



दस्तावेजांक व वर्ष: 1865/2005
Wednesday, March 09, 2005

2:07:09 PM

दुय्यम निबंधक: टाणे 3

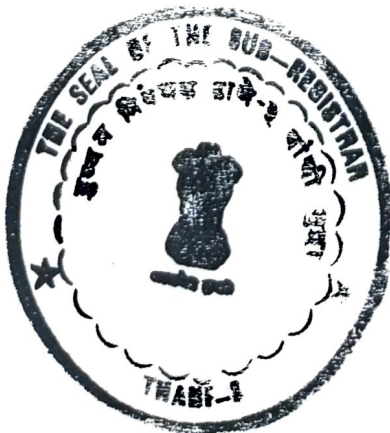
नोदणी 63 म

Regn 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घनसोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 585,000.00
बा.मा. रू. 585,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (1) वर्णन: से. 1 घनसोली, प्लॉट नं. 62,
(असल्यास)
- (3) क्षेत्रफळ (1) 62.40 चौमी
- (4) आकारणी किंवा जुडी देण्यात असेल (1)
तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे (1) - - सिडको लि तर्फे ; घर/फ्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.
व संपूर्ण पत्ता नाव किंवा दिवाणी पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास, प्रतिवादीचे नाव व
संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे (1) - - शेख इनायक तुल्ला; घर/फ्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत
नाव व संपूर्ण पत्ता किंवा दिवाणी -; पेट/वसाहत: -; शहर/गाव: -; तालुका: एच/एफ-22 चिंता कॉम्प, मुंबई, पिन: 88;
न्यायालयाचा हुकुमनामा किंवा आदेश नम्बर: -
असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 03/03/2005
- (8) नोंदणीचा 09/03/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 1865 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 29250.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रू 5860.00
- (12) शेरा



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दुय्यम निबंधक टाणे नं. 3



Wednesday, March 09, 2005

1:59:48 PM

Original

नोंदणी 39 म.

Sign: 39 M

पावती

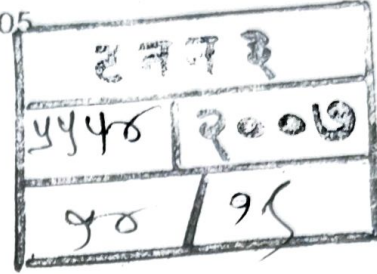
पावती क्र. : 1903

दिनांक 09/03/2005

गावाचे नाव घनसोली

दस्तऐवजाचा अनुक्रमांक टनन3 - 01865 - 2005

दस्ता ऐवजाचा प्रकार भाडेपट्टा



सादर करणाराचे नाव: - शेख इनायत तुल्ला

नोंदणी फी

5860.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

320.00

एकूण रु.

6180.00

आपणास हा दस्त अंदाजे 2:14PM ह्या वेळेस मिळेल

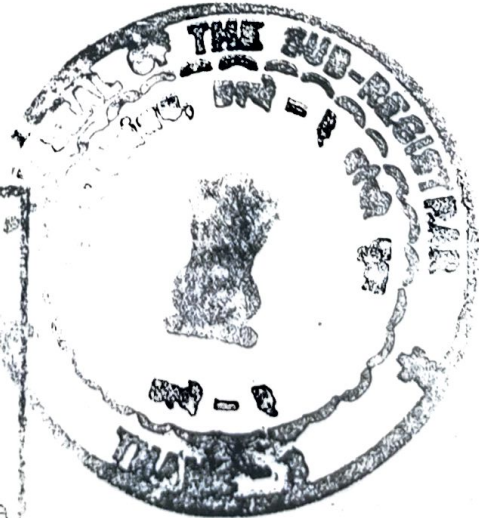
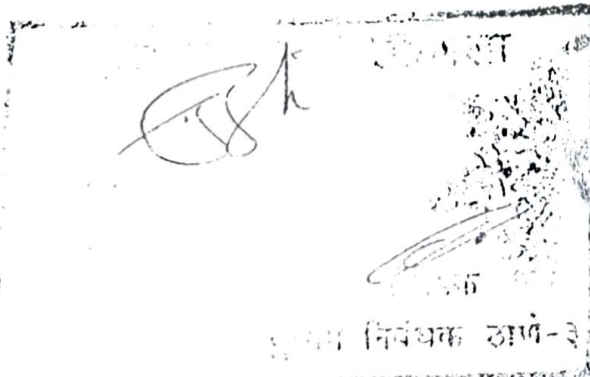

दुस्यम निबंधक
ठाणे 3

आकार मुल्य: 585000 रु. मोबदला: 585000रु.

भरलेले मुद्रांक शुल्क: 29400 रु.

देयकाचा प्रकार : चलनाने.

चलन क्रमांक: 90; रक्कम: 5860 रु.; दिनांक: 03/03/2005





दस्तावेज क्रमांक व वर्ष: 1865/2005

Wednesday, March 09, 2005

2:00 PM PST

दुय्यम निबंधक. टाणे 3

तारीख

संख्या

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घनसोली

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
वाढतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 585,000.00
बा.मा. रु. 585,000.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (1) वर्णन से 1 घनसोली, प्लॉट नं. १२ न व ३
(असल्यास)

(3) क्षेत्रफळ (1) 62.40 चौमी

(4) आकारणी किंवा जुडी देण्यात असेल (1)
तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे (1) - - सिडको लि. तर्फे ; घर/प्लॉट नं. ; गल्ली/रस्ता ; ईमारतीचे नाव ; ईमारत
व संपूर्ण पत्ता नाव किंवा दिवाणी पेट/वसाहत ; शहर/गाव ; तालुका ; पिन ; पॅन नम्बर
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास, प्रतिवादीचे नाव व
संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे (1) - - शेख इनायक तुल्ला ; घर/प्लॉट नं. ; गल्ली/रस्ता ; ईमारतीचे नाव ; ईमारत
नाव व संपूर्ण पत्ता किंवा दिवाणी ; पेट/वसाहत ; शहर/गाव ; तालुका ; एच/एफ - 22 चिंता कॉम्प, मुंबई, पिन. 88.1
न्यायालयाचा हुकुमनामा किंवा आदेश नम्बर ;
असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 03/03/2005

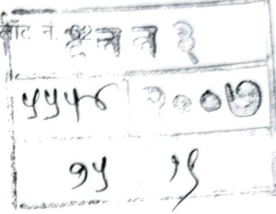
(8) नोंदणीचा 09/03/2005

(9) अनुक्रमांक, खंड व पृष्ठ 1865 /2005

(10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 29250.00

(11) बाजारभावप्रमाणे नोंदणी शुल्क रु 5860.00

(12) शेरा

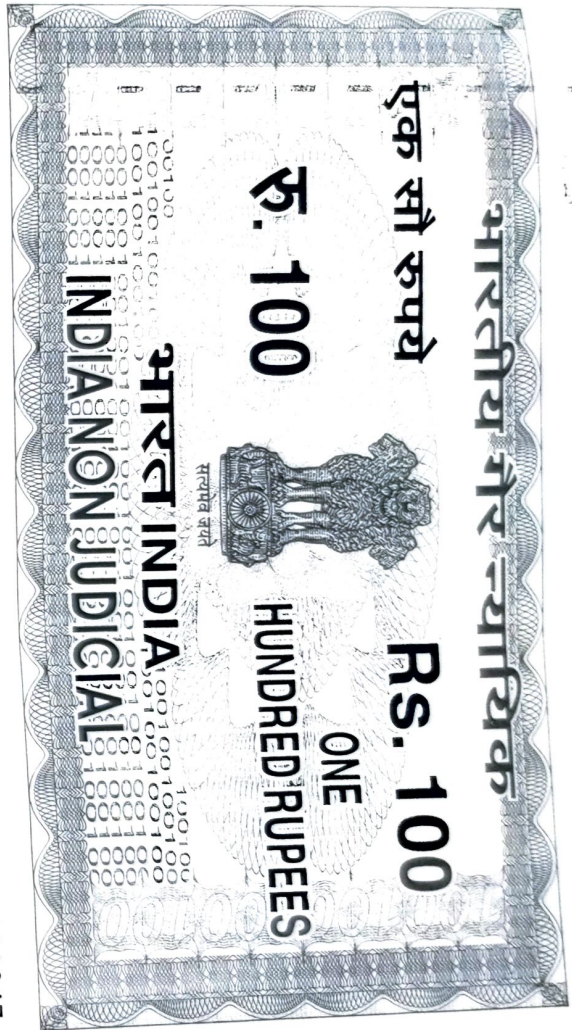


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दुय्यम निबंधक. टाणे ३



6625



महाराष्ट्र MAHARASHTRA

साईनाथ कानुनिकेशन अॅन्ड सेरॉयस सेटल 008243

एस. एम. 11, सेक्टर 94, कुर्ला नं. 48,

कोई. अंश. सी. फंड 800 000

5 APR 2007

अनुक्रमांक 243

नाम श्री. रा. राजेश राजेश

हस्ता

दिनांक 5 APR 2007 श्री साईनाथ कानुनिकेशन अॅन्ड सेरॉयस सेटल

महाराष्ट्र राज्य सरकार

20 MAR 2007

महाराष्ट्र	राज्य
20	19

Lease deed

Between

CIDCO Ltd

AND

Sheikh Inayatullah

Plot No. 62, Set. 1, Chansoli

STAFF OFFICER
CIDCO LTD. C.B.D

(Signature)



7 न न ३
५५५०/२००७
३/११

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

FOR RESIDENTIAL PURPOSE
PLOT NO. 62, SECTOR-1 AT Ghansoli



LEASE DEED

THIS LEASE made at CBD Belapur, Na. Mumbai, 25th day of April Two Thousand Seven

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956(I of 1956) and having its registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as "The Lessor" which expression shall, where context so admits, be deemed to include its successors and assigns) of the ONE PART,

A N D

MR. Shaikh Inayatulla residing at H/F. 22, Cheetal Camp, Trombay, Mumbai-88 (hereinafter referred to as "The Lessee", which expression shall, where the context so admits, be deemed to include her/his heirs, executors, administrators, representatives and permitted assigns) of the OTHER PART.

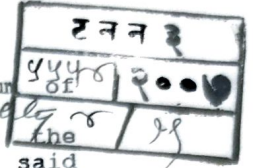
WHEREAS by an Agreement dated the 30th day of March 2005, and made between the Lessor of the One Part and the Lessee of the Other Part, the Lessor agreed to grant to the Lessee the plot of land being Plot No. 62, Sector-1.

ESTD. OFFICER
CIDCO LTD. C.B.D

admeasuring 62.40 Sq. Mtrs., upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement the Lease of the said Land & Premises herein described.

AND WHEREAS:

The Lessee paid to the Corporation premium Rs. 5,85,000/- (Rupees Five Lacs Eighty Five Thousand only) and the Corporation delivered the possession of the said Plot to the Lessee in pursuance of the 'SAID AGREEMENT'.



NOW THIS LEASE WITNESS AS FOLLOWS:-

1. In these presents, the term 'Managing Director' shall mean the Managing Director including the additional or Deputy Managing Director of the Lessor and any Officer authorized by him by a general or special order.



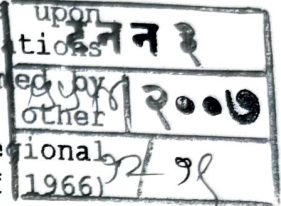
DESCRIPTION OF LAND

2. In consideration of Plot and of the sum of Rs. 5,85,000/- (Rupees Five Lacs Eighty Five Thousand, only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and Agreement on the part of the Lessee hereinafter contained the Lessor doth here demise into the Lessee all that piece of Land described in the Schedule hereunder written contained by measurement 62.40 Sq. Mtrs. Or thereabout and more particularly delineated on the Plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erection now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, assessments and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and Premises hereinbefore expressed to be hereby Demised (hereinafter referred to as 'THE DEMISED PREMISES' UNTO THE lessee for the term of Sixty years, computed form the 01.03.2004 subject nevertheless to the provisions of the Maharashtra Regional and Town Planning Act, 1966, (Mah.XXXVII of 1966) and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or As otherwise required the yearly rent of Rupees One Hundred Only from the 1st April, to 31st March, or any part thereof, the said rent to be paid in

AS
CIDCO LTD. C.B.D

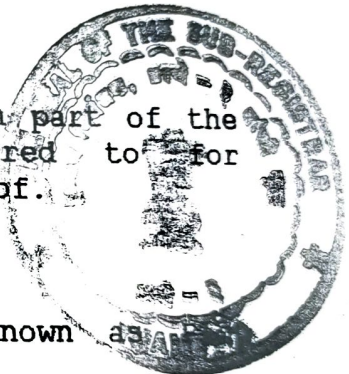
demand or notice sent by post shall be deemed to have been delivered in the usual course of post. Compliance with the Maharashtra Regional & Town Planning Act, 1966, and the New Bombay Disposal of Lands Regulations, 1975.

7A. It is hereby agreed and declared by and between the parties hereto that the Lessor has leased and demised the demised premises unto the Lessee and the Lessee has taken such lease upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966, (Mah.XXXVII of 1966) and the rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975, for the time being in force and as amended from time to time.



MARGINAL NOTE

8. The Marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.



SCHEDULE

THAT piece or parcel of land known as No. 62 by admeasurement 62.40 Sq. Mtrs., or thereabout in the Group No. —, Sector-N of the layout of land situate lying and being at Village Ghansol, Tal. Thane, Dist. Thane, within the Registration Dist. Thane, and Sub-Dist. Thane, and bounded as follows:

ON THE NORTH BY : plot NO. 61
ON THE SOUTH BY : plot NO. 62
ON THE EAST BY : G. a m u s d R e l
ON THE WEST BY : plot NO 60

Ans

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set and subscribed their hands and seal the day and year first above written.

टनन ३	
५५४६	२००७
१३	११

SIGNED, SEALED AND DELIVERED FOR and on behalf of the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. By the hand of MR. A. V. Kadam In the presence of.....

[Signature]
ESTATE OFFICER
CIDCO LTD. C. B. D

1. D. D. Bhoir

[Signature]
Asstt. Estate Officer
CIDCO LTD.
Koparkhairne

2. *[Signature]*
Field Officer
CIDCO LTD. (Koparkhairne)



SIGNED, SEALED AND DELIVERED By the withinnamed 'LESSEE' MR. Sheikh Fayyella, In the presence of.....

1. D. D. Bhoir

[Signature]
Asstt. Estate Officer
CIDCO LTD.
Koparkhairne

2. *[Signature]*
Field Officer
CIDCO LTD (Koparkhairne)

PERMISSION / LICENCE TO ENTER UPON THE LAND

I/WE, SHRI / MESSRS Shaid Inaytulla

HAVE THIS 3rd DAY OF March

POSSESSION OF PLOT NO. 62, ROAD NO. ---

AREA OF 62.40 SQ. METRES IN SECTOR NO.

PERTAINING TO REVENUE VILLAGE Ghansaly, TALUK Thane

DISTRICT Thane EAR MARKED FOR Res H use PURPOSE

AS PER DEMARCATON ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR & AS PER THE PERMISSION/LICENSE GRANTED.



SRK

HANDED OVER

TAKEN OVER

Shankar
ASSTT. MARKETING OFFICER
BM (II) CIDCO LTD.

2009
13-98
2009



100RS.

28 FEB 2005

A 995587

MAHARASHTRA

243

Shantosh Inaytulla.

[Handwritten signature]

Agreement to Lease

Between

CIDCO Of Maharashtra Ltd,

And

Shri/smt. Shantosh Inaytulla.

2. 21. 2003
984/18/92
2003



ASSTT. MARKETING OFFICE
GM (II) CIDCO LTD.

[Handwritten signature]

[Handwritten signature]

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED FOR RESIDENTIAL PURPOSE AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur, Navi Mumbai, the 30th day of March 2004

Between City & Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400 025, hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the

One Part AND (1) Name of Person Shri. Shaikh Ibrahim of (Address and Occupation) H/F-22, cheetah Camp, Trombay - Mumbai - 88



as "the Licensee" (hereinafter referred to as "the Licensee" which expression shall, where context so admits be deemed to include his heirs, executors, administrators and representatives).

(2) Name of Person _____ of (Address and Occupation) _____ and (Name of Person) _____

Address and Occupation _____ (hereinafter referred to as "the Licensee" which expression shall, where context so admits and representatives)

(3) Name of Person _____ of Address _____

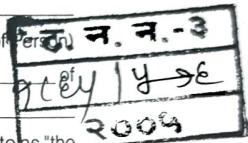
and (2) (Name of Person) _____ of Address _____ carrying on business in partnership at (Address of the Firm or Syndicate) _____

under the name and style of _____ (Name of firm or syndicate) _____ registered under the Indian Partnership Act 1931 _____ (hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed in include all the partners of the said firm, their representatives, heirs, executors and administrators)

(5)-(6) Name of the Company _____ A Company registered under the Companies Act, 1956 (1 Oct. 1956) and having its registered office at (Address) _____

(hereinafter referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include its successor or successors).

(7) Name of Society _____ A Co-operative Society registered under the _____ under the Co-operative Societies Act. _____



ANTONY ABRAHAM A-288 J.J.S. J.J.S. J.J.S. J.J.S. J.J.S.

ICICI Bank Ltd., Vysgar Bhavan, APMC Grain Market, Phase - II, Vashi-400703. D-5/STP/V/C/R-101/1986/2005/44-47/05. 00852 109450 Special FEB 25 2005 14:43 R. 00293001-PB5252

ASST. MARKETING OFFICER CIDCO LTD.

Handwritten signature

the certificate of Registration No. _____
granted by _____
of business at _____ and having its principal place
(hereinafter referred to as "the Licensee" which expression shall where the context
so admits, be deemed to include, its successor or successors of the Other Part).

WHEREAS

(a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay be the Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act").

(b) The State Government is pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

(c) The Licensee has by his application dt. 7/1/04 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.

(d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunderwritten and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 62.40 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of construction a building for residential users and has permitted the Licensee to occupy; the said land from the date hereof on the terms and conditions hereinafter contained.

(e) The Licensee has before the execution of this Agreement paid on the 20/1/04 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be the Corporation from time by a general or special order, a sum of Rs. 5,85,000/- (Rupees Five Lacs Eighty Five Thousand only) being the full premium agreed to be paid by the Licensee to the Corporation.

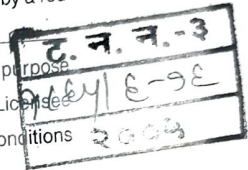
THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

GRANT OF LICENCE :

1. During the period of Four years from the date hereof, the Licensee shall have licence and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed.

NOT A DEMISE :

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the

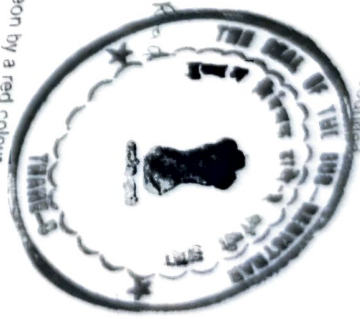


ASSTT. MARKETING OFFICER
MM (I) C.D. & LTD.

SCHEDULE

All that piece or parcel of land known as plot No. 62 of Ghorechu containing by admeasurement 62 in Sector 62 as follows that is to say: Sq. Mtrs. or thereabout and bounded

On or towards the North by : Plot No 61
On the or towards South by : Plot No 63
On or towards the East by : 6. Cms wide
On the or towards West by : Plot No 60



and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their seal the day and year first above written :

2011. 1. 3
9184/93-9E
2009

SIGNED AND DELIVERED FOR
behalf of the City & Industrial
Development Corporation of Maharashtra Ltd.)
by the hand of Shri S. R. Gawale)
in the presence of)

ASSISTANT ACTING OFFICER
M (II) CIDCO LTD.

1) Shri P. V. Kadu)
P. Kadu)

2) Shri K. K. Patil)
K. K. Patil)

SIGNED AND DELIVERED by the with Shri. Shaiikh Imratulla
inamed... Licensee in the presence of)

1) Shri P. V. Kadu)
P. Kadu)

2) Shri K. K. Patil)
K. K. Patil)

भूमापन विभाग, सिडको भवन.

दिनांक :

सह घणसोली नगरातील क्षेत्र क्र. 1 येथील गट क्र. 4 मधील भूखंड क्र. 61 ते 71 सीमांकनाचा नकाशा.

नियोजनकार [उ] यांचे पत्र क्र. सिडको/नियोजन[उ]/490

९६ च्या नुसार सीमांकनाचा नकाशा तयार केला.



६.० मी रुंद रस्ता

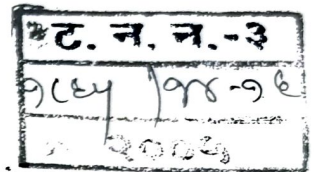
60	6.16	61	12.00
	5.79	62	
57	5.79	63	
	5.79	64	
65	5.79	65	12.00
	5.79	66	
67	5.79	67	
	5.79	68	
69	5.79	69	
	5.79	70	
71	5.79	71	12.00
2		1	

६.०० मी रुंद रस्ता

भूखंड क्र

61 - 66-194

62 ते 71 - 62-40 (प्रत्येकी)



संसद सीमांकन विभाग
मा.न.रे.म. जे.प्र.स.का.प.उ. यांचे
पत्र क्र. सिडको/नियोजन[उ]/490
दिनांक २०/०२/१९८९ नुसार

सहा. भूमापन अधिकारी (२)
सिडको मर्यादित

उत्तर

प्रमाण : 1 : 500

भूखंडाचे सीमांकन दिनांक १५ / ०७ / १९९६ रोजी नियोजन विभागाकडून प्राप्त

नकाशा क्र. GH/PLNG(N)/94

दिनांक २२ / ०३ / १९९६

सीमांकन केले.

नकाशा तयार करणार :

[भूमापक]

[भूमापक]