेक्टर आर चौ. मिटर	प्रती	२) किसन बाबु वाघले	
			३) काशिबाई मधु	
		०-९३	४) ममोलर मधु	
एकूण -		०-९३	४६२	
पो. ख. लागवडी योग्य नसलेली			१) विठ्ठलबाई ज्ञानेश्वरमवावले	इतर अधिकार
वर्ग (अ)		०-११	२) विपक ज्ञानेश्वर वाघले	३३३
वर्ग (ब)		०-११	३) सुखबाई अक्कीराम चौबरे	४६२
एकूण -		०-११	४) हिराबाई रामदास मढेकर	५१०१
आकारणी	रु. वेसे		५) सविता कुशरच पयिण	५८०२/अभिनोद
जडी अथवा विशेष आकारणी			६) सताबाई जारविडकराचे	०१ अं. नं. क्र. १०१०/१०१०
	एकूण -	१ = ३२	७) मधु ठक जयशंकर राजाराम	१०१०-१६ चौ. फी.

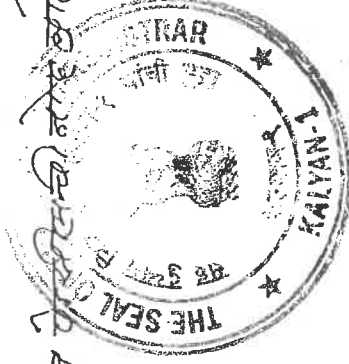
न. नं. क्र. (पिकांचा नांदयर्ही)

वर्ष	पिकाखालील क्षेत्र		पिकाचे क्षेत्र		निलपयोगी अशा अमिनी या तपशील		एकूण
	पिकाचे क्षेत्र	घटक पिके व प्रत्येक पिकाचे क्षेत्र	निर्मळ पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	
१	३	४ हे.आ. हे.आ.	५ हे.आ. हे.आ.	६ हे.आ. हे.आ.	७ हे.आ. हे.आ.	८ हे.आ. हे.आ.	१४
२							
३							
४							
५							
६							
७							
८							
९							
१०							
११							
१२							
१३							
१४							
१५							
१६							
१७							
१८							
१९							
२०							
२१							
२२							
२३							
२४							
२५							
२६							
२७							
२८							
२९							
३०							
३१							
३२							
३३							
३४							
३५							
३६							
३७							
३८							
३९							
४०							
४१							
४२							
४३							
४४							
४५							
४६							
४७							
४८							
४९							
५०							
५१							
५२							
५३							
५४							
५५							
५६							
५७							
५८							
५९							
६०							
६१							
६२							
६३							
६४							
६५							
६६							
६७							
६८							
६९							
७०							
७१							
७२							
७३							
७४							
७५							
७६							
७७							
७८							
७९							
८०							
८१							
८२							
८३							
८४							
८५							
८६							
८७							
८८							
८९							
९०							
९१							
९२							
९३							
९४							
९५							
९६							
९७							
९८							
९९							
१००							

असतं बरहुकुम खती नककल लयु असे.

तारीख

दिवस - इतर तालुका पोस्टाधिकारी नसेने असे



तालुका सजा

गांव ठीछाटे गा. नं. क्र. ७, ७अ व १२ तालुका कल्याण

भूमापन क्रमांक	भूमा. क्र. वा उपविभाग	भू-धारणा प्रकार	भागवटदाराचे नांव	घाते क्रमांक
५९	-	७९१	३ २३ २८ ४० ३०१ २३३	कुळाचे नांव रु. वसे
शेताचे स्थानिक नांव -			खंड	
लागवडी एकर गुठे वी. वार	रेक्टर आर. प्रती	काळीखार्ड कायु जायले		
	ची. निटर	२७५		
एकूण -	०-२१-५	इतर अधिकार १२ ३२ १०१		
पो. ख. लागवडी योज नसलेली	०-२१-५	४९३ ६६६		
वर्ग (अ)	-			
वर्ग (ब)	-			
एकूण -	-			
आकारणी	रु.	वसे		
जडी अथवा विशेष आकारणी	एकूण - ० = ९४			

गां. नं. क्र. (पिकाची नोंदवही)

वर्ष	पिकाखालील क्षेत्र				जमिन करणाराचे नांव	शेरा
	विशेषपिकाचे एकूण क्षेत्र	घटक पिके य प्रत्येक पिकाचे क्षेत्र	निर्मळ पिकाचे क्षेत्र	पडीत य पिकास निरुपयोगी आगा जमिनी चा तयशील		
१	५ हे.आ. हे.आ.	६ हे.आ. हे.आ.	१० हे.आ. हे.आ.	१२ हे.आ.	१५	१५
२	५ हे.आ. हे.आ.	७ हे.आ. हे.आ.	१० हे.आ. हे.आ.	१२ हे.आ.	१५	१५
३	५ हे.आ. हे.आ.	७ हे.आ. हे.आ.	१० हे.आ. हे.आ.	१२ हे.आ.	१५	१५
४	५ हे.आ. हे.आ.	७ हे.आ. हे.आ.	१० हे.आ. हे.आ.	१२ हे.आ.	१५	१५
५	५ हे.आ. हे.आ.	७ हे.आ. हे.आ.	१० हे.आ. हे.आ.	१२ हे.आ.	१५	१५

अससं बरहुकुम खरी नक्कसं रुजू असे. तारीख २१/०७/१०

महाराष्ट्र शासन, कृषि विभाग, कल्याण



गांव ठांघार

गां. न. क्र. ७ व १२

तालुका कल्याण

भूमापन क्रमांक	भूमा. क्र. चा. उपविभाग	भू-धारण प्रकार	खोते क्रमांक
३०	२ <u>क</u>	<u>०६९२३३३२६८</u>	
स्रोताचे स्थानिक नांव -			
लागावडा योज्य क्षेत्र	एकत गुठे चौ. वार	हेक्टर आर चौ. पिटर प्रती	
.....	
.....	
.....	
एकूण	०-४५-९		
पो. ख. तागावडी योज्य नसलेली	०-४५-९		
वर्ग (अ)	०-०२-९		
वर्ग (ब)	०-०२-९		
एकूण	०-०२-९		
आकारणी	रु. फसे		
जडी अथवा विशेष आकारणी	५=१९		
	एकूण	५=१९	

भागेवटदाराचे नांव
०६९२३३३२६८
 १) मनीहर नथु पायले
 २) राजाराम टांडु बायले
२०५
 इतर अधिकार ९०४६८
०४/०२/०१ तारीख २०१०
६४१६०११
 नागरी ना. क्र. ४४२०१
 आकारणी ९९०६
 मान्यता ०२/०१/१०
 क्षेत्र ९८००-०-००
६६६

गां. न. क्र. १२. (पिकाची नोंदवही)

वर्ष	हंगाप	पिकाखालील क्षेत्र			पडित व पिकास निरूपयोगी अशा जमिनी चा तपशिल	जमीन करणाऱे नांव	मौज									
		विद्यमान पिकांचे एकूण क्षेत्र	घटक पिके व प्रत्येक पिकाचे क्षेत्र	निर्वहणपिकाचे क्षेत्र												
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	

असल वास्तुक्रम खरी नक्कल रजू असे.

ता. ०३/१०/१०

ता. १३/१०/१०



तालुकी सिमा कल्याण
 तालुका कल्याण, जि. ठाणे.

२००४
२००५

१३७) उरुगि: विभागाच्या नाटल्या पमानुसा (अ.२१) व जाव्याबाबत आगाशपत्त:

१३८) निधीमाग टाक्याचा आग सुकून ३००० रुबाधीत ठेवला.

१४) गवीन इमारतीस मंजूर नकाशे प्रमाणे सटीक टॅक पाहिजे व रेल्वे भविष्य काळात जवळच्या मलनिस्सारण निलकंठ स्वखर्चाने नगर अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल. सटीक टॅक विहीरी पारणे कर्मात कमी ५० फुट अंतरावर असणे आवश्यक आहे.

१५) सोडपाण्याचे व पांगोळ्याचे पाणी महानगरपालिकेच्या गटारांत स्वखर्चाने नगर अभियंता यांच्या परती प्रमाणे सोडवावे लागेल. सोड पाण्याच्या नामतीत आंगास खात्याचे प्रमाणपत्र असल्या शिवाय वापर परवाना देण्यात येणार नाही.

१६) बांधकामाचे मंटेरीयल रस्त्यावर टाकावयाचे झाल्यार महानगरपालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्या करिता नियमप्रमाणे लागणारे रक्कम (व टॅडझाल्यार त्या रकमेसहीत) भरावी लागेल.

१७) बांधकामाच्या वेळी निश्यांगी माल (मंटेरीयल) महानगरपालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.

१८) बांधकामाच्या संधोवताळी सोडलेल्या खुल्या जागेत कमीत कमी १) अशीक, २) गुलमोहर, ३) चिंच, ४) निद्रगिरी, ५) कांज पेकी एकूण दहा झाडे लावून त्यांची जोपासना केले पाहिजे तसेच सदा अस्तीन्यात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बांधकामक आहे.

१९) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त महामारीती/वाणिज्य/संस्थापिक/अर्थसिद्धि उपयोज करावा.

२०) नागरी जमीन-कमाल मर्यादा अधिनियम १९७६ मधील तरतुदीप्रमाणे जागा वाचोत होत असल्यासत्याची संधोवताळी जबाबदारी आपलेवर राहिल.

२१) जागेतून किंवा जागेजवळून अग्निदाग विद्युतवाहिनी जाग असल्यास बांधकाम करण्यापूर्वी योगीग खात्याकडून नाहरकत दाखला घेतला पाहिजे.

२२) जागा महामार्ग किंवा रेल्वे मार्गारा समुख लागून किंवा जवळ असल्यास संबंधीत खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेतला पाहिजे.

२३) बांधकामाकडे किंवा इमारतीकडे जाण्या वण्याच्या मार्गाची जबाबदारी संपूर्णाने आणलेकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यासत्या रस्त्याचे काम महानगरपालिकेच्या संघे प्रमाणे व प्रशास्यते प्रमाणे केले जाईल व तसा हीई पावंती इमारतीकडे जाण्या वण्याच्या मार्गाची जबाबदारी संधोवताळी सोडली जाणाली राहिल.

२४) जागेत जुने भांडेकल असल्यास त्यांच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भांडेकरू यामध्ये काही वाट असल्यास किंवा निर्माण झाल्यार त्यांचे निकारण मालकाने करणे आवश्यक राहिल व लक्षाबाबतीत महानगरपालिका जबाबदार राहणार नाही.

२५) सदर जागेतून पाण्याच्या नैर्गतीस निगरा होत असल्यास ती इकडोल परवानगी शिवाय वळतू अचक्षा सं. करू नये.

२६) सदर प्रकारणी युकोची पूर्ण मोहिनी दिली असल्यास सदा बांधकाम परवानगी संपाद करणेत येईल.

२७) सदर जागेत विहीर असल्यास ती इकडोल परवानगी शिवाय गुजतू नये.

२८) संपूर्णाने पूर्ण झाल्यावर पिण्याच्या पाण्याचे वनकमम निलक्याकडाने महानगरपालिकेकडे जमनकमी महामारीती-मसुदा-मसुदा किंवा संपुसकम-संपुसकम-महानगरपालिका हमी येणार नाही.

२९) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर ती याद्वारे रट्ट झाला असे संपादनपत्रातून घ्यावे.

३०) गटाराचे व पावसाचा निचरा हींगकृतीत महानगरपालिकेचा गटारा वाडणाराटोस पक्क्या स्वल्पाची गटार बांधायला.

३१) बांधकामासाठी व-संपुसकम-संपुसकम-नळाचे कनेक्शन मिळणार नाही तप्यासाठी बोशरवळचे काम करावे ल.

३२) भूखंडासमोरील रस्ता पक्क्या स्वल्पात वृथार केल्याखेरीज वापर परवाना मिळणार नाही.

३३) जागेच्या मालकी हक्काबाबत कायदेशीर वाट निर्माण झाल्यार त्याचे निराकरण करण्याची जबाबदारी आपली राहिल. ६५

३४) पिण्याचे पाणी महापालिकेकडे तर्फे उपलब्धतेनुसार दिले जाईल. व त्यासाठी अविश्यक ती जलवाहिनी का.डॉ. म.पा.

३५) पाणी पुरवठा विभागातर्फे दिलेल्या निर्देशानुसार स्वखर्चाने टाकावे अविश्यक राहिल.

३६) सधम अभियंत्याच्या देखरेखीखाली प्रस्तावित बांधकामाचे शोरातय मानक परियेने प्रमाणीत केल्याप्रमाणे भूकरांतयक केल्याबाबतचा दाखला बांधकाम सुरु करण्यापूर्वी व संपुसकम पूर्णतया दाखला घेऊन सादर करणे बांधकामक

३७) इमातीच्या अवागत प्रवेश व काता कबरा इतल्यातल्यात अशा कबरातून कचरा कुजण्या रचना करण्यात यावी.

३८) क.डॉ. म.पा.च्या निर्देशानुसार शीटर्ज उपकरणे गरजेने महापालिकेकडे पाठवावे.

३९) म.रा.वि.म. कडून विज पुरवठा घेण्यास क.डॉ. म.पा.ची इतरिते नाही.

३९) भविष्यात रस्ता मंटेकरणासाठी जागा लागल्यास ती क.डॉ. म.पा.कडून घ्यावी अंतरामधून विनामुल्य उपलब्ध करून द्यावी लागेल.

बांधकाम परवानगी मंजूरी करणा-याची सही व हुदरा

प्रत:-१) उप आयुक्त, अनधिकृत बांधकाम विभाग
२) कर निर्धारक व संकलक, क.डॉ. म.पा., कल्याण.

२
६५



सहाय्यक संचालक
नगर आयुक्त-कल्याण-दिव्यती महानगरपालिका

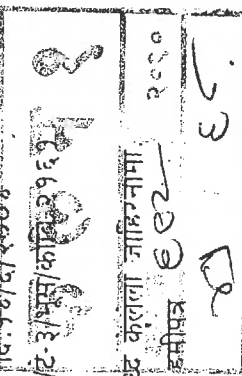
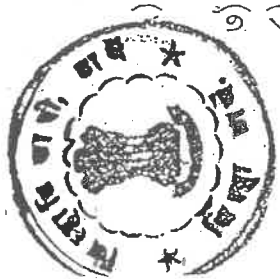
क्र.महसुला/क-१/टं.७/एनापी/एसआर-६५/२००४

जिल्हाधिकारी कार्यालय ठाणे

दिनांक : 15 SEP 2004
17 5 OCT 2004

वाचले :-

- १) श्री. पांडुरंग गणपत म्हात्रे २) श्री. राजाराम सट्टू वायले व इतर, श्रीमती काशीबाई नयू वायले यांचे कुळमुखत्यारी श्री. गोप माधवदास रोचलानी रा. उल्हासनगर कॅम्प नं. ४, ता. उल्हासनगर जि. ठाणे यांचा दिनांक ६/८/२००४ चा अर्ज.
- २) तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र. जमिनबाब/टं.२/काचि/१३००/एसआर-६७/२००४ दिनांक १९/८/२००४ २) स्थळ पहाणी अहवाल क्र. जमिनबाब/टं.२/काचि-१३००/०४ दि.१९/८/२००४
- ३) कल्याण-डोंबिवली महानगर पालिका, कल्याण यांचेकडील बांधकाम परवानगी क्र. कडोमपा/नरवि/बाप/कंवि/२३८-१०१ दि. १९/८/२००४
- ४) उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हास नगर नागरी संकुलन ठाणे यांचेकडील आदेश क्र. युएलसी/युएलएन/६(१)एमआर-१९ गंधारे दि. २९/२/८२ २) युएलसी/युएलएन/सं. २०(एन)एसआर-४८१ दिनांक १४/६/२००४ ३) युएलसी/युएलएन/६(१) एसआर-४/गंधारे दि. २६/४/९४ ४) क्र. युएलसी/संक्षन (२०)(एन)/एसआर-४८२ दि. १९/८/२००४ सामान्यशाखा (भूसंपादन विभाग) यांचेकडील पत्र क्र. सामान्य/का-४/टं.२/एसआर/२९६२ दि. ३/९/२००४



- ७) दैनिक 'सन्मित्र' या वृत्तपत्रामध्ये दिनांक १०/८/२००४ रोजी प्रसिद्ध कलाला जाहिरनामा २९९०
- ८) अर्जदार यांनी सादर केलेले दि. ४/८/०४ व १४/८/२००४ रोजीचे इमीपत्र

आदेश :-

ज्या अर्थी, श्री. पांडुरंग गणपत म्हात्रे २) श्री. राजाराम सट्टू वायले व इतर, श्रीमती काशीबाई नयू वायले यांचे कुळमुखत्यारी श्री. गोप माधवदास रोचलानी रा. उल्हासनगर कॅम्प नं. ४, ता. उल्हासनगर जि. ठाणे यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मोजे गंधारे येथील म.न. २६/५/१, ३०/१, ३२/१/२, ३०/२पै, ३२/१/३, ५९ क्षेत्र ३९९२०-०० चौ.मी. एवढ्या आपल्या मालकीच्या जमीनीत रहिवास व वाणिज्य या विंगरशेतकी प्रयोजनार्थे वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी अर्जदार यांनी दि. १०/८/२००४ रोजी दैनिक 'सन्मित्र' या वृत्तपत्राने जाहिरात दिलेली होती व त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही. त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४८ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, १) श्री. पांडुरंग गणपत म्हात्रे २) श्री. मनोहर नयू वायले ३) श्री. राजाराम सट्टू वायले ४) श्री. क्रिसन नयू वायले ५) श्रीमती काशिबाई नयू वायले ६) श्री. मनोहर नयू वायले ७) श्रीमती विद्याबाई आत्माराम वायले ८) श्री. दीपक आत्माराम वायले ९) श्रीमती इंदुबाई वळीराम चौधरी १०) श्रीमती हिरीबाई रामदास मढवी ११) श्रीमती सविता देशरथ पाटील १२) श्रीमती लताबाई अरविंद कराळ १३) श्रीमती मंदा उर्फ जयश्री राजाराम नाईक १४) श्रीमती कल्पना शंकर भंडारी १५) श्रीमती सुरेखा भगत ठक्कर रा. गंधारे ता. कल्याण जि. ठाणे यांनी तालुका कल्याण येथील मोजे गंधारे येथील स.नं. २६/५/१, ३०/१, ३२/१/२, ३०/२पै, ३२/१/३, ५९ क्षेत्र ३९९२०-०० चौ.मी. पैकी प्रत्यक्ष ताब्यातील क्षेत्र ३६५००-०० चौ.मी. पैकी २०१६३-७६ चौ.मी. या विंगरशेतकी २३/७४ चौ.मी. वाणिज्य एवढ्या जमीनीचा रहिवास या विंगर शेतकी प्रयोजनार्थे करण्यात येईल असा मुळील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिकेकडे कडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

- १) पाईपलाईन व अस्तीत्वातील रस्ता २३६२-०० चौ.मी.
२. प्रमोज रोड ८४५६-०० चौ.मी.
३. रिक्रीएशन ग्राऊंड ३८५२-३० चौ.मी.
४. ऑमिनीटी स्पेस १२८४-१० चौ.मी.

एकूण १५१५४-४० चौ.मी. ४
५/२५/१०

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेंले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाप्राप्ती व्यक्तीने (प्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा निचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी टाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचावापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या वावत मंजूरी मिळाली असेल त्या उपभूखंडाची आपखी पोटविभागणी करता कामा नये.
४. अनुज्ञाप्राप्ती व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे ममाथान हाईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मांजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासुन एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने नी जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये. अनुज्ञाप्राप्ती व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करुनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असल.
५. या सांबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात नादट्ट केल्या प्रमाणे इतक्या जाते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यात आलेली आहे. पर्यंत भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र चिना बांधकाम मोकळे सोडले पाहिजे. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पंक्षा जास्त मजल्याचे असू नये. अनुज्ञाप्राप्ती व्यक्तीने (प्रॅटीने) कल्याण-डोविवली महानगरपालिका याची संप बांधकाम एव प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास मुरुवात करण्यापूर्वी अनुज्ञाप्राप्ती व्यक्तीने (प्रॅटीने) कल्याण-डोविवली महानगरपालिका याची संप बांधकाम एव करण्याविषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
६. अनुज्ञाप्राप्ती व्यक्तीने सांबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांकन मोकळे अनधिकृत प्रकारे अशा व्यक्तीवर बंधनकारक असेल.
७. (ओपन मार्जिनल डिस्टेंस) सोडले पाहिजे.
८. या आदेशाच्या दिनांका पासुन एक वर्षाच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने विंगर शेती प्रयोजनासाठी वापर करण्यास मुरुवात केली पाहिजे. मात्र वेळवेळी असा वेळवेळी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राप्ती व्यक्तीने परवानगी प्रमाणेच वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राप्ती व्यक्तीने परवानगी प्रमाणेच वाढविण्यांत येईल.
९. अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचे विंगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासुन मुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत कल्याण नहसिलदारंग कळविले पाहिजे. जर तो असे करण्यास चुकल तर महाराष्ट्र जमीन महभुल (जमीनीच्या वापरातील बदल व विंगरशेतकी आकारणी) नियम १०:६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राप्ती मात्र ठरेल.

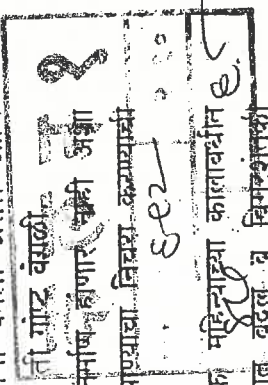


अनुज्ञाप्राप्ती व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे ममाथान हाईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मांजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासुन एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने नी जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये. अनुज्ञाप्राप्ती व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करुनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असल.



31
23/10

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाप्राप्तीने त्या जमिनीच्या संबंधात दर चौ.मी. मागे रुपये ०-०६-० दराने विगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हायच्याची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.
१२. सदर जागेची अती तातडीची मोजणी फ्री रकम रु. १०००/- (अक्षरी रु. नऊ हजार मात्र) चलन क्र. ४६४/२००४, दिनांक १४/१०/२००४ अन्वये शासन जमा केली आहे.
१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलंलं क्षेत्र नगरे विगरशेतकी आकारणी यांत बदल करण्यांत येईल.
१४. सदर जमीनीच्या विगरशेतकी वापरस प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाप्रीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाप्राप्ती यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
१५. पुर्वीच मंजूर केलेल्या नकाशाबरहुकुम अगांवरच बांधलेल्या इमारतीत अनुज्ञाप्रीने कांगतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी अशा अनुज्ञाप्राप्ती व्यक्तीने आजुवाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार अशी अशा रीतीने आपल्या स्वतःच्या, खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्यासाठी व्यवस्था केली पाहिजे.
१६. जमीनीच्या विगरशेतकी वापरस प्रारंभ केल्याच्या दिनांका पासून एका महिन्याच्या कालावधीत अनुज्ञाप्रीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापराला बदल व विमर्शनाची आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
१७. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्रीने व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्रीने ज्या कोणत्याही शासकीय पात्र ठरले त्या शास्तीस वाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यांस तां निर्दिष्ट करून अशा ठंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जकारच्या ताब्यात राहू देण्याची अधिकार असले.
- १८अ. वरील खंड (१८) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्धे जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असले किंवा तरतुदीविरुद्धे जाऊन या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असले तर विनिर्दिष्ट मुदतीच्या आत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी समत असले. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रित्यर्थ आलेला खर्च अनुज्ञाप्रीने व्यक्तीकडून जमीन महसुलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असले.



---४---

क्र.महसुल/क-१/टि.७/गनपपी/गमआर-६५/२००४

१९. दिलेली ही परवानगी मुंबई कुळबहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत यावींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असले.

२०. अनुज्ञाप्राप्ती यांनी विंगरशेतकी आकारणीच्या पाचपट रक्कम रु.११०६३/- (अक्षरी रु.अंकग हजार त्रसष्ट मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तहसिलदार कल्याण यांचे कडील पावती क्र. १०१०९४४ दिनांक १५/१०/२००४ अन्वये सरकार जमा केली आहे.

२२. अनुज्ञाप्राप्ती यांनी कल्याण-डोंबिवली महानगरपालिका यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. तसेच जागेवर जाणे यणे साठी असलेला व मंजूर नकाशात दर्शविलेला रस्ता प्रथम तयार करणे अनुज्ञाप्राप्ती यांचेवर बांधनकारक राहिल.

अनुज्ञाप्राप्ती यांनी कल्याण-डोंबिवली महानगरपालिके कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करुन जादा चढईक्षेत्र निदेशांक यापरल्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फांजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

मही/

(आय.एस.एम्.एम्.)

जिल्हाधिकारी ठाणे

६६२

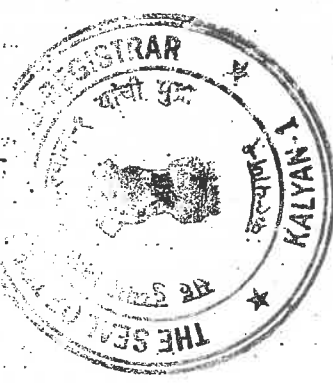
निश्चित कंठे ६६२

प्रति,

श्री. पांडुरंग गणपत म्हात्रे २) श्री. राजाराम सद्दू बायले व इतर, श्रीमती काशीबाई नथू बायले
रा. मंधार ता. कल्याण जि. ठाणे



जिल्हाधिकारी ठाणे करिता



॥ Shree ॥

G. H. JAGTAP
B.Com.

Searcher

☎ : 311731

Datta Kripa Niwas Hsg., Society Chawl No.1/4, Behind Sonali Bldg., Opp.Kala Talav, Thankar Pada,
Kalyan (W.) - 421 301.

Ref. No.:

Date:

23/05/2003

SEARCH REPORT

Re:- Property bearing S. No. 32, H. No. 1/2, Area 11800 Sq. Meters;
OWNER : PANDURANG GANAPAT MHATRE; situated at Moujle
GANDHARE, Taluka KALYAN, District Thane

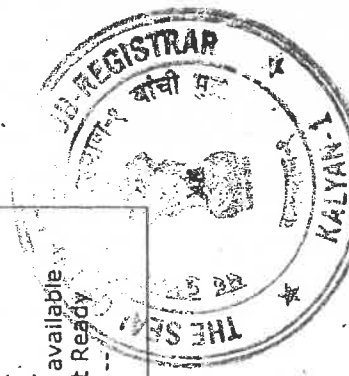
I have taken the Search in respect of the above mentioned properties and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN, for the period of 30 years i.e. 1974 TO 2003.

I could not take the search for the year 1978, 1983 To 1985 since the Index-II register is in torn condition and for the year 1997, 2001 To February 2002 the Index-II Register are in Thane Custody Of Joint District Registrar Office, Thane and for the year 2002 & 2003 the Index II registers still not ready and for the above same years Registers are not available in the Office of Sub-Registrar KALYAN.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1974	NIL	1989	NIL
1975	NIL	1990	NIL
1976	NIL	1991	NIL
1977	NIL	1992	NIL
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	Register not available
1983	Torn Condition	1998	NIL
1984	-- do --	1999	NIL
1985	-- do --	2000	NIL
1986	NIL	2001	Register not available
1987	NIL	2002	Record Not Ready
1988	NIL	2003	-- do --



Attached Govt. Fees paid vide Receipt No.A-1847,
Search Application No. 744/2003, dated 23/05/2003

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN

DATE :- 23/05/2003

G.H. JAGTAP
SEARCHER (B.Com.)

14, Datta Kripa Niwas Chawl Soci., Opp. Kala
Talav, Near Sonali Bldg., Thankar Pada,
Kalyan (W.) - 421 301. Tel:- (0251)2311731.

11 Shree II

G. H. JAGTAP
B.Com.

Searcher

Ⓒ : 311731

Datta Kripa Niwas Hsg., Society Chawl No.1/4, Behind Sonali Bldg., Opp.Kala Talav, Thankar Pada,
Kalyan (W.) - 421 301.

Ref. No.:

Date:

23/05/2003

SEARCH REPORT

Re:- Property bearing S. No. 26, H. No. 5/1, Area 2731.59 Sq. Meters; **OWNER :** PANDURANG GANAPAT MHATRE; situated at Mouje **GANDHARE**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned properties and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN, for the period of 30 years i.e. 1974 TO 2003.

I could not take the search for the year 1978, 1983 To 1985 since the Index-II register is in torn condition and for the year 1997, 2001 To February 2002 the Index-II Register are in Thane Custody Of Joint District Registrar Office, Thane and for the year 2002 & 2003 the Index II registers still not ready and for the above same years Registers are not available in the Office of Sub-Registrar KALYAN.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-


YEAR	TRANSACTION	YEAR	TRANSACTION
1974	NIL	1989	NIL
1975	NIL	1990	NIL
1976	NIL	1991	NIL
1977	NIL	1992	NIL
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	Register not available
1983	Torn Condition	1998	NIL
1984	-- do --	1999	NIL
1985	-- do --	2000	Register not available
1986	NIL	2001	Record Not Ready
1987	NIL	2002	-- do --
1988	NIL	2003	NIL

Attached Govt. Fees paid vide Receipt No.A-1849,
Search Application No. 746/2003, dated 23/05/2003

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN

DATE :- 23/05/2003


G.H.JAGTAP

SEARCHER (B.Com.)

1/4,Datta Kripa Niwas Chawl Soci.,Opp. Kala
Talav, Near Sonali Bldg., Thankar Pada,
Kalyan (W)- 421 301. Tel :- (0251)2311731.

॥ Shree ॥

G. H. JAGTAP

B.Com.

Searcher

☎ : 311731

Datta Kripa Niwas Hsg., Society Chawl No.1/4, Behind Sonali Bldg., Opp.Kala Talav, Thankar Pada,
Kalyan (W.) - 421 301.

Ref. No.:

23/05/2003

SEARCH REPORT

Re:- Property bearing S. No. 30, H. No. 1, Area 7290 Sq, Meters;
OWNER : PANDURANG GANAPAT MHATRE; situated at Mouje
GANDHARE, Taluka KALYAN, District Thane

I have taken the Search in respect of the above mentioned properties and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN, for the period of 30 years i.e. 1974 TO 2003.

I could not take the search for the year 1978, 1983 To 1985 since the Index-II register is in torn condition and for the year 1997, 2001 To February 2002 the Index-II Register are in Thane Custody Of Joint District Registrar Office, Thane and for the year 2002 & 2003 the Index II registers still not ready and for the above same years Registers are not available in the Office of Sub-Registrar KALYAN.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1974	Transaction	1989	NIL
1975	NIL	1990	NIL
1976	NIL	1991	NIL
1977	NIL	1992	NIL
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	Register not available
1983	Torn Condition	1998	NIL
1984	-- do --	1999	NIL
1985	-- do --	2000	NIL
1986	NIL	2001	Register not available
1987	NIL	2002	Record Not Ready
1988	NIL	2003	-- do --

The Transaction of the above mention property of which the details is as under :-

TRANSACTION FOR THE YEAR 1974 :-

Tenancy Certificate Rs. 1,484/-; S. No. Area Acre - Gunthe Akar Rs. Ps.
30/Pt, 1 - 28 1/2 11 - 38
46/6 0 - 32 1/2 4 - 37
63/- 0 - 14 1/4 0 - 31


Vendor :- GOVT. Through A.L.T. & Additional Tahasildar, Kalyan
Purchaser :- Pandurang Ganapat Mhatre
Date of Execution: 18/3/1974 Date of Registration 26/04/1974;
Registration No. P-321/Vol.67/Page 48,

Attached Govt. Fees paid vide Receipt No.A-1848,
Search Application No. 745/2003, dated 23/05/2003

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN

DATE :- 23/05/2003


G.H. JAGTAP

SEARCHER (B.Com.)

1/4, Datta Kripa Niwas Chawl Soci., Opp. Kala
Talav, Near Sonali Bldg., Thankar Pada,
Kalyan (W) - 421 301. Tel :- (0251)2311731.

॥ Shree ॥

G. H. JAGTAP
B.Com.

Searcher

☎ : 311731

Datta Kripa Niwas Hsg., Society Chawl No.1/4, Behind Sonali Bldg., Opp.Kala Talav, Thankar Pada,
Kalyan (W.) - 421 301.

Ref. No.:

Date:

23/05/2003

SEARCH REPORT

Re:- Property bearing S. No. 32, H. No. 1/3, Area 8988.75 Sq. Meters; OWNER : KISAN NATHU WAYLE; situated at Mouje **GANDHARE**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned properties and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN, for the period of 30 years i.e. 1974 TO 2003.

I could not take the search for the year 1978, 1983 To 1985 since the Index-II register is in torn condition and for the year 1997, 2001 To February 2002 the Index-II Register are in Thane Custody Of Joint District Registrar Office, Thane and for the year 2002 & 2003 the Index II registers still not ready and for the above same years Registers are not available in the Office of Sub-Registrar KALYAN.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1974	NIL	1989	NIL
1975	NIL	1990	NIL
1976	NIL	1991	NIL
1977	NIL	1992	NIL
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	Register not available
1983	Torn Condition	1998	NIL
1984	-- do --	1999	NIL
1985	-- do --	2000	NIL
1986	NIL	2001	Register not available
1987	NIL	2002	Record Not Ready
1988	NIL	2003	-- do

Attached Govt. Fees paid vide Receipt No.A-1847,
Search Application No. 744/2003, dated 23/05/2003

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN

DATE :- 23/05/2003



(Signature)

G.H. JAGTAP
SEARCHER (B.Com.)

1/4,Datta Kripa Niwas Chawl Soci.,Opp. Kala Talav, Near Sonali Bldg., Thankar Pada, Kalyan (W)- 421 301. Tel :- (0251)2311731.

11 Shree 11

G. H. JAGTAP
B.Com.

Searcher

☎ : 311731

Datta Kripa Niwas Hsg., Society Chawl No.1/4, Behind Sonali Bldg., Opp.Kala Talav, Thankar Pada,
Kalyan (W.) - 421 301.

Ref. No.:

Date:

23/05/2003

SEARCH REPORT

Re:- Property bearing S. No. 59, H. No. --, Area 2075 Sq. Meters;
OWNER : KISAN NATHU WAYLE; situated at Mouje **GANDHARE**,
Taluka **KALYAN**, District Thane

I have taken the Search in respect of the above mentioned properties and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN, for the period of 30 years i.e. 1974 TO 2003.

I could not take the search for the year 1978, 1983 To 1985 since the Index-II register is in torn condition and for the year 1997, 2001 To February 2002 the Index-II Register are in Thane Custody Of Joint District Registrar Office, Thane and for the year 2002 & 2003 the Index II registers still not ready and for the above same years Registers are not available in the Office of Sub-Registrar KALYAN.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1974	NIL	1989	NIL
1975	NIL	1990	NIL
1976	NIL	1991	NIL
1977	NIL	1992	NIL
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	Register not available
1983	Torn Condition	1998	NIL
1984	-- do --	1999	NIL
1985	-- do --	2000	NIL
1986	NIL	2001	Register not available
1987	NIL	2002	Record Not Ready
1988	NIL	2003	-- do --

Attached Govt. Fees paid vide Receipt No.A-1846,
Search Application No. 743/2003, dated 23/05/2003

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN

DATE :- 23/05/2003



G.H. Jagtap

G.H. JAGTAP

SEARCHER (B.Com.)
1/4, Datta Kripa Niwas Chawl Soci., Opp. Kala Talav, Near Sonali Bldg., Thankar Pada, Kalyan (W)-421 301. Tel :- (0251)2311731.

11 Shree 11

G. H. JAGTAP
B.Com.

Searcher

⊙ : 311731

Datta Kripa Niwas Hsg., Society Chawl No.1/4, Behind Sonall Bldg., Opp.Kala Talav, Thankar Pada,
Kalyan (W.) - 421 301.

Ref. No.:

Date:

23/05/2003

SEARCH REPORT

Re:- Property bearing S. No. 30, H. No. 2 Pt, Area 3665.75 Sq. Meters; OWNER : KISAN NATHU WAYLE; situated at Mouje **GANDHARE, Taluka KALYAN, District Thane**

I have taken the Search in respect of the above mentioned properties and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN, for the period of 30 years i.e. 1974 TO 2003.

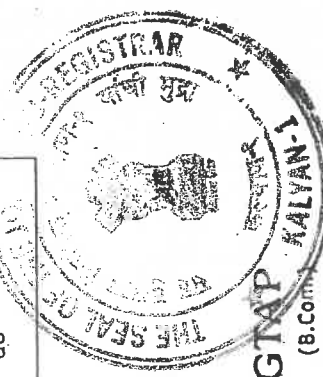
I could not take the search for the year 1978, 1983 To 1985 since the Index-II register is in torn condition and for the year 1997, 2001 To February 2002 the Index-II Register are in Thane Custody Of Joint District Registrar Office, Thane and for the year 2002 & 2003 the Index II registers still not ready and for the above same years Registers are not available in the Office of Sub-Registrar KALYAN.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1974	NIL	1989	NIL
1975	NIL	1990	NIL
1976	NIL	1991	NIL
1977	NIL	1992	NIL
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	Register not available
1983	Torn Condition	1998	NIL
1984	-- do --	1999	NIL
1985	-- do --	2000	Register not available
1986	NIL	2001	Record Not Ready
1987.	NIL	2002	-- do --
1988	NIL	2003	-- do --

Attached Govt. Fees paid vide Receipt No.A-1848,
Search Application No. 745/2003, dated 23/05/2003
HENCE THIS SEARCH REPORT;
PLACE :- KALYAN
DATE :- 23/05/2003



G.H. JAGTAP
SEARCHER (B.Com.)
1/4 Datta Kripa Niwas Chawl Soci., Opp. Kala Talav, Near Sonall Bldg., Thankar Pada, Kalyan (W.) - 421 301. Tel :- (0251)2311731.

V.B.GHODVAIDYA
B.Sc. (Hons), D.A.M., LL.M.
Advocate High Court

'C', 2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan - 421 301. Tele. : 2327447, 2322526.

16.07.2004

**TO WHOMSOEVER IT MAY CONCERN
TITLE CERTIFICATE**

Reg: All that piece and parcel of lying, being and situate at village Gandhare, Taluka Kalyan, District Thane within registration district Thane, sub-registration district Kalyan within the limits of the Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. meters)
32	1/2	11800
26	5/1	3400
30	1	7290
Total →		22490

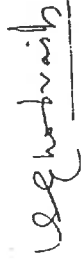
belonging to Shri Pandurang Ganpat Mhatre and others.

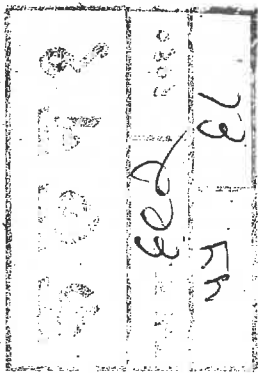
READ:

1. Extracts of 7-12
2. Relevant Mutation Entries
3. Search Report

I have gone through the above documents and I am of the opinion that and I hereby certify that the title of the owner Shri Pandurang Ganpat Mhatre is clear and marketable and free from reasonable doubts and encumbrances.

I have gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan in respect of the said properties and the search report does not reveal any entry which may fall in the category of encumbrances over the said property.


(V. B. Ghodvaidya)
Advocate



V.B.GHODVAIDYA
B.Sc. (Hons), D.A.M., LL.M.
Advocate High Court

'Q', 2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan - 421 301. Tele. : 2327447, 2322526.

16.07.2004

TO WHOMSOEVER IT MAY CONCERN
TITLE CERTIFICATE

Reg: All that piece and parcel of lying, being and situate at village Gandhare, Taluka Kalyan, District Thane within registration district Thane, sub-registration district Kalyan within the limits of the Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq.metres)
32	1/3	10400
59	--	2150
30	2 (p)	4880
Total →		17430

belonging to Smt. Kashibai Nathu Wayale. Rajaram Sadu Wayale and others

READ:

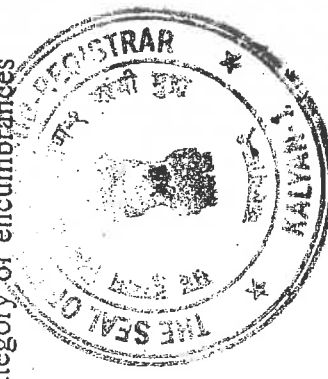
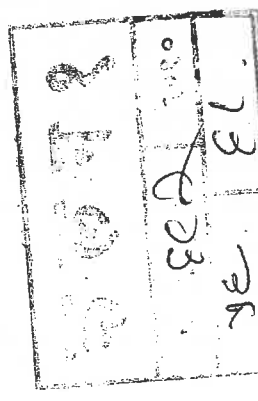
1. Extracts of 7/12
2. Relevant Mutation Entries
3. Search Report

I have gone through the above documents and I am of the opinion that and I hereby certify that the title of the owner Shri Pandurang Ganpat Mhatre is clear and marketable and free from reasonable doubts and encumbrances.

I have gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan in respect of the said properties and the search report does not reveal any entry which may fall in the category of encumbrances over the said property.

V. B. Ghodvaidya

(V. B. Ghodvaidya)
Advocate



6-20-08
20/05/08



Tuesday, May 13, 2008
5:30:21 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3919
दिनांक 13/05/2008

गावाचे नाव बारावे
दस्ताऐवजाचा अनुक्रमांक कलन2 - 03921 - 2008
दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: किशोर बी बागडे - -

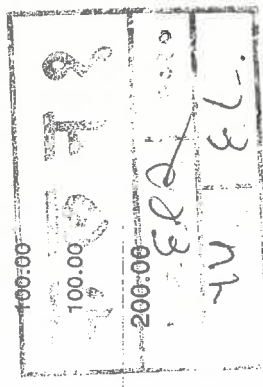
नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (5)

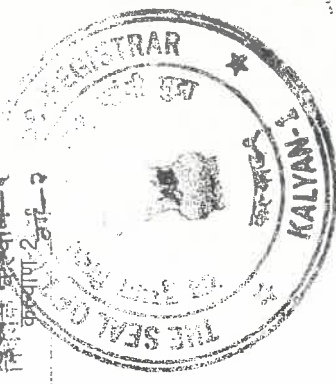
एकूण रु.

आपणास हा दस्त अंदाजे 5:45PM हा वेळेस मिळेल

बाजार मुल्य: 0 रु. मोबदला: 0 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

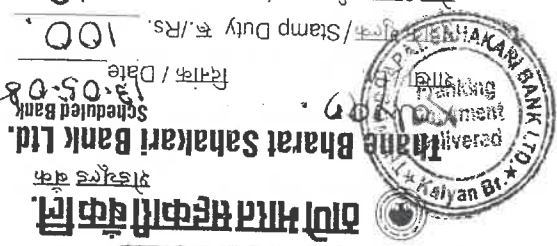


सह. दुय्यम निरीक्षक-२
कल्याण-२



No 196853

बतारणी या / Party Copy
श्री केशव बाळ



Scheduled Bank
13-05-08
दिनांक / Date

शुल्क / Stamp Duty रु./Rs. 100.
सेवा आकारणी शुल्क / रु./Rs. 10.
Service Charges

No. of Documents 1
रु./Rs. 110.
एकूण / Total

अंशती रूपे / Amount in Words
One hundred Ten Only

शुल्क शुल्क भरणाऱ्याचे नाव / Name of stamp
duty paying party
Kishore S.

पत्ता / Address
218, Manik Colony,
Ahilyabai Chowk.

संपादकाचे पत्ता / Name of counter party
Madhav. Const. Kalyan.

उद्देश / पं अर्जित ज्या वस्तूचा काढला आहे त्या वस्तूचे
उद्देशाच्या उद्देशाचे कारण / Purpose of transaction
Power. Of Attorney.

बतार / Name of the Drawee Bank

अधिकार्याची सही
Authorised signatory

अधिकार आहे. / This counterfoil has to be presented
at the time of delivery of stamps.

श्री केशव बाळ
श्री केशव बाळ



SPECIAL POWER OF ATTORNEY

Known men by these present that We, M/s Madhav Constructions through its
Partner 1) **Shri Gope M. Rochlani** and 2) **Shri Raja Gope Rochlani**, having its office
at Survey No.63 and Survey No.6/17 Barave Village, Taluka Kalyan (w) Dist Thane
and Shop No.2, C/13, Room No 25/26, Netaji Chowk, Opp. Brahmakumari Peace
Park, Ulhasnagar 421 004. Dist Thane do hereby declare, appoint nominate and
constitute 1) **Mr. Kishore Bansilal Bagade** and 2) **Mrs. Usha Kishore Bagade**
Hindu, adult, aged about 50/43 years, Occupation Business, Residing at
Colony, Ahilyabai Chowk, Kalyan (w) Dist Thane. as our true and lawful attorney to
deal with the following matter and to execute the deeds in our name on our behalf,
severally i.e. to say :-

श. क. स. र.
3529 / 3000
1 / 4

100/-

That we are constructing various Residential Flats/ Commercial Units/ Galas/ Offices, Consisting in the various Buildings under in the Partnership Firm named as **M/s Madhav Constructions**, at Survey No. 6 Hissa No. 17 Area Sq.meters 6942.53 and Survey No.63 Area sq.meters 31076.77 Village - **Barave** in the name and style of **"Madhav Srishti"** and S. No. 32 Hissa No.1/2 Area Sq.mts 11800, S. No. 26 Hissa No.5/1 Area Sq.mts 2678, S. No. 30 Hissa No.1 Area Sq.mts 7290, S. No. 32 Hissa No.1/3 Area Sq.mts 9300, S. No. 59 Area Sq.mts 2150, S. No. 30 Hissa No.2 Area Sq.mts 1460. Village - **Gandhare** Taluka Kalyan in the name and style of **"Madhav Sansar"** and **"Madhav Sankalp"** (Hereinafter shall be known as **"PROPERTIES"**)

That as we are very much busy in our day to day activities, hence we are necessitated to appoint **Mr. Kishore Bansilal Bagade and Mrs. Usha Kishore Bagade** as our true and lawful attorney related to the above properties in our name and on our behalf, severally,

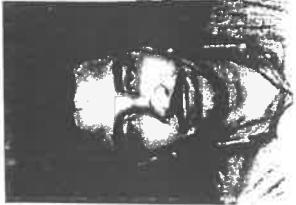
That our said attorney severally can get the sale agreement of our above said Properties register, to admit, to present after execution before the Sub-registrar Kalyan or with the other concerned Govt. Offices now in or future and thereafter they can collect the Original/Certified Copies of the same now or in future.

And we do hereby lastly declare, agree to undertake to ratify and confirm everything which our said attorney will lawfully do and purport to do or cause to be done by us personally.

IN WITNESSES WHEREOF we have set & subscribed by respective hands on this Special Attorney on this 13th day of May 2008. at Kalyan.

M/s Madhav Constructions
Through its Partners

1) Shri Gope M. Rochlani



2) Shri Raja Gope Rochlani



Attorney Holders

1) Mr. Kishore Bansilal Bagade.



K. B. Bagade
Attorney Holder

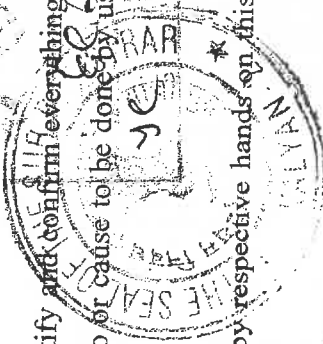
Witness

① *[Signature]*
② *[Signature]*

Mrs. Usha Kishore Bagade. Attorney Holder



30/5/08
2028
30/5/08



30/5/08	30/5/08	30/5/08
2	2	2



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEEPS5044L

नाम / NAME
TIRENDRA DEVJI SOLANKI

पिता का नाम / FATHER'S NAME
DEVJI SOLANKI

जन्म तिथि / DATE OF BIRTH
27-01-1959

REGISTRAR / SIGNATURE

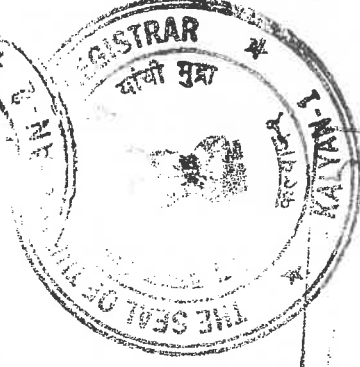
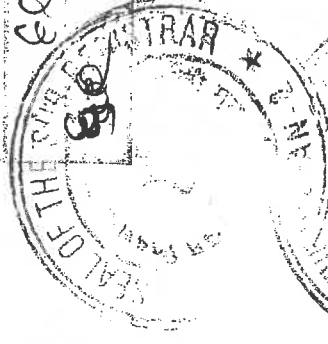
[Handwritten Signature]

[Handwritten Signature]

आयकर अधिकारी-1, पुणे
Commissioner of Income-tax I, Pune



कलकत्ता ?
680 703
37



3427
3 4



दस्त गोषवारा भाग-1

13/05/2008 दुय्यम निबंधक:

5:31:01 pm कल्याण 2

कलन2
दस्त क्र 3921/2008
.8/4

दस्त क्रमांक : 3921/2008

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मे.माधव कन्स्ट्र.तर्फे भागीदार गोप माधवदास

रोखलानी - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: माधवसुष्टी

शहर/गाव: बारावे, कल्याण

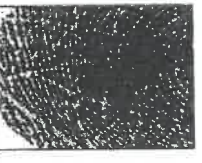
तालुका: -

पिन

लिहून देणार

वय 56

सही



2 नाव: मे.माधव कन्स्ट्र.तर्फे भागीदार राजा गोष:

रोखलानी - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -//-

शहर/गाव:-

तालुका: -

पिन: -

पॅन नम्बर: -

लिहून देणार

वय 26

सही



3 नाव: किशोर बी बागडे - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: अहिल्याबाई

शहर/गाव: कल्याण

तालुका: -

पिन: -

पॅन नम्बर: -

लिहून घेणार

वय 50

सही



4 नाव: उषा किशोर बागडे - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -//-

तालुका: -

पिन: -

पॅन नम्बर: -

लिहून घेणार

वय 43

सही



दस्त क्र 3921/2008
13/05/2008
63



दस्त गोषवारा भाग - 2

कलन2

दस्त क्रमांक (3921/2008)

५५

दस्त क्र. [कलन2-3921-2008] चा गोषवारा

बाजार मूल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :13/05/2008 05:21 PM

निषादनाचा दिनांक : 13/05/2008

दस्त हजर करणा-याची सही :

V. Bagade

पावती क्र.:3919 दिनांक:13/05/2008

पावतीचे वर्णन

नाव: किशोर बी बागडे - -

100 : नोंदणी फी

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

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

200: एकूण

दस्ताचा प्रकार :48) मुखत्यारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 13/05/2008 05:21 PM

शिकका क्र. 2 ची वेळ : (फी) 13/05/2008 05:30 PM

शिकका क्र. 3 ची वेळ : (कबुली) 13/05/2008 05:30 PM

शिकका क्र. 4 ची वेळ : (ओळख) 13/05/2008 05:30 PM

दस्त नोंद केल्याचा दिनांक : 13/05/2008 05:30 PM

L1/9999
दु. निबंधकाची सही, कल्याण 2

ओळख :

खालील इसम असे निवेदीत करतात की, वे दस्तपेवज करून देणा-याला व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात.

1) निरज किशोर बागडे - - घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: कल्याण

तालुका: -

पिन: -

2) तिरेंद्र डी सोलंकी - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -/-

तालुका: -

पिन: -



क ल न १
६६२ ०२०
६२, ६८

प्रमाणित करण्यात येते,

द.क्र...३५.७.१./२

५.....

पुस्तक...१.....

११/०५/२००८ वा नोंदना

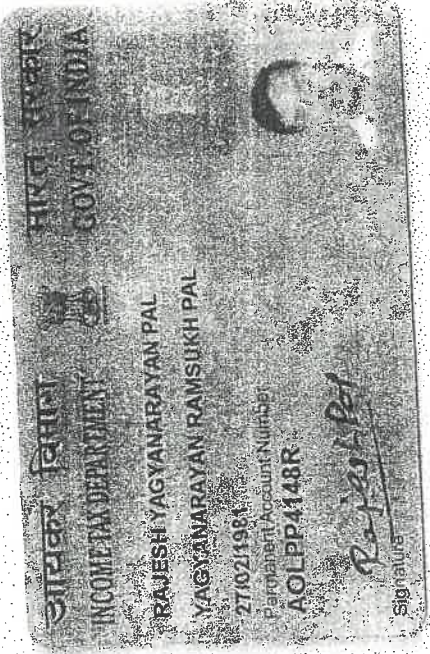


L1/9999

सह. दुय्यम निबंधक कल्याण-२

दि. 13/05/2008





स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADVPR0299N

नाम /NAME

RAJU GOPE ROCHLANI

पिता का नाम /FATHER'S NAME

GOPE MADHAVDAS ROCHLANI

जन्म तिथि /DATE OF BIRTH

27/02-1981



हस्ताक्षर /SIGNATURE

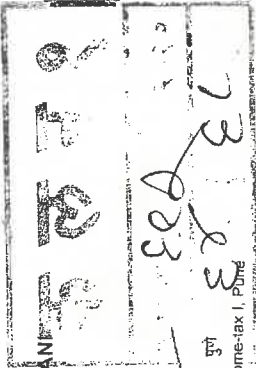
Raju Gope

आयकर अधिकारी, पुणे
Commissioner of Income-tax I, Pune

Madhavdas Rochlani

23/03/2013

१३/०३/१३



- 1
- 2
- 4
- 5
- 6
- 7
- 8
- 9

₹. Rs. 50,000/- एवं अधिक के विवरण के अधिकांशक भाग प्रस्तोचित होने पर ही वैध है।
INSTRUMENTS FOR RS. 50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

दिनांक / DATE: 18/01/2010
Key: NIGCIW
SR. No: 295997

***** THE JOINT SUB-REGISTRAR KALYAN *****
प्राप्ति का प्रकार ON DEMAND PAY THE JOINT SUB-REGISTRAR KALYAN
OR ORDER या उसके आदेश पर

₹Rs. 300000
₹Ps. 000

AMOUNT BELOW 300000 (₹)

अदा करें /
गुण्य प्राप्त / VALUE RECEIVED

प्रमाणित हस्ताक्षरकर्ता / AUTHORISED SIGNATORY
(हस्ताक्षर प्राप्त होने / S. NO. के साथ)



STATE BANK OF INDIA
DRAWEE BRANCH / ड्राव्ही शाखा / CODE No: 00289
IOI 0000027555401

THREE	ZERO	ZERO	HUNDS	TENS	UNITS
THDS	THDS	THDS			

रुपये

PAISE ZERO ONLY

मांगद्वारा
DEMAND DRAFT

प्रारंभित स्टेट बैंक
State Bank of India

प्राप्ति का प्रकार (BAZARPETH ROAD, KALYANWEST)
ड्राईंग शाखा: BAZARPETH ROAD, KALYANWEST

कोड नं. / CODE No: 12925
Tel No. 0251-2201130

कंप्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED
वैधता काल: महीने के लिये छह माह
VALID FOR SIX MONTHS ONLY

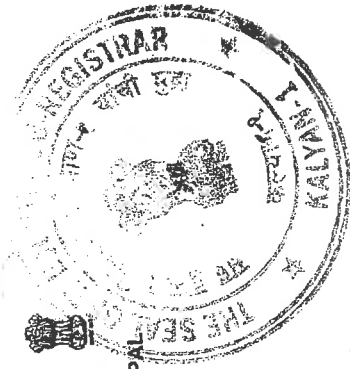
13
423
13

MAHARASHTRA SECURITY PRINTERS, CHENNAI, 13-2008.

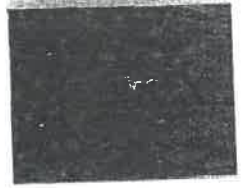
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA

ANJU Y PAL
YAGYANNARAYAN RAMSUKH PAL
 12/02/1985
 Permanent Account Number
AUVPP9237H

21022008

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABAPP3527E



नाम /NAME
YAGYANNARAYAN RAMSUKH PAL

पिता का नाम /FATHER'S NAME
RAMSUKH LAUTAN PAL

जन्म तिथि /DATE OF BIRTH
02-07-1956

(Handwritten signature)

हस्ताक्षर /SIGNATURE
(Handwritten signature)

आयकर अधिकारी
 Commissioner of Income Tax

कलन ?

वर्ष	क्र.ए.ए.ए.	२०१०
६६	६६	६६



21/01/2010

दुय्यम निबंधक:

10:37:23 am

कल्याण 1

दस्त गोषवारा भाग-1

कलन1

दस्त क्र 692/2010

60/67

दस्त क्रमांक : 692/2010

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगल्याचा ठसा

1 नाव: राजेश यजनारायण पाल - -

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: बॅरेक नं 399, अे ब्लॉक रोड

शहर/गाव: उल्हासनगर-1

तालुका: -

पिन: -

पॅन नम्बर: AOLPP4148

2 नाव: मे. माधव कन्स्ट्रक्शन वर्क भागिदार गोप एम

रोचलानी व राजा गोप रोचलानी यांचे कु.मु. किशोर बी

बागडे AAGFM6690L - -

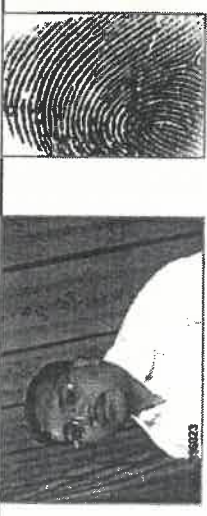
पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसा



लिहून घेणार

वय 29

सही

Rajesh Pal



लिहून देणार

वय 50

सही

M. Madhav



~~पर दुय्यम निबंधक कल्याण-1~~





दस्त गोषवारा भाग - 2

कलना

दस्त क्रमांक (692/2010)

६८१६८

दस्त क्र. [कलना-692-2010] चा गोषवारा

बाजार मुल्य : 1710047 मोबदला 3071160 भरलेले मुद्रांक शुल्क : 136160

दस्त हजर केल्याचा दिनांक : 21/01/2010 10:31 AM

निष्पादनाचा दिनांक : 21/01/2010

दस्त हजर करणा-याची सही :

Dot's Lal

पावती क्र.: 716 दिनांक: 21/01/2010
पावतीचे वर्णन

नोंद: राजेश यजनारायण पाल - -

30000 : नोंदणी फी

1360 : नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20 : अतिरिक्त मुद्रांक शुल्क

31380: एकूण

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सावरीकरण) 21/01/2010 10:31 AM

शिकका क्र. 2 ची वेळ : (फी) 21/01/2010 10:35 AM

शिकका क्र. 3 ची वेळ : (कबुली) 21/01/2010 10:37 AM

शिकका क्र. 4 ची वेळ : (ओळख) 21/01/2010 10:37 AM

दस्त नोंद केल्याचा दिनांक : 21/01/2010 10:37 AM

ओळख :

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

1) यजनारायण पाल - - , घर/फ्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: उल्हासनगर

तालुका: -

पिन: -

2) अंजू पाल - - , घर/फ्लॉट नं: वप्र

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



CG-6158

ड. निबंधकाची सही
कल्याण 1

अंमदिल करघ्यात फेरी म.

द. क्र. / २०१०

..... शानिं जहित.

दुस्तक दस्त क्र.

..... / २०१० वर गोंदळा

.....

.....

बह. मुख्यम निबंधक कल्याण - १

२१/१/२०१०



मोबाईल : ९८२१७७१४७४

फोन : २२०४९७२

प्रो.प्रा. सौ. उषा किशोर बागडे

उत्कर्षा इण्टरप्रायझेस

(स्टॅम्प वेन्डर (सरकार मान्य) झेरॉक्स व टायपींग सेन्टर)

बागडे बिल्डींग, प्रकाश टॉवर समोर, राजा हॉटेल शेजारी,

अहिल्याबाई चौक, कल्याण (प.)