

AGREEMENT FOR SALE

OF

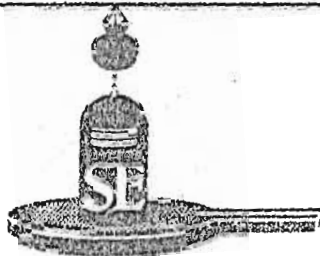
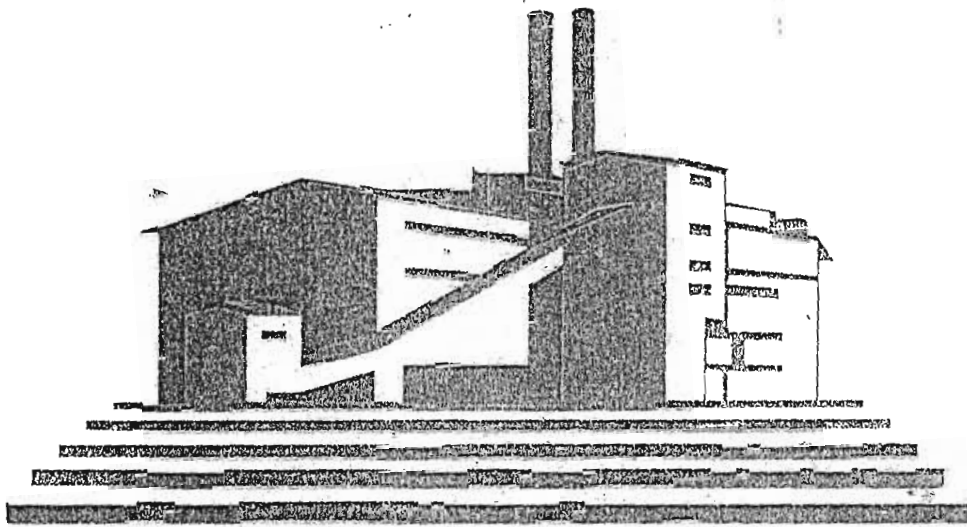
GALA NO 104 ON 1ST FLOOR

BUILDING NO. 2

BUILDING KNOWN

AS

Shivalay
INDUSTRIAL ESTATE NO. 2



M/s. Shivalay Enterprises
BUILDERS & DEVELOPERS

A-303, Dattatray Tower, Phase - 1, Evershine City, Vasai (E), Dist., Thane - 401 208.

173

12/12/2011



Thursday, December 22, 2011

10:26:09 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 16597

गावाचे नाव गोखिवरे

दिनांक 22/12/2011

दस्ताऐवजाचा अनुक्रमांक वसई 3 - 16181 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे विकास फुटवेअर कं प्रा लि:तर्फे संचालक विश्वनाथ पुंडलिक देवमाने

नोंदणी फी	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवास (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (66) अतिरीक्त मुद्रांक शुल्क	1320.00 60.00
एकूण रु.	31380.00

आपणास हा दस्त अंदाजे 10:40AM ह्या वेळेस मिळेल

दुय्यम निबंधक
वसई 3

बाजार मूल्य: 4436000 रु. मोबदला: 2000000 रु.

भरलेले मुद्रांक शुल्क: 266100 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एन के जी एस बी बँक;

डीडी/धनाकर्ष क्रमांक: 861320; रक्कम: 30000 रु.; दिनांक: 21/12/2011

दुय्यम निबंधक, फी-

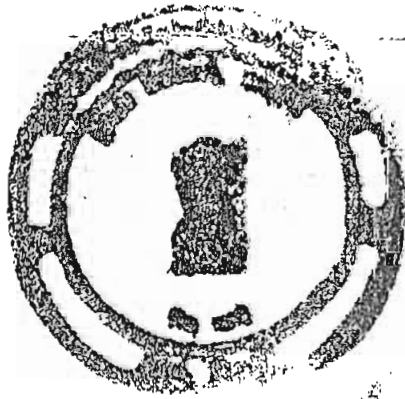
वसई 3

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2011

वसई - 3
दस्तावेज क्र 4894/2000
9 1EE

- दस्ताचा प्रकार : अशा (नाम) अनुच्छेद क्रमांक 274
- सादरकर्त्याचे नांव : मे. विकास फुटवेअर कंपनी प्रा. लि.
- तालुका : वसई
- गावाचे नांव : गोखिरे
- नगरमुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : 239
- मूल्य दरविभाग (झोन) : 3 उपविभाग
- मिळकतीचा प्रकार :- खुली जमिन निवासी कार्यालय दुकान औदयागि
प्रति चौ. मी. दर 31,700
- दस्तात नमूद केल्या मिळकतीचे क्षेत्रफळ : 139.935 कार्पेटेड / बिल्ट अप चौ. मीटर / फुट
- कारपार्किंग : — गच्ची : — पोटमाळा : —
- मजला क्रमांक : पहिला उदवाहन सुविधा आहे / नाही
- बांधकाम वर्षे : — घसारा : —
- बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : — ज्यान्वये दिलेली घट / वाढ
- लिह अॅन्ड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम —
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे : —
3. कालावधी —
- निर्धारित केलेले बाजारमूल्य :- 44,38,000/2
- दस्तामध्ये दर्शविलेला मोबदला :- 20,00,000/2
- देय मुद्रांक शुल्क : 2,66,100/2 मरलेले मुद्रांक शुल्क : 2,66,100/2
- देय नोंदणी फी : 30,000/2

लिपीक



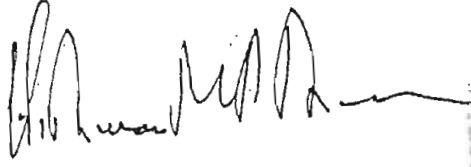
सह दुय्यम निबंधक

प्रतिज्ञा / घोषणापत्र

बसई - ३
वस्त क्र. १६९८१ / २०११
२ १६६

- मी/आम्ही १) श्री/श्रीमती. ~~मे. विकास फुटेकर कंपनी ल्या. लि. लेफ~~
२) श्री/श्रीमती. ~~संघालक~~
३) श्री/श्रीमती. ~~विठ्ठलनाथ पुंडळिक देवभाते~~

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणा-या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो.

१) 

२)

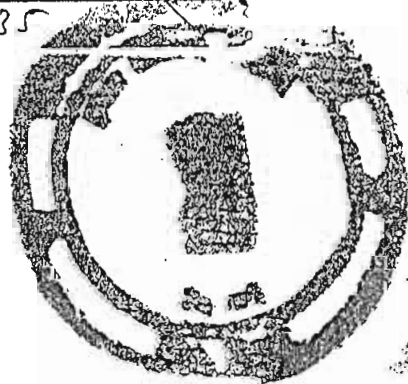
खरेदी घेणार (Purchaser)



वसई - 3
 वसई प्र ९९६९
 २०११
 ३१३६

Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch :	155307
Pay to : Acct. Stamp Duty	Date : 12/12/01
Franking Value	Rs. 2661.00
Service Charges	Rs. 10-/-
TOTAL	Rs. 2661.00
Name & Address of the Stamp duty paying party	
FOR - VIKAS FOOTWEAR COMPANY PVT LTD	
Tel./ Mobile No. 3055 BANK LTD. 9890296590	
Desc. of the Document	
Cheque No. 207709	
Drawn on Bank : VIKAS 12 Dec 01	
(For Bank's Use Only)	
Tran ID	4254 Rs. Br. Dist. Thane
Franking Sr. No.	Nallas OP. Rs. 546
Cashier	Officer

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SCHEDULE OF PROPERTY

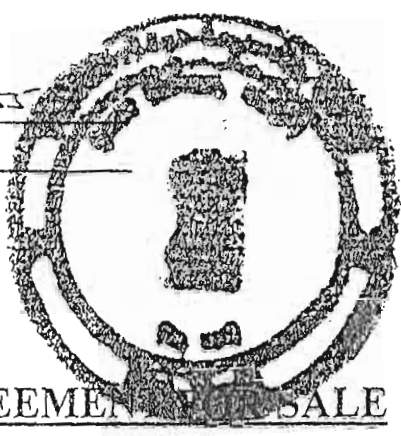
Village	Gokhivare	
Survey No.	239	
Building	Shivalay Industrial Estate II	
Registration No.		
Gala No.	104	
Area	Sq.Ft.	139.945 Sq. Mtr.
Agreement Value	20,00,000	
Market Value	14,35,000	
Stamp Duty	266,100	
Registration Area	Vasai I / HV III	

Authorized Signatory

PAN NO.:

BUILDER : ABEFS5530J

PURCHASER : AA DCY 38 55



AGREEMENT OF SALE

ARTICLES OF AGREEMENT made at Vasai this 22nd day of Dec. Two Thousand Eleven BETWEEN M/S. SHIVALAY ENTERPRISES a Partnership firm, being Registered under the provision of Indian Partnership Act, 1932 having its office at A/303, Dattatray Tower Phase -1, Evershine City Vasai (East), Tal. Vasai, Dist. Thane hereinafter called and referred to as "THE OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean & include the partners for the time being of the said firm their survivors or the last survivors of them, their respective heirs, executors, administrators and permitted assigns) of the **FIRST PART.**

FOR THE KAPOL CO-OP BANK LTD.
THE KAPOL CO-OP BANK LTD.
KOTWAL ROAD, CHANDNERS
OPP. PUNJAB TOWER, VASAI
WALLABOY (NORTH)
TAL. VASAI, DIST. THANE
D-5/ST-10/C.R. 1861/13/18/126-28/2010/1A

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188557
SPECIAL
ADVISIVE
DEC 14 2011
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R.0266100/-PB5983
MAHARASHTRA

(Handwritten signatures)

Space Agreement

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10231

निष्कर्ष
(Prop)

SHIVARAYA GND. BUID-2,
GAND: 104

20.00 000/-

VIKAS FOOTWEAR CO (P) LTD.

Chivalay Enterprises

Two Lakh Six Thousand Rupee
Handwritten

For THE KAPOL CO-OP. BANK LTD.

Signature

Authorized Signatory

वसई - ३
वसई क्र. १९९७/२०११
५ / ९९



AND

वस्त क्र. १९१५/२०११

२१९

M/s. VIKAS FOOTWEAR (P) LTD. - MD: VISITWANATH PUNDLIK DEYMANE

ADD:- 1/6, LUCKY MANSION, OPP. VAKOLA BMC MKT,
SANTACRUZ (E) MUM. 55

(hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her heirs, executors, administrators and assigns Partners or Partners for the time being of the said firm and their heirs/ executor administrators and assigns/its successors in business & assigns) of the **SECOND PART**:

WHEREAS:

- (i) 1) SHRI YOGESH SURESH MISHRA 2) SHRI RASIKBHAI VALLABHBHAI PATEL 3) SHRI KUNAL RASIKBHAI PATEL (hereinafter called as "THE ORIGINAL OWNERS") are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing S.No.239, admeasuring H.R. 1-46-7equivalent to 14670 Sq. mtrs or thereabout assessed at Rs 15.12 situate, lying and being at Village Gokhivare, Taluka Vasai, District of Thane, more particularly described in the FIRST schedule hereunder written.(hereinafter referred to as the "SAID LAND").
- (ii) The original owners had applied to the office of Collector Thane and collector Thane vide its order No.REV/DESK-I/T-IX/SR-114/85 dated 28/05/1986 had granted the permission to convert the said land for N.A. for Industrial use.
- (iii) The original owners has applied to the planning authority of Vasai-Virar Sub-region i.e. CIDCO and the CIDCO vide its order No.CIDCO/VVSR/CC/BP-4318/E/1218 dated 20/04/2008 has sanction the building plan for Industrial Purpose and issued commencement certificate in respect of the said Land.
- (iv) By deed of conveyance dated 11/7/2007 duly registered with Sub-Register Vasai under Document No. Vasai-3-07298/2007 dated 11/07/2007 between SHRI MOHAMMAD ALI PUF proprietor of M/S Sagar Developers therein called the vendors and original owners herein therein called purchasers vendors therein had agreed to sale and original owners herein had agreed to purchase the said land on consideration and as per the terms and conditions contained therein.
- (v) By deed of declaration dated 05/11/2008 original owners had being partners of owners firm had put the said land into the partnership firm.
- (vi) The owners herein has started the construction of Industrial Estate as per the plan sanctioned by the CIDCO.
- (vii) The Said Industrial Estate shall always be known as "SHIVALAY INDUSTRIAL ESTATE II " and same can not be changed without previous consent of the owners.

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(viii) The Purchaser/s has/have taken inspection of Title Deeds of the owners and all other documents relating to the said property and the duly sanctioned plan & the specifications to be prepared by the Architect and sanctioned of CIDCO and all the amenities to be provided in each Industrial Gala as well as all the Extracts of title and all documents as specified under the Maharashtra Ownership Gala (Regulation and Promotion, Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "The Said Ownership Flat Act") and the Rules, Regulations made there under and the purchaser/s hereby confirm/s admit/s record/s the said facts and also further admit/s record/s and confirm/s that he/she/it/they have full free and complete inspection thereof and the Purchaser/s are/s fully satisfied with the same.

(ix) The purchaser/s is/are desirous of acquiring a Gala/s which is shown bounded in red colour boundary line on the floor/Plan Annexed hereto, upon the terms and conditions hereinafter mentioned.

(x) The owners have entered into or will be entering into several separate Agreements for sale with the Purchasers of various Galas constructed or which may be constructed in the said Industrial Estate in a form similar to the Agreement or as near this Agreement as possible. There are or will be certain terms, conditions and covenants which the purchaser/s has/have to observe perform, fulfill or comply with or follow the same jointly with the purchasers of the other gala in the said Industrial Estate. In respect of such terms, conditions and stipulations which the purchaser/s and other purchasers shall be required to fulfill, comply with and observe and perform and follow jointly, the purchaser/s and other purchaser/s shall be deemed to have made those covenants and agreed to the conditions as if they the purchasers have entered into one common agreement with the owner and that the purchaser/s shall comply with those terms and conditions and stipulations without any reservation or raising any dispute or objection therefore if whatsoever nature .

(xi) The owner shall upon purchasers herein with other gala purchaser remitting in full all their respective dues payable to the Owners and complying with all the terms, conditions and covenants of this Agreement including the payments of all the amounts including the purchase price, form a Co-Operative Society, or a Limited Company, as the case may be (hereinafter referred to as the "ORGANISATION OF THE PURCHASER") with Gala purchasers to be the shareholders/members.

(xii) It is further agreed that owners shall execute the deed of conveyance and other necessary assurance in respect of the said property in favour of the said Society after utilizing total available FSI of the said land .

(xiii) A copy of the Gala plan of the said property and the copies of the Certificates of Title issued by the Advocates of the owners and Property card or the extract of the Village forms, VII and XII or any other relevant revenue showing the nature of the title of the owners of the said property on which the said Industrial Estate is constructed or under construction and the copies of the plans and specifications of the premises agreed to be purchased by the Purchaser/s as approved by the CIDCO and other authorities have been annexed hereto and marked Annexure 'A', 'B', 'C', 'D' .

(xiv) The owners propose to provide the amenities to the Purchaser/s as also to the other Purchaser/s of Galas in the said Industrial Estate as per the details mentioned in the Third Schedule hereunder written.

(xv) The owners have made it abundantly clear to the Purchaser/s that the owners alone are entitled to have the sanctioned plans approved and/or modified and/or altered or added hereafter as they may deem fit, appropriate, expedient, proper and necessary, provided that such variations, modifications, alterations, addition is/are sanctioned by the concerned authorities. The Purchaser/s shall not have any objections for any variation, modifications, alterations and or addition

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(xvi) The owners have expressly informed the Purchaser/s and they has/have without reservation or reservations of whatsoever nature asserted that the additional FSI, if any, at any material point of time which may become available on account of any change or amendments in the Development Regulations of the CIDCO or any other town planning authority or on account of staircase, open spaces below staircases in the said Industrial Estate open spaces on the said lands, set back areas, the transferable development rights or otherwise, whether such additional FSI becomes available before the execution of a conveyance in favor of "the Society" or thereafter shall ~~be~~ the exclusive property and estate of the owners and the owners alone shall have interest therein and the owners shall have right to consume the said FSI by erecting constructing additional floors on the said Industrial estate or constructing additional structures on the said land or to consume the said FSI at any other place or on any other land or to sell and dispose off the said additional FSI to any person or persons and the sale proceeds shall belong to the owners and the owners shall be entitled to claim, receive and appropriate to themselves the said sale proceeds and the purchaser of the gala in the said Industrial Estate and the said Society shall not have any right, interest in such additional FSI and the sale proceeds; in the event such TDR or DRC or additional FSI is not available before the execution of a conveyance contemplated under these presents, the Conveyance to be executed pursuant to these presents will incorporate a suitable to the above effect to reserve the said rights of the owners and the Purchaser/s along with all other Gala Purchasers (individually or collectively through the Organization of the Purchasers) will covenant to the end and intent to confer such rights upon the owners. The Purchaser/s shall co-operate with the owner till the construction and additional floor is complete.

(xvii) While sanctioning the said plans the Planning Authority i.e. CIDCO and such other authorities have laid down certain terms, conditions, and restrictions which are to be observed and performed by the owner while developing the said land and the owner shall ensure that they will observe and perform each and every such terms and conditions.

(xviii) While sanctioning the said plans the planning Authority i.e. CIDCO and other authorities have laid down certain terms, conditions and restrictions which are to be observed and performed by the users of the said Industrial Estate and by the persons who will be conducting Industries therein which terms and conditions each of the Gala Purchaser (including the Purchaser/s herein) will observe and perform.

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[Signature]

(xix) The Purchaser/s has/have applied to the Owner to sell and/or allot a Gala and the Owner have agreed to sale/ allot the Gala No. 104 on Ground / First Floor (hereinafter for the sake of brevity referred to as the "said Gala" and more particularly described in the second schedule hereunder written) Estate under construction / constructed by the Owner.

(xx) Prior to the execution of these presents, the Purchaser/s has/have paid to the Owner a sum of Rs. 20,00,000/- (Rupees Two Lakh Fifty thousand only) being as advance payment / deposit (the payment and receipt whereof the owners doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser/s) and the Purchaser has/have agreed to pay to the owners the balance of the sale price in the manner hereinafter provided.

(xxi) In pursuance of the provisions of the Section 4 of the said Ownership Flat Act for the time being in force, an Agreement for the Sale of the Gala is required to be executed and the same is also required to be registered under the provisions of Registration Act, 1908 and this Agreement is accordingly entered into and agreed to be registered as expressly provided hereinafter.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

- 1) The Owners shall under normal conditions construct the said Industrial Estate to be known and described as "SHIVALAY INDUSTRIAL ESTATE II" consisting of ground and one upper floor on the said property in accordance with the Plans, Designs, Specifications approved by the CIDCO and all other concerned authorities and which have been and accepted by the Purchaser/s with only such variations/modifications or changes as the owners may consider necessary, expedient, proper and requisite or as may be required by the concerned authorities empowered to approve such variations and modifications to be made in them on the building situated at Village Gokhivare, Taluka Vasai, District Thane more fully and particularly described in the third Schedule hereunder written.
- 2) The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/itself/themselves about the title to the said land and the Purchaser/s shall not be entitled to further investigate the title of the owners to the said Land and no regulations or objections shall be raised related to title of the said property. A copy of the certificate of title issued by Shri Puspak V. Raut, Advocate of the Owners is hereto annexed.
- 3) The Purchaser/s hereby agree/s to purchase from the owners and owners the hereby agree to sell to the Purchaser/s the Gala No. 104 on Ground / First Floor admeasuring 139.935 sq.mtrs built-up in the Industrial Estate to be known and described as "SHIVALAY INDUSTRIAL ESTATE II" under construction/constructed by the owners on the land more fully and particularly described in the First Schedule hereunder written as shown on the Floor Plan hereto annexed and more particularly described in the Second Schedule hereunder written, for and at a lump sum consideration of the sum of Rs. 20,00,000/- (Rs Twenty Lakh Only only)

[Signatures]

and which consideration has no bearing whatsoever on the actual area of the said Gala. The aforesaid price of the said Gala is inclusive of the proportionate price of the common areas and facilities.

4) The Gala Purchaser/s agrees to pay to the owners aforesaid consideration amount of Rs. 20,00,000 /- as under :

(a) Rs. 250000 /- (Rupees Two lakh fifty thousand only) on or before the execution of this Agreement.

(b) Rs. 1750000 /- (Rupees Seventeen lakh fifty thousand only) on or before AS DAY.

(c) Rs. — /- (Rupees — only) on or before —.

(d) Rs. — /- (Rupees — only) on or before —.

(e) Rs. — /- (Rupees — only) against the delivery of the possession of the said gala.

5) The area of the said Gala agreed to be purchased by the Purchaser/s is on the basis of built-up area. The calculation of the built up area includes proportionately the full thickness of internal and external walls, passages, toilets, staircase and any other area used for amenity to the Industrial Estate such as balcony, meter room, and pump room and fire escape area etc.

6) The time for payment of each of the aforesaid installments of purchase price shall be essence of this contract. All the above respective payments shall be made on due dates and the owner shall not be liable to send any notice to the purchasers. The purchasers shall not withhold payment on any account whatsoever.

7) All letters, receipts and/or notices to be issued and served upon the Purchaser/s, before the delivery of the said Gala, as contemplated by the Agreement shall be deemed to have been duly issued and served to the Purchaser/s at the address mentioned herein by prepaid post or Under Certificate of Posting and shall duly possession whether as a licensee as hereinafter provided or otherwise whichever is earlier all the letters, receipts and/or notices shall be issued and served upon at the said Gala.

8) In the event of the Owners being entitled to construct any additional structure or structures or floor on the owners desiring to make alterations or additions in the plan under the bye-law, rules and regulations of the CIDCO or otherwise or in the event of the owners becoming entitled to construct any structure or structures or alterations and/or additions in the said property by virtue of any alterations or amendments of the Industrial bye-laws or rules and regulations of the CIDCO or otherwise, the owners shall be entitled to carry out construction of such additional structures and/or additions in the said Industrial Estate which is proposed to be constructed/under construction in the said property. The Purchaser/s hereby give/s his/her/its/their irrevocable consent under the provisions of Section 7 of the Ownership Flat Act such additional structure or structures being constructed under such alterations additions or modifications being

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carried out by the Owners in the said property. The purchaser/s hereby further agrees and covenant/s with the Owners or otherwise as may be necessary for the purpose of enabling the Owners to construct the said Industrial Estate in accordance with the said modified/altere/amended plans relating thereto or alterations as the owners may in their sole discretion deem fit and proper and/or for the purpose of applying or obtaining the approval or sanction of CIDCO or any other appropriate authorities in that behalf as well as for the construction of such Industrial Estate in the said property upon or after the grant of such approval or sanction relating thereto.

- 9) It is agreed that if the Floor Space Index 9.9 not consumed in full in the construction of the said Industrial Estate and if before the formation of the Organisation of the purchasers and further construction on the said building is allowed in accordance with the Rules and regulations of the CIDCO, then the Owners would be entitled to put up additional or other constructions without any let or hindrance by the Purchaser/s individually or jointly with the purchasers of other units or through the means of any body or association of the Purchasers or the said Organisation of the Purchasers and the owners would also be entitled to sell the additional premises so constructed on ownership basis or otherwise dispose in any manner and to receive and appropriate the price in respect thereof. The Purchaser/s hereby give/s his irrevocable consent to such construction by the owners and for that matter to make such alterations or changes in the plans shown to Purchaser/s.
- 10) In the event of a portion of the said land being notified for set back prior to the transfer of the property to the organization of the Purchasers, the owners alone shall be entitled to claim and receive the amount of compensation for such setback land and in the further event that such amount of compensation or additional FSI or TDR or DRC is not paid to or received by the owners or issued prior to the execution of the Conveyance pursuant to these presents, the owners shall cause the owners to execute conveyance subject to their right to receive the amount of the consideration or the TDR or DRC and the Purchaser/s along with all other Purchasers of Gala in the said Industrial Estate (jointly or otherwise through the means of the said Organisation of Purchasers) execute a Covenant to the above effect.
- 11) The Purchaser/s shall have no claim save and except in respect of the Gala hereby agreed to be acquired.
- 12) On or before said Gala is ready for occupation, each of the Purchasers of the said Industrial Estate (including the Purchaser/s) shall pay their respective arrears of price payable by them within seven days of such notice served individually or put at some prominent place in the Industrial Estate. If the purchaser/s fail/s to pay the arrears as aforesaid, the developer will be entitled to forfeit the amounts previously paid by the Purchaser/s who shall cease to have all rights in the premises to be taken by him/her/them. In the event of the forfeiture of the amounts paid by the purchaser/s to the owners as aforesaid, this Agreement shall stand cancelled and rescinded automatically without further recourse to the Purchaser/s and the Purchaser/s shall have no right and interest whatsoever in to over and upon the said Gala agreed to be sold. The owners shall be entitled to proceed with the construction of the Industrial Estate. Upon the termination of this Agreement as aforesaid, the owners shall be

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entitled to sell and dispose of and deal with the said Gala in the manner they may choose. The notice of forfeiture shall be sent by prepaid registered letter with acknowledgement due and the acknowledgement slip of issue of such letter shall be sufficient and binding proof for the termination of the agreement of the Purchaser/s.

13) Under no circumstances, the Purchaser/s shall be entitled to the possession of the Gala unless and until all payments required to be made under this Agreement by the Purchaser/s have been made to the owners and other obligations, terms and conditions agreed by the purchaser/s mentioned in this agreement are carried out fully by the Purchaser/s.

14) The Owners shall deliver possession of the said Gala to the Purchaser/s on or before _____ day of _____ subject to the Purchaser/s complying with all the terms, conditions, covenants including the payment of the purchase price and all other sums payable by the Purchaser/s to the Owners.

PROVIDED HOWEVER THAT, the owners shall not be bound to or liable for the delivery of the possession of the said Gala to the Purchaser/s on the said stipulated date in the event of happening or occurrence of any one or all or any combination of the following circumstances:

- i) That the Owners and the Purchaser/s mutually agree in writing to deliver and take the possession of the said Gala on some other day subsequent to the date mentioned hereinabove; and/or
- ii) That the Owners are not in a position to erect or construct or complete the erection and construction of the said Industrial Estate or the said Gala due to any circumstances beyond the control of the developer which may inter alia include;
- iii) Any notice of acquisition or requisition by Government and/or Semi-Government authority or statutory body of the said property or any part thereof on which the said Industrial Estate is proposed to be constructed/under construction; and/or
- iv) Any prohibitory order or injunction is issued by any competent court or any other adjudicating authority; and/or
- v) Non availability of the requisite materials or availability of the material in insufficient quantity or the supply of construction materials such as cement, steel, water, sand, etc. or crushed stones of construction materials are available only at prohibitive or at a prohibitive or at exorbitant cost or price;
- vi) Non-availability of skilled, unskilled labourers, or declaration of strike or go slow by the labourers or labour contractors for whatsoever reasons;
- vii) Civil commotion, explosion, blast or war or enemy aggression.
- viii) Non-availability of proper means of transport and conveyances for carrying goods/materials on account of prolonged strike of transport agencies, drivers, cleaners or other laborers in the employment or

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- other labourers in the employment or transport agencies for whatsoever reasons;
- ix) Introduction or rationing on the construction materials by the Government;
- x) Stoppage or postponement or go slow of the construction project by the Owner in response to any call given by the Association of Owner or Owner against any Government action, pronouncement, enactment, declarations, clarifications, notifications, prohibitory orders or in support of any cause of any member or members of any association or Organisation of the purchasers in which the Owner are or will be the members; and/or
- xi) Any earthquake, tempest, gale, hurricane, squall, typhoon or any other act of God;
- xii) Not getting power and water connection or any delay in getting the same.
- xiii) Such other events, occurrences, happenings as may be considered to be beyond the control of the Developer; and **PROVIDED THAT** where the circumstances as mentioned hereinabove take place or occur or happen, during the subsistence of such events and circumstances the date of delivery as aforesaid shall be or shall always be deemed to have extended till such event or events or circumstance or circumstances cease to exist and the Owner can freely, fearlessly and without any hindrance or disturbance of whatsoever nature carry out further construction or commence or resume construction of the said Industrial Estate.
- 15) The Owners shall in respect of any amount payable by the purchaser/s under the terms and conditions of this Agreement have a first lien and charge on the said Gala agreed to be acquired by the Purchaser/s.
- 16) Commencing a week after notice is given by the Owners to the Purchaser that the Gala is ready for use and occupation, the Purchaser/s shall pay on or before the 5th day of every month to the Owners until the said property together with the Industrial Estate under construction/constructed thereon is transferred to the proposed Organisation of the Purchasers as provided hereinafter a sum at the rate of _____ per square feet per month of the built up area of the said Gala towards the proportionate share that may be ascertained by the owner of (a) the insurance premium for insuring the said Industrial Estate against fire, riot and civil commotion etc. (b) the revenue taxes including and all other outgoing that may from time to time be levied on or incurred in respect of the said property (c) charges for maintenance and management of the said Industrial Estate sweepers, bill collector and accountant (d) electricity charges of common lights, meter pumps (e) internal access maintenance (f) maintenance of common amenities and facilities etc. The said payment shall be on the ad-hoc basis and the Purchaser/s shall be liable to pay actual proportionate taxes and outgoing. The Purchaser of the Gala shall deposit at the time of taking possession Advance of the aforesaid outgoing of a period of 12 months.
- 17) Before taking possession of the said premises, the Purchaser/s shall deposit with the Owners, the sum of Rs.350/- (Rs. Three Hundred

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Fifty only) or amount as applicable at the time of forming and registering the society towards share money and entrance fee.

18) Before taking possession of the said premises, the Purchaser/s shall be liable to pay proportionate costs, payable by the Purchaser/s in respect of the formation and Registration of Co-op. Society.

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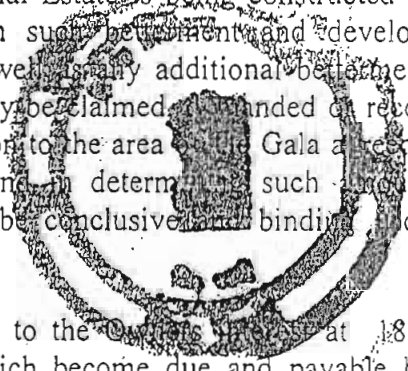
19) The Purchaser/s hereby agrees to contribute and pay his proportionate share towards the costs, expenses and outgoing in respect of the matter specified in the Second schedule hereunder written. The purchaser/s alongwith the other Purchaser/s shall be responsible for payment of additional taxes/Development Charges that may be levied by the CIDCO, Grampanchayat, or any other Local Body or Authority.

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20) The Owners shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after handing over possession of the premises to the Purchaser/s.

21) So long as each premises in the said Industrial Estate is not separately assessed for taxes and water charges by the Grampanchayat or Local body or authority, the Purchaser/s shall pay proportionate share of the water taxes and other taxes assessed on the whole Industrial Estate by the Zilla Parishad, Thane, or Grampanchayat or any other public body or authority or CIDCO PROVIDED HOWEVER that if any special taxes and/or rates are demanded by Grampanchayat or local body or authority by reason of any permitted use, the Purchaser/s alone shall observe and perform all the Rules and Regulations of the CIDCO, Grampanchayat, Zilla Parishad, Local body or authority and other statutory bodies and shall indemnify and keep indemnified the Owners against any loss or damage.

22) The Purchaser/s has/have in addition to the consideration and the various deposits mentioned hereinabove agreed to deposit and keep deposited with the Owners or otherwise to bear and pay directly or jointly with the other Purchasers of the various units in the said "SHIVALAY INDUSTRIAL ESTATE II" or as a member of the proposed organization of the Purchasers the betterment and development charges or any other tax or payment of a similar nature which the CIDCO may impose in respect of the development of the land on which the said Industrial Estate is being constructed by the Owners or any increments in such betterment and development charges from time to time as well as any additional betterment and development charges which may be claimed, demanded or recovered by the said CIDCO in proportion to the area of the Gala area to be purchased from the Owners and in determining such amount the decision of the Owners shall be conclusive and binding on the Purchaser/s.



23) The Purchaser/s agree/s to pay to the Owners at 18% per annum on all the amounts which become due and payable by the Purchaser/s to the Owners under the term of this Agreement from the date the said amount is payable by the Purchaser/s to the Owners. Provided that payment of interest shall not save the cancellation of this Agreement by the Owners on account of any default committed by the Purchaser/s in payment of any amount payable by the Purchaser/s to the Owners on due date and/or on account of breach of any of the terms and conditions herein contained, committed by the Purchaser/s.

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24) If the Purchaser/s neglects, omits or fails for any reason whatsoever to pay the Owners any of the amounts due and payable by the Purchaser/s under the terms and conditions of this Agreement (Whether before or after the delivery of possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and stipulations on his/her/its/their part herein contained or referred to, then this agreement shall cease and stand terminated and the earnest and/or deposit money and all other amounts already paid by the purchaser/s to the Owners shall absolutely stand forfeited. The Purchaser/s hereby agrees to the forfeiture of all his right, title and interest in the said Gala to the Owners and it shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Owners against the Purchasers.

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25) The Purchaser/s along with other Purchasers of the Gala in the said Industrial Estate shall join in forming and registering the Organisation and for this purpose also from time to time sign and execute the application forms for registration and/or membership and other papers and documents necessary for formation of the Organisation and for becoming a member, including the bye-laws of the proposed Organisation and duly fill in, sign and return to the owner within 10 days of the same being forwarded by the Owners to the Purchasers so as to enable the owner to register the Organisation of Purchasers under Section 10 of the Ownership Flat Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative Societies and/or the Registrar of Companies, or any other Competent authority. It is expressly agreed and understood by and between the parties to these presents that notwithstanding anything otherwise provided in this clause, the Owners shall join in forming/registering the said Organisation of Purchasers in respect of all such premises which may at the time of formation of the said Organisation of Purchasers remain to be taken or sold and the Owners shall sign all applications for membership as such and other documents for registration and the Owners shall have a right to sell and dispose of the said Gala and the consideration for sale of the said Gala shall belong to the Owners alone and the Owners shall be entitled to appropriated to themselves the said sums or consideration amounts and the Owners shall not be liable or responsible for making monthly contributions for such premises till the same are sold and upon the sale of such premises, the Owners and the Purchasers of the said premises shall not be liable to make payment of any transfer fee or premium or donation to the said Organisation of the Purchasers and the bye-laws or the governing regulations of the said Organisation of the Purchasers shall contain a provision to that effect.

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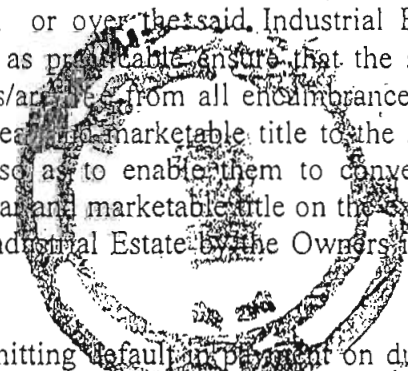
26) The Owners shall give a notice of not less than _____ before the completion of construction work of the said building to the Purchaser/s in writing to take possession of the said Gala and the Purchaser/s shall take possession of the said Gala accordingly. It is mutually agreed and understood that in case the possession of the said Gala is granted or given or delivered to the Purchasers before the execution of conveyance as aforesaid in favor of the Society, till the time of execution of the conveyance as aforesaid in favor of the

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- 31) That the Purchaser/s shall use the said Gala for the purpose of setting up industry or factory permissible under the rules and regulations of the Government of Maharashtra, CIDCO and the Government of India on that behalf after obtaining necessary permissions, no objections and sanctions and licenses as may be necessary, proper and expedient and for no other purpose.
- 32) The Purchaser/s shall at no time demand partition of his/their interest in the said Industrial Estate. It being hereby agreed and declared by the Purchaser/s that his/her/its/their interest in the said Industrial Estate is impartible and it is agreed that the owners shall not be liable to execute any document in respect of the said Gala in favour of the Purchaser/s.
- 33) That it shall not be hereafter open to the Purchaser/s to dispute the title of the owners to the said Industrial Estate.
- 34) That in case any security deposit is demanded by water Department or any other Local Body or Authority before giving the water connection to the proposed Industrial Estate, the Purchaser/s shall contribute proportionately as determined by the Owners.
- 35) That each of the Gala Purchaser/s shall at his/their own costs and expenses make arrangement for the power load from the MSEB or any other Electric Supply Company and for the water requirement from the Grampanchayat/Zilla Parishad or any other local body or authority which may be required by him/her/them for running and conducting his/her/its/their factory or unit in the said Industrial Estate.
- 36) The Owners hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, which may have been imposed by the CIDCO, and all other concerned authorities, at the time of sanctioning of the said plans or thereafter.
- 37) The Owners hereby agree they shall before handing over possession of the said Gala to the Purchaser/s and in any event before the execution of the conveyance/s of the said Industrial Estate along with land appurtenant thereto in favor of the said Society, make full and true disclosure of the nature of their title to the said Industrial Estate and the land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Industrial Estate and the property and shall as far as practicable ensure that the said Industrial Estate and the property is/are free from all encumbrances and that the Owners have absolute, clear and marketable title to the said Industrial Estate and the property so as to enable them to convey to the said Society such absolute, clear and marketable title on the execution of the conveyance of the said Industrial Estate by the Owners in favor of the said Society.
- 38) On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Owners under this Agreement (including his/her/its/their proportionate share of taxes levied by the CIDCO and Government and other outgoing) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Owners shall be entitled at their option to terminate this Agreement PROVIDED ALWAYS THAT the power of termination herein before contained shall not be exercised by the Owners unless and until the Owners shall have given to the Purchaser/s written notice of

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Society, the Purchaser/s shall be deemed to be holding the possession of the said Gala or occupying and enjoying the said Gala as a licensee of the Owners and it shall not be construed or interpreted that the said Gala is transferred, sold, conveyed, or assigned to the Purchaser/s or any tenancy right is created in favor of the Purchaser/s unless and until a Conveyance as aforesaid is executed in favor of the Society and till such Conveyance is executed the said Gala shall be under the full control of the Owners. PROVIDED FURTHER THAT where the possession of the said Gala is taken by the Purchaser/s Gala Purchaser has taken possession of the Gala as a Licensee as provided herein, if the Purchaser/s bring/s to the notice of the Owners any defect in the said Gala or in the Industrial Estate in which the Gala shall be situate or the materials used therein or any unauthorised change in the construction of the said Industrial Estate then, where ever possible, such defects/unauthorized changes shall be rectified by the Owners at their own cost.

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- 27) Nothing contained in this Agreement shall be construed as a grant, demise or assignment in law of the said Gala or the said property of any part thereof or to confer upon the purchaser any right, title or interest of any kind whatsoever into over and upon the said Gala and such conferment shall take place only upon the proposed organization of the purchasers is formed and on execution of a Deed of conveyance in respect of the said Industrial Estate is executed in favour of organization of purchaser the said organization of purchaser shall put the Purchaser/s in to formal possession of the said Gala.
- 28) Commencing a week after notice in writing is given by the owners to the Purchaser/s that the said Gala is ready for use and occupation the Purchaser/s shall be liable to bear and pay the proportionate share (that is in proportion to the built up floor area of the said Gala) in the outgoing in respect of the said Gala and the said property and the Industrial Estate namely local taxes, betterment charges, or such other levies by the concerned local authority and/or Government, Water charges, insurance premium, electricity charges for common lights, repairs and maintenance of the Industrial Estate, salaries of clerks, chowkidars, bill collectors, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property. Until the Organization of the Purchasers of all the units in the said Industrial estate is formed and Purchaser/s shall pay the said amounts to the Owners. The Purchaser/s further agree that till the Purchaser's share is determined, the Purchaser/s shall pay to the owners at the rate as determined as per clause 26 hereinabove towards the outgoing on adhoc basis and before taking the delivery of the possession of the said Gala (to be deposited with the owners twelve months advance of such contribution. The amount so deposited shall neither be accountable nor refundable.
- 29) The Owners shall not be responsible for any repair within the said Gala from the date of possession.
- 30) That the Purchaser/s shall be bound to sign all papers and documents and to do all other acts, deeds, things as the owners may lawfully require him/her to do from time to time in this behalf for safeguarding the property and the interest of other Gala acquirers and/or formation of and/or joining the Co-operative society or Limited Company or other Incorporated Body and for transfer of the property to such Co-operative Society or Limited Company or other Incorporated Body.

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not less than fifteen days stating therein specific breach or breaches of terms and conditions in respect of which it is intended to terminate this Agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time stipulated in the said notice, and upon termination of this Agreement the Owners shall be at liberty to dispose off and sell the said Gala to such person or persons and at such prices as the Owners may at their absolute discretion think fit.

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39) It is hereby expressly agreed that the terrace and the unallotted open space area of the said Industrial Estate shall always belong to the Owner and they will be entitled to deal with and dispose off the same in such manner as they may deem fit. In the event, the Owner obtaining permission from the CIDCO or any other Town Planning Authority for construction of any type of premises on terrace, then the Owner shall be entitled to construct such premises and to dispose off such premises constructed by them on the terrace together with terrace to such person at such price or consideration and on such terms and conditions as the Owner may deem fit. The Owner shall be entitled in that event to allot the entire terrace to the Purchaser/s of such premises constructed on the terrace, the proposed Organisation of Purchasers shall admit as its members the Purchaser/s of the premises that may be constructed on terrace. In the event of any water storage tank for the Industrial Estate being constructed on the terrace then the proposed Organisation of Purchasers will be entitled to depute its representatives on the terrace for the regular check and upkeep and repairs and maintenance at all reasonable time and/or during such time as may be mutually agreed upon by the Purchaser/s of the premises on the terrace and proposed Organisation of Purchasers.

40) Until the execution of the Deed of conveyance in favour of the proposed Society, the Owners shall have a right, if so permitted by the CIDCO and all other concerned authorities to make additions to the said Industrial Estate proposed/under constructed and to put up additional story's on the said Building such right to construct additional floors shall be the property of the owners and the owners shall be entitled to dispose off the same in such manner as they the owners may think fit. Similarly until the execution of a deed of conveyance in favour of the proposed Society if so permitted by the CIDCO and other concerned authorities may construct additional structure or structures on the said land and/or dispose off the said right in such manner as the owners may deem fit. In the event of the owners constructing additional floor/story's as aforesaid on the said Industrial Estate or constructing additional structures on the said property, the Purchaser/s of the units in the additional floors/ story's and/or structures shall be entitled to become member of the Organisation of Purchasers. It is expressly agreed and confirmed by the Purchaser/s that the right of the owners to construct additional structures on the said property or to construct additional floors on the said Industrial Estate is an integral part of this Agreement and the Purchaser/s will not in any manner take objection to the owners construction such additional structures or carrying construction of additional floors. The Purchaser/s hereby give/s his/her/its/their irrevocable consent to the owners for carrying out construction of additional story's and the structures as aforesaid. All such additional construction shall be carried out in accordance with the plans as may be approved by the CIDCO and all other concerned authorities.

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41) It is hereby expressly agreed and provided as long as it does not in any way affect or prejudice the right hereunder granted in favor of the Purchaser/s in respect of the said premises agreed to be purchased by the Purchaser/s, the owners shall be at liberty to sell, assign, mortgage, encumber or otherwise deal with and/or dispose off their right, title or interest in the said property or in the Industrial Estate under construction by the owners. The mortgage or any other encumbrance created by the owners shall be cleared by the owners at their own cost prior to the execution of the conveyance in respect of the said Industrial Estate in favour of the Society.

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42) It is agreed by the parties hereto that the Owners shall within three years of registration of the Organisation of the Purchasers as aforesaid cause the original owner to transfer to the said society all the rights, title and interest of the owners in respect of the said property together with the Industrial Estate by obtaining or executing the necessary conveyance of the said property in favour of the said Society and the conveyance shall be in keeping with terms and conditions of this Agreement and the recitals hereinabove recited.

43) The Purchaser/s hereby covenant with the owners to pay the amounts to be paid by the Purchaser/s under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the owners indemnified against the said covenants and the conditions except so far as the same ought to be observed by the owners. The Purchaser/s also agree/s and undertake/s to give all the facilities and co-operation to owners to carry out construction of the additional floors on or upon the said Industrial Estate and the additional structures.

44) The Purchaser/s shall not be entitled to any rebate and/or concession in the price of the Gala hereby agreed to be purchased by him/her/them on account of the construction of the additional floors in the said Industrial Estate and or construction of any other Industrial Estate or structures of the said land.

45) In the event the possession of the said Gala delivered before execution of a conveyance in favor of the Society as a licensee of the owners, the Purchaser/s shall permit the owners and their servants or agents with or without workmen and other at all reasonable time or times to enter into or upon his/her/its/their premises or any part of the said Gala and the Industrial Estate and/or cables, water covers, fittings, wires, structures and other conveniences belonging to or used for the said Industrial Estate and also for the purpose of laying down, maintaining, repairing and testing drains, gas and water pipes and electric wires and/or similar purpose.

46) All costs, charges and expenses in connection with the formation of the said Organisation of Purchasers as contemplated by the provisions of the said Ownership Flat Act as well as the cost of preparation, engrossing, stamping and registering this Agreement, Conveyance or any other document required to be executed by the owners and the stamp duty and registration charges in respect of such document transferring and the land and Industrial Estate in favour of society as well as the entire professional cost of the Attorneys of the owners in preparing and approving all such documents shall be borne by the said Purchasers or by the said Society. The owners shall not contribute towards such expenses. The proportionate share of aforesaid costs, charges and

and after the formation of the Organisation of the Purchasers, of the said Organisation of Purchasers.

e) Not to do or permit to be done any act or thing which may render void or violable any insurance of the said Industrial Estate or any part thereof or which may result in the increase in the Insurance Premium.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Gala in the compound or any portion of the property.

g) To bear and pay increase in local rates and taxes, cess, water charges, insurance and such other levy, if any, which may be imposed by the Government and/or other Public Authority on account of user of the said Gala by the Purchaser/s to the Owner before the formation of the said Organisation of the Purchasers and after formation of the said Organisation of the Purchasers either to the said Organisation of Purchasers directly to the CIDCO or other concerned authority collecting such levies.

h) The Purchaser/s shall observe and perform all the rules and regulations and bye-laws which the said Organisation of Purchasers may adopt at the time of its inception and the additions, alterations, amendments thereof that may be made from time to time for protection and maintenance of the said Industrial Estate and the premises therein and for the observance and performance of the Industrial Estate rules, regulations and bye-laws for time being of the CIDCO and/or Government and/or other Public bodies. The Purchaser/s shall also observe and perform all the stipulations, terms and conditions laid down by the said Organisation of Purchasers regarding occupation, and use of the said premises and shall bear and pay and contribute regularly and punctually or before the due dates the taxes, expenses for repairs and maintenance, water charges, electricity charges, and other administrative expenses such as salaries and wages of chowkidars, gardeners, clerks, and/or other outgoing in accordance with the terms of this agreement.

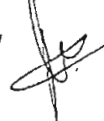
i) Save and accept as otherwise provided in this agreement, the Purchaser/s shall not let, sub let, transfer, assign or part with the Purchaser/s' right, title, interest or benefit of this agreement or part with possession of the said Gala if delivered before the execution of conveyance in favor of the Federation of Societies until all the dues payable by the Purchaser/s to the Owner under this agreement are fully paid and only if the Purchaser/s has not been guilty of breach of non-observance of any of the terms and conditions of this agreement and until the Purchaser/s has/have intimated and taken permission in writing of the Owner and any agreement in breach of this covenant shall be null and void and will not have any binding force on the Owner.

j) Pay to the owners within seven days of demand by the Owner his/her/their share of security deposit demanded by CIDCO or Government for giving water, electricity or other service connection to the said Industrial Estate.

k) Not to bring or domesticate on the said property any animals or birds which are by their nature dangerous to the human beings and/or which may damage or cause loss to the said property or the said Industrial Estate or any part thereof and in case of any animals or birds which are usually or normally domesticable, become furious or turn out to be

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expenses payable by the Purchaser/s shall be paid by him/her/it/them immediately on demand.

47) The Purchaser/s for himself/herself/itself/themselves and with an intention to bring all persons into whose hands the said premises may come (whether as a licensee or otherwise) doth hereby covenant with the owners

दस्तावेज क्र. १६९०/२०११
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a) To maintain the said Gala at the Purchaser/s own cost in tenantable repair and condition from the date of possession of the said Gala is taken and shall not do or suffer to be done anything in or to the Industrial Estate in which the said Gala is situated and staircase or any passage which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make any addition or create Mezzanine floor in or to the said Gala or in or to the Industrial Estate in which the said Gala is situated or any part thereof.

b) Not to store in the said premises any goods which are hazardous, combustible or dangerous or dangerous nature (unless the said goods are properly insured for the third party damages and shall be stored to the extent required by the Purchaser/s for conducting its Industrial units or business) or are so heavy as to damage the construction or structure of the Industrial Estate in which the said Gala is situated or storing of which goods is objected to by CIDCO or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or is likely to damage the staircase, common passages or any other structures of the said Industrial Estate or any part thereof including the entrance of the said Industrial Estate and in case any damage is caused to the said Industrial Estate or any part thereof or to the said Gala or other Galas or any part thereof on account of negligence or default whether deliberate or accidental the Purchaser/s shall be liable to repair at his/her/its/their own costs and expenses further such consequences of such breach or breaches.

c) To carry at his/her/its/their own costs all internal repairs to the said Gala and maintain the said Gala in the same condition, state and order in which it may be delivered by the Owners to the Purchaser/s and shall not do or suffer to be done anything in or to the said Industrial Estate or any part thereof which may be against the rules, regulations and bye laws of the CIDCO and other Public Authority. In the Event of breach of this covenant or for any act of commission or omission committed by the Purchaser/s whether negligent, deliberately, or accidentally, the Purchaser/s shall be responsible and liable for the consequences thereof to the CIDCO and other Public body.

d) Not to demolish or cause to be demolished the said Gala or any part thereof, nor at any time make or cause to be made any additions or alterations of whatsoever nature in or upon the said Gala or any part thereof, nor any alterations in the elevation and outside colour scheme of the Industrial Estate shall be carried out by the Purchaser/s and the Purchaser/s shall keep the portions, sewers, drains, pipes in the said Gala and appurtenances thereto in good tenantable repair and conditions, and in particular so as to support the shelter and protect the other parts of the said Industrial estate shall not chisel or in any manner damage the columns, beams, walls, slabs, or RCC, pardis or the structural members in the said Gala without prior written permission of the Owner before the formation of the Organisation of the Purchasers

A

such event the amount paid till then by the Gala purchaser to the Owner under this Agreement shall be refunded to the Gala Purchaser without any interest.

53) That on or before delivery of permission of the said Industrial Gala, the Gala Purchaser shall deposit a sum of Rs.600/- (Rupees Six Hundred Only) for share money, application, entrance fee for Society or Limited or Company.

दस्तावेज क्र. १९९६/२०११
२३१९९

FIRST SCHEDULE ABOVE REFERRED TO:

ALL that piece and parcel of N. A. Land bearing S.No.239, admeasuring 1-46-7 H.R, equivalent to 14670 Sq. mtrs or thereabout situate lying and being at Village Gokhivare, Taluka Vasai, District of Thane, and within the limits of registration Sub-Dist of Vasai and within the registration Dist.of Thane.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL That Gala No. १०४ on २nd Floor, admeasuring १३९९३५ Sq. mtrs equivalent to _____ Sq. ft built up area in Building industrial estate known as "SHIVALAY INDUSTRIAL ESTATE II" situate, lying and being on the land more particularly described in the FIRST SCHEDULE hereinabove.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL THIS DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED)

by the Withinnamed OWNERS)

M/S. SHIVALAY ENTERPRISES)

Through its Partners MR. Yogesh S. Mishra)



In the presence of _____)

SIGNED, SEALED AND DELIVERED)

By the Withinnamed PURCHASERS/)

SHRISMT/M/S. VIKAS FOOTWEAR COMPANY PRIVATE LIMITED)

In the presence of M.D. PUNDLIK DEYMANE)

[Handwritten signature]

[Handwritten signature]

FOR VIKAS FOOTWEAR COMPANY PRIVATE LIMITED

DIRECTOR



dangerous or which cause nuisance to other occupants of the said Industrial Estate to withdraw and remove them from the said Industrial Estate and property at the request of the other occupants of the said Industrial Estate.

- l) Not to store any raw materials, finished goods or other goods equipment's, plant, machinery and other things belonging to or hired by of the Purchaser/s on the open space in the compound ~~way~~ of the Industrial Estate or any part thereof so as to cause any inconvenience or obstruction to the other Gala holders in the said Industrial Estate.
- m) Not to carry any loading and unloading of the materials, finished products, goods, equipment's, plants, machinery in such manner so as to cause any inconvenience or obstruction to the other Gala holders in the said Industrial Estate.

48) The Transaction covered under this Agreement at present is not liable to tax under the Service Tax/Sales Tax Laws. If however, by reasons of any amendment to the constitution or enactment or amendment of any other central or State Laws, this transaction is held to be liable to tax as a sale or otherwise, either wholly or in part the same shall be payable by Purchaser plans with other Purchaser on demand by the Owner at any time.

49) In the event of the said organization of Purchasers being formed and registered before the sale and disposal of all the premises in the said Industrial Estate by the Owner, the power or authority of the said Organization till the execution of a conveyance in favor of the said society shall be subject to the overall control and authority of the Owner in respect of any of the matters concerning the said Industrial Estate, the construction and completion thereof and all amenities appertaining to the same and in particular, the Owner shall have absolute authority and control as regards the unsold premises and the disposal thereof and to receive and appropriate to themselves absolutely the sale consideration in respect of such premises. It is further agreed and confirmed that Owner is not liable to pay/contribute maintenance charges in respect of the unsold gala/premises.

50) All notices to be served on the Gala Purchaser as contemplated by this Agreement shall be deemed to have been served if sent to the Purchaser/s by prepaid post under certificate of posting at his/her/its/their/address specified below

1/16, Lucky Mansions, AT Bux MKT
Banjara (E), MUMBAI - 55.

51) The Gala Purchaser shall check up all the fixtures and fittings in the Gala before taking possession of the same. Thereafter, the Gala purchaser shall have no claim against the Owner in respect of any item or work in the Galas or in the said Building/buildings Which may be alleged not to have been carried out and/or completed and/or binding not in accordance with the Plans, specifications, and/or this Agreement and/or otherwise howsoever in relation thereto.

52) In the event of the Gala Purchaser attempting, to and/or disposing off the Gala or any part thereof to any person or party (without the written consent of the Owner) this Agreement shall without further notice automatically and forthwith stand cancelled and revoked and then in

जुना सर्वे नं.

गाव नमुना रजत

(आपठार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अधिनियम आणि नोंदवद्या (तयार करणे व सुस्थितीत ठेवणे.)

गाव : ओरवीपरे

नियम १९७१-यातील नियम ३, ५, ६ आणि ७)

तहसिल : पसर

पूनापन क्रमांक	पूनापन क्रमांक गणा उपविभाग	पूनापन पद्धती	पॉगवटदाराचे नांव				छात क्रमांक
२३७	नासा फाटा		१६८	२९१	६१३	१९००	२०६
पोताचे स्थानिक नांव			१६६४	१२२९	१९३१	३३२३	कुळाचे नांव <u>नासा ३</u> वचना क्र. <u>१६९६</u> २०११
लागवडीयोग्य क्षेत्र	हेक्टर	आर	प्रति	योगेश सुरेश मिश्रा			हतर अधिकार - तुकडा <u>३९५९</u> <u>३९२२</u> <u>३९५०</u>
	चौस. मिटर			५ अक्षिक झाई वळमजाराई			
	१६६००-००			आसुवाक अक्षिक झाई पट्टा			
एकूण	१६६००-००			<u>३३२४</u>			
पोटखराब (लागवडी योग्य नसलेले)							
वर्ग (अ)							
वर्ग (ब)							
एकूण							
आकारणी जुडी किंवा विशेष आकारणी	रूपये	पैसे					सीमा आणि पूनापन दिन्हे :-
	१५-०२						

गाव नमुना बारा

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम व नोंदवद्या (तयार करणे व सुस्थितीत ठेवणे.) १९७१ चांतील नियम २२)

पिकाखालील क्षेत्रावरील

वर्ष	ठागाव	मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			लागवडीयोग्य उपविभाग नसलेल्या क्षेत्राचे क्षेत्र	जल सितनाचे तापन	जमीन हस्तांतराचे नांव	दि.	
		मिश्रणाचा संकेत क्रमांक	जल सिंचन	अजल सिंचन	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित					
२०००-२००१		३	४	५	६	७	८	९	१०	११	१२	१३	४.आ.		
													१६६००-००		

(अस्तित्तर बरहुकूम नवकल)

दिनांक : २२ नोव्हेंबर २००७

तहसिली कार्यालय, ओरवीपरे
जिल्हा, जि. - वाघे

RECEIPT

संख्या - 3
दिनांक १९९९
२४९९

Received of and from the Withinnamed Purchaser/s sum of Rs.

250000 /- (Rupees Two Lakh fifty thousand)

Only) being the part consideration amount by Cash/Cheque No. 151122 Dated 15/10/11 Drawn on HK SBANK - MH.57 to be paid by them to us.

WE SAY RECEIVED

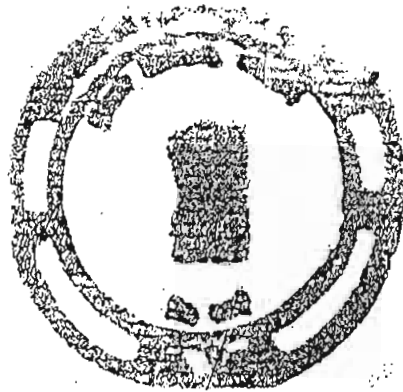
RS. 250000/-

FOR M/S SHIVALAY ENTERPRISES

Partner

WITNESS:

-
- CJM Chahal



हक्काचं पत्रक (गाव: न. क्र: ६)

गावाचें नाव जोगीरदार-३

वर्सई - ३
वर्सई क्र. १६१५ / २०११

संख्या प्रकरणक्र	संपादन केलेंला अपिकागचें स्वरुप	परिमाण प्रसंतें पूतपन क्रमांक व उपपिपान क्रमांक	पत्रकें अपिकागचें माज्जणे किंवा गीत.
(२९)	<p>जोगीरदार १८-६-३५ खोरेदीदार पावलीगवडी वस्त्याचें फिलीप सिनेर ची विधायक हिचे जात उतासायाम मजोरदास जातपायुण न.क्र. ६७५ रोजी विकार झालली (नो)</p> <p>मेली xxx</p>	<p>२३९-०</p> <p>राकुग एफ राग</p>	<p>Sdxxx ११/५/३५ Sdxxx २१/११/३५</p>

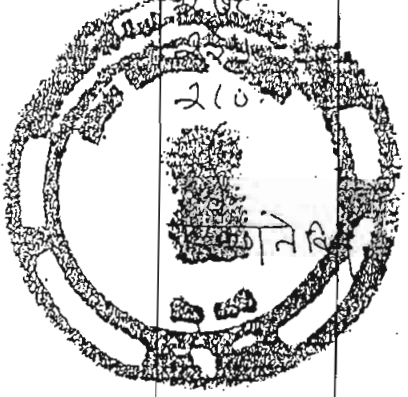


प्रमाण वाचकम उठो नदकल ठजू असं
दिनांक

[Signature]
जोगीरदार, सि. - ४४४

मंडळाचे प्रकरण	मर्यादा केल्या अपिकाएचे स्वल्प	परिणाम झालेले प्रमाण कंत्राट व ठरविण्याचे प्रमाण	संख्या अधिकारीक अर्जाचे क्रमांक
१८८	तारीख १५/४/२९ दिवस जबाब लक्ष्मीदास चामोदर हिने तारीख १५/४/२९ रोजी कबुली जबाब दिले वळून आता मान्यमानाचे नांव दाखवले जाते. (कबुली जबाब रजिस्ट्रेशनच्या फाईलीत आहे.)	५५- ६५- ७५-४ ८९- १०८-१ ११०-३ २१५-३ २१६-२ २२३-१ २४९- २५२-२ २५३- २७१- २७२- २७३- २७४- २७५- २७६- २७७- २७८- २७९- २८०-	१९९७/२०११ २५१६६ तपासले जाते. ११५१२१ सही XXX २५१५१२१

सही XXX
नरगिरी

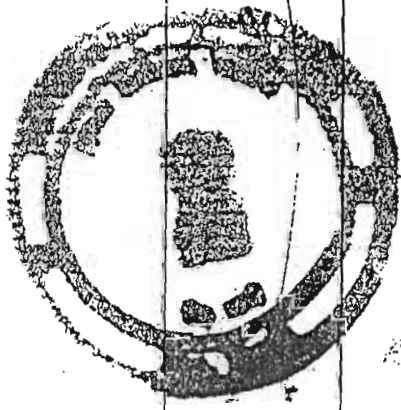


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दस्तावेज पत्रक (गाव. न. क्र. ६)

गावाचे नाव गोखिंबे वा.प.म.द्वि.

अंकीय क्रमांक	संपादन केल्याची अर्पिकाणचे स्वरूप	परिणाम झालेले पुरावा क्रमांक व उपदिनांक कथंबत	पुस्तक अर्पिकाणचे मजबूत दिनांक
(६५३)	<p>लादीश्व १९/१०/५३ वायस लब्धा- खालेदार पावलीन घड्डे वस्त्याव सिकेर ही दोन वर्षापूर्वी मजल आली आहे. मजलास वायस खाले तीन १) इनास वस्त्याव २) भायफळ वस्त्याव ३) फिलीप वस्त्याव यांचे जाकी देणे. दु.ड. नं. १२.५.५२.५ ता. ५/९/५३ ७३९ अमोठा नोंद केली आहे.</p> <p style="text-align: center;"><u>सही xxx</u> स.</p>	<p>२३९१-</p> <p style="text-align: center;">एक मात्र</p>	<p>तेजाबहे ता. २३-११-५३ सही xxx स. र. Certified सही xxx EAK Basseon २७/१/५३</p>



अस्तित्वात वास्तुकाराचे नक्कल वजु अस)

दिनांक:

(Signature)

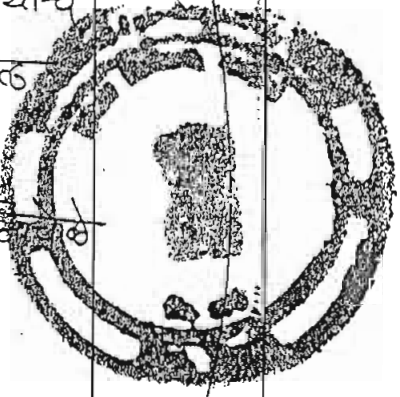
हक्काचे पत्रक (गाव. न. क्र. ६)

गावाचे नाव गोळीवरे वा. नं. २३१

वर्ष - ३
दस्तावेज क्र. १६१७१
१२०११
३०/६२

संख्या	संपादन केल्या अपिकाणचे स्वरूप	परिमाण प्रसंगे पुराणन कथांक व उपायपाग कथांक
(१२०४)	<p>ता. २१-४-१९६७ लाहुरा इकामतदून दाखल केलेली शे. नं. २३१ जमीन ३२३ प्रमाणे चौकशी जे. ला. ५-७-६५ रोजी निजाल लामून श्री. लक्ष्मण खिनावार बांगड यांचे नांव वळ म्हाणून दाखल झाले होते व त्यांचे नांव विक्री झाली होती परंतु ते के. नं. १२३ प्रमाणे अर्दड जमीन प्रत्यक्ष कवजे वसिवातीत श्री. जमीन मातक यांचे कवजे झालेले दल मे. सॅडिशन मजदूर श्री. यांचा इकामतदून ते रक. नं. १५८ १८-४-६७ अर्दड कुकाचे नांव कमी करून पूर्वीचे कवजेद श्री. इनस वस्त्याव व. ३ यांचे नांव मातक म्हाणून दाखल केले आहे.</p>	<p>२३१- ९</p>

Deen Taluka Ord
 N.S. 21-4-67
 Certified
 29-5-67
 Adde Mgonheda



लक्ष्मण खिनावार
 ल. स. ज. क. व. क.

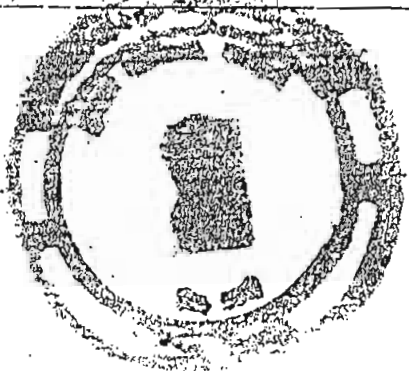
प्रमाण बतकूम वरुं नक्कल हजू असा
 नं. २३१

वसई - २
 पत्र सं. १६१७/१२०११
 दि. २६/१२/१९

इयाचे पत्रक (भा. न. नं. ६) मध्ये = उत्तर

श्रीदीन जन्म नंर	पत्रक नं. २२१	वेपार बाबत सर्वे नंर माहि घोट दिने	धनपत्र संमपरातरी परी दिवा घेता
<p>११००</p>	<p>ताशिव. २६/१२/६४ म० शेरजरीत न्यायाधीनस्थ ग. अडिशिनल मागलेर व सर्ये यांचेकडिल गुवई सुठ वाहियाट व शेरजरीत काथरा कला ३२ म प्रमाणे हु" नं. १२३ ताशिव. १५/१२/६४ अन्वये अजुस्य वाश्वल केलेले सार्वे तंत्र - श्री. इन्वॉल्ट व सध्याय घणे र गांधी मातकी अशलेली जमीन त्या जमीनारील खरेदीदार हुत - <u>अजुस्य वाश्वल केलेले सार्वे तंत्र</u> अखरी राकें अजुस्य वाश्वल केलेले सार्वे तंत्र व्याज यासब खरेदी केली आहे. खरेदीची रक्कम ताशिव. ३१/३/६५ सुठ होवत्या पहिल्या हक्यापासून वारा हक्यात पूर्ण फेड कथययाची आहे. मध्य जमिनीची खरेदी करणर ४३ यास पात्र अजुस्य वाश्वल केलेले सार्वे तंत्र प्रकारची आहे. अक्रा ७-१२ ये उमा-यात दाखल घेतणर खरेदीदार कुलश प्रत्यस कथजा असल्यात त्यांचे नाव कळवणर सधरी व्यासक कथन इतर हक्यातील रकान्यातील त्यांचे नाव करी केले आहे. पूर्वीच्या जमीन मालकाया खरेदी शक्या बोला इतर हक्यात दाखल केला आहे.</p>	<p>२३९</p>	<p>गो. देगे <u>Solxxx</u> ८० -2711 ALI'S order certified <u>Solxxx</u> Addi permitted 10-3-65</p>

पत्रक २२१ म (परी नं. २२१) मध्ये हा.

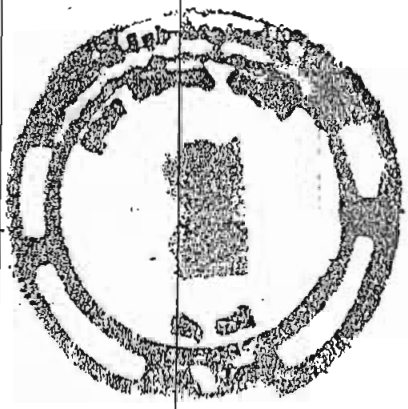


इच्छाचं पत्रक (गाव. न. क्र. ६)

गावाचं नाव - गोरिवदरे वा.

पत्रांक ३१/६६

संख्या प्रकरणक्र.	संपादन केल्या अपेक्षाचं स्वरूप	पत्रिका प्रसंग पुनः कसंय व उपस्थित क्रमांक	संपादन अपेक्षाचं प्रकरण क्र. व तारीख
१६१६	<p>ता. १७.११.१२ वारसाचे खातेदार श्री. अनास वस्त्यात सिकवेरा से व त्यांची पत्नी तारीख १/८/७८ व १६.३.७७ रोजी मयत झाले असून त्यांना १) वस्त्यात अग्नेश्रीमल अनास २) रिचर्ड अनास ३) मागारिट अनास ४) यावलिन अनास ५) कॅशरीन अनास असे वारसा आहेत. ग्रामविकास अधिकारी आ.प. अनासिकपूर यांचे कडील वारसा त वरील अनासिकपूर नोंद.</p> <p style="text-align: right;"><u>सही xxx</u> न. डाचोत्र</p>	<p>२३६८</p> <p>टंकभात्र</p>	<p>श्री. खजू तारस पं. ताना. पावळ. गजुर <u>सही xxx</u> २/१/८२ म. म. माडवी</p>



असादी वारसाचे खाते नक्कल रुजू असं
पत्रक

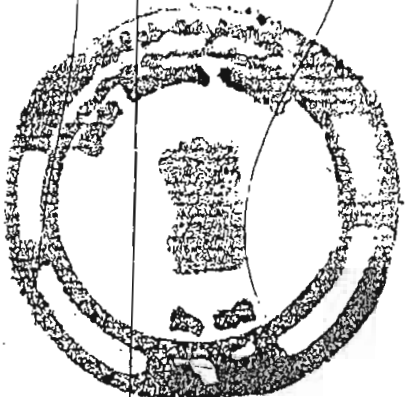
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दस्तावेज पत्रक (गाव. न. क्र. ६)

गावाचे नाव सावली सावली

वसाई - ३

दस्तावेज क्र. १९९७ / २०१९

क्रमांक	संपादन केलेल्या अधिकाऱ्याचे नाव	परिमाणू प्रारंभित पुस्तक क्रमांक व उपविभाग क्रमांक	धर्मा अधिकार्याचे महत्त्वाचे क्रमांक <u>३२ १६६</u>
२८८९	<p>ता. १/१०/१९८६ रविवारी सावली हस्तगत केलेल्या सा. नं. ची जमिनी १) रवासाणी रवासाणी (सा. नं. ११११) २) रवासाणी रवासाणी (सा. नं. १११२) ३) रवासाणी रवासाणी (सा. नं. १११३) ४) रवासाणी रवासाणी (सा. नं. १११४) ५) रवासाणी रवासाणी (सा. नं. १११५) ६) रवासाणी रवासाणी (सा. नं. १११६) ७) रवासाणी रवासाणी (सा. नं. १११७) ८) रवासाणी रवासाणी (सा. नं. १११८) ९) रवासाणी रवासाणी (सा. नं. १११९) १०) रवासाणी रवासाणी (सा. नं. ११२०) ११) रवासाणी रवासाणी (सा. नं. ११२१) १२) रवासाणी रवासाणी (सा. नं. ११२२) १३) रवासाणी रवासाणी (सा. नं. ११२३) १४) रवासाणी रवासाणी (सा. नं. ११२४) १५) रवासाणी रवासाणी (सा. नं. ११२५) १६) रवासाणी रवासाणी (सा. नं. ११२६) १७) रवासाणी रवासाणी (सा. नं. ११२७) १८) रवासाणी रवासाणी (सा. नं. ११२८) १९) रवासाणी रवासाणी (सा. नं. ११२९) २०) रवासाणी रवासाणी (सा. नं. ११३०) २१) रवासाणी रवासाणी (सा. नं. ११३१) २२) रवासाणी रवासाणी (सा. नं. ११३२) २३) रवासाणी रवासाणी (सा. नं. ११३३) २४) रवासाणी रवासाणी (सा. नं. ११३४) २५) रवासाणी रवासाणी (सा. नं. ११३५) २६) रवासाणी रवासाणी (सा. नं. ११३६) २७) रवासाणी रवासाणी (सा. नं. ११३७) २८) रवासाणी रवासाणी (सा. नं. ११३८) २९) रवासाणी रवासाणी (सा. नं. ११३९) ३०) रवासाणी रवासाणी (सा. नं. ११४०)</p> <p>१९८६ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ / १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ / १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ /</p> <p>सा. नं. १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ / १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ /</p> <p>२३९ - १६६७० - १५-१२ वरील अर्थ व इतर विषय वसई मौज्यातील रवासाणी रवासाणी गावात २०१९ दि. १०/१०/१९८६ रवासाणी रवासाणी गावात वसई ३१</p>	<p>सा. नं. ११११ / २३३१ -</p> <p>सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ / १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ /</p> <p>सा. नं. १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ / १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ /</p>	<p>सा. नं. १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ / १२५८८५ रविवारी सा. नं. १२५८८५ / उत्तरी न. नं. १२५८८५ /</p> <p>२०/१०/१९८६ मं. उ. सावली</p> 

प्रमाण वाचकसकट नक्कल रजु असे।
नामक.

सावली

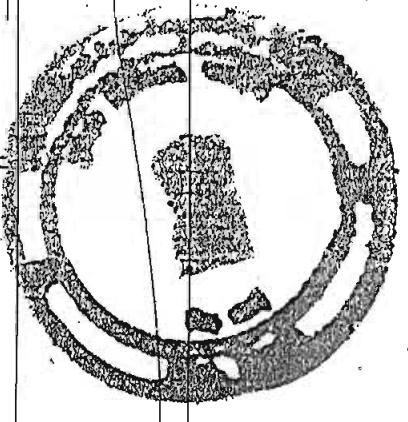
दस्तावेज क्र. १६९६७/२०१९

दस्तावेज पत्रक (गाव. न. क. ६)

गावाचे नाव गोखिले वळे गा.व.म.स.

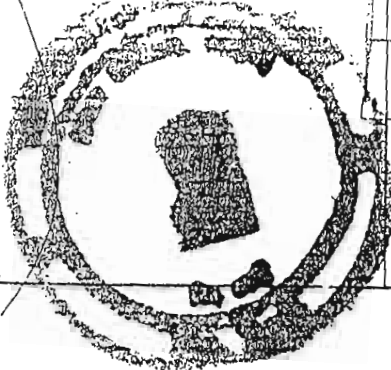
३३६६

संख्या प्रकरण	संपादन केल्या अपेक्षांचे स्वरूप	परिमाणू प्रमाणे पूमात कपात व उपविभाग कपात	चपटे अपेक्षांचा अपेक्षांचे स्थिति
१६९६	<p>लारीश्व १८-५-८७ खरेदीने बळभूष दाखल केलेल्या स.नं.पी जमिन पिडीठाईट इंटरनॅशनल प्रा. लि. कंपनी लिजंट चेवर्स ७ वा भागा जमनाला व जाज मार्ग नशिमन पाहू वॉम्बे मु.नं २९ यांनी श्री.मं.खेसवणी डेव्हलपर्सचे भागदार तर्फे अनिह शरिकाला खरेदीची याजपासून अ.क. (१८,७७,३९५-०) अठरा लाख सत्तल्लह हजार लीन्सो पंधरा रुपयास लारीश्व २६८५६ १६८७ रोजी खरेदी घेतली (नो निबंधक वसई यांचे कडील नंबर १२२४ व द.ए. नकलेवरून N.A २३६६ १४६०० चौ.मी.</p> <p>सही xxx</p>	<p>N.A. २३६६.</p> <p>८६०० रु मात्र</p>	<p>नो कॅप बिनशेती लार खरेदी गवताची नतकळ घारिली मं.क.२ सही xxx १०६८७ मं.क. मंडवी</p>



अभिमत बाबतून वर नक्कल हज्ज अस)

संज्ञा अनुक्रममांक	संपादन केल्या अपेक्षित स्वरूप	परिणाम झालेले गुणपत्र क्रमांक व उपविभाग क्रमांक	संज्ञा अपेक्षांचा अपेक्षित किंवा गेव.												
3323	<p>तारीख 01/99/2006 खरेदीने खाजूस दारुल केल्या सर्व लवरीत जमिन सागर डेव्ह - नोर्क म्हा. म्हा. मुसफ यानि पी. डी. लार्ड इन्व नोर्क डायरेक्टर वी. म्हा. नाग न्यायि २.८.४,५०.००००१ - (अस्तित् चार कोरि पन्नास लाख) तारीख 22/3/2006 रोजी कामम रजिस्टर फरोक्त स्वतागे विक्र घेतली:</p> <p style="text-align: center;">— जमिनीचे वर्णन —</p> <table border="1" style="width: 100%;"> <tr> <td>अ. नं.</td> <td>क्षेत्र</td> <td>आकार</td> </tr> <tr> <td>2321 -</td> <td>१४६७० - ००</td> <td>१५ - १२</td> </tr> <tr> <td></td> <td>चौ. मीटर</td> <td></td> </tr> <tr> <td></td> <td colspan="2" style="text-align: center;">(विंगशेती जमिन)</td> </tr> </table> <p>(वर्दी मज, खरेदी स्वताची नक्के करुगु नोद केली असे.)</p> <p style="text-align: right;">सही x x x x x</p>	अ. नं.	क्षेत्र	आकार	2321 -	१४६७० - ००	१५ - १२		चौ. मीटर			(विंगशेती जमिन)		<p>विंगशेती 2321 -</p>	<p>मुदतीवर सही x x x x x</p> <p>१५/११/०७ मं. अ. मांडवी ने. बागू विंगशेती जमिन खरेदी स्वताची नोदणीकृत नक्कळ पाविली नोद मंजूर सही x x x x x</p> <p>२२/११/०७ मंडळ अधिकारी मांडवी</p>
अ. नं.	क्षेत्र	आकार													
2321 -	१४६७० - ००	१५ - १२													
	चौ. मीटर														
	(विंगशेती जमिन)														
	<p style="text-align: center;">सही x x x x x</p> <p>तलठी सजा गोखीवरे</p>	<p>सकून म्हा मागा</p>													



वसई - ३
सही क्र. १६१९/२०११
१४/१२

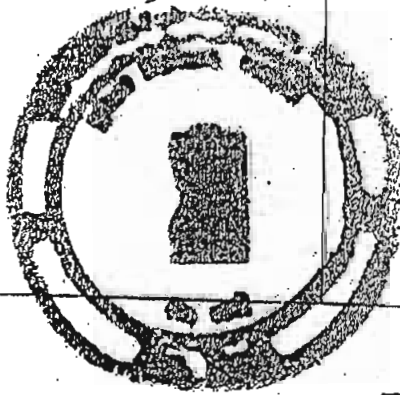
(अस्तल बरहुकूम खरी नक्कल रुजू असे)
दिनांक :- 22 NOV 2007

तलठी सजा गोखीवरे
वा. वसई. जि. - ठाणे

नारायण अनुक्रमक्र	संपादन केलेंल्या अधिकाएचें स्वरुप	परिणाम प्रालेंलें भूमापन क्रमांक व उपविभाग क्रमांक	षणगी अधिकाऱ्याचो अणायरी किंच शेण.
3328	<p>तारीख ५/११/२००७ खरेदीन - बाजूस दाखल केल्ल्या सर्व नवऱ्या जमिन श्री योगेश सुरेश मिस्त्रा २) रसिकभाई वल्लभ भाई पटेल ३) कुणाल रसिक भाई पटेल यांणी भे. सागर डेव्ह तर्फे प्रो. पा. मोहम्मद युसुफ यांज कडून रु. रुपये ४,६०,०००००/- (अक्षरी चार करोड साठ लाख मात्र) तारीख ११/०७/२००७ रोजी कायम रजिष्टर फावट खतागे विकत घेतल्लो जमिनिचे वर्ग -</p> <p>स. नं. क्षेत्र आवार १३९१- १४६००-०० १५-१२ चौ. मीटर</p> <p>बिनशेती जमिन - (वर्दी अर्जा, खरेदी रपताच्या नकले वरुन नोंद केलीं अये.)</p>	<p>बिनशेती जमिन १३९१-</p>	<p>मुदतविर सक्षि २२२२२ ग. अ. मोडकी १५१११०६ नो. बागू बिनशेती जमिन खेदी अताची नेंदणीकृत नक्शा पाडेली नोंद मंजूर सक्षि २२२२ १२५११०५ मंडळ अधिकारी मोडकी</p>

सक्षि २२२२२२
 तलबि सजा. गोखिवरे

वसई - ३
वसत क्र. १६१५/२०११
३५ १६६

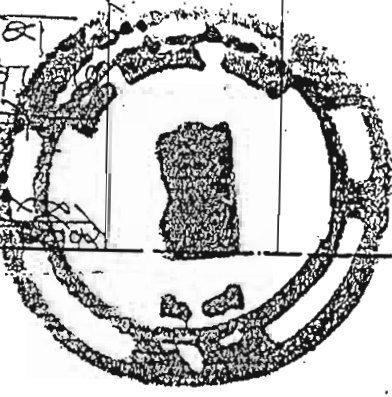


(असल बाहुकूम खणें नक्कल रुजू असे)
 दिनांक :

सहायक सजा गोखिवरे
 या. वसई. जि. - हाचे

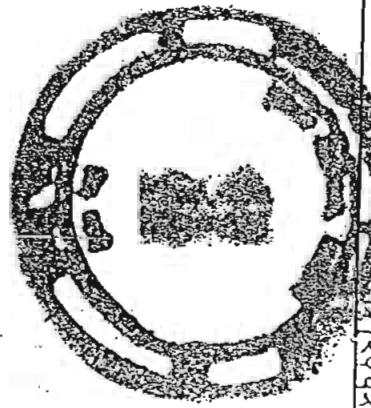
क्रमांक	संपादन केल्या अपेक्षापूर्व स्वर	संशोधन प्रकल्प सूचना क्रमांक व उपदिनांक क्रमांक	संपादन अपेक्षापूर्व मजबूत विकासां.
३९५९	<p>तार ३०/३/२०१७ तार. इच्छाभावून वाचून दाखवत केलेली स.न.ची जामिनीवाचत गा. उपाजितसाधिकारी (अपील) ठाणे यांचे व्यावसायिक शुनावणी सोडून त्यांचे कडीत क्र/ उपाधी. असा/ अपील क्र १२०००० दिनांक १०/३/२०१७ चे निकाल पत्राप्रमाणे इतर हक्कात असलेली जेजे ये. पश्चिमेती ठेवणेबाबत अपील मोदू कमी करणेबाबत आले होती. परंतु सदर निकाल विकासा मज्या लक्ष्मणा वांगड यांनी मा. मजबूत आशुक्त कोकण विभाग मुंबई यांचे व्हेदि. २६/३/२०१७ रोजी अपील दाखवत केले आहे. सदर अपील अर्जावर मा. कोकण आशुक्त यांनी सदर जमिनीची इतर हक्कातीत नोंदी प्रमाणे जेजे ये. पश्चिमेती ठेवणेबाबत अपील अर्जावर अमुदू केले आहे. त्याप्रमाणे मा. लक्ष्मणदार वसेई यांचे कडीत आदेश क्र. मजबूत/ हक्कनोद/ कावि दिनांक ३०/३/२०१७ सन्वये करणेन आले आहे.</p>	२९९।-	<p>क्र/मजबूत हक्कनोद/ कावि ७३७ लक्ष्मणदार कार्यालय वसेई दि.३०/३ प्रमाणे नोंद मजबूत सही XXX १०/४/१७ अ. म. मजबूत</p>

वसेई - ३
वरत क्र. १६९८/२०१९
३२ १६६



नांवाचा अद्ययावक	संपादन केंद्राच्या अधिकाऱ्याचे स्वरूप	परिणाम प्राप्तिलेले मूमापन क्रमांक व उपविस्तार-क्रमांक	चक्रणी अधिकारनामची अद्ययावते क्रि.ना. नं०.	
3822	नारियर ७/१९१/२००७ आदेशा नमुना ब्राउन्स दाखल नैजल्या सर्व नवत्या जमिनी जाबत मां. उपविन्याधिकारी (अणिल) ठाणे यांचे रुडि आदेशा क्रमांक आर टी-५५/ अणिल/अनाक/१३७/२००६ दिनांक २/३/२००७-मा आदेशा क्रि.पू. भा. छापार आयुष्य काफला विभाग मुंबई यांचे याया वयात भरपाणू ज. म. आदिनिम १९६६ रे कलम २५७ खालील अखिल दावा वाचव हाकन सदर जमिनीचा इतक हक्क सदरी द्याला अंतिम मुनावणी आरपयत जेन्ने ये परिम्यनी द्या बाबत आदेश आचे जमल्याने ता. ३०/३/२०१३/२०१० अन्वय इतर हकान नाद देवणत आनी आर. परतु सदर द्यावाच अजादार ही प्रत्या अद्यमा वांगड यांमि दिनांक २९/११/२००७ मुनावणी नादसर केर तपासणी कुज भागे घरे अकर परदाकणि घाणे असा अज सर करे चरना सदर रेजी प्रणे नासी किंमि मान्य रेही अमत्यामुल मां. आपर आयकर दाखला विभागा मुंबई मंसि कडीक ड./ इपीक/ इन्क आर टी-५५/ रुडि/ २४६/२००७ चे आदेशा वमणा तमेशो मा. नहालवादा मां. वमई यांचे कडील प्रमाक/ अमना/ उकनाद/ कावि/ ५२१० दिनांक ७/१९१/२००७चे आदेशा वमण इतर हकानिल जेम्ने ये परिम्यनी आदेशाचा नाद केली अस.	२३९१-	मां. आपर आयुष्य काफला विभाग मुंबई यांचे रुडि आर टी-५५/ अणिल/ अनाक/ १३७/२००६ दिनांक २/३/२००७-मा आदेशा क्रि.पू. भा. छापार आयुष्य काफला विभाग मुंबई यांचे याया वयात भरपाणू ज. म. आदिनिम १९६६ रे कलम २५७ खालील अखिल दावा वाचव हाकन सदर जमिनीचा इतक हक्क सदरी द्याला अंतिम मुनावणी आरपयत जेन्ने ये परिम्यनी द्या बाबत आदेश आचे जमल्याने ता. ३०/३/२०१३/२०१० अन्वय इतर हकान नाद देवणत आनी आर. परतु सदर द्यावाच अजादार ही प्रत्या अद्यमा वांगड यांमि दिनांक २९/११/२००७ मुनावणी नादसर केर तपासणी कुज भागे घरे अकर परदाकणि घाणे असा अज सर करे चरना सदर रेजी प्रणे नासी किंमि मान्य रेही अमत्यामुल मां. आपर आयकर दाखला विभागा मुंबई मंसि कडीक ड./ इपीक/ इन्क आर टी-५५/ रुडि/ २४६/२००७ चे आदेशा वमणा तमेशो मा. नहालवादा मां. वमई यांचे कडील प्रमाक/ अमना/ उकनाद/ कावि/ ५२१० दिनांक ७/१९१/२००७चे आदेशा वमण इतर हकानिल जेम्ने ये परिम्यनी आदेशाचा नाद केली अस.	मां. आपर आयुष्य काफला विभाग मुंबई यांचे रुडि आर टी-५५/ अणिल/ अनाक/ १३७/२००६ दिनांक २/३/२००७-मा आदेशा क्रि.पू. भा. छापार आयुष्य काफला विभाग मुंबई यांचे याया वयात भरपाणू ज. म. आदिनिम १९६६ रे कलम २५७ खालील अखिल दावा वाचव हाकन सदर जमिनीचा इतक हक्क सदरी द्याला अंतिम मुनावणी आरपयत जेन्ने ये परिम्यनी द्या बाबत आदेश आचे जमल्याने ता. ३०/३/२०१३/२०१० अन्वय इतर हकान नाद देवणत आनी आर. परतु सदर द्यावाच अजादार ही प्रत्या अद्यमा वांगड यांमि दिनांक २९/११/२००७ मुनावणी नादसर केर तपासणी कुज भागे घरे अकर परदाकणि घाणे असा अज सर करे चरना सदर रेजी प्रणे नासी किंमि मान्य रेही अमत्यामुल मां. आपर आयकर दाखला विभागा मुंबई मंसि कडीक ड./ इपीक/ इन्क आर टी-५५/ रुडि/ २४६/२००७ चे आदेशा वमणा तमेशो मा. नहालवादा मां. वमई यांचे कडील प्रमाक/ अमना/ उकनाद/ कावि/ ५२१० दिनांक ७/१९१/२००७चे आदेशा वमण इतर हकानिल जेम्ने ये परिम्यनी आदेशाचा नाद केली अस.

मां. मी. (वि नरसि जि अमि)



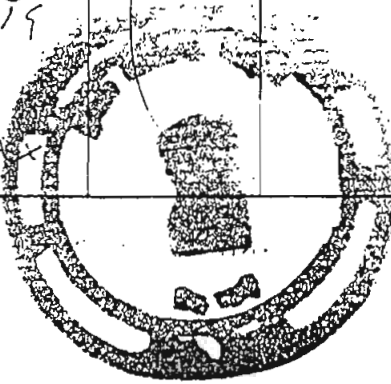
(असाल वरुफुम घरी नक्कल रुजू असं) दिनांक

वसई - ३
१९११/२०११
१६०१२६

विलाठी गावा गिरीश्वर
दा. घ. व. वि. - दावे

संज्ञा प्रमाणपत्र	संपादन केल्याचा अर्थिकापत्र स्वतः	परिमाण प्रसंगित पुस्तक क्रमांक व उपविभाग क्रमांक	घटक अधिकार्याचा महत्त्वाचे किंवा संघ.			
<p>५०) ता. ३०/३/२००५ (दुकुमायक) या मुद्द्याबाबत नोंदणीत असलेल्या समितीने इतर हक्क सदरी म्. जिन्हाधिकारी यांना यांचे कडीत उपादेश क/आरटीएस/अपील/क्र. १३०/२००६ सालच्या ऑनलाइन सुनावणी पर्यंत येईल या परिस्थिती ठरवून याची अशी नोंद इतर हक्क सदरी ठरवून आता यांनी सदर अपीलामुळे काम म्. उपजिल्हाधिकारी (अपील) यांना यांचे न्यायालयाने सुनावणी होऊन अपिलामुळे निकालाने नमुद कोषाप्रमाणे अर्जावर म्. १२५५ यांना यांचे अपीलाने कोषाच्या आलेले आहे. म्हणून इतर हक्क सदरी (असातक) प्रेन्सीपली नोंद करी करिता आता आहे.</p> <p>ता. ३०/३/२००५ आरटीएस/कावि. ६९० दि. २३/३/२००५ अन्वये नोंद करी.</p>	<p>२३९।</p> <p>दुकुमाय</p>	<p>म्. उपजिल्हाधिकारी (अपील) यांना यांचे क. आरटीएस/अपील/क्र. १३०/२००६ दि. १३/३/०६ व म्. लक्ष्मिदेव व म्. यांचे कडीत पत्र म्. आ. टी. एस/कावि. ६९० दि. २३/३/०७ प्रमाणे नोंद मीने</p> <p>Saxxx १०/४/०७ म्. अ. माडक</p>	<table border="1"> <tr> <td>कोई - ३</td> </tr> <tr> <td>संज्ञा क्र. १६९/२०११</td> </tr> <tr> <td>३६ १६९</td> </tr> </table>	कोई - ३	संज्ञा क्र. १६९/२०११	३६ १६९
कोई - ३						
संज्ञा क्र. १६९/२०११						
३६ १६९						

सन्त बाबत धरु वकल ह्यु असा
दिनांक



any further resale of open plots prohibited unless, with specific prior permission from the undersigned अनु-3

दस्तावेज क्र. 9294/2099
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6-A. No plot shall further be sub-divided or amalgamated ~~with~~ without obtaining the prior permission of the Collector of Thane.

7. No building shall be constructed on the plots unless approve of building plan is obtained from the appropriate i.e. both the Revenue Authority and the local auth authority. The building construction shall be in accordance with the Mah. Land Revenue Rules and the rules framed by the local authority.

8. All the plots in the layout shall be used for Industrial purpose of which the plot holder shall apply for building permission with the site plans and building plans within a period of one year from the date of this order failing which this permission shall be deemed to have been lapsed.

9. No structure shall be allowed to be constructed on lands shown as open space in the layout. The open space shall be properly developed and maintained by the holder till it is handed over to the appropriate authority for maintenance wherever required to do.

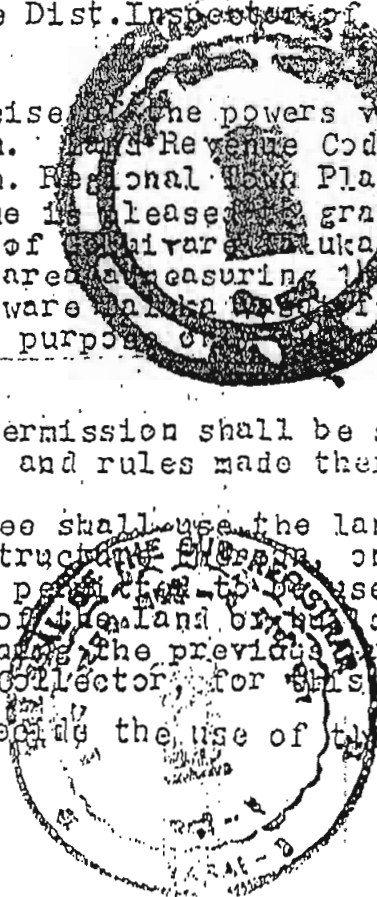
10. The occupant shall at make his own cost the arrangement for water supply, electricity and drainage etc. without creating any insanitary conditions in the surrounding area.

11. That no building permission proposal in any of the sub-plot will be considered unless an authentic measurement plan certified by the Dist. Inspector of Land Records, Thane is produced.

Further in exercise of the powers vested in him under section 44 of the Mah. Land Revenue Code, 1966 and under section 13 of the Mah. Regional Town Planning Act, 1966 the Collector of Thane has lease grant Shri. Michel Bastiyar and 6 others of Gokhiware, Wankar, Vasai non agril. permission to use an area measuring 1,670 sq. mtrs. Out of S.No. 239 of Gokhiware, Wankar, Vasai for the non agril. purpose of Industrial purpose of the plot to the following conditions.

12. the grant of permission shall be subject to the provision of the code and rules made thereunder.

13. that the grantee shall use the land together with the building and/or structure ~~thereon~~ only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector, for this purpose, the use of a building shall decide the use of the land



- READ:- 1. Application dt. 5/5/85 from Shri. Philip B. Sequeira P.A. Holder of Shri. Michel Bastiyar and six others of Gokhiware Taluka Vasai Dist. Thane.
2. Correspondance ending with letter No. NAP/Layout/Vasai/Gokhiware/85/Thane/3592, dt. 25/9/1985 from the Asstt. Director of Town Planning, Thane.
3. The Joint Director of Industries Bombay No. LMD/THN/NAP/85/E_1429, dt. 16.12.85.
4. The Tahsildar, Vasai's report dt. 25.10.85.

No. NAP वसई - 352
दस्तावेज क्र. 9896/2099
<i>31/12/85</i>

O R D E R

In exercise of the powers vested in him under Rule 4(1) read with para 16 of Part II of Schedule III of M.L.R. (Conversion of use of land and H.A.A.) Rules, 1969; the Collector of Thane is pleased to approve the accompanying layout for Industrial purpose only for the land admeasuring 14670 sqr. mtrs. in respect of S.No. 239 of village Gokhiware Taluka Vasai owned by Shri. Michel Bastiyar and 6 others of village-Gokhiware, Taluka Vasai.

The layout is approved subject to the provisions of Mah. Land Revenue Code and Rules made thereunder and also subject to the provisions of Bombay Tenancy and Agricultural Lands Act, 1948 and rules made thereunder with following conditions.

1. The layout permission and the sale/purchase/permission will be subject to the provisions of the Mah. Land Revenue Code, 1966, Mah. Regional Town Planning Act, 1966, Urban Land Ceiling and Regulation Act, 1975 and Bombay Tenancy and Agricultural Lands Act, 1948 and Rules framed thereunder
2. All the plots, open spaces, roads etc. in the layout shall be demarcated on the ground. The area of Sub.plots shall also be ascertained from the District R. Thane. The width of the road and the area of open space shall be strictly adhere to.
3. The layout roads shall be allowed to be used by adjacent holder for the purpose of access if required.
4. No plot shall be disposed of and the roads in the layout actually constructed shall be handed over to the concerned local authority alongwith open spaces as shown for the public purpose.
5. All the plots shall be disposed of within a period of one year from the date of this order and if the H.A. use of the land is not commenced within this stipulated period

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दस्ता क्र. 989/2099
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14. that the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-divisions previously approved from the authority granting this permission.

15. that the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing roads, drains, etc. to satisfaction of the Collector and the concerned Mun. authority and (b) by measuring and demarcating the plots by the survey department and until the land is so developed, no plot therein shall be disposed of by him in any manner.

16. That if the plot is sold or otherwise disposed of by the grantee it shall be duty of the grantee to sell or otherwise dispose of that plot to the condition mentioned in this order and Sanad and to make a specific mention about this in the deeds to be executed by him.

17. That this permission is to build a plinth area of the plot and the remaining area of the plot shall be kept vacant and open to sky.

18. that the grantee shall be bound to obtain the requisite building permission from the village Panchayat Gokhiware before starting construction of the proposed building or other structure if any.

19. that the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the schedule III to appended the MahLand Revenue (Conversion of use of land and N.A. Assessment) Rules, 1969, and get them approved by the Collector, Thane and construct the building according to the sanctioned plans.

20. that the grantee shall maintain the open marginal distance shown in the enclosed plan.

21. that the grantee shall commence the N.A. use of the land within the period of one year from the date of this order unless period is extended from time to time failing which the permission shall be deemed to have been cancelled.

22. that the grantee shall communicate the date of commencement of the N.A. use of the land and/or change in the use of it to the Tahsildar Vasai through the Talathi within one month failing which he shall be liable to be dealt with under Rule 6 of the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969.

23. that the grantee shall pay the N.A.A. in respect of the land at the rate of Rs. 03 per sq. mtr. from the date of commencement of the N.A. use of the land

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वसई क्र. १६१७/१२०११
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for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A.A. shall be liable to be levied at the different rate irrespectively of the fact that the guarantee period of N.A.A. already levied is to be expired.

24. that the grantee shall pay the measurement fee within one month from the date of commencement of N.A. use of the land.

25. that the g N.A.A. shall be guaranteed for the period ending 31/7/1991 after which it shall be liable for revision at revised rate, if any.

26. that the area and the N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the survey deptt.

27. that the grantee shall construct substantial bldg. or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector in his discretion, on payment by the grantee such fine premium as may be imposed as per Govt. orders.

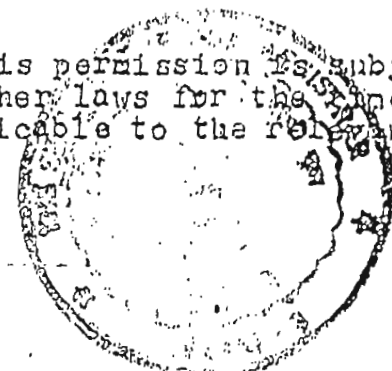
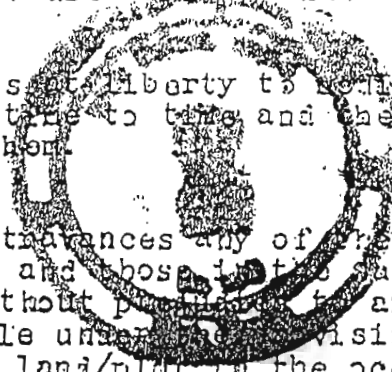
28. that the grantee shall not make any additions and alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector.

29. that the grantee shall be bound to execute a sanad in form as provided in schedule IV or V appended to the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969, embodying therein all the conditions of this order, within a period of one month from the date of commencement of the N.A. use of the land.

30. the undersigned is at liberty to modify or amend any of the conditions from time to time and the holder shall be liable to abide by them.

31. If the grantee contravenes any of the conditions mentioned in this order and does not file the sanad, the Collector Thane may, without prejudice to any other penalty to which he may be liable under the provisions of the code continued the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

32. The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other fact of the case.




वसई - ३
 वसई क्र. १८९६१
 १२०९९
 ८३१८२

: 5 :

the Bombay Tenancy and Agricultural Lands Act, 1948
 the Maharashtra Village Panchayat Act, the Municipal
 Act etc.

e/c Signed
by
Collector



[Signature]
 for Collector of Thane.


To

Shri. Michel Bastyan and 6 others
 of village-Gokhiyare (with approved plan)
 Taluka Vasai Dist. Thane.
 Thane.

jnq/-

CTOR
 NCT, THANA

THE SEAL OF THE SUB-REGISTRAR
 THANE, DIST. THANE



FUSHPAK V. RAUT

ADVOCATE & LEGAL ADVISOR

Mob.: 9960332999

- 1 -

OFFICE : 215, 2nd FLOOR, GOKUL PL
VEER SAVARKAR MARG, VIRAR
OPP. RAILWAY PHATAK, TAL. V.
DISTRICT THANE, PIN CODE - 40

OFFICE TIME : 6.00 P.M. to 8.00

TITLE CERTIFICATE.

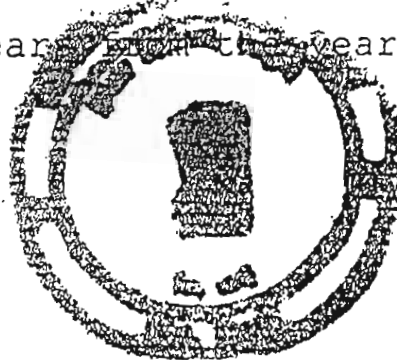
TO WHOM SO IT MAY EVER CONCERN

संख्या - ३
वस्तु क्र. १९९२/२०११
४४१९९

Ref: In the matter of land situate lying and being at village - Gokhivare, Taluka: Vasai, District: Thane within the Jurisdiction of Sub-Registrar at Vasai I, bearing Survey No.239, admeasuring 14670 Sq. Meters or thereabout assessed at Rs. 15.12 is owned by 1. MR.YOGESH SURESH MISHRA, 2. MR. RASIKBHAI VALLABHBHAI PATEL, 3. MR. KUNAL RASIKBHAI PATEL. (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

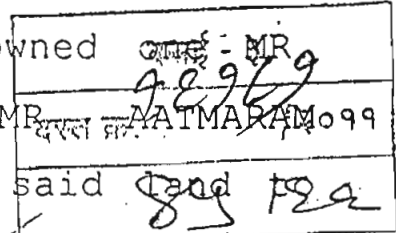
THIS IS TO CERTIFY THAT: -

1. Search in respect of said property taken at the office of Sub-Registrar at Vasai I, II III for 30 years from the year 1978 TO 2007.



COLLECTOR, THANE.

2. The said land was originally owned ~~MR~~ MR AATMARAM MANORDAS the said MR AATMARAM MANORDAS sold and conveyed the said land to SMT. PAVLINBAI BASTYAV SEQUEIRA vide Registered Conveyance Deed dated 24.02.1935.
3. SMT. PAVLINBAI BASTYAV SEQUEIRA died intestate leaving behind 1. INAS BASTYAV SEQUEIRA 2. MICHALE BASTYAV SEQUEIRA 3. PHILIP BASTYAV SEQUEIRA as only legal heirs.
4. INAS BASTYAV SEQUEIRA died intestate on 01.08.1978, leaving behind 1. BASTYAV IGNATIES (INAS) SEQUEIRA 2. RICHARD INAS SEQUEIRA 3. MARGARET INAS SEQUEIRA 4. PAVLIN INAS SEQUEIRA 5. CATHERIN INAS SEQUEIRA as his only legal heirs.
5. 1. PHILIP BASTYAV SEQUEIRA 2. MICHALE BASTYAV SEQUEIRA 3. SEBASTIAN @ BASTYAV INAS SEQUEIRA 4. RICHARD INAS SEQUEIRA 5. PAVLIN INAS SEQUEIRA 6. MARGARET INAS SEQUEIRA 7. CATHERIN INAS SEQUEIRA agreed to sell the said land to M/S KHOKHANI DEVELOPERS vide an agreement for sale dated 26.04.1985 entered into by and between them. The said land has been converted in to N.A. Land vide order REV.D.I.IX. NAP.SR.114/85 issued by the office of Collector, Thane.



वसई - 39
वसई क्र 989/1200
82 128

6. 1. PHILIP BASTYAV SEQUEIRA 2. MICHAEL BASTYAV SEQUEIRA 3. SEBASTIAN @ BASTYAV INAS SEQUEIRA 4. RICHARD INAS SEQUEIRA 5. PAVLIN INAS SEQUEIRA 6. MARGARET INAS SEQUEIRA 7. CATHERIN INAS SEQUEIRA sold and conveyed the said land to M/S KHOKHANI DEVELOPERS vide Registered Conveyance deed dated 18.09.1986 Register with Sub-Registrar Vasai at Sr. No. 2187.
7. M/S KHOKHANI DEVELOPERS vide Registered Conveyance deed dated 29.04.1987 Register with Sub-Registrar Vasai at Sr. No. 1224 sold and conveyed the said land to M/s PIDILITE INDUSTRIES LIMITED.
8. M/S PIDILITE INDUSTRIES LIMITED vide Registered Conveyance deed dated 23.03.2007 Register with Sub-Registrar Vasai III (NALLASOPARA) at Sr. No. 3263/2007 on 28.03.2007 sold and conveyed the said land to M/s SAGAR DEVELOPERS.
9. Thereafter the said M/s SAGAR DEVELOPERS sold and conveyed the said land on 1. MR. YOGESH SURESH MISHRA 2. MR. RAJESH BHAIRAV VALLABHBHAI PATEL 3. MR. KUNAL RASIBHAI PATEL by a Conveyance deed dated 11.07.2007, duly registered on 11.07.2007 at a Registration

वसाई - 3
दस्ता क्र. ६९४/२०११
४०/१२२

4

Serial No.7298/2007 at the office of Sub-registrar Vasai III (NALLASOPARA).

10. Thereafter the said land is held and possessed as owners thereof by the said 1. MR.YOGESH SURESH MISHRA 2. MR.RASIKBHAI VALLABHBHAI PATEL 3. MR.KUNAL RASIKBHAI PATEL as joint owner without any encumbrances of whatever nature.
11. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja - Gokhivare, Taluka-Vasai, Dist.Thane with respect to the said property.
12. I have collected the relevant information of the said land from 1. MR.YOGESH SURESH MISHRA 2. MR.RASIKBHAI VALLABHBHAI PATEL 3. MR.KUNAL RASIKBHAI PATEL.

AND I FURTHER CERTIFY THAT: -

1. The said owners 1. MR.YOGESH SURESH MISHRA 2. MR.RASIKBHAI VALLABHBHAI PATEL 3. MR.KUNAL RASIKBHAI PATEL have absolutely owned, seized and possessed of otherwise well and sufficiently entitled to the said property as joint owners.
2. The said owners 1. MR.YOGESH SURESH MISHRA 2. MR.RASIKBHAI VALLABHBHAI PATEL 3. MR.KUNAL RASIKBHAI PATEL as joint owners have not sold,

वसई - ३
क्र १६१/१९००
४२१६६

mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.

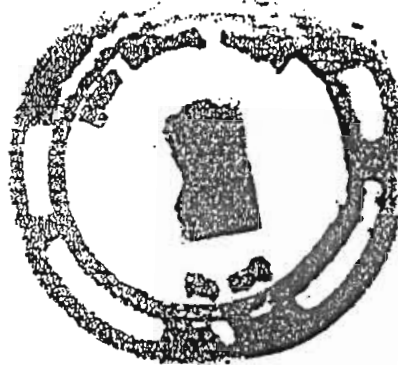
3. Under the circumstances the title to the said property of the said owners 1. MR.YOGESH SURESH MISHRA 2. MR.RASIKBHAI VALLABHBHAI PATEL 3. MR.KUNAL RASIKBHAI PATEL is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 05/12/2007.

At: Virar.

Pushpak Vasudeo Raut

PUSHPAK VASUDEO RAUT
A D V O C A T E



PUSHPAK V. RAUT
ADVOCATE & LEGAL ADVISOR

Mob.: 9960332999

वसई - ३
दस्ता क्र. १११/२०११
<i>[Handwritten Signature]</i>

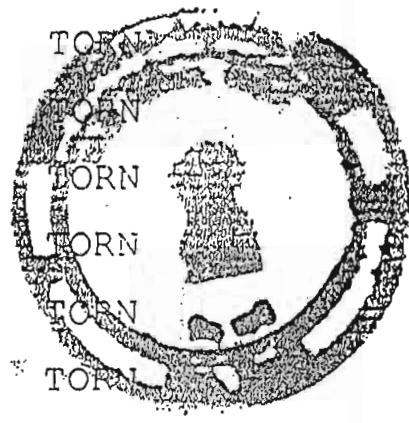
OFFICE : 215, 2nd FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E)
OPP. RAILWAY PHATAK, TAL. VASAI,
DISTRICT, THANE, PIN CODE - 401 305

OFFICE TIME : 6.00 P.M. to 8.00 P.M.

SEARCH-REPORT

I have taken search at the office of Sub-Registrar at Vasai I, II, and III for 30 Years from 1978 to 2007 of piece and parcel of land situate lying and being at village - Gokhivare, Taluka: Vasai, District: Thane within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 239 Admeasuring 14670 Sq. Meters or thereabout assessed at Rs.15.12 owned by 1. MR.YOGESH SURESH MISHRA 2. MR.RASIKBHAI VALLABHBHAI PATEL 3. MR.KUNAL RASIKBHAI PATEL.

YEAR	PHOTO	FINDINGS	PRINTED
1978	TORN		TORN
1979	TORN		TORN
1980	TORN		TORN
1981	TORN		TORN
1982	TORN		TORN
1983	TORN		TORN
1984	TORN		TORN
1985	TORN		TORN
1986	TORN		TORN
1987	ENTRY 1		TORN



1988	TORN	TORN
1989	THANE DATA ENTRY	TORN
1990	NIL	TORN
1991	NIL	TORN
1992	NIL	NIL
1993	TORN	TORN
1994	NIL	NIL
1995	THANE DATA ENTRY	NIL
1996	NIL	THANE DATA ENTRY
1997	NIL	THANE DATA ENTRY
1998	NIL	NIL
1999	NIL	NIL
2000	NIL	NIL
2001	TORN (MIX)	TORN (MIX)
2002	NIL	INDEX II NOT READY (MIX)
2003	NIL	INDEX II NOT READY (MIX)
2004	NIL	INDEX II NOT READY (MIX)
2005	NIL	INDEX II NOT READY (MIX)
2006	NIL	INDEX II NOT READY (MIX)
2007	ENTRY 2 & 3	FOR BINDING PROCESS

(TILL 05.12.2007 SEARCH IS TAKEN)

ENTRY (1) : Conveyance Deed
 Survey No. 239 AREA 1 Sq. meters
 Dt.: 29.04.1987 N. 1224.
 Vendor :- M/S KHOKHANI DEVELOPER
 Thru it's partner

वर्ष - 3
दस्ता क्र. 9894/2099
JOSE

ANIL RASIKLAL KHOKHANE

वसई - 3
9/12/09
12099
17/12/09

PURCHASER:- M/S PIDILITE INDUSTRIES

ENTRY (2) : Conveyance Deed

Survey No. 239 AREA 14670 Sq. meters

Dt.:23.03.2007

Dt.:28.03.2007 at Sr.No.3263/2007.

Vendor :- M/S PIDILITE INDUSTRIES

Thru it's Director

MR. V.S.VASAN

PURCHASER:- M/S SAGAR DEVELOPERS

Thru it's proprietor

MR. MOHAMMAD YUSUF

ENTRY (3) : Conveyance Deed

Survey No. 239 AREA 14670 Sq. meters

Dt.:11.07.2007

Dt.:11.07.2007 at Sr.No.7298/2007.

Vendor :- M/S SAGAR DEVELOPERS

Thru it's proprietor

MR. MOHAMMAD YUSUF

PURCHASER:- 1. MR.YOGESH SURESH MISHRA

2. MR.RASIKHAI VALLABHBHAI PATEL

3. MR.KUNAL RASIKHAI PATEL

Dated: 05.12.2007

At: VIRAR.

Pushpak Raut
 PUSHPAK VASUDEO RAUT
 A D V O C A T E

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०

दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६
CIDCO/VVSR/CC/BP-4318/E/1220

30/04/2008

संदर्भ क्र. : To,
Mr. Yogesh Suresh Mishra,
Mr. Rasikbhai Vallabhbai Patel &
Mr. Kunal Rasikbhai Patel,
A/303, Dattatreya Tower-1,
Near HDFC Bank,
Evershine City, Vasai Road(E).
Dist: Thane.

दिनांक :

वसई - ३१९
वसई क्र ९ ६९६/२०९९
JK EE

Sub : Commencement Certificate for the proposed layout of Industrial Buildings on la bearing S.No.239 of Village : Gokhivare, Tal: Vasai, Dist Thane

- Ref: 1) N.A. Order No.REV/DESK-I/I-IX/SR-114/85 dated 28/05/1986 from t Collector, Thane
2) TILR M.R. No.432/Vasai dated 23/02/1987 for measurement
3) GSDA certificate vide letter No. LGW 10-2008/CN107/ 55/107/2008 date 29/01/2008 for potable water supply.
4) EE(BP-VV)'s Report dated 23/01/2008.
5) NOC from Gokhivare Grampanchayat vide letter dtd 05/12/2007 for Constructio
6) Your Licensed Surveyor's letter dated 19/04/2008.

Sir/ Madam,

Development Permission is hereby granted for the proposed layout of Industrial Buildings un Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M Yogesh Suresh Mishra, Mr. Rasikbhai Vallabhbai Patel & Mr. Kunal Rasikbhai Patel.

It is conditions mentioned in the letter No.CIDCO/ VVSR/CC/BP-4318/E/ 1218 dat 22/04/2008. The detail of the layout is given below:

- | | | |
|------|-----------------------------------|--------------------------------|
| 1) | Location | S.No.239 of Village Gokhivare. |
| 2) | Land use (predominant) | Industrial |
| 3) | Gross Plot Area | : 4640.00 sq.m. |
| 4) | Less | |
| | a) Area under encroachment | : 848.34 sq.m. |
| | b) D.P. Road reservation (20-ft) | : 122.663 sq.m. |
| | c) Nalla Reservation | : 122.887 sq.m. |
| 5) | Net plot area | : 1786.116 sq.m. |
| 6) | Area under Residential Zone | : 1786.171 sq.m. |
| 7) | Area under Industrial Zone | : 1786.7945 sq.m. |
| 8) | R.G @ 10%(including encroachment) | : 1786.845 sq.m. |
| 9) | C.F.C @ 5% | : 578.900 sq.m. |
| 10) | Balance plot area | : 9812.200 sq.m. |
| 11). | Permissible F.S.I | : 0.75 |
| 12). | Permissible Built up area | : 7359.150 sq.m. |
| 13) | Built Up Area proposed | : 7342.645 sq.m. |
| 14) | No. of Buildings | : 3 Nos. |

Contd....

वसई - ३
दस्ता क्र. १६२१/२०१०
५३१६२

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०

दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६
CIDCO/VVSR/CC/BP-4318/E/1220

30/04/2008

संदर्भ क्र. :

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दिनांक :

Water Based /Chemical/ Hazardous /Obnoxious units shall not be allowed in the proposed industrial estate.

No objection and consent letters from Pollution Control Board and also NOC from such other authorities / bodies, or organizations shall be obtained from time to time as per the prevailing applicable laws and observe their conditions scrupulously.

This order is to be read along with the accompanying drawings with this letter, This certificate shall remain valid for a period of one year commencing from the date of its issue.

CIDCO reserves the rights to amend or add any condition in respect of engineering report and the same shall be binding on the applicant.

In no case sewage effluent shall find its way to any water body directly / in directly at any time.

The owner shall be responsible to discharge water or proposed drain system by connecting to the near by discharge point like natural drain, existing drain or municipal drain as per sanction DP plan. Owner shall take all measure as directed, which takes care to avoid flooding due to development in proposed layout.

Discharge of sewage shall conform to norms and standards prescribed by Maharashtra State Pollution Control Board.

There shall be no felling of tree except as per prevailing rules.

The owner shall give facility to other adjacent plot owner for efficient disposal of storm water without any condition.

CIDCO may impose any additional conditions from time to time during the progress of progress, if required necessary.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earth work, the structures shall be design such that no dampness is cause in any part of the wall or foundation of the building or those of adjacent buildings.

Installation of SA/SHS shall conform to BIS (bureau of Indian standard) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.

You shall asked for revised engineering report, in case of any change in the layout plan.

Portion of 20 M. D.P. Road falling in the layout boundary of the proposed plot, the crust thickness shown in the cross section of road shall be provided while developing and stage wise completion certificate shall be obtained from Engineering Section.

Contd.... 3.

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला; नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१८१६६

वसई - ३
वसई क्र. १६१५/२०११
५४ १६६

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/CC/BP-4318/E/1226

दिनांक : /04/2008

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The undertaking submitted by the owner in respect of development of access road with drain shall form the part for grant of occupancy certificate.

The owner shall construct retaining wall along the boundary of plot and submit structural stability certificate from licensed structural engineer.

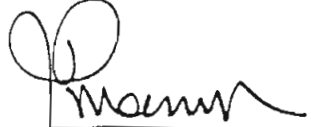
You will have to construct retaining wall to the nalla as per the Development Plan-2007. up to

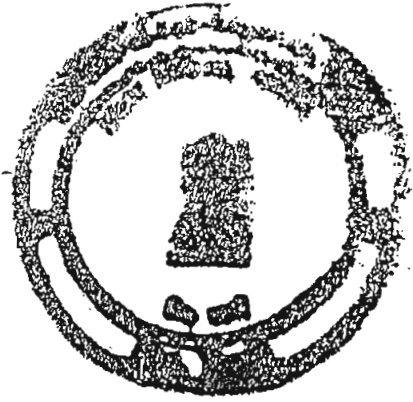
Yours faithfully

Encl.: a/a.

c.c. to:

- 1) M/s. Prithvi Arch Consultants
122, Gauri Complex, Navghar
Vasai Road (E), Taluka Vasai,
DIST : THANE.
- 2) The Collector,
Office of the Collector, Thane.
- 3) The Tahasildar
Office of the Tahasildar, Vasai
- 4) CUC (VV)


ASSOCIATE PLANNER//ATPO (VV)
20/04/08



वसई - ३
दस्ता क्र. १९१६९ / २०११
Y. Y. S.

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-4318/E/1218

Date : 30/04/2008

CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

2. The applicant shall :-
 - a) Give notice to the Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
 - c) Give written notice to the Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Corporation.
 - e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to CIDCO the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 30/11/2007..

Contd.... 2.

वसई - 3
दस्त क्र. 4. 896/2099
54 4 CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

..... 2

Date :

- ii) S.NO./CTS No. Ward No. Village Name alongwith description of its boundaries.
 - iii) Order number and date of grant of development permission/redevelopment permission issued by Planning authority.
 - iv) FSI permitted.
 - v) No. of residential/commercial flats and shops with their areas.
 - vi) Address where copies of detailed approved plans shall be available for inspection.
 - viii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
 4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
 5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
 6. A certified copy of the approved plan shall be exhibited on site.
 7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
 8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation, if the occupancy is reported before the occupancy certificate the security deposit of the said building shall be forfeited.
 9. This permission does not entitle you to develop the land which does not vest in you.
 10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Special Planning Authority.

Contd....., 3.

वसाई - ३०९
दस्त क्र ४९७१ १२०९९
५१०/१९९

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

..... 3.....

Date :

11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be defected only after the necessary approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities with the plot as stipulated by the Planning Authority (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to CIDCO's satisfaction.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 176 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate will be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR. The demarcation of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations the demarcated layout measurement plan certified by DILR shall be submitted before grant of occupancy certificate.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.
 - a) Internal access roads alongwith storm water drains.
 - b) Channalisation of water courses and culverts, if any.

Contd..... 4.

वसई - 319
दस्ता क्र. 489/2099
20192

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

..... 4

Date :

- c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for collection of solid waste.
 - e) All fire fighting requirement alongwith necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
19. The low-lying areas shall be filled as per EE(BP VV)'s report R.L. to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
 20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
 21. The owner shall submit to the Planning Authority the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme.
 22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
 23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
 24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots; he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
 25. The owner shall observe all the rules in force regarding overhead and under ground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
 26. No construction on sub-divided plots shall be allowed unless internal road and gutters are constructed to the satisfaction of the appropriate authority.
 27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.

Contd..... 5.

वर्ग - 3
दस्त क्र. 9/29/12099
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CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

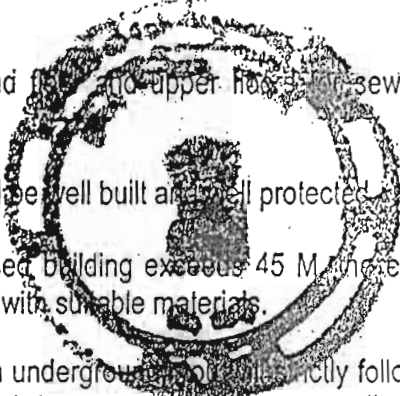
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

..... 5

Date :

28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of canber).
35. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.
36. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
37. Drinking water wells should be well built and well protected.
38. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
39. While extracting water from underground, strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.



Contd..... 6.

वसई - ३१९
दस्त क्र. १९१/२०११
५०१६६ CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code.- 95250) 2390487 • Fax : (Code: 95250) 2390466

Ref. No.

..... 6

Date :

40. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
41. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
42. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course.
43. For the portion of the compound wall rounded off at the corner at roan junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
44. This development permission enable you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from the office.
45. 92 Nos. of trees shall be planted on site.
46. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
47. Only one unit shall come up in each galla and no sub-division of galla for subletting or accommodating other unit shall be allowed.
48. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.
49. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for sewage treatment plant by way of sewage treatment plant recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate.
50. You shall use fly ash bricks or blocks or clay bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug. 2003.

Contd..... 7.

वसई - 3/9
दस्ता क्र. 9/29/2009
29/22

CIDCO**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

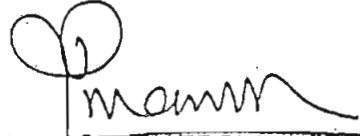
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

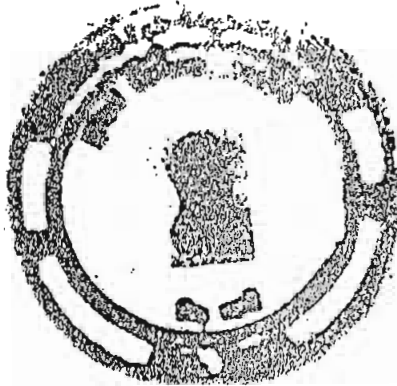
Ref. No. CIDCO/VVSR/CC/BP-4318/E/

Date : /04/2008

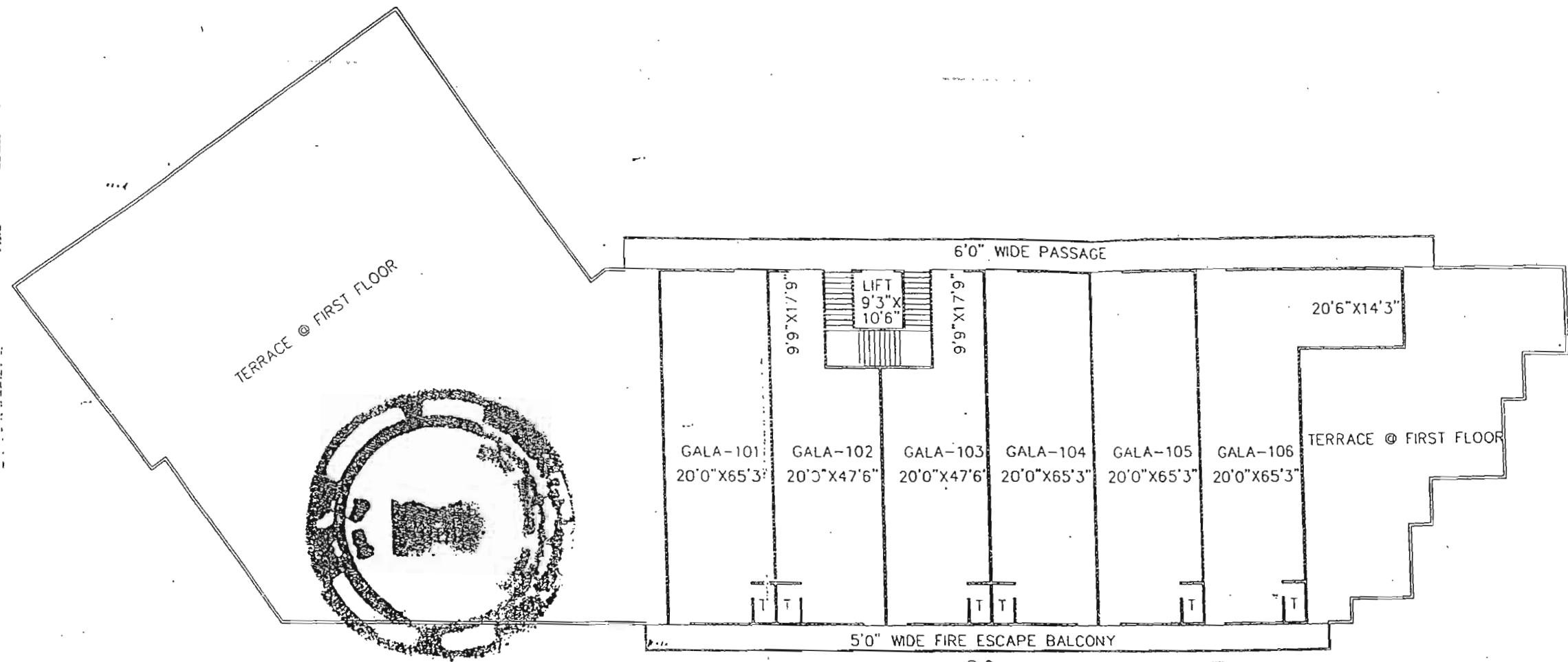
..... 7

51. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; it shall be lawful on the part of the Special Planning Authority to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
52. You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.


ASSOCIATE PLANNERTATPO (VV)
K. Solun



PLOT-B
BLDG-02



TERRACE @ FIRST FLOOR

6'0" WIDE PASSAGE

LIFT
9'3" x
10'6"

GALA-101
20'0" x 65'3"

GALA-102
20'0" x 47'6"

GALA-103
20'0" x 47'6"

GALA-104
20'0" x 65'3"

GALA-105
20'0" x 65'3"

GALA-106
20'0" x 65'3"

20'6" x 14'3"

TERRACE @ FIRST FLOOR

5'0" WIDE FIRE ESCAPE BALCONY

PROPOSED INDUSTRIAL BUILDING ON LAND BEARING S.NO. 239,
OF VILLAGE: GOKHIWARE, TAL: VASAI, DIST: THANE.

Handwritten signatures and notes:
 22-13C
 2009
 2009
 2009

FIRST FLOOR PLAN

ARCHITECT & ENGINEERS.

PRITHVI ARCH CONSULTANTS



122 GAURI COMPLEX 1st FLOOR,
 NEAR BANK OF BARODA,
 VASAI (E), DIST: THANE.
 PL. - 95250 233435/36/37

PROFORMA-I

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ONAND DIMENSIONS OF SIDES ETC. OF PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

Adhikari

SIGNATURE OF LICENSED SURVEYOR/
ENGINEER/STRUCTURAL ENGINEER.

~~THIS PLAN SHALL NOT BE
CONSIDERED AS A PROOF
OF OWNERSHIP, FOR ANY
DISPUTES IN ANY COURT OF
LAW.~~

PROFORMA II

CONTENTS OF SHEET.

PLOT AREA CAL., LOCATION | PLAN, FLOOR PLAN, LINE DIA, AREA CAL., BAL AREA STATEMENT, DOORS AND WINDOW SCHEDULE, VENTILATION STATEMENT, SECTION, ELEVATION, CONSTRUCTION AREA STATEMENT, ETC.

STAMP OF APPROVAL OF PLANS

Approved as amended in.....
Subject to the Conditions mentioned
in this Office Letter No. C.I.P.C.O./VVS R/CC/13P-4318/E/1220
Dated: 30/04/2008

[Signature]
ASSOCIATE PLANNER (VVS R)
C.D. OFFICER
AMBIKA CO-MERCIAL COMPLEX,
SECOND FLOOR, VASAI (EAST),
DIST. THANE

वसई - 3
दस्त क्र. 98969 / 2009
ES 1 ER

PART OF PROFORMA - I

Certified that the building plans submitted for approval satisfy the safety requirements for structures being constructed in Seismic Zone-III is correct to the best of our knowledge and understanding.
It is also certified that the structural design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E.(Civil) or equivalent.

K. Patel

Adhikari

Adhikari

SIGNATURE OF OWNER/APPLICANT,

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF LICENSED SURVEYOR.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED INDUSTRIAL BUILDING ON LAND BEARING S.NO. 239,
OF VILLAGE: GOKHIWARE, TAL. VASAI, DIST. THANE.

NAME OF OWNER Mr. YOGESH SURESH MISHRA, Mr. RASIKBHAI YANABHABHAI PATEL & Mr. KUNAL RASIKBHAI PATEL

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	101	01/04			

NORTH LINE SIGNATURE: NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/STRUCTURAL ENGINEER:

LICENSE SURVEYOR & ENGINEERS
PRITHVI ARCH CONSULTANTS
122 GAURI COMPLEX, 1st FLOOR,
NEAR BANK OF BARODA,
VASAI (E), DIST - THANE.
PHONE - 95250 2393435/36/37

40/10 101-01 101

आयकर विभाग
INCOME TAX DEPARTMENT
SACHIN DATTATREY RAUT
DATTATREY RAUT
18/10/1983
Permanent Account Number
ALOPR4184P
Signature

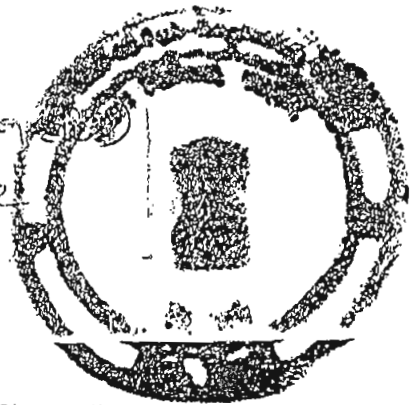
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९४१९९

203 / जय जलेश

विराट प
जि ठाणे

आयकर विभाग
INCOME TAX DEPARTMENT
ASHISH MARATHE
VISHWANATH BALWANT MARATHE
08/09/1974
Permanent Account Number
ANNPM4582F
Signature

Yashomangaal Complex
Tulint Rd, Malasopara
Tal. Vasai Dist. Thane



PAYEES A/C. ONLY
NOT NEGOTIABLE

PAY-SLIP ISSUED A/C

Valid for Six months only

Date 21/12

PAY Joint Sub Registrar, Vasai — OF
RUPEES Thirty thousand only —

IN PAYMENT OF —
ON BEHALF OF Vikas Footwear Company Private Ltd. ₹. Rs. 30000 = 00

NKGSB
CO-OP. BANK LTD.
(Scheduled Bank)



एनकेजीएसबी
को-ऑप. बैंक लि.
Estd. 1917 (संयुक्त बैंक)

VILE PARLE (E.) BRANCH, MUMBAI 400 057.

IFSC NKGS0000019

NOT OVER Rs. 30000 = 00

FOR **NKGSB** CO-OP. B

SUPERVISOR / JR. OFFICER

MANAGER

॥ ८६ ६३ २० ॥ ४०००८६० ४७१३

६२

22/12/2011

दुय्यम निबंधक:

10:26:39 am

वसई 3

दस्त गोषवारा भाग-1

वसई3

दस्त क्र 16181/2011

EY/EE

दस्त क्रमांक : 16181/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: मे विकास फुटवेअर क प्रा लि तर्फ संचालक

धेश्वनाथ पुंडलिक देवमाने - -

पत्ता: घर/फ्लॅट नं: 1/6

ल्ली/रस्ता: -

भारतीचे नाव: लकी मॅशन

भारत नं: -

उ/वसाहत: -

हर/गाय: सांताक्रुझ

ल

नाम: मे शिवालय एंटरप्रायजेस तर्फ भागीदार योगेश

स मिश्रा - -

पत्ता: घर/फ्लॅट नं: -

ल्ली/रस्ता: -

भारतीचे नाव: -

भारत नं: -

पेट/वसाहत: एव्हरशार्डन सिटी

हर/गाय: वसई पू

तालुका: वसई

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लिहून देणार

वय 59

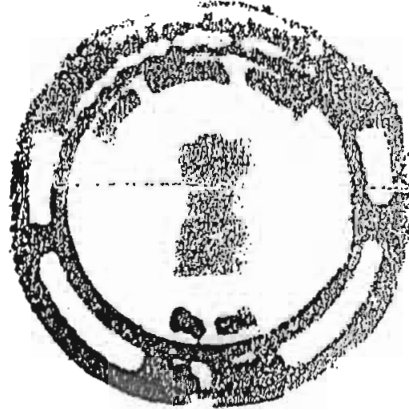
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लिहून देणार

वय 35

सही

दुय्यम निबंधक कार्यालय
वसई क्र 3



दस्त गोषवारा भाग - 2

वसई 3

दस्त क्रमांक (16181/2011)

EE166

दस्त क्र. [वसई3-16181-2011] चा गोषवारा
बाजार मुल्य :4436000 मोबदला 2000000 भरलेले मुद्रांक शुल्क : 266100

पावती क्र.:16597 दिनांक:22/12/2011
पावतीचे वर्णन
नांव: मे विकास फुटवेअर कं प्रा लि तर्फे संचालक
विश्वनाथ पुंडलिक देवमाने - -

दस्त हजर केल्याचा दिनांक :22/12/2011 10:23 AM

निष्पादनाचा दिनांक : 22/12/2011

वसई हजर करणा-याची सही

30000 :नोंदणी फी
1320 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
60 :अतिरिक्त मुद्रांक शुल्क

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 22/12/2011 10:23 AM
शिकका क्र. 2 ची वेळ : (फी) 22/12/2011 10:26 AM
शिकका क्र. 3 ची वेळ : (कबुली) 22/12/2011 10:26 AM
शिकका क्र. 4 ची वेळ : (ओळख) 22/12/2011 10:26 AM

31380: एकूण

दस्त नोंद केल्याचा दिनांक : 22/12/2011 10:26 AM

ओळख :

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

1) आशिष वि मराठे - ,घर/फ्लॅट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: नालासोपार

तालुका: वसई

पिन: -

2) सचिन द राऊत - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: विरार

तालुका: वसई

पिन: -



दस्तपत्राचा शिबो जोडलेले कागदपत्रे, कुलपुत्र्यागपत्र,
व्यक्तीशः दस्तपत्रे वनाचट आडवून घेतल्या जातील याची
संपूर्ण जबाबदारी निष्पादकांना आहे

लिहून घेणार

लिहून देणार

दस्तपत्रे घेतले की, कागदपत्रे
... E.E ... घेणे जाईल.

मुद्रांक मिळवण्यासाठी
... १२ १२ २०११

वसई 3
वसई 3

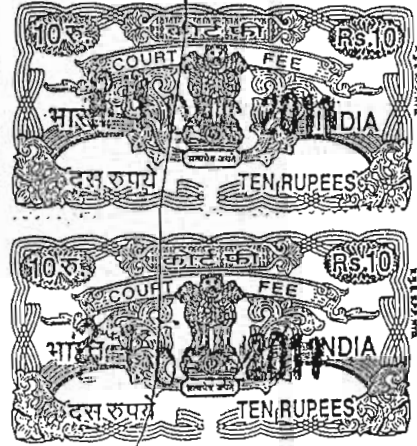


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... १२ १२ २०११ ...



गावाचे नाव : गोखिवरे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,000,000.00
बा.भा. रु. 4,436,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 239 वर्णन: विभाग क्र 3, मौजे गोखिवरे, गाळा नं 104, पहिला मजला, शिवालय इंडस्ट्रियल इस्टेट-2, गोखिवरे, वसई पू
- (3) क्षेत्रफळ (1) 139.935 चौमी बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे शिवालय एंटरप्रायजेस तर्फे भागीदार योगेश एस मिश्रा - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: एव्हरशार्इन सिटी; शहर/गाव: वसई पू; तालुका: वसई; पिन: -; पैन नम्बर: ABEFS 5530 J.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे विकास फुटवेअर कंपनी प्रा लि तर्फे संचालक विश्वनाथ पुंडलिक देवमाने - -; घर/फ्लॉट नं: 1/6; गल्ली/रस्ता: -; इमारतीचे नाव: लकी मेशन; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: सांताक्रुझ; तालुका: मुंबई; पिन: -; पैन नम्बर: AADCV 3855 A.
- (7) दिनांक करून दिल्याचा 22/12/2011
- (8) नोंदणीचा 22/12/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 16181/2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 266160:00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000:00
- (12) शेरा



सत्यप्रत

सह दुय्यम निबंधक वर्ग-२
वसई क्र. 3



DATED THIS _____ DAY OF _____ 200

BETWEEN

M/s. Shivalay Enterprises

BUILDERS & DEVELOPERS

AND

SHRI / SMT / M/S. _____

Purchaser/s

AGREEMENT FOR SALE

OF

GALA NO. _____ ON _____ FLOOR

BUILDING NO. _____

BUILDING KNOWN

AS

Shivalay Industrial Estate

No. 2

LEGAL ADVISOR

PUSHPAK V. RAUT

215, 2nd Floor, Gokul Plaza,

Veer Savarkar Marg, Virar (East),

Opp. Railway Phatak, Tal. Vasai, Dist. Thane.

ARCHITECT

PRITHVI ARCH CONSULTANTS

PROJECT CONSULTANTS FOR

ARCHITECTURAL & STRUCTURAL WORKS

PHONE : 95250 - 2393435 / 36 / 37



SHIVALAY ENTERPRISES

BUILDERS & DEVELOPERS

A-303, Dattatray Tower Phase - 1, Evershine City, Vasai Road (East),
Dist. Thane - 401 208. Mobile : 93264 70285 / 98222 18187

Ref No.: SE/NOC/L-1/20-21

Date : 5th Nov 2020

To

Vikas Footwear Co Pvt Ltd

1/6, Lucky Mansion,

Opp Vakola BMC MKT

Santacruz (E), Mumbai-55

Dear Sir

Sub : Documents for Bank Loan

Ref : Galla No 104 & 103 in B.No 2 in Shivalay Industrial Estate II

With reference to above, as per our discussion we wish to state as under

1. The above building is under construction as per CIDCO Commencement certificate No :
CIDCO/VVSR/CC/BP-4318/E/1220 DATED 30/04/2008. The Part OC for same is recd as per CIDCO
Letter No : CIDCO/VVSR/POC/BP-4318/E/275 DATED 23/04/2010 (copy enclosed).
2. The Co-operative Premises Society is not yet formed.

Yours faithfully,
For Shivalay Enterprises

Authorised Signature

वसई - १

दस्ता क्रमांक- १०६७०७/२०१३

९९/१०२

११/१०२

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कन्सल्टिंग कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०

दूरध्वनी : (कोड - ९५२५०) २३१०४८७ फॅक्स : (कोड-९५२५०) २३१०४६६
CIDCO/VVSR/CC/BP-4318/E/1220

30/04/2008

सदस्य क्र. :

To,

दिनांक :

Mr. Yogesh Suresh Mishra,
Mr. Rasikbhai Vallabhbhai Patel &
Mr. Kunal Rasikbhai Patel,
A/303, Dattatreya Tower-I,
Near HDFC Bank,
Evershine City, Vasai Road(L.),
Dist: Thane.

Sub : Commencement Certificate for the proposed layout of Industrial Buildings on land bearing S.No.239 of Village : Gokhivare, Tal: Vasai, Dist Thane

- Ref: 1) N.A. Order No REV/DESK-IT-IX/SR-114/85 dated 28/05/1986 from the Collector, Thane
2) TILR M.R. No 412/Vasai dated 23/02/1987 for measurement
3) GSDA certificate vide letter No. LGW 10-2008/CN107/ 55/107/2008 dated 29/01/2008 for potable water supply.
4) EE(BP-VV)'s Report dated 23/01/2008.
5) NOC from Gokhivare Grampanchayat vide letter dtd 05/12/2007 for Construction
6) Your Licensed Surveyor's letter dated 19/04/2008.

Sir/ Madam,

Development Permission is hereby granted for the proposed layout of Industrial Buildings under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Yogesh Suresh Mishra, Mr. Rasikbhai Vallabhbhai Patel & Mr. Kunal Rasikbhai Patel.

It is conditions mentioned in the letter No.CIDCO/ VVSR/CC/BP-4318/E/ 1218 dated 22/04/2008. The detail of the layout is given below:

1) Location	: S.No.239 of Village Gokhivare
2) Land use (predominant)	: Industrial
3) Gross Plot Area	: 14670.00 sq.m.
4) Less a) Area under encroachment	: 284.334 sq.m.
b) D.P. Road reservation (20-M)	: 1197.663 sq.m.
c) Nalla Reservation	: 1603.887 sq.m.
5) Net plot area	: 11584.116 sq.m.
6) Area under Residential Zone	: 6.171 sq.m.
7) Area under Industrial Zone	: 11577.945 sq.m.
8) R.G @ 10% (including encroachment area)	: 1186.845 sq.m.
9) C.F.C @ 5%	: 578.900 sq.m.
10) Balance plot area	: 9812.200 sq.m.
11) Permissible F.S.I	: 0.75
12) Permissible Built up area	: 7359.150 sq.m.
13) Built Up Area proposed	: 7342.645 sq.m.
14) No. of Buildings	: 3 Nos.

Contd..... 2.

सादरणाकृत कार्यालय : विमल, दुसरा मजला, नवीमन चौक, मुंबई - ४०० ०२१, दूरध्वनी : २२-२२०२ २५०९
पत्रकार्यालय : मिडको भवन, सी वी डी वेन्गार, वसई (पूर्व) - ४०० ०८१, दूरध्वनी : २२-२५१२ २१६६



वसई - १
सं. क्रमांक- १०६००/२०१३
१०१ / १४२

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अदिका कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०

CIDCO VVSRCC/HP-413/E/1220
दूरध्वनी : (फोन - १५२५०) २३९०४८७ फॅक्स : (फोन-१५२५०) २३९०४६६

३०/०४/२००८

संख्या क्र. :

२.

दिनांक :

Water Based Chemical Hazardous Obnoxious units shall not be allowed in the proposed industrial estate.

No objection and consent letters from Pollution Control Board and also NOC from such other authorities / bodies, or organizations shall be obtained from time to time as per the prevailing applicable laws and observe their conditions scrupulously.

This order is to be read along with the accompanying drawings with this letter, This certificate shall remain valid for a period of one year commencing from the date of its issue.

CIDCO reserves the rights to amend or add any condition in respect of engineering report and the same shall be binding on the applicant

In no case sewage effluent shall find its way to any water body directly / in directly at any time.

The owner shall be responsible to discharge water or proposed drain system by connecting to the near by discharge point like natural drain, existing drain or municipal drain as per sanction DP plan. Owner shall take all measure as directed, which takes care to avoid flooding due to development in proposed layout.

Discharge of sewage shall conform to norms and standards prescribed by Maharashtra State Pollution Control Board.

There shall be no felling of tree except as per prevailing rules.

The owner shall give facility to other adjacent plot owner for efficient disposal of storm water without any condition.

CIDCO may impose any additional conditions from time to time during the progress of progress, if required necessary.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earth work, the structures shall be design such that no dampness is cause in any part of the wall or foundation of the building or those of adjacent buildings.

Installation of SAWHS shall conform to BIS (bureau of Indian standard) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.

You shall asked for revised engineering report, in case of any change in the layout plan.

Portion of 20 M. D.P. Road falling in the layout boundary of the proposed plot, the crust thickness shown in the cross section of road shall be provided while developing and stage wise completion certificate shall be obtained from Engineering Section.

Contd. ..3.

संयोजक कार्यालय : विरमल, दुसरा मजला, नवीन पॉइंट, वसई - ४०० ०२१, दूरध्वनी : २२२०२२५०९
पुण्य कार्यालय : सिडको भवन, सी. बी. डी. वेलापूर, नवी मुंबई - ४०० ०६१४, दूरध्वनी : २६०९२८१६६



वसई - १

सं. १०८६००/२०१३

१०३ / १०२

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका. कमिश्नियर कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - २५२५००) २३२०४८५ फॅक्स : (कोड-२५२५००) २३२०४६६

संदर्भ क्र. : CIDCO/VVSR/CC/BP-4318/E/1720

दिनांक : /04/2008

... 3 ...

The undertaking submitted by the owner in respect of development of access road with drain shall form the part for grant of occupancy certificate.

The owner shall construct retaining wall along the boundary of plot and submit structural stability certificate from licensed structural engineer

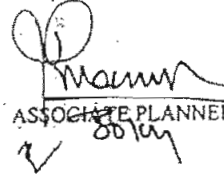
You will have to construct retaining wall to the nalla as per the Development Plan-2007. up to PCC

Yours faithfully,

Encl.: a/a.

c.c. to:

- 1) M/s Prithvi Arch Consultants
122, Gauri Complex, Navghar
Vasai Road (E), Taluka Vasai,
DIST : THANE.
- 2) The Collector,
Office of the Collector, Thane
- 3) The Tahasildar
Office of the Tahasildar, Vasai
- 4) CUC (VV)


ASSOCIATE PLANNER/ATPO (VV)

संदर्भित कार्यालय : सिडको, दुसरा मजला, नरोत्तम पोर्डर, पुणे - ४०० ०२१, दूरध्वनी : २२२२२२२२
मुख्य कार्यालय : सिडको भवन, सी. रो. ओ. बेलगाव, नवी पुणे - ४०० ०११, दूरध्वनी : २२२२२२२२



CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code - 95250) 2390466

Date: 30/11/2007

Ref. No. CIDCO/VVSR/CC/BP-4318/E/1 2 18

Date: 30/11/2007

CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

2. The applicant shall -
 - a) Give notice to the Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
 - c) Give written notice to the Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Corporation
 - e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to CIDCO the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 30/11/2007

Contd... 2.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone: 2220 4900. Fax: 00-91-22-2200 2769
HEAD OFFICE : CIDCO Bhavan, CBD-Betapur, Nav Mumbai 400 614. Phone: 2375 9131. Fax: 00-91-22-6751 2100



CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - ४०११०१

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

... 2 ...

२३९०४६६
दिनांक- १०६६६/२७९३
Date: १०६/९४

- ii) S.NO/CTS No. Ward No. Village Name alongwith description of its boundaries
 - iii) Order number and date of grant of development permission/redevelopment permission issued by Planning authority.
 - iv) FSI permitted.
 - v) No. of residential/commercial flats and shops with their areas.
 - vi) Address where copies of detailed approved plans shall be available for inspection.
 - vii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
 4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
 5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
 6. A certified copy of the approved plan shall be exhibited on site.
 7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
 8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation, if the occupancy is reported before grant of occupancy certificate the security deposit of the said building shall be forfeited.
 9. This permission does not entitle you to develop the land which does not vest in you.
 10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Special Planning Authority.

Cont'd ... 3

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 00-91-22-6791 8166



(U) (D) (C) (A) (O)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF NIAHARA LIMITED

Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210

Phone : (Code - 95250) 2390487 - Fax : (Code : 95250) 2390486

7390486-908609/003
Date: 9/09/2003

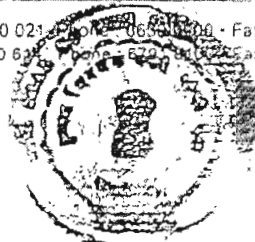
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11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be defected only after the necessary approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities with the plot as stipulated by the Planning Authority (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to CIDCO's satisfaction.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1976 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate will be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations the demarcated layout measurement plan certified by DILR shall be submitted before grant of occupancy certificate.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.
 - a) Internal access roads alongwith storm water drains.
 - b) Channelisation of water courses and culverts, if any.

Contd..... 4.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 67531000 - Fax : 00-91-22-2262 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 615. Phone : 67531000 - Fax : 00-91-22-2791 2155



CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

2390466 - 90866/2083

Date: 999 / 982

Ref. No.

4

- c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for collection of solid waste.
 - e) All fire fighting requirement alongwith necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
19. The low-lying areas shall be filled as per EE(BP VV)'s report R.L. to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
 20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
 21. The owner shall submit to the Planning Authority the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme.
 22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
 23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
 24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
 25. The owner shall observe all the rules in force regarding over head/under ground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
 26. No construction on sub-divided plots shall be allowed unless internal road and gutters are constructed to the satisfaction of the appropriate authority.
 27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.

Contd. 5.



CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dis. Thane - ४२२१३ - १

Phones : (Code - 95250) 2390467 • Fax : (Code : 95250) 2390466

Ref No

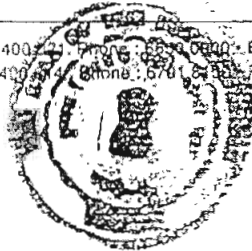
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दस्तावेज क्र. - १०६६००/२०१३
Date: ११/३/१९८२

28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land
29. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.
36. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided
37. Drinking water wells should be well built and well protected.
38. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
39. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.

Contd. . 6.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nanman Point, Mumbai - 400 004. Phone : 00-91-22-2202 2509 Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 607. Phone : 00-91-22-6791 8165 Fax : 00-91-22-6791 8165



वसई - २
प्लान क्रमांक- 70E/00/2023
१११/१०२

CIDCO**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390467 - Fax : (Code : 95250)-2390466

Ref. No.

...6...

Date :

40. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
41. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
42. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course.
43. For the portion of the compound wall rounded off at the corner at roan junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
44. This development permission enable you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from the office.
45. 92 Nos. of trees shall be planted on site.
46. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
47. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
48. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.
49. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for sewage treatment plant by way of package treatment plant recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate.
50. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug. 2003

Contd..... 7.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 024. Phone : 66311100. Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai, 400 614. Phone : 6791 8167. Fax : 00-91-22-6791 8166



वसई - १	
प्लान क्रमांक-१०६७७/२०१३	
११७	१२



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210

Phones : (Code - 95250) 2390467 · Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-4318/E/

Date : /04/2008

.....7.....

51. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; it shall be lawful on the part of the Special Planning Authority to impose new conditions for compliance as may be to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
52. You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO

Mamun
ASSOCIATE PLANNER / ATPO (VV)
K. Solun



ETC. OF PLOT STATED (IN PLAN ARE AS MEASURED ON SITE AREA STATED IN DOCUMENT/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS)

Adhikari
SIGNATURE OF LICENSED SURVEYOR/
ENGINEER/STRUCTURAL ENGINEER.

THIS PLAN SHALL NOT BE
CONSIDERED AS A PROOF
OF OWNERSHIP. FOR ANY
DISPUTES IN ANY COURT OF
LAW.

PROFORMA II

CONTENTS OF SHEET

PLOT AREA CALCULATION PLAN, FLOOR PLAN, LINE DIA AREA CALC, BAL AREA STATEMENT, DOORS AND WINDOW
SCHEDULE, VENTILATION STATEMENT, SECTION, ELEVATION, CONSTRUCTION AREA STATEMENT, ETC.

STAMP OF APPROVAL OF PLANS

Approved as amended in.....
Subject to the Conditions mentioned
In this Office Letter No. *511269/VVS 2/CL/131-4318/E/1220*
Dated: *30/04/2008*
[Signature]
ASSOCIATE PLANNER (VVS)
C.P. S. Ltd.
INDIA COLLEGE COMPLEX
SECOND FLOOR, VASAJ (EAST)
DIST. THANE

PART OF PROFORMA - I

Certified that the building plans submitted for approval satisfy the safety requirements for structures being constructed in Seismic Zone-III is correct to the best of our knowledge and understanding.
It is also certified that the structural design including safety from natural hazards has been prepared by duly qualified structural engineer of least B.E.(Civil) or equivalent.

K.Patel
SIGNATURE OF
OWNER/APPLICANT.



Adhikari
SIGNATURE OF
STRUCTURAL ENGINEER

Adhikari
SIGNATURE OF
LICENSED SURVEYOR.

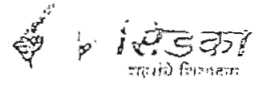
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED INDUSTRIAL BUILDING ON LAND BEARING S.NO. 239,
OF VILLAGE: GOKHIWARE, TAL. VASAJ, DIST. THANE.

NAME OF OWNER *Mr. YOGESH SURESH MISHRA, Mr. RASIKBHAI VAIJABHABHAI PATEL & Mr. KUNAL RASIKBHAI PATEL*

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	101	01/04			
NORTH LINE	SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/STRUCTURAL ENGINEER				
		PRITHVI LICENSED SURVEYOR 103 GOKHIWALE COMPLEX, 1st FLOOR, NEAR BANK OF BARODA, VASAJ (EAST), THANE. PHONE - 95250 2393435/38/37			<i>Adhikari</i>

JOB NO-101-01-04



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अविका कर्णसिंघत मॉडर्निस, दुर्गा पकवा, वसई (पूर), वि. अणे ४०१, २१०
दूरधनी : (फोन - १५-५२) २३२०४२० फॅक्स : (फोन-१५२५५२) २३२०४५६

संदर्भ : CIDCO/VVSR/POL/BP-4318/E/275

दिनांक : 23/04/2010

To,
Mr. Yogesh Suresh Mishra
Mr. Rasikbhai Vallabhbhai Patel &
Mr. Kunal Rasikbhai Patel
4/303 Dallatrey Tower I
Near HDFC Bank,
Evershine City Vasai Road(E)
Dist: Thane.

वसई - १
दस्त क्रमांक- १०६६०/२७१३
१२१ / १४२

Sub: Grant of Part Occupancy Certificate for the proposed Industrial Building No.2 (Ground floor only) on land bearing S.No.239 of Village Gokhivare, Taluka Vasai Dist. Thane

- Ref 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4318/E/1221 1223 & 1225 dated 30/04/2006
- 2) N.A. Order No.REV/DESK/IT-IX/SR-114/85 dated 28/05/1985 from the Collector, Thane.
- 3) Letter from GSDA vide letter No.LGW-10-2068/CN-107/55/234/2010 dated 24/02/2010 for potable water supply
- 4) Development completion certificate dtd. 11/03/2010 from the Licensed Surveyor
- 5) Structural stability certificate from your Structural Engineer vide letter dated 11/03/2010
- 6) Plumbing certificate dated 11/03/2010.
- 7) Your letter dated 11/03/2010.

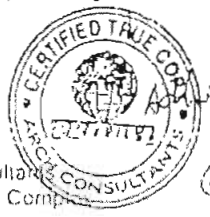
Sir/ Madam,

Please find enclosed herewith the necessary part Occupancy Certificate for Industrial Building No.2 (Ground floor only) on land bearing S.No.239 of Village Gokhivare, Taluka Vasai, Dist. Thane, along with as built drawings.

You are required to submit revised DLR map showing the roads, R.G amenity plot, D.P, road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching this office for provisional o.c.c. or o.c.c. of last building.

Yours faithfully,

Enclosure
cc 10



[Signature]
EXECUTIVE ENGINEER (BP & VV)

M/s. Prithvi Arch Consultants
122, Gauri Commercial Comp.
Vasai (E), Taluka Vasai
DIST : THANE

महाराष्ट्र शासन, विधान, दुर्गा पकवा, वसई (पूर), ४०१ २१० दूरधनी २३२०४२० फॅक्स : २३२०४५६
दूरधनी : सिडको पकवा, भे. व. रो. वसई, को. पुणे - ४०१ २१० दूरधनी : २३२०४२० फॅक्स : २३२०४५६





शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यालय, मुंबई, मुंबई, वाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी (मो.) २२२२२११११, २२२२२२२२, २२२२२२२२ (फॅक्स-२२२२२२२२) २३१९०४६६

संदर्भ क्र. CIDCO/VSR/FOC/BP-4318/E/2 7-5

दिनांक : 23/04/2010
वसई - १
दस्ता क्रमांक- 90866/2013
923/982

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Certificate (for Industrial Building No. 2 Ground Floor only) with Built Up Area 1790.839 sq.m. on land bearing S No.239 of Village Gokhivare, Taluka Vasai, Dist. Thane, completed under the supervision of M/s Prithvi Arch Consultants Architect/Licensed Surveyor (License/Registration No. A/100/L/S STR/A/2A) and has been inspected on 23/03/2010 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.CIDCO/VSR/CC/BP-4318/E/1221 dated 30/04/2008 issued by the CIDCO and permitted to be occupied subject to the following conditions

1. The Unit in this Industrial Building shall obtain a No Objection Certificate from the Directorate of Industries before commencement of manufacturing activities
2. Water based/Chemical/Hazardous/Obnoxious Units shall not be allowed in the Industrial Units
3. No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously
4. Notwithstanding any thing contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of building or structures erected of use contrary to the provision of this grant within the specific time Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/his successors and every person deriving title through or under them.
5. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively

This certificate of occupancy is issued only in respect 13 Galas constructed in Ground Floor of Industrial Building No.2 only.

Copy 2

शहर व औद्योगिक विकास महामंडळ, मुंबई, मुंबई, वाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी (मो.) २२२२२१११, २२२२२२२२, २२२२२२२२ (फॅक्स-२२२२२२२२) २३१९०४६६



सिद्धकर्ता - १
वस्तु क्रमांक - १३६७/२२१३
१२५/१४२

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मधील

अधिकार क्षेत्रातील कॉम्प्लेक्स द्वारा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 संपत्ती (कॉड - १५२५०) २३१०४२७ फॅसा (कॉड १५२५०) २३१०४३३

संदर्भ क्र.: CIDCO/VVSR/POC/BP-4318/Er2 75 दिनांक 23/04/20 7

- 7 The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice
 - 8 Also you shall submit a cloth mounted copy of the AS built drawing without which the Security deposit will not be refunded
 - 9 You shall develop the 20 M wide D.F. Road before next occupancy certificate or within 3 months from the receipt of this letter, whichever is earlier.
 - 10 You shall construct the balance compound wall before approaching this office for next occupancy certificate
- One set of completion plan duly certified is returned herewith

[Handwritten Signature]
 EXECUTIVE ENGINEER (BP & VV)

(A)



SD0236/NKGSB/NS/PG/SC/2021-22

05/06/2021

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

**M/S. VIKAS FOOTWEAR CO. PVT. LTD. (MD. VISHWANTH
PUNDALIK DEVMANE)**

PROPERTY ADDRESS

**GALA NO. 104, 1ST FLOOR, BUILDING NO. 2, M/S. VIKAS FOOTWEAR CO. PVT.
LTD., SHIVALAY INDUSTRIAL ESTATE NO.2, GOKHIWARE, VASAI EAST,
TALUKA VASAI, DISTRICT PALGHAR 401 208.**



**NKGSB Bank
Vile Parle (E) Branch**

Sanjay S. Dalvi

REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYORS

Off Address: 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir,
G.D. Ambekar Marg, Wadala (West), Mumbai: - 400031.