

14 FEB 2013

NOTES 3

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of the entrance, over and road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative inwards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water being in the compound will be utilized for their construction works and they will not use any Municipal tap water for constructional purposes. Failing this, it will be presume the Municipal tap water has been consumed on the construction and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand preps debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimensions.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout / sub-division under No. of 2/1/13 should be adhered to and complied with.
- (13) No Building / Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq.mts. below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structure proposed to be demolished are demolished.

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- (20) This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) for your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (12 of the Town Planning Act), will be with drawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:
- Specific plans in respect of evicting or rehousing the existing tenants on hour starting their number and the area in occupation of each.
 - Specifically sighted agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- in case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 mt.
- (25) The work should not be started above first floor level unless the No Objection Certificate from Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) Positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pound, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece. with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbert pressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter the cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed an its lower ends in cement concrete block.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvers should be provided as required Bye-law No.5(b).
 (b) Lintels of Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under section 234-1(a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Executive Engineer, Building Proposal
 Zones - K Ward.

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COPY TO - ARCHITECT OWNER

~~COPY TO - ARCHITECT OWNER~~

THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP

Customer Copy

Branch: V. Parle Date: 438847

Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	100/-
Service Charges	Rs.	10/-
Total	Rs.	110/-

Name & Address of Stamp duty paying party
Prasad. Patil

Tel. No.: / Mobile No.:

Purpose of Transaction
in cash for Franking Documents

Rs. 100/-

(For Bank use only)

Tran ID

Franking Sr. No.

Service Tax Reg. No. BFN/188/STC/P11U/04

Authorized Signatory



THE COSMOS CO-OP. BANK LTD.
MULTISTATE SCHEDULED BANK
17/1
- 6 NOV 2007
CASH RECD.
VILE PARLE (E) BRANCH
MORNING SESSION

THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP

Customer Copy

Branch: V.P Date: 1311107

Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	100/-
Service Charges	Rs.	10/-
Total	Rs.	110/-

Name & Address of Stamp duty paying party
Prasad Patil

Tel. No.: / Mobile No.:

Purpose of Transaction
in cash for Franking Documents

Rs. 110/-

(For Bank use only)

Tran ID

Franking Sr. No.

Service Tax Reg. No. BFN/188/STC/P11U/04

Authorized Signatory

THE COSMOS CO-OP. BANK LTD.
MULTISTATE SCHEDULED BANK
17/1
- 7 NOV 2007
CASH RECD.
VILE PARLE (E) BRANCH
MORNING SESSION

For The Cosmos Co-op. Bank Ltd.

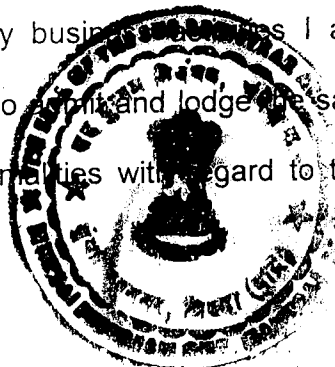
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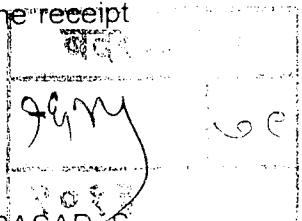


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AND WHEREAS due to my preoccupation with my business I am unable to personally attend the office of the Sub-Registrar to admit and lodge the said Agreements and documents and to complete the said formalities with regard to the Registration of the same;

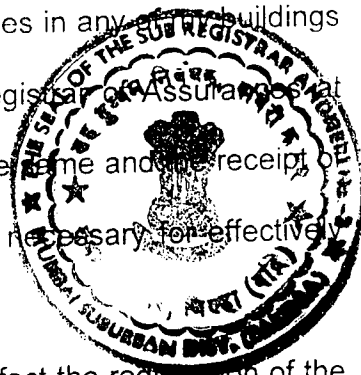


AND WHEREAS for the aforesaid purpose I have authorized, empowered and appointed for and on my behalf YOGESH C. MORE and NAGESH SHEDGE to present, lodge and admit execution of the said Agreements or other documents and the receipt of consideration before the Sub-Registrar of Assurances at Bandra or Mumbai;

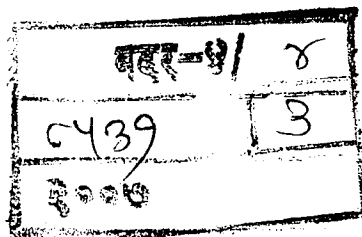


NOW KNOW YE AND THESE PRESENTS WITNESS THAT, I, PRASAD S. PATIL, Proprietor Of NIVARA DEVELOPERS, doth hereby nominate, constitute and appoint YOGESH C. MORE and NAGESH SHEDGE (hereinafter referred to as "the said Attorneys") to be my true and lawful Attorneys for the following purpose viz.

- (1) To present and lodge any Agreement or document including any Affidavit, Undertaking, Declaration or any other document that may be signed and executed by me in respect of any flat/shop or premises in any of the buildings or any other building/s in the office of the Sub-Registrar of Assurances at Bandra or Mumbai and also to admit execution of the same and the receipt of consideration and to do all acts, deeds and things necessary for effectively registering the said Agreement.
- (2) And to do all acts, deeds and things necessary to effect the registration of the said document/s before the Sub-Registrar of Assurances at Bandra or Mumbai and to receive back the duly registered document/s and to give valid receipts therefore.



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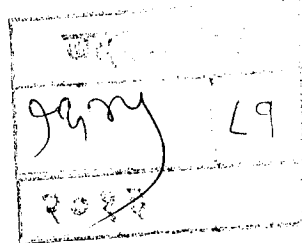


AND I DO HEREBY agree to ratify and confirm and what so ever my said Attorneys shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have set and subscribed our hand to these presents this 13th day of Nov. 2007.

SIGNED AND DELIVERED by the)
Within named :)
NIVARA DEVELOPERS)
PROPRIETOR)
PRASAD S PATIL)

In the presence of)



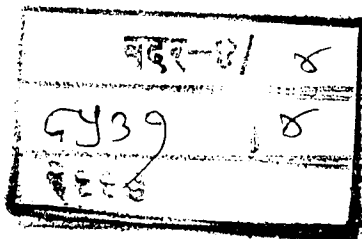
Specimen signature of Attorneys.

YOGESH C. MORE



and

NAGESH SHEDGE



Jan 12



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATISH GANPAT KAMBLE
GANPAT TANAJI KAMBLE

05/03/1976
Permanent Account Number
ASXPK7822R

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Signature

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In case this card is lost / found, kindly inform / return to
Income Tax PAN Service Unit, IITD/S
Plot No. 11, Sector 11, MIDC, Andheri
New Mumbai - 400 614
इस कार्ड को खोने/प्राप्त करके सूचित कर/वापस
आयकर विभाग, नवी मुंबई, मध्य प्रदेश
प्लॉट नं. 11, सेक्टर 11, मीडीसी, अंधेरी
नवी मुंबई - 400 614
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 पुस्तक क्रमांक : ४५७/४-१२४
 वर्ष : २००७

प्रमाणित करत आहे की, या
 प्रतिसादी प्रमाणित आहे
 पुस्तक क्रमांक : ४५७/४-१२४
 वर्ष : २००७

दिनांक : १४/११/०७

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घोषणापत्र

मी श्रीगोविंद चंद्रकांत भारे इच्छते घोषित करतो की, दुय्यम

निबंधक श्रीगोविंद चंद्रकांत भारे यांच्या कार्यालयात पयसडागा वा शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. शिवाजी इन्स्टीट्यूट ऑफ प्रो. एड. मनी

दि. 23/09/00 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्र पयसडागा दस्त

नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर पयसडागा देण्याची

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी पयसडागा किंवा

अन्व कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. इतरचे कुलमुखत्यारपत्र पयसडागा अस्तून

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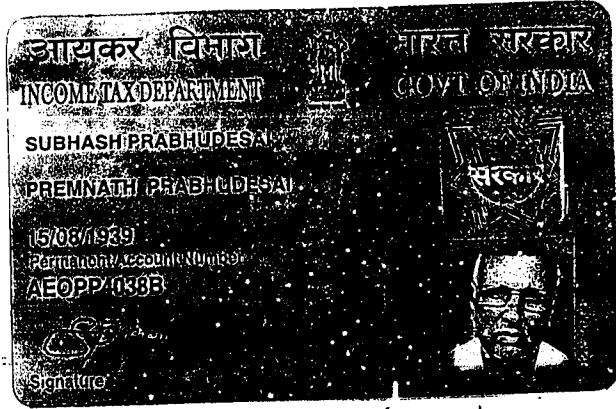
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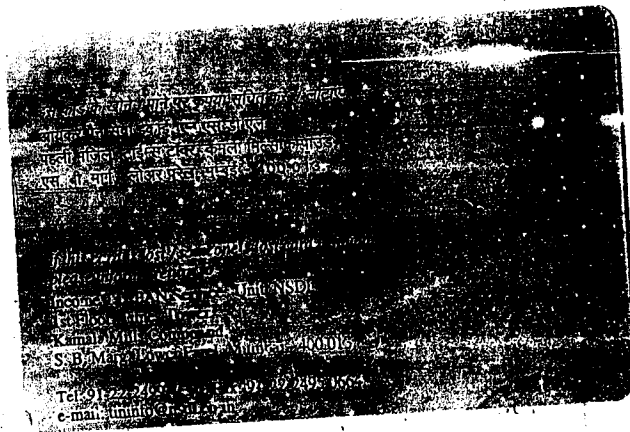
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दत्त गौश्वारा भाग-1

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 गौश्वारा, 05 भाग 2013 4:17
 म.नं.

दत्त क्रमांक: वदर४ /1645/2013

बाजार मूल्य: रु. 18,44,500/- जीवदत्त: रु. 00/-

भरलेचे मूद्रांक शुल्क: रु.92,500/-

दु. नि. सह. दु. नि. वदर४ यांचे कार्यालय

अ. क्र. 1645 वर दि.05-03-2013

रोजी 4:15 म.नं. वा. हजर केला.

सादरकरणारे नाव: सुभाष धनाराय पार्दसाई

पावती दिनांक: 05/03/2013

पावती: 1919

नांदणी फी	रु.	18500.00
दत्त दानाळणी फी	रु.	1960.00
पुढाची सख्या: 98		
एकूण:	रु.	20460.00

दत्त हजेर करणाऱ्याची सही:

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 सुभाष धनाराय पार्दसाई
 वदर४ क्रमांक: 1645-2,
 भाग 05, गौश्वारा, म.नं. 4:17

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 सुभाष धनाराय पार्दसाई-२,
 भाग 05, गौश्वारा, म.नं. 4:17

दत्तगारा प्रकार: पय्याची जागेचा करार

मूद्रांक शुल्क: (एक) कोणाच्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणाच्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणाच्याही जागेची क्षेत्रात

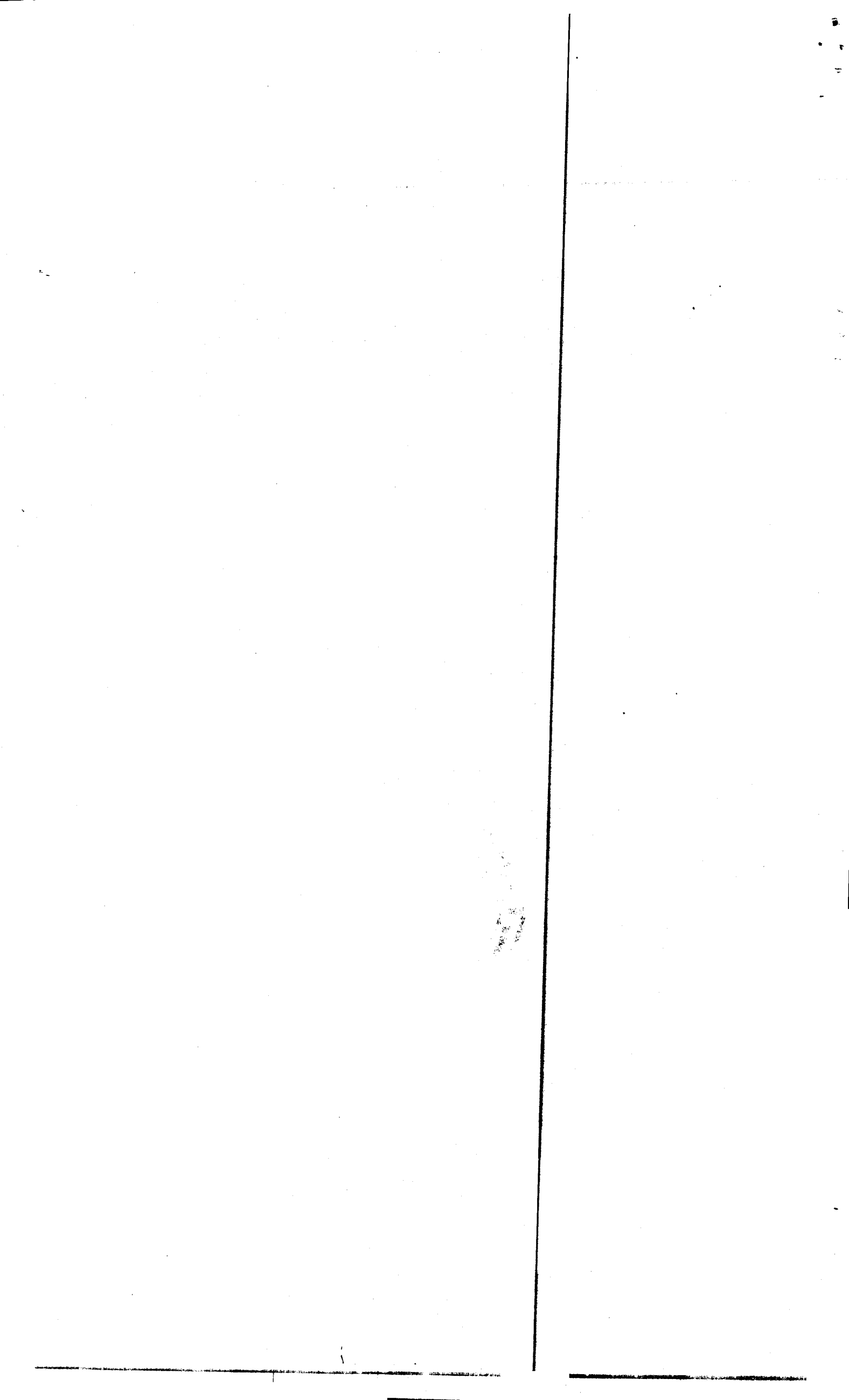
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संक्षेप

वदन वदर४ क्र. १६४५ भाग ०५ गौश्वारा म.नं. ४:१७ यांचे कार्यालय
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Permanent Account Number

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RAMESH GOVIND TEMKAR

RAJENDRA R TEMKAR

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

भारत सरकार



भारत सरकार - आयकर विभाग

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पुरुष / Male

जन्म वर्ष / Year of Birth : 1989

Dipesh Suresh Pimpalkar

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GOVERNMENT OF INDIA



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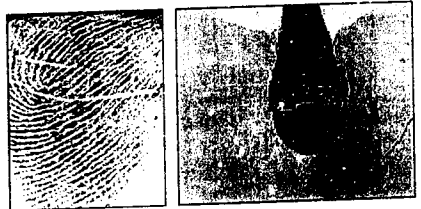
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अर्ज क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार जायाचित्र अंतर्दयाचा ठसा



1 नाव:सुभाष शंभाय पर्यटसाई
पत्ता:लॉट नं. - , माळा नं. - , इमारतीचे नाव: पत्ता:लॉट नं. - , माळा नं. - , इमारतीचे नाव: स्वाक्षरी:-
वय :-74
राविकाय को.ऑप.ही.सी.लि., ब्लॉक नं. - , माळा नं. - , इमारतीचे नाव: स्वाक्षरी:-
विनयल (पु.), मुंबई ४०००७७, रोड नं. नेजपाल
स्कीम रोड नं.१, महाराष्ट्र, मुंबई.
पू.नं.बर:AEOPP4038B



2 नाव:राविकाय को.ऑप.ही.सी.लि. नर्फ संभरभम मान्यता देणार
अशोक - फडणीस
पत्ता:लॉट नं. - , माळा नं. - , इमारतीचे नाव: स्वाक्षरी:-
वय :-72
राविकाय को.ऑप.ही.सी.लि., ब्लॉक नं. - , माळा नं. - , इमारतीचे नाव: स्वाक्षरी:-
विनयल (पु.), मुंबई ४०००७७, रोड नं. नेजपाल
स्कीम रोड नं.१, महाराष्ट्र, मुंबई.
पू.नं.बर:AABAR3304C



3 नाव:राविकाय को.ऑप.ही.सी.लि. नर्फ
खिनादर सुरेश - लॉट
पत्ता:लॉट नं. - , माळा नं. - , इमारतीचे नाव: स्वाक्षरी:-
वय :-63
राविकाय को.ऑप.ही.सी.लि., ब्लॉक नं. - , माळा नं. - , इमारतीचे नाव: स्वाक्षरी:-
विनयल (पु.), मुंबई ४०००७७, रोड नं. नेजपाल
स्कीम रोड नं.१, महाराष्ट्र, मुंबई.
पू.नं.बर:AABAR3304C



4 नाव:राविकाय को.ऑप.ही.सी.लि. नर्फ सेकंदी
मान्यता देणार
वय :-54
पत्ता:लॉट नं. - , इमारतीचे नाव: स्वाक्षरी:-
राविकाय को.ऑप.ही.सी.लि., ब्लॉक नं. - , माळा नं. - , इमारतीचे नाव: स्वाक्षरी:-
विनयल (पु.), मुंबई ४०००७७, रोड नं. नेजपाल
स्कीम रोड नं.१, महाराष्ट्र, मुंबई.
पू.नं.बर:AABAR3304C



5 नाव:विनय इंदरपस मा. नर्फ प्रसाद पाटील
विनय देणार
वय :-54
नर्फ मुखत्यार योवेश - मारे
पत्ता:लॉट नं. १ आणि २, माळा स्वाक्षरी:-
नं. - , इमारतीचे नाव: विनयल लिना, ब्लॉक नं. - , विनयल (पु.), मुंबई ४०००७७, रोड नं. - , नेजपाल स्कीम रोड नं.१, महाराष्ट्र, मुंबई.
पू.नं.बर:AABPP6169L

Summary-2(दस्त गोषवारा भाग - २)

वरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:05 / 03 / 2013 04 : 17 : 42 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

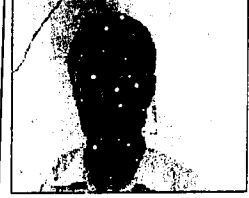
अंगठ्याचा ठसा

1 नाव:दिपेश - पिंपळकर

वय:23

पत्ता:सप्रे बंगला, हनुमान रोड, विलेपार्ले (पू.), मुंबई स्वाक्षरी
४०००५७

पिन कोड:400057



2 नाव:राजेंद्र - टेमकर

वय:22

पत्ता:सप्रे बंगला, हनुमान रोड, विलेपार्ले (पू.), मुंबई स्वाक्षरी
४०००५७

पिन कोड:400057



Pimpalkar

Temkar

शिकका क्र.4 ची वेळ:05 / 03 / 2013 04 : 18 : 27 PM

शिकका क्र.5 ची वेळ:05 / 03 / 2013 04 : 18 : 35 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, अंधेरी-2

बदर -- ४/	
१६४५	EC
२०१३	

1645 /2013

[Signature]

सह दुय्यम निबंधक अंधेरी-२,
मुंबई उपनगर जिल्हा.

प्रमाणित करण्यात येते की, या
दस्ताव्याचे प्रकृण *EC* पाने आहेत.

[Signature]

सह दुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा.



बदर-४/ १६४५ १२०१३
नोंदणी पुस्तक १ मध्ये
नोंदणी
दिनांक : ५/३/२०१३

[Signature]

सह दुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा