

मिठालालजी



दुय्यम निबंधक: वसई 3

दस्ताक्रमांक व वर्ष: 5622/2012

नोंदणी 63 म.

Thursday, May 24, 2012

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

3:56:29 PM

गावाचे नाव : वालीव

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 876,500.00 वा.मा. रु. 877,000.00

(2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 1/ हि नं 3 पैकी फायनल प्लॉट क्र.: 4 वर्णन विभाग क्र 4, मीजे वालीव, सदनिका क्र 104, पहिला मजला, थि नं 1, नर्मदा हाऊस, वालीव, वसई पू

(3) क्षेत्रफळ (1) 43.37 चौमी विल्टअप

(4) कातरणी किंवा मुद्रा देण्यात आलेले शुल्क

(5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रघुचरण कृष्णजी सुराहट, घर/प्लॉट नं.: - गल्ली/रस्ता: - इमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव: वसई; तालुका: वसई; पिन: - पॅन नम्बर: AAJPP-1306 M.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) फाउंडरामी मिठालाल माली, घर/प्लॉट नं.: - गल्ली/रस्ता: - इमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - नर्म रोड, शहर/गाव: मुलेश्वर; तालुका: मुंबई; पिन: - पॅन नम्बर: AAOPM-0896 L.

(7) दिनांक करून दिल्याचा 24/05/2012

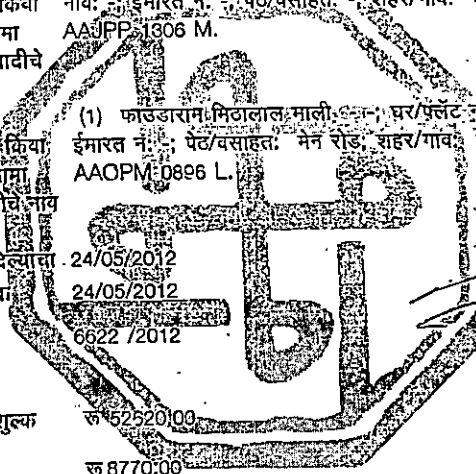
(8) नोंदणीचा 24/05/2012

(9) अनुक्रमांक, खंड व पृष्ठ 6622/2012

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 52520.00

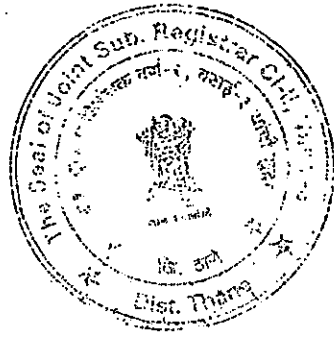
(11) वाजारभावाप्रमाणे नोंदणी रु 8770.00

(12) शेष



APPEAL  
दुय्यम निबंधक वर्ग-2  
वसई 3

Handwritten notes and signatures in Marathi.



Handwritten signature or initials.



Thursday, May 24, 2012

1:24:57 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6743

गावाचे नाव वालीव

दिनांक 24/05/2012

दस्ताऐवजाचा अनुक्रमांक



वसई 3 -06622 2012

दस्ता ऐवजाचा प्रकार

सादर करणाराचे नाव: फाउंडाराम मिठालाल नाली

नोंदणी फी

:- 8770.00


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

:- 920.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (46)

एकूण रु. 9690.00

आपणास हा दस्त अंदाजे 1:39PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
वसई 3

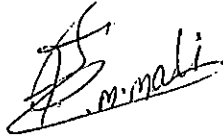
बाजार मुल्य: 877000 रु. मोबदला: 876500रु.

भरलेले मुद्रांक शुल्क: 52620 रु.

वेपकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: पी एम सी बँक, नालासोपारा ;

डीडी/धनाकर्ष क्रमांक: 029157; रक्कम: 8770 रु.; दिनांक: 23/05/2012

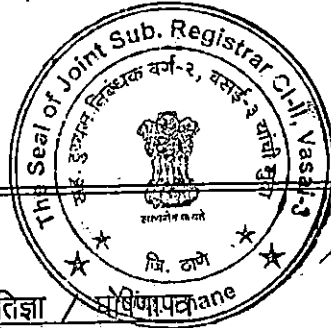
  
F. M. Mali

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुल्यांकल अहवाल सन 20

वसई - ३
दस्त क्र. ६६२२/२०१२
१ १४

1. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक
2. सादरकर्त्याचे नांव : काबुलाराम महेलाल मालव
3. तालुका : वल्ह 4. गावाचे नांव : वल्ही
5. नगरमुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक : \_\_\_\_\_
6. मूल्य दरविभाग (ज्ञान) : \_\_\_\_\_ उपविभाग 4
7. मिळकतीचा प्रकार :- खुली जमिन/निवासी/कार्यालय/दुकान/औदयागिक/ 20200
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 43.47 कारपेट/बिल्टअप/सुपर बिल्टअप/चौ. भीटर/फुट.
9. कारपाकिंग : \_\_\_\_\_ गच्ची : 43.37 पोटमाळा : \_\_\_\_\_
10. मजला क्रमांक : पहिला उदवाहन सुविधा :- आहे/नाही
11. बांधकाम वर्षे : \_\_\_\_\_ घसारा : \_\_\_\_\_
12. बांधकामाचा प्रकार आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्य तक्द्यातील मार्गदर्शक सुचना क्र. : \_\_\_\_\_ ज्यान्वये दिलेली घट/वाढ
14. लिख अॅन्ड लायसन्सचा दस्त : \_\_\_\_\_  
निवासी/अनिवासी  
1. प्रतिमाह भाडे रक्कम \_\_\_\_\_  
2. अनामत रक्कम/आगावू भाडे : \_\_\_\_\_  
3. कालावधी : \_\_\_\_\_
15. निर्धारित केलेले बाजारमूल्य :- 877000
16. दस्तामध्ये दर्शविलेला मोबदला :- 876000
17. देय मुद्रांक शुल्क :- 52620 18. भरलेले मुद्रांक शुल्क :- 52620
18. देय नोंदणी फी :- 8770

लिपीक



सह दुय्यम निबंधक

मी/आम्ही .....

१) श्री/श्रीमती. काबुलाराम महेलाल मालव

२) श्री/श्रीमती. \_\_\_\_\_

३) श्री/श्रीमती. \_\_\_\_\_

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विकी, गहाण, दान, लीज, भुधारदार, 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.

खरेदी घेणार (Purchaser)

- 1.
- 2.
- 3.

B. m. malis

2620

1 दिनांक  
855 का  
वसई -  
दात क्र. 4856/1  
2

Customer's Copy	
THE KAPOL CO-OP BANK LTD. FRANKING DEPOSIT SLIP	
Branch:	3681 NERUL
Pay to: Acct. Stamp Duty	DEBANK
Franking Value	Rs. 52620
Service Charges	Rs. 10
TOTAL	Rs. 52630
Name & Address of the Stamp duty paying party	Fedders Medi Saket 47/2 of Puchka - Odh Tel./Mobile No. 7622 994411
Desc. of the Document	CONTRACT
DD/Cheque No.	30044
Drawn on Bank	30044
(For Bank's Use Only)	
Tran ID	A254 Rs. 52630
Franking Slr. No.	PL-546 B.S. E. 1 V. E. 1
Cashier	NALASOPARA (E) BRANCH 4856
Officer	

र. नं. 4856-12  
सं. 12-5-12  
सं. 12-5-12  
सं. 12-5-12

श्री. राजू रामसावण पुरोहित  
श्री. राजू रामसावण पुरोहित  
श्री. राजू रामसावण पुरोहित

प्रकार (Nature of)	Debt for sale
मूल्य (Value)	Rs. 3
दस्तावेज संख्या (Franking Unique No.)	48560
पिछकरीचे को. सं. (Prop. Dist. in Dist.)	Nerul house flat no - 104
मालकी संख्या (Lot No.)	878000
पुस्तक संख्या (Book No.)	Fedders Medi
दस्तावेज संख्या (Other Party)	Raju Purohit
दस्तावेज संख्या (If Through Name & Address)	Dikshu Medi
शुल्काची रक्कम (Stamp Duty Amt.)	52620
शुल्की (in words)	
अधिकार्यांचा पूर्ण स्वाक्षरी व शिक्का Authorised Person's Full Signature &	For THE KAPOL CO-OP BANK LTD. 8

**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** is made and entered into at Vasai on this 24 day of 05 2012

**BY AND BETWEEN**

**MR. RAJU RAMSAWANI PUROHIT (HUF)** an adult, Indian Inhabitant, Office at Shop No. 4, Mamata Estate, Waliv Phata, Vasai (E), Taluka Vasai, Dist. Thane, permanent Account Number AATPP 1000M, Hereinafter called the "**BUILDER**" (which expression shall, unless it be repugnant to the context or meaning hereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the **ONE PART.**

*(Signature)*  
र. राजू

For THE KAPOL CO-OP BANK LTD.  
Authorised Signatory  
Rajaram Purohit  
878000  
194551  
MAY 23 2012  
10:45  
MAHARASHTRA

AND

वसई - ३
दस्ता क्र. ६६२२/२०१२
३

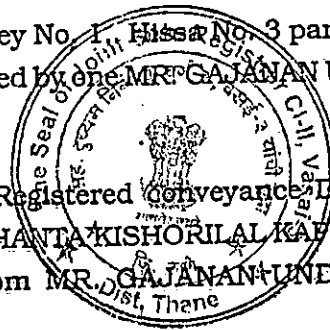
Mr./Mrs/M/s. FAOUDARAM MIHTALAL PARTI

Age 39 years, Indian inhabitant, residing at Room No. 101, Pratik Enterprises, 215, Kunderi Building, Panjwale, main Road, Bhuleshwar, Mumbai 400004 holding permanent Account Number AAOPM0896L hereinafter referred to as " **Purchaser/s.** (which expressions shall unless it be repugnant to the context or meaning thereof be demand to include them for the time, beings, the survivors of them and his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART.**

The Builder and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually referred to as "**Party**"

**WHEREAS:**

- (i) The Builder are well and sufficiently entitled to all that piece and parcel of non-agriculture land situated at Village Waliv, Tahasil - Vasai, Dist - Thane, in the limits of the Cidco / Vasai Virar City Municipal Corporation and within the limits of Sub-Registrar of Assurance - Vasai bearing Survey No.1, Hissa No. 3 part, Plot No. 4, admeasuring about 1208 sq.yard equivalent to 1010 sq. Mtr. Assessed for Rs. 0.40 and more particularly described in the **First Schedule** hereunder written.
- (ii) The said Survey No. 1, Hissa No. 3 part, Plot No. 4, was originally owned by one **MR. GAJANAN UNDRYA BHAGAT & OTHERS**
- (iii) By virtue of Registered conveyance Deed dated 1/06/1982 **MRS. SHANTA KISHORILAL KAPUR** purchased the said land from **MR. GAJANAN UNDRYA BHAGAT & OTHERS**
- (iv) And thereafter by virtue of registered conveyance Deed dated 3/12/1983 **MRS. JAYLAXMI MEBON** purchased the said land from **MRS. SHANTA KISHORILAL KAPUR.**

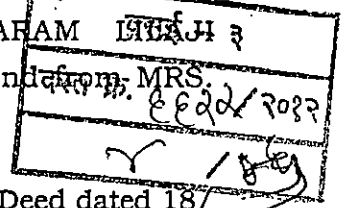


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(2)

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(v) And thereafter by virtue of Registered Conveyance Deed dated 28/08/2008 MR. MOBTARAM LILAJI CHOUDHARY purchased the said land from MRS. JAYLAXMI MEBON.

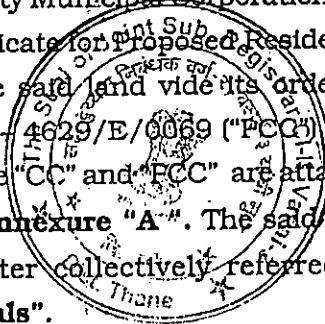


(vi) And thereafter by virtue of Conveyance Deed dated 18/06/2009 registered under document No. Vasai 1 - 05216-2009 the builder purchased the said land from MR. MOBTARAM LILAJI CHOUDHARY

(vii) In pursuance the said conveyance dated 18/06/2009 vide registered document No. Vasai -1- 05216-2009 the Builder becomes absolute owners of the said land more particularly described in the scheduled hereunder written.

(viii) The said land was converted into Non Agriculture vide order No. REV. D.T.P. VIII. WS.1797 Dated 8/07/1985 of Office of the Collector, Thane.

(ix) The said Builder had submitted the plans as applied for construction of the proposed building on the said land to the CIDCO and CIDCO had approved the said plans. The CIDCO had issued its Commencement Certificate No. CIDCO/VVSR/CC/BP-4629/E/473 ("CC") dated 31/05/2010 authorizing Builder to carry the construction proposed Residential Building No. 1 & 2 on the said land and Vasai Virar City Municipal Corporation issued Plinth Completion Certificate for Proposed Residential Building No. 1 & 2 on the said land vide its order No. VVMC/VVSR/P.C.C./BP-4629/E/0069 ("PCC") Dated 23/12/2010. A copy of the "CC" and "PCC" are attached herewith and marked as Annexure "A". The said plans and the CC are hereinafter collectively referred to the "the Building Approvals".



(x) The purchaser/s has demanded to the Builder and the Builder has given inspection to the Purchaser/s of all the documents of title clearance to the said property and all the orders and the approved plans, Building

*[Handwritten signature]*  
M. M. M. M.

(3)  
21/12/11

Approvals issued by the Vasai Virar City Municipal Corporation and other relevant documents and papers including the municipal assessment bills, city records mentioned under the provision of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) and the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964 ("Rules ") made hereunder. The purchaser confirms that he has entered into the Agreement for Sale after being personally satisfied, aware of all the facts and after inspecting and understanding the aforesaid documents and papers.

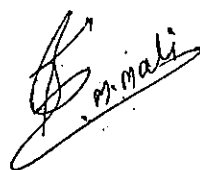
वसई - ३
दस्तावेज क्र. ६२०/२०११
१८६

(xi) The title of the Builder of the said property is certified by Adv. Bharat N. Bhoir, Advocate and legal consultants and name of the Builder is reflected in the 7/12 extract pertaining to the said property. A copy of the Title Due Diligence Report dated 23/11/2011 ("Title Certificate") and the relevant 7/12 extract are annexed hereto as Annexure "B". The Purchaser confirms having inspected, checked, verified and scrutinized the Title Certificate. The Purchaser agrees, admits and accepts the title of the Builder in respect of the said property.

(xii) Under Section 4 of the MOFA, the Builder is required to execute a written agreement for sale of said premises with the Purchaser/s. Upon execution of the said agreement, the same is lodged for registration by the Purchaser/s in accordance with the provisions of the Registration Act, 1908. This Agreement is entered into between the Builder and the Purchaser/s in accordance with the said provision of the MOFA.

(xiii) In view of the aforesaid, the Purchaser/s has approached the Builder and offered to purchase the Flat /Shop No. 104 on the 1<sup>st</sup> floor, in Building No. 01 admeasuring 388.89 sq. ft. (built-up/Carpet); in the building known as "NARMADA HOUSE" ( the above

(4)



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mention Flat/Shop are hereafter collectively referred to as the "said Premises" proposed to be constructed by the Builder on the said Property and more particularly described in the **Second Schedule** hereunder written as per floor plan of the Flat. The floor plan in relation to the Flat is annexed hereto as **Annexure "C"**.

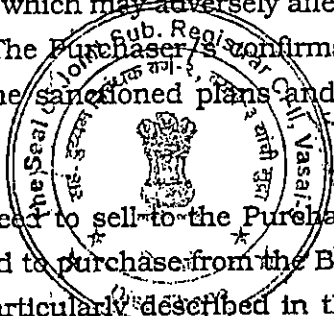
पसई - ३  
नमदा हा. से. ए. ११२  
18E

(xiv) Relying upon the representation made by the Builder and as per the negotiation between the Parties pursuant to the offer of the Purchaser/s, the Builder has now agreed to sell to the Purchaser/s and the Purchaser/s has agreed to purchase from the Builder, the said Premises, at the price and on the terms and conditions as more particularly stated hereinafter.

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

1. The Builder shall construct the Building comprising of the " **NARMADA HOUSE** " on the said land in accordance with the sanctioned plans under the CC issued by the **CIDCO** with only such variations and modifications as the Builder may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them. Provided that the Builder shall have to obtain prior consent in writing from the Purchaser/s in respect of such variations or modifications which may adversely affect the said Premises in the Building. The Purchaser/s confirms that he/she/they has inspected the sanctioned plans and CC (copy annexed hereto)

2. The Builder has agreed to sell to the Purchaser/s and the Purchaser/s has agreed to purchase from the Builder, the said Premises, as more particularly described in the Second Schedules hereunder written for a lump sum price Rs. 876,500/- (Rupees Eight Lacs Seventy Six Thousand Five Hundred Rupees only) and such amount is agreed to be paid by the Purchaser/s to the Builder in the following manner ( "**Purchase Price**" ).



*S. M. Mali*

(5)  
रामराव



- a) Rs. 50000 /- on or execution of Agreement
- b) Rs.            /- on or before completion of Plinth
- c) Rs.            /- on or before completion of First Slab.
- d) Rs.            /- on or before completion of Second Slab.
- e) Rs.            /- on or before completion of Third Slab.
- f) Rs.            /- on or before completion of Fourth Slab.
- g) Rs.            /- on or before completion of Brick Work.
- h) Rs.            /- on or before completion of Plastering.
- i) Rs.            /- (on or before Possession.)

वसई - ३  
 दात क्र. ६६२२/२०१२  
 U / R.E

The Purchaser/s hereby agrees that the Purchaser/s shall be liable to bear and pay for any axes, present or future as may be applicable including but not limited to Service Tax, and Maharashtra Value Added Tax together with any Interest/penalty/los incurred to Builder within (7) days of being called upon by the Builder, without assigning any reasons for the same. The purchaser hereby agrees to indemnify and keep indemnified the Builder against any losses, cost and consequences which may be incurred/suffered by the Builder on account of any type of proceedings which may be initiated against the Builder in relation to payment of the aforesaid taxes and interest/penalty on the same. It is further agreed that the Purchaser shall before obtaining possession of he said Flat as provided under this Agreement for Sale, pay the requisite amount of Maharashtra Value Added Tax, Service Tax or any other taxes which may be made applicable.

All above payments shall be made by the Purchaser to the Builder in name of "MR. RAJU RAMSAWJI PUROHIT (HUF)" A/C.

*S. M. Mali*

(6)  
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वसई - ३

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3. The Builder agrees to handover the possession of the 8/8E said residential Flat/Shop/ Garages/Stilt to the purchaser by the end of the month \_\_\_\_\_ subject however the availability of Cement, Steel and other building materials and subjects to any act of God, such as Earthquake, flood or any other natural calamity, act of enmity war or any other cause beyond the control of the Builder and also subject to other terms & conditions herein contain and also subject to the payment of all the amounts due and payable by the purchaser/s under this agreement and under such similar agreement with other purchasers in due time.

4. In additions to his/her/their, covenant in clause '2' herein above contained, the purchaser do hereby agree and covenant with the builder that within "7" days from the date of posting of the intimation. The Purchaser shall pay from time to time to the Builder or to the Limited Company or Co-operative Society hereafter referred to (a) the proportion share of the purchaser of the taxes, rates assessments, duties impositions and outgoings which shall become due and payable for the said building or land from time to time or which may hereinafter be imposed by the Municipality and/or the Government and / or local authority and (b) the proportionate share of the purchaser of other outgoing and of Maintenance charges (c) Security for the due payment by the purchaser of the share of said local and/or Government taxes and other outgoing and maintenance charges until the execution of transfer in favour of Co-operative Society or limited company as the case may be pending such transfer in favour of Co-operative Society or limited Company, the purchaser shall occupy the said residential Flat/ Shop/ Garages/Stilt subject to terms and conditions herein.

5. The Purchaser shall take possession of the said residential Flat/Shop/ Garages/Stilt premises within seven days from intimation of the Builder & execution of all necessary papers and documents required for the registration of a Co-operative Society and on payment of all balance amount to builder due under this Agreement and upon delivery of such possession, the purchaser shall be entitled to use and occupy the said

*S. M. Mahi*

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वसई - ३
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residential Flat/Shop/ Garages/Stilt without any hindrance and without any further claims as to any item of work or possession etc. against the Builder.

6. The tenure of the said land is free hold.

7. The Purchaser shall on or before the execution of this Agreement pay a sum towards the Stamp duty chargeable by the Government and its incidental costs for residential Flat/ Shop/ Garages/Stilt at the prevailing rates as applicable from time to time.

8. The Purchaser hereby agrees to deposit with the builder a sum of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ )

for membership fee subscription of shares and further undertake to be a member of the Co-operative Society or a limited company to be formed as hereinafter mentioned. The Purchaser further agrees to pay other expenses and/or deposit towards the expenses, taxes, maintenance charges as may be decided by the builder to the builders. The Purchaser shall take possession of the premises after paying entire amount thereafter regularly pay every month provisional amounts as may be decided by the Builder towards the Municipal Taxes, Maintenance charges and other outgoing expenses etc.

9. The Purchaser/s shall maintain at his/her/their own costs, the said residential Flat/Shop/ Garages/Stilt agreed to be acquired by him/her/their in the same conditions, site and order in which it is delivered to him/her/them, and shall abide by all the bye-laws and regulations of the Government, Municipality and other authorities from time to time and at all times in force and shall attend, answer and be responsible for all the notices or violations of any conditions contained in these present and it is expressly agreed that the Purchaser/s has agreed to acquire the said residential Flat/Shop/ Garages/ Stilt subject to the terms and conditions in these presents.

10. The Builder without effecting or prejudicing and right or interest of the purchaser created in respect of the said residential Flat/Shop/ Garages/Stilt under this agreement shall be at liberty to sell, assign and/or otherwise deal with their interest in the aforesaid land building or any part thereof.

*S. M. Mali*

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11. If hereinafter any charges are levied by or payment required to be made to any Government authorities or local Body either on the Building or otherwise the purchaser on being called upon by the Builder will pay to the builder his/her/their share thereof at or before or after taking possession of the same residential Flat/Shop/ Garages/Stilt as may be required or demanded by the Builder.

12. The Builder shall in respect of any amount liable to be paid by the purchaser under the terms and conditions of this Agreement have a first lien and charges on the said residential Flat/Shop/ Garages/Stilt to be acquired by the purchaser, till all the due and payables by the purchasers under this agreement are paid to the Builder he/she they shall have no interest and/or right of whatsoever nature and the purchaser shall not let, sub-let, sell, transfer, assign, convey, mortgage, charge or in any way encumber or deal with or dispose of or assign under let or part with the possession of the said residential Flat/Shop/ Garages/Stilt or any part thereof acquire under this Agreement nor shall assign, mortgage, charge or in any way encumber or deal with in any manner whatsoever his/her/their rights, benefits of this Agreement or any part thereof until he/she/they obtained previous consent in writing of the Builder or the Co-operative Society or Limited Company which may be formed as the case may be.

13. The Purchaser/s shall not be entitled to claim partition of his/her/their share in the land and/or the said building and the same shall always remain undivided and impartible.

14. The Purchaser/s shall not and hereby agree not to use the said residential Flat/Shop/ Garages/Stilt for any purpose whatsoever nature other than the purpose for which the same was acquired. It is specifically agreed that the purchaser shall take up or keep the said residential Flat/Shop/ Garages/Stilt in such complete conditions as the Builder of the Co-operative Society or the Limited Company as the case may be determined.

15. The Purchaser/s hereby covenants with the Builder to pay all the amount to be paid by the purchaser and reserved

*S. M. Mehta*

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under this Agreement and to observe and perform all the covenants and conditions, except so far as the same ought to be observed and performed by the builder.

16. The said Building shall always be Known as "NARMADA HOUSE " and this name shall not be changed at any time for any reason whatsoever.

17. The Builder agrees to transfer the said land described in schedule hereunder written with the Building to be constructed by the builder on the said land to he Registered Co-operative Society/Limited Company.

18. The Purchaser/s shall along rest of the acquires of all the residential Flat/Shop/ Garages/Stilt in the said building when called upon by the Builder to form a Co-operative Society or a Limited Company under the name and style of "NARMADA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD" hereinafter called the Society or the Limited Company ) as may be approved by the Registrar of Co-operative Societies, join and become member of the said society or Limited Company with usual prescribed by-laws with such conditions and modifications as my be necessary according to the provision of laws for the time being in force and on such registration of the Society or the Limited Company forthwith inform the Builder in writing about the date of registration for inspection of the Builder. The Builder shall transfer their interest in the said Building ad or on the said land to and in favour of the said Co-operative Society or the Limited Company but however without prejudices to the right of the Builder to dispose the remaining residential Flat/Shop/Garages/Stilt and to utilize balance F.S.I. if any, as may be permissible by the authorities. The Purchaser/s hereby agrees to join the holder of the residential Flat/Shop/ Garages/Stilt in the said Building in forming the Co-operative Society or the Limited Company as herein provide and shall becomes member of the said Co-operative Society or Limited Company and that at no tome hereafter he/she/they shall have a right to repudiate the allotment of the said shares/ The agreement also shall be treated as an irrevocable application and consent by the purchaser for the allotment of share of the

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said Society or Limited Company to him/her/them. The Purchaser/s also agreed to observe and perform all the rules and regulations which the society or the Limited Company may adopt or pass at its inspection and from time to time and at all time thereafter.

19. In the event of the Society or the Limited Company being formed and registered before sale and disposal of all flats or utilization of the full F.S.I. in the said Building by the Builder, as aforesaid, the power and authority of the Society or the Limited Company so formed of the purchaser and other purchaser of the flat shall be subject to the overall authority and control of the Builder over all or any of the matters concerning the said Building the Construction and completion thereof and all amenities pertaining to the same and in particular but without prejudices generally of the foregoing, the Builder shall have absolute authority and control as regards the unsold residential Flat/Shop/ Garages/Stilt in the said building and the disposal thereof and shall also be entitled to utilize the balance of the F.S.I. if any.

20. The Builder shall have a right to make additions raise storey or to put up additional structure in said building or in the open space as may be permitted by the Government and other competent authorities. Such additional structures and society will be the sole property of the builder and the Builder shall be entitled to dispose of such additional storey and structure put up by him any say he chooses to the same. The open ground spaces, well, garden common amenities terraces of the Building, the compound wall in the said property and also the outer walls of all the flats shall be the property the builder and this Agreement with the purchaser and all the residential Flat/Shop/ Garages/Stilt in the said Building shall be subject to the aforesaid terraces and compound including the parapet walls, compound walls and other walls of the Building for any purpose including the display of advertisements and sign board and the purchaser shall not be entitled to raise any objection, to any abatement in the price of residential Flat/ Shop/ Garages/Stilt agreed to be acquired by him/her/them and/or any compensation or damages on the ground of inconvenience or any other ground whatsoever.

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21. The Purchaser/s shall have no claim save and except in respect of the particular residential Flat/Shop/ Garages/Stilt hereby agreed to be acquired, i.e. all the open spaces, wall, garden parking places, stills, lobbies, staircases, terraces etc. which will remain the property of Builder till the property is transferred to the Co-operative Society or Limited Company.

22. The transfer Deed and/or the Conveyance and all other documents shall be prepared by the Advocates and Solicitors of the builder and shall contain the covenants and conditions contained in this Agreement with such modifications, alterations and additions therein as the Builder deems fit and proper and other clause which he may think necessary and desirable.

23. Until the transfer as aforesaid, the purchaser shall hold the said residential Flat/Shop/ Garages/Stilt subject to the same obligations and conditions and provisions contained the Agreement and the purchaser shall pay his/her/their proportion shares of all existing future assessments, taxes outgoing, of every descriptions for the time being payable by the land or tenant or the by the occupier in respect of the said land and the Building herein and premises and anything for the time being thereon.

24. The purchaser/s hereby agrees that in the event of the amount by way of betterment charges or development tax or any other tax or payment a similar nature becoming payable by the Builder, the same shall be reimbursed by the purchaser/s to the builder in proportion of the area of the residential Flat/Shop/ Garages/Stilt agreed to be acquired by the purchaser and in determining the amount, the decision of the Builder shall be conclusive and binding on the purchaser.

25. Until such time, the transfer is executed as aforesaid, the purchaser agrees to abide by all the rules and regulations framed or to be framed by the builder at any time from time to time and at all times and generally to do all and every reasonable act that the Builder may call upon the purchaser to in the interest of the said property and the Holder of other residential Flat/Shop/ Garages/Stilt.

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26. The Purchaser/s shall sign all the papers and documents and do all other things that the Builder may deem necessary and reasonable for carrying out the purposes of this agreement from time to time.

27. If the costs, charges, and expenses in connection with the formation of the Society or Limited Company as well as the cost of preparing, engrossing and stamp duty on conveyance, assignment or transfer Deed and registration charges of the same and of all the agreement, writing, transfer and all other documents required to be made and executed by the builder, in preparing and approving all such documents shall be borne and paid by the purchaser along with other acquires in the said Society or the Limited Company as the case may be. The Builder shall not be liable to contribute anything towards any of the aforesaid expense. The Proportional share of the said expense payable by the purchaser shall be paid by him/her/ them to the builder whenever called upon either before or after delivery of possession of the residential Flat/Shop/ Garages/ Stilt. The costs of this Agreement including the Stamp and Registration shall be borne and paid by the purchaser alone.

28. The Purchaser/s shall also pay his/her/ them proportionate whereof Insurance premium to keep the Building, in the said property insured against loss or damages by fire and to get any capital redemption policy in sum equivalent to total price of all the residential Flat/Shop/ Garages/Stilt in the said Building on a company to be approved by the Builder. All the monies as and when received by virtue of such insurance shall be spent in rebuilding or any reason whatsoever the purchaser shall pay his/her/ their proportionate share of expenses for repairs and for keeping the said Building in good conditions to the satisfaction of the Builder.

29. The Purchaser/s shall at no time demolish or cause to be demolished or make additions and alterations in the said residential Flat/Shop/ Garages/Stilt or make or cause to be made therein any new construction of any nature whatsoever in the said residential Flat/Shop/ Garages/Stilt or the building without the prior consent in writing of the Builder has transferred the said property in favour of the society or the Limited Company after the said transfer.

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*[Handwritten Signature]*

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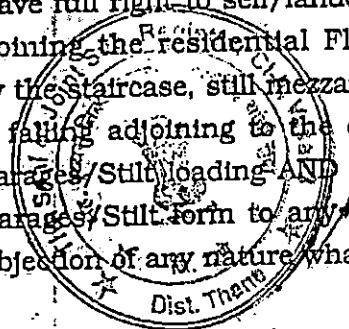
30. The Purchaser/s shall not at any time door cause to be done permitted to do any nuisance or annoyance in or upon the premises or anything which shall cause unnecessary annoyance, inconvenience, hindrance or disturbance to the holders of other residential Flat/Shop/ Garages/Stilt and/or the property in the neighborhood.

31. The Builder shall not be responsible to the purchaser/s in any manner whatsoever if the purchaser/s of the residential Flat/Shop/ Garages/Stilt fail to co-operate to form a society or limited company as hereinabove mentioned.

32. The Purchaser/s agrees to pay all the amounts payable under the terms and conditions of this Agreement and as and when due, time in this respect of this Agreement being the essence of the contract. The builder shall not be bond to give any notice of payment of the amounts due under this Agreement and the absence of notice shall not be taken as an excuse for non-payment of any amounts or amounts on due to the delayed payment of the purchaser/s.

33. Interest at the rate 21% per annum shall be paid by the purchaser/s to the builder on all amounts remaining unpaid for more than seven days by him/her/them under this Agreement and on all taxes and other outgoing from the due date of payment till the amounts are duly paid even if possession is delayed. This provision is without prejudice to the right of the Builder to forthwith terminate this agreement and their other rights as provided in clause 35 hereinafter.

34. The Builder shall have full right to self/landed or allot open ground, space adjoining the residential Flat/Shop/ Garages/Stilt space below the staircase, still mezzanine floor, parking spaces, terraces falling adjoining to the concerned residential Flat/Shop/ Garages/Stilt loading AND unloading residential Flat/Shop/ Garages/Stilt form to any purchaser and other shall have no objection of any nature whatsoever in respect thereof.



35. If the purchaser/s neglect, omit or fail for any reason whatsoever to pay and deliver to the Builder and any of the amounts or dues payable of this agreement including those

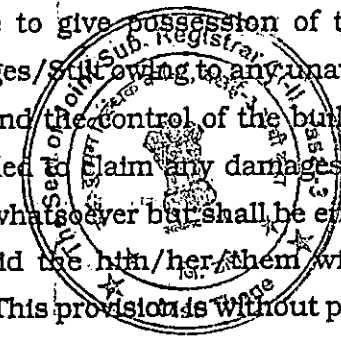
*[Handwritten signature]*

*[Handwritten signature]*

referred to hereinabove whether before or after occupation of the said residential Flat/Shop/ Garages/Stilt within the time herein provided or if the purchaser in any other way shall fail to perform and/or observe any of the stipulations on his/her/their part to be perform and/or observed herein contained. The Builder shall be entitled to rescind this Agreement and on such recession by the Builder, this Agreement shall cease and stand terminated and determined and the amount already paid by the purchaser/s shall absolutely be forfeited by the Builder and the Purchaser/s shall have no claim for refund or repayment of the said earnest money and/or other amount already paid up by the purchaser or any part thereof and purchaser hereby agrees to loose and forfeit all his/her/their benefits under this Agreement and to all the amounts already paid and shall be liable to immediate ejection from the said residential Flat/Shop/ Garages/Stilt and it is expressly agreed that the rights given by this clause to the rights, remedies and claims whatsoever of the Builder against the purchaser/s.

36. Under no circumstances possession the said residential Flat/Shop/ Garages/Stilt shall be given to the purchaser until & unless all documents and paper required to be signed and handed over and all monies including cost of extra work if any required to be paid under this agreement have been paid by the purchaser/s to the builder.

37. If Builder is not able to give possession of the said residential Flat/Shop/ Garages/Stilt owing to any unavoidable circumstances of those beyond the control of the builder, the purchaser shall not be entitled to claim any damages and/or compensation of the nature whatsoever but shall be entitled to receive back the money paid the him/her/them with nine percent interest per annum. This provisions without prejudice to the rights of the Builder and in such event all money paid towards the Stamp duty, Registration Fees, Legal cost of this Agreement will all expenses, outgoings with stand forfeited and the purchaser shall have no claim for refund or repayment whatsoever.



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43. If the transfer in not obtained by the Co-operative Society or the Limited Company within two years from the date of Registration of the Society or the Limited Company the Builder will have right to enter upon the said residential Flat/Shop/ Garages/Stilt without any interest and the purchaser shall not be entitled to any damages or compensation whatsoever from the Builder.

44. It is hereby agreed by and between the parties that the planning authority has imposed a condition to install desalination plant for the said building in case Government water supply is not available for the said building. Any residential Flat/Shop/ Garages/Stilt purchaser along with other residential Flat/Shop/ Garages/Stilt purchaser shall contribute towards the expenses of installation of said desalination plant in proportion to the share of the residential Flat/Shop/ Garages/Stilt purchaser, it is hereby agreed by and between the parties that residential Flat/Shop/ Garages/Stilt purchaser along with other residential Flat/Shop/ Garages/Stilt purchaser that he/she/ they shall contribute towards the expenses as referred above on or before taking possession of the residential Flat/Shop/ Garages/Stilt. It is always agreed between the parties that on taking possession of the said residential Flat/Shop/ Garages/Stilt that the residential Flat/Shop/ Garages/Stilt purchaser shall maintain the said residential Flat/Shop/ Garages/Stilt at his/her/their own cost and keep maintain the said desalination plant in working condition till the water is made available by the water supply department.

45. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Co-op, Societies Act, 1960 or any other provisions of law applicable from time to time.

46. The purchaser agrees and undertakes to lodge this agreement for registration immediately after execution with the Sub-Registrar of Assurance Vasai and to admit execution thereof and to give intimation thereof in writing with Serial No/ and date to enable the Builder to admit the execution thereof.

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and to take all necessary steps for getting the same registered in accordance with the provision of law at his/her/their own costs and expenses. The Builder will admit execution but purchaser of residential Flat/Shop/ Garages/Stilt shall bear and /or pay and part such fees, costs and/or expenses.

47. The party of the First part shall not be responsible for any repairs within the residential Flat/Shop/ Garages/Stilt after expiry of Six months from the date of possession of the said residential Flat/Shop/ Garages/Stilt.

48. That Vat and service charges whatever applicable to the present deal of above referred residential Flat/Shop/ Garages/ Stilt shall be paid by the purchaser/s herein alone.

49. For the purpose of stamp duty and registration the said Premises is valued at Rs. 87500 /- (Rupees Eight Loos Seventy five Thousand five Hundred only) and stamp duty of Rs. 5250 /- is affixed.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

[Description of the said land]

All that piece and parcel of non-agriculture land situated at Village Waliv, Tahasil - Vasai, Dist - Thane, in the limits of the Vasai Virar City Municipal Corporation and within the limits of Sub-Registrar of Assurance - Vasai bearing Survey No. 1, Hissa No. 3 part, Plot No. 4, admeasuring about 1208 sq. yard equivalent to 1010 sq. Mtr. Assessed for Rs. 0.40.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

[Description of the said Premises]

ALL THAT self contained residential Flat/Shop No. 104 on the First floor, Building No. 01 area admeasuring 338.89 sq. ft., ( built up/ Carpet ) of the building known as **NARMADA HOUSE** at Village- Waliv, Tal- Vasai, Dist- Thane on the land bearing Survey No 1, Hissa No 3 part, Plot No.4, Area Admeasuring about 1208 sq. yard equivalent to 1010 sq. mtr. or thereabout assessed at Rs 0.40, laying being situated at village Waliv Tal - Vasai, Dist - Thane.

*[Signature]*

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IN WITNESSES WHEREOF THE PARTIES HAVE  
 HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
 HANDS THE DAY AND THE YEAR FIRST HEREINABOVE  
 WRITTEN.

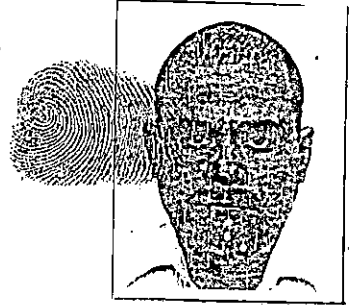
SIGNED AND DELIVERED by the )

Within named "THE BUILDERS" )

MR. RAJU RAMSAWAJI PUROHIT (HUF) ) राजुराम

In the presence of \_\_\_\_\_

[Signature]  
 \_\_\_\_\_



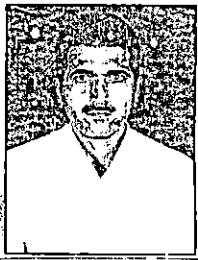
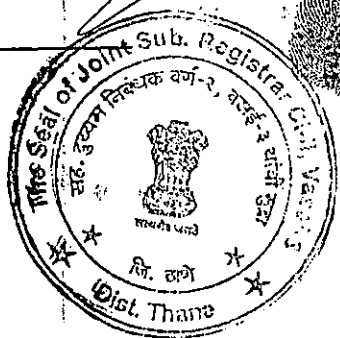
SIGNED AND DELIVERED by the )

Within named "THE PURCHASER/S")

Faularam Mithalal  
Mali )

In the presence of .....

1. [Signature]  
 2. [Signature]



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AAOPM0896L  
 नाम / NAME  
 FAUDARAM MITHALAL MALI  
 पिता का नाम / FATHER'S NAME  
 METHALAL MALI  
 जन्म तिथि / DATE OF BIRTH  
 01-03-1972  
 [Signature]  
 आयकर आयोग (कम्प्यूटर केंद्र)  
 Commissioner of Income-tax (Computer Operati

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 FAJURAM SAVAJI PUROHIT  
 SAVAJI RUPAJI PUROHIT  
 01/12/1965  
 Permanent Account Number  
 AAJPP-1306M  
 राजुराम  
 Signature

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वसई - ३  
दस्ता क्र. ६६२५/२०१२  
१२/१६

# BHARAT N. BHOIR

ADVOCATE HIGH COURT "Tulsi Niwas, Village Gokhivare,  
Vasai (E), Tal - Vasai, Dist-Thane

Date:- 23/11/2011

TITLE CERTIFICATE.  
TO WHOM SO IT MAY EVER CONCERN

Ref: In the matter of the a Land bearing Survey No.1, Hissa No.3 Part, Plot No. 4 total area admeasuring 1208 Sq. Yard or thereabout assessed at Rs.0.40 is owned by MR. RAJU RAMSAVAJI PUROHIT (H.U.F) situate lying and being at village - Waliv, Taluka : Vasai, District : Thane within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

**THIS IS TO CERTIFY THAT: -**



I have taken search at the office of Sub-Registrar at Vasai / Nallasopara/ Virar for 30 years from the year 1980 to 2009 vide receipt No. 3535/2009 dated 08/12/2009.

2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja - Waliv, Taluka Vasai, Dist.Thane with respect to the said property.



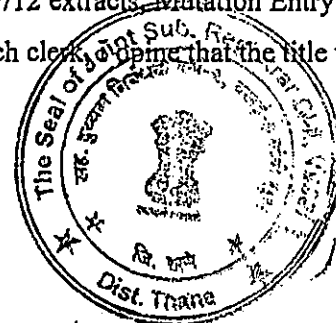
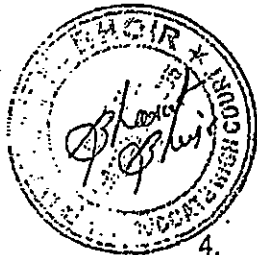


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3. I have collected the relevant information from the sworn Declaration of the said owner MR. RAJU RAMSAVAJI PUROHIT (H.U.F.).

AND I FURTHER CERTIFY THAT: -

1. The said owner MR. RAJU RAMSAVAJI PUROHIT (H.U.F.) absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The Said Owner MR. RAJU RAMSAVAJI PUROHIT (H.U.F.) has purchased the said Property from MR. MOBTARAM LILAJI CHOUDHARY by Deed of Conveyance dated 18/06/2009 which is registered on 18/06/2009 under document No.5216/2009 Vasai I.
3. The said owner MR. RAJU RAMSAVAJI PUROHIT (H.U.F.) have not sold, 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.
4. On the basis of Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by search clerk, I certify that the title to the said



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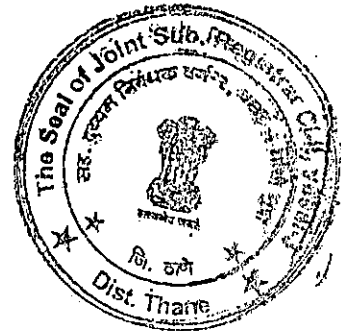
property of the said owner MR. RAJU RAMSAVAJI PUROHIT (H.U.F.) is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 23/11/2011

At: Vasai.



*Bharat Bhoir*  
(MR. BHARAT N. BHOIR)  
ADVOCATE HIGH COURT  
BHARAT N. BHOIR  
ADVOCATE HIGH COURT  
Tulsi Niwas, Gekhivara,  
Vasai (E), Tal. Vasai-401200



वसई - ३  
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 २५/१८

# BHARAT N. BHOIR

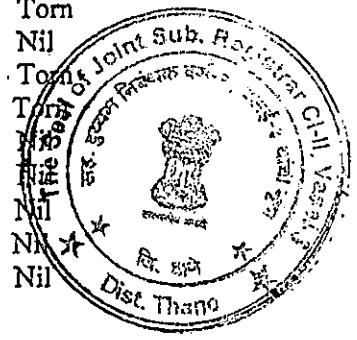
ADVOCATE HIGH COURT "Tulsi Niwas, Village Gokhivare,  
 Vasai (E), Tal - Vasai, Dist-Thane

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## SEARCH-REPORT

I have investigated the title of land bearing Survey No.1, Hissa No.3 Part, Plot No. 4 total area admeasuring 1208 Sq. Yard or thereabout assessed at Rs.0.40 situate lying and being at village - Waliv, Taluka - Vasai, District - Thane within the Jurisdiction of Sub-Registrar at Vasai and Nallasopara/ Virar is owned by MR. RAJU RAMSAVAJI PUROHIT( H.U.F.). I have also taken search for 30 from Sub-Registrar at Vasai and Nallasopara/Virar from 1980 to 2009 vide receipt No. 3535/2009 dated 08/12/2009.

YEARS	FINDINGS	PHOTO
	PRINTED	
1980	Torn	Torn
1981	Torn	Torn
1982	Torn	Entry
1983	Torn	Torn
1984	Torn	Entry
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Nil
1988	Torn	Torn
1989	Torn	Torn
1990	Torn	Torn
1991	Torn	Nil
1992	Nil	Nil
1993	Torn	Nil
1994	Nil	Nil



वसई - ३  
 दस्ता क्र. ६६२०/२०१२  
 २६/०८

...5...

1995	Torn	Torn
1996	Torn	Torn
1997	Torn	Torn
1998	Torn	Torn
1999	Torn	Torn
2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Entry	Nil
2009	Entry	Nil

NOTE: (\*) This symbol indicates that relevant registers have been sent to Thane office for computer feeding purpose.

Entry in the year 1982.

1. CONVEYANCE DEED: DATED 01/06/1982

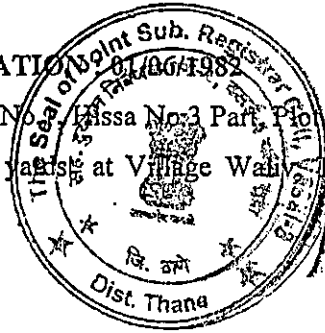
VENDERS: MR. GAJANAN UNDRYA BHAGAT & OTHERS

PURCHASER: MRS. SHANTA KISHORILAL KAPUR

DATE : 01/06/1982

DATE OF REGISTRATION : 01/06/1982

PROPERTY : Survey No. 118/3 Part. Plo. No. 4 area  
 admeasuring 1208 Sq. yachts at Village Wadya, Tal- Vasai,  
 Dist- Thane.



वसई - ३  
दस्ता क्र. ६६२२/२०१२  
२६ ७६

Entry in the year 1983.

2. CONVEYANCE DEED: DATED 03/12/1983

VENDERS: MRS. SHANTA KISHORILAL KAPUR

PURCHASER: MRS. JAYLAXMI MEBON

DATE : 03/12/1983

DATE OF REGISTRATION : 03/12/1983

PROPERTY : Survey No.1, Hissa No.3 Part, Plot No. 4  
area admeasuring 1208 Sq. Yards at Village Waliv, Tal-  
Vasai, Dist- Thane.

Entry in the year 2008 in the Day Book.

3. DEED OF CONVEYANCE: DATED 28/08/2008

VENDERS: MRS. JAYLAXMI MEBON

PURCHASER: MR. MOBTARAM LILAJI CHOUDHARY

DATE : 28/08/2008

DATE OF REGISTRATION : 28/08/2008

SERIAL NO : 8635/2008, Vasai.

PROPERTY : Survey No.1, Hissa No.3 Part,

Plot No. 4 area admeasuring 1208 Sq. Yards at Village  
Waliv, Tal- Vasai, Dist- Thane.



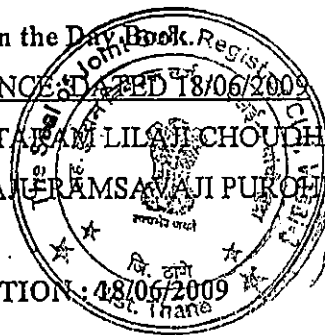
Entry in the year 2009 in the Day Book.  
4. DEED OF CONVEYANCE: DATED 18/06/2009

VENDERS: MR. MOBTARAM LILAJI CHOUDHARY

PURCHASER: MR. RAJ RAMSAVAJI PUROHIT (H.U.F.)

DATE : 18/06/2009

DATE OF REGISTRATION : 18/06/2009



वसई - ३
दस्त क्र. ६६२/२०१२
२६/११

...7...

SERIAL NO : 05216/2009, Vasai.

PROPERTY : Survey No.1, Hissa No.3 Part, Plot No. 4 area admeasuring 1208 Sq. Yards at Village Waliv, Tal-Vasai, Dist- Thane.

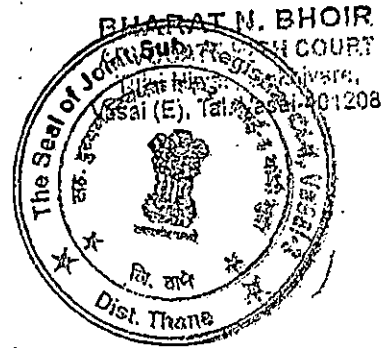
After going through the Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by search clerk, I opine that the title to the said property of the said owner MR. RAJU RAMSAVAJI PUROHIT ( H.U.F.) is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

N.B: This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

Dated: 23/11/2011

At:Vasai.

*Bharat N. Bhoir*  
(MR. BHARAT N. BHOIR)  
ADVOCATE HIGH COURT



वसई - ३  
 वस्त क्र. ६६२४/२०१२  
 २६/१६

व्हें नं:

**गाव नमुना सात**

(आधिकार अभिलेख पत्रक)

गाव: वालीव

(महाराष्ट्र जमीन अधिकार अभिलेख, आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१-यातील नियम ३, ५, ६ आणि ७)

तहसिल: वरुई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नांव		खाते क्रमांक
१	३.५	विवेशी	१२०५, १२०५, १२०५		
शेताचे स्थानिक नांव			श.जु. श.म.स.वा.जी.पु.शे.डी.त		
शेताचे स्थानिक नांव			९३३३		
लागवडीयोग्य क्षेत्र	हेक्टर	अर	प्रति		
१०१०	१२०५				
१०१०	१२०५				
पोटखराब (लागवडी योग्य नसलेले)					
वर्ग (अ)					
वर्ग (ब)					
एकूण					
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे			
	०	४०			

**गाव नमुना बारा** (पिकांची नोंदवही)

(महाराष्ट्र जमीन मूहसूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध असलेली जमीन		जल सिंचनाचे साधन	जमीन करणाऱ्याचे नांव	शेता	
		मिश्रणाचा संकेत क्रमांक	जल सिंचन	अजल सिंचन	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वल्प	शुद्ध				
२००६																
२०१०																

(असलं बरहुकूम नयकल)

दिनांक १९ NOV २०११

६-२०२०२  
 तलाठी सजा वालि  
 तालुका-वराई, जि. नांदेड

# 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/VSR/CC/BP-4629/EI/473 दिनांक: ३१/०५/२०१०

To,  
 Mr. Raju Ramsawaji Purohit (HUF),  
 Mamata Estate, Shop No. 14,  
 Waliv fata, Waliv. Vasai(E),  
 DIST : THANE.

**Sub: Commencement Certificate for the proposed layout of Residential Buildings on Plot No.4, S.No.1, H.No.3/pt of Village Waliv, Taluka Vasai, Dist. Thane.**

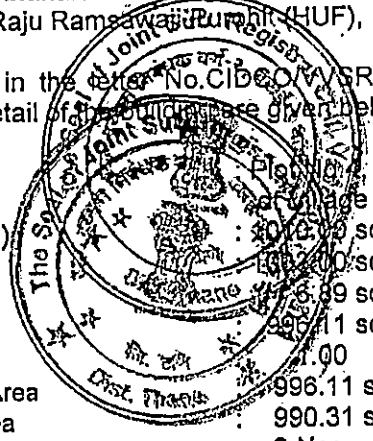
- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983. from the Collector, Thane.  
 2. TILR M.R. No.378/86 dated 26/05/2003 for measurement.  
 3. NOC for construction work from waliv Grampanchayt vide letter. dated 04/07/2009.  
 4. Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 987/2009. dated 11/12/2009.  
 5. EE(VV & BP)'s reports dated 27/04/2010.  
 6. Your Licensed Surveyor's letter dated 28/04/2010.

Sir / Madam,

Development permission is hereby granted for the proposed layout for Residential Buildings under sec.45 of Maharashtra Regional and Town Planning Act,1966 (Mah.XXVII of 1966) to Mr.Raju Ramsawaji Purohit (HUF),

It is conditions mentioned in the order No.CIDCO/VSR/CC/BP-4629/EI/473, dated 31/05/2010. The detail of the buildings are given below :

- |                              |  |
|------------------------------|--|
| 1. Location                  | Plot No.4, S.No.1, H.No.3pt of Village Waliv |
| 2. Gross Plot Area(7/12)     | : 3076.99 sq.m                               |
| 3. Plot in possession        | : 1312.00 sq.m.                              |
| 4. Less: DP Road Area        | : 36.89 sq.m.                                |
| 5. Balance plot Area         | : 996.11 sq.m.                               |
| 6. Permissible FSI           | : 1.00                                       |
| 7. Permissible Built up Area | : 996.11 sq.m.                               |
| 8. Proposed Built up Area    | : 990.31 sq.m.                               |
| 9. No. of Buildings          | : 2 Nos.                                     |



The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (as per section 48 of MR & TP Act, 1966 and clause 2.42 & 2.6.9 of sanctioned DCR 2001).

; Contd.....2



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

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

संदर्भ क्र. : CIDCO/VSR/CC/BP-4629/E/ 475

दिनांक : 31/05/2010

To,  
✓ Mr. Raju Ramsawaji Purohit (HUF);  
Mamata Estate, Shop No. 14,  
Waliv fata, Waliv.Vasai(E),  
**DIST : THANE.**

वसई - ३
दस्त क्र. ९६९२/२०१२
<i>[Signature]</i>

**Sub: Commencement Certificate for the proposed Residential Building No.1 on Plot No.4, S.No.1, H.No.3 pt of Village Waliv, Taluka Vasai, Dist. Thane.**

- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983. from the Collector, Thane.  
2. TILR M.R. No.378/86 dated 26/05/2003 for measurement.  
3. NOC for construction work from waliv Grampanchayt vide letter dated 04/07/2009.  
4. Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 987/2009. dated 11/12/2009.  
5. EE(VV & BP)'s reports dated 27/04/2010.  
6. Your Licensed Surveyor's letter dated 28/04/2010.

Sir / Madam,

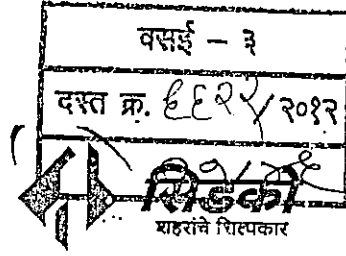
Development permission is hereby granted for the proposed layout for Residential building No. 1 under sec.45 of Maharashtra Regional and Town Planning Act,1966 (Mah.XXVII of 1966) to Mr.Raju Ramsawaji Purohit (HUF).

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VSR/CC/BP-4629/E/ 475 dated 31/05/2010 and the conditions mentioned in the letter No.CIDCO/VSR/CC/BP-4629/E/ 475 dt. 31/05/2010. The detail of the building are given below :

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Flats	Total B.U.A. (In Sq.m.)
1.	Residential	1	SVGr.+3	14	579.13

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Contd.....2.



## 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. : CIDCONVSR/CC/BP-4629/EI 473

दिनांक : ३१/०५/२०१०

.....2.....

The amount of Rs.15,000/- (Rupees fifteen thousand only) deposited vide challan No.26818 dated 22/05/2010 with CIDCO as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by CIDCO.

You shall abide by the conditions as mentioned by EE(VV)'s in Engineering Report.

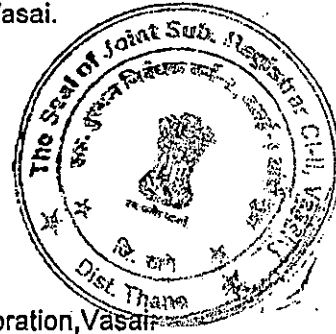
Yours faithfully,

Encl : a/a

ASSOCIATE PLANNER/ ADDL.TPO (VV)

c.c. to :

1. M/s En-Con, Project Consultants,  
G-7,8, D-Wing, Sethi Palce,  
Ambadi Road, Vasai (W), Tal. Vasai.  
Dist. Thane
2. The Collector,  
Office of the Collector, Thane.
3. The Tahasildar  
Office of the Tahasildar, Vasai.
4. Dy Commissioner,  
Vasai Virar City Municipal Corporation, Vasai
5. CUC (VV).





# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : २३१०४८७ फॅक्स : (कोड-९५२५०) २३१०४६६

संदर्भ क्र. : CIDCOM/SP/2010/475

दिनांक : 31/05/2010

..... 2 .....

You have to ~~be aware of~~ public notice regarding unauthorised covering of marginal ~~open spaces~~ applying for occupancy certificate of next building as per the ~~format~~ by CIDCO.

You shall ~~comply with~~ as per sanctioned D.C. Regulations.

Yours faithfully,

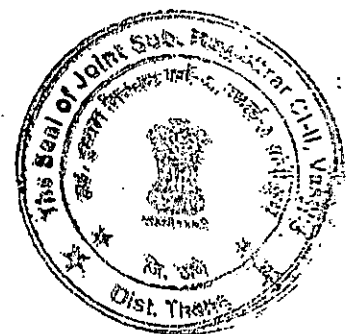
ASSOCIATE PLANNER//ATPG (VV)

Encl.: a/a.

c.c. to:

M/s. En-Cor ~~Project & Planning Consultants~~  
G-7/8, Wing - D, ~~Sector 7, Vasai~~  
Ambadi Road, ~~Vasai~~  
Vasai (W), ~~Taluka Vasai~~  
DIST.: THANE

दस्तावेज - ३
दस्ता क्र. ६६२५/२०१२
33



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नवी मुंबई, दुसरा मंजला, बसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी - २३२१० २३१०४८७ फॅक्स : (कोड-१५२५०) २३१०४६६

संदर्भ क्र. : CIDCOM/VS/CC/BP-4629/E/ 477

दिनांक : 31/05/2010

To,  
Mr. Raju Ramsawaji Parohit (HUF),  
Mamata Estate, Shop No. 14,  
Waliv Estate, Waliv (East),  
DIST : THANE

बसई - ३
बसई क्र. ६६२२/२०१२
<i>[Signature]</i>

**Sub: Commencement Certificate for the proposed Residential Building No.2 on Plot No.4, S.No.1, H.No.3 pt of Village Waliv, Taluka Vasai, Dist. Thane.**

- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983.  
from the Collector, Thane.  
2. TLR MR. No.378/86 dated 26/05/2003 for measurement.  
3. NDC for construction work from waliv Grampanchayt vide letter dated 04/07/2009.  
4. Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 957/2009. dated 11/12/2009.  
5. E/W & BP's reports dated 27/04/2010.  
6. Your Licensed Surveyor's letter dated 28/04/2010.

Sir / Madam,

Development permission is hereby granted for the proposed layout for Residential Building No. 2 under sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah XXVII of 1966) to Mr.Raju Ramsawaji Parohit (HUF),

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VS/CC/BP-4629/E/ 473 dated 31/05/2010, and the conditions mentioned in the letter No.CIDCOM/VS/CC/BP-4629/E/ 472, dt. 31/05/2010. The detail of the building are given below :

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Flats	Total B.U.A. (in Sq.m.)
1.	Residential	2	S/Gr.+3	11	411.18

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Contd.....2:



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

महाराष्ट्र नगरीय विकास कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०  
दुरधनी - १५२५०) २३९०४८७ फॅक्स : (कोड-१५२५०) २३९०४६६

संदर्भ क्र. : ~~COO/PLN/CEP~~ 4629/EI/477 ..... 2 .....

दिनांक: ३१/०६/२०१०

You shall ~~not~~ board of public notice regarding unauthorised covering of ~~existing~~ ~~structures~~ before applying for occupancy certificate of next building as per the ~~rules~~ ~~sanctioned~~ by CIDCO.

You shall ~~not~~ board if any, as per sanctioned D.C. Regulations.

Yours faithfully,

*Neeraj*  
ASSOCIATE PLANNER//ATPO (W)

Encl: 2/

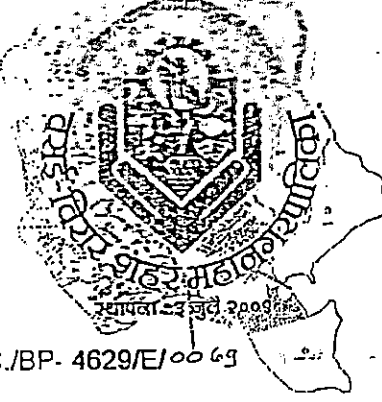
c.c. to

M/s. En-Cor Project & Architectural Consultants  
G-7/3, Wing - B, Sati Palace  
Ambadi Road, Vasai  
Vasai (W), Taluka Vasai,  
DIST: THANE

वसाई - ३
वस्त क्र. ६६२२/२०१२
३५ NE



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/१५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasavirarcorporation@yahoo.com

ना.क्र. : व.वि.स.म./सर्वाधीन/००६६/१६/२०१०  
दिनांक : २८/१२/२०१०

WCMC/VSR/P.C.C./BP- 4629/E/००६९

To,  
Mr. Raju Ramsawaji Purohit (HUF)  
Mamata Estate , Shop No.14,  
Waliv fata, Waliv Vasai (E),  
DIST-THANE.

वसई - ३
वस्त क्र. ६६६० / २०१२
३६/१६

**Sub: Plinth Completion Certificate for proposed Residential Building No.1 & 2 on land bearing Plot No. 4, S.No. 1 , H.No.3 /pt. of Village -Waliv, Taluka Vasai ,Dist.Thane.**

Ref: 1) Commencement Certificate No. CIDCO/VSR/CC/BP-4629/E/473 dated 31/05/2010.  
2) Your licensed surveyor's letter dated 06/12/2010.

Sir/ Madam,

This has reference to your intimation letter dated 06/12/2010 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential Building No.1 & 2 on land bearing Plot No. 4, S.No. 1 , H.No.3 /pt. of Village -Waliv, Taluka Vasai ,Dist.Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/ dump solid waste in 2 compartments of 0.8 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

You are required to submit revised DILR 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 for the O.C.C. of the last building

मुख्य कार्यालय, नवका  
विजय नगर  
ता. वसई, जि. ठाणे, पिन ४०१३०६



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.  
दिनांक :

WCMC/M/S/P/...

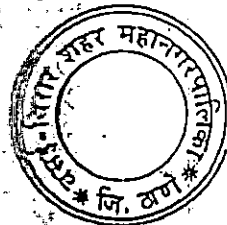
: 2 :

दस्तावेज क्र. ६६२/२०२२
<i>[Signature]</i>

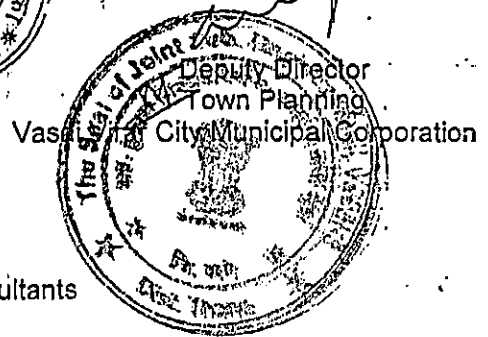
You shall obtain ~~an~~ occupancy treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

You shall ~~implement~~ implement a water harvesting scheme at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Plantation of trees at sites as per C.C. conditions to be certified by owner as well as engineer ~~before~~ before applying for final occupancy certificate.

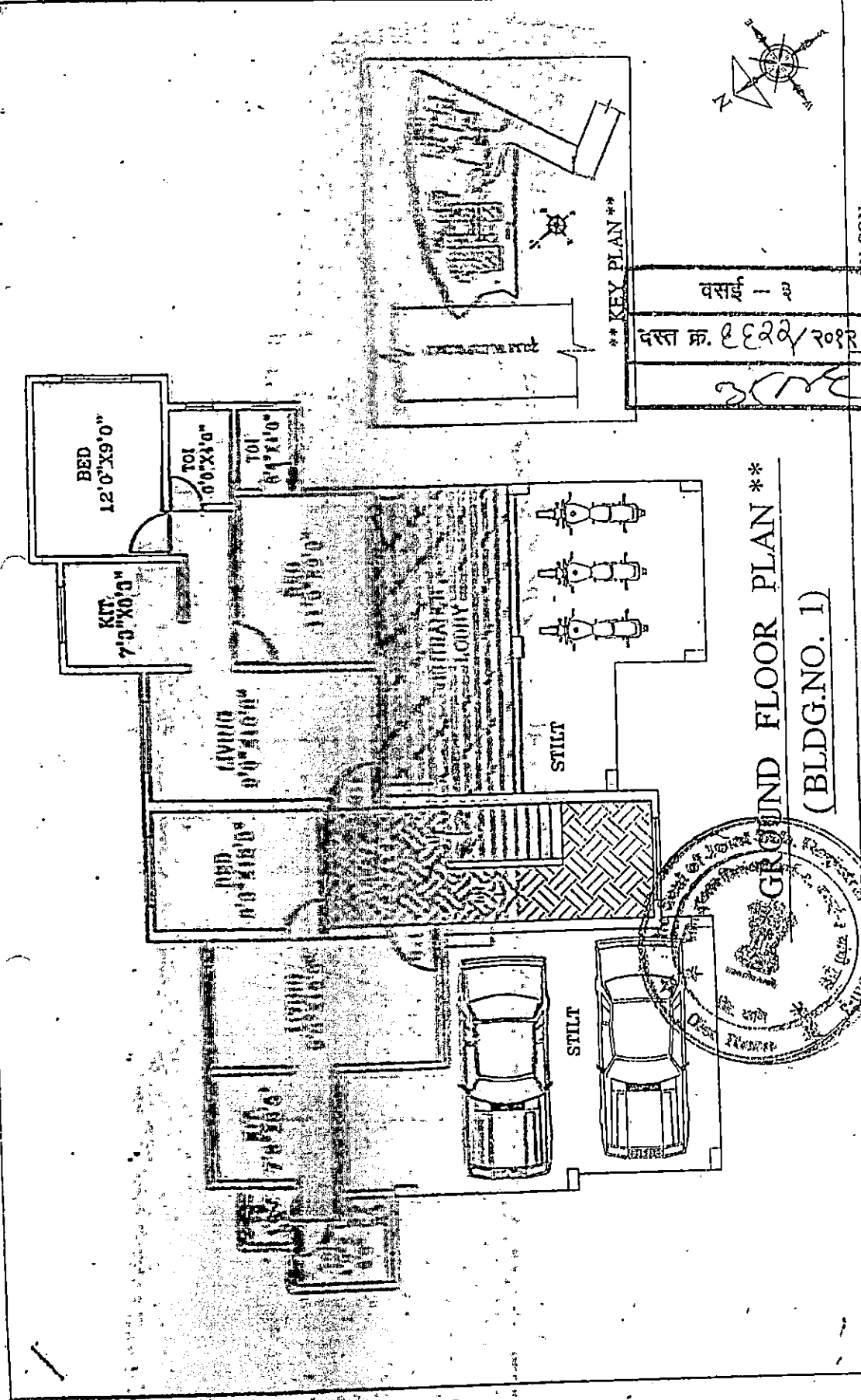


Yours faithfully,



C.C. to:

M/s. En-Cor Project & Architectural Consultants  
G-77B, Wing-D, Sani Palace  
Ambadi Road, Vasai (W), Tal. Vasai  
DIST. THANE



**\*\* GROUND FLOOR PLAN \*\***  
**(BLDG.NO. 1)**

**\*\* KEY PLAN \*\***

વસઈ - ૩  
વસ્તી નં. ૯૯૨૨/૨૦૧૨



EN-CON  
Architectural & Structural Works  
Project Consultants  
G 7/8 'D' WING, SETHI PALACE, AMBADI ROAD,  
VASAI ROAD (WEST), 401 202  
PHONE: 2336376, 2333764  
E-mail: encon1@gmail.com

**\*\* NARMADA HOME (A) \*\***

PROPOSED RESIDENTIAL BUILDING

ON LAND BEARING PLOT NO. 4, S. NO 1, H.NO. 317

AT VILLAGE, WALIV, TAL VASAI, DIST THANE

**BUILDERS.**

**\*\* BHACTAC REALTIES DEVELOPERS \*\***

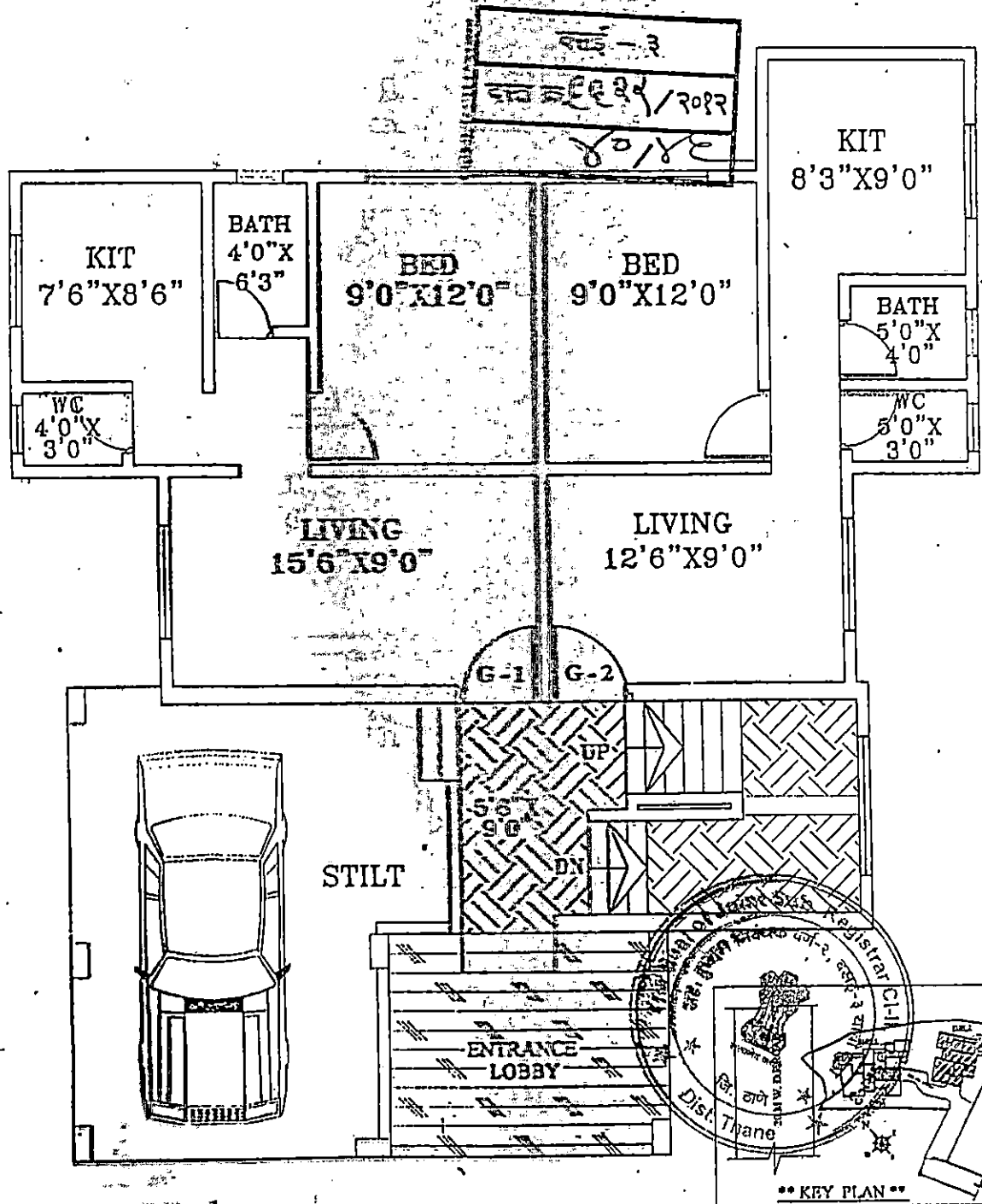
WAINI PLATE, NANTA ESANIB

SHOP NO. 11,

Moh. No. 93212 DR28







**\*\* GROUND FLOOR PLAN \*\***  
**(BLDG.NO. 2)**

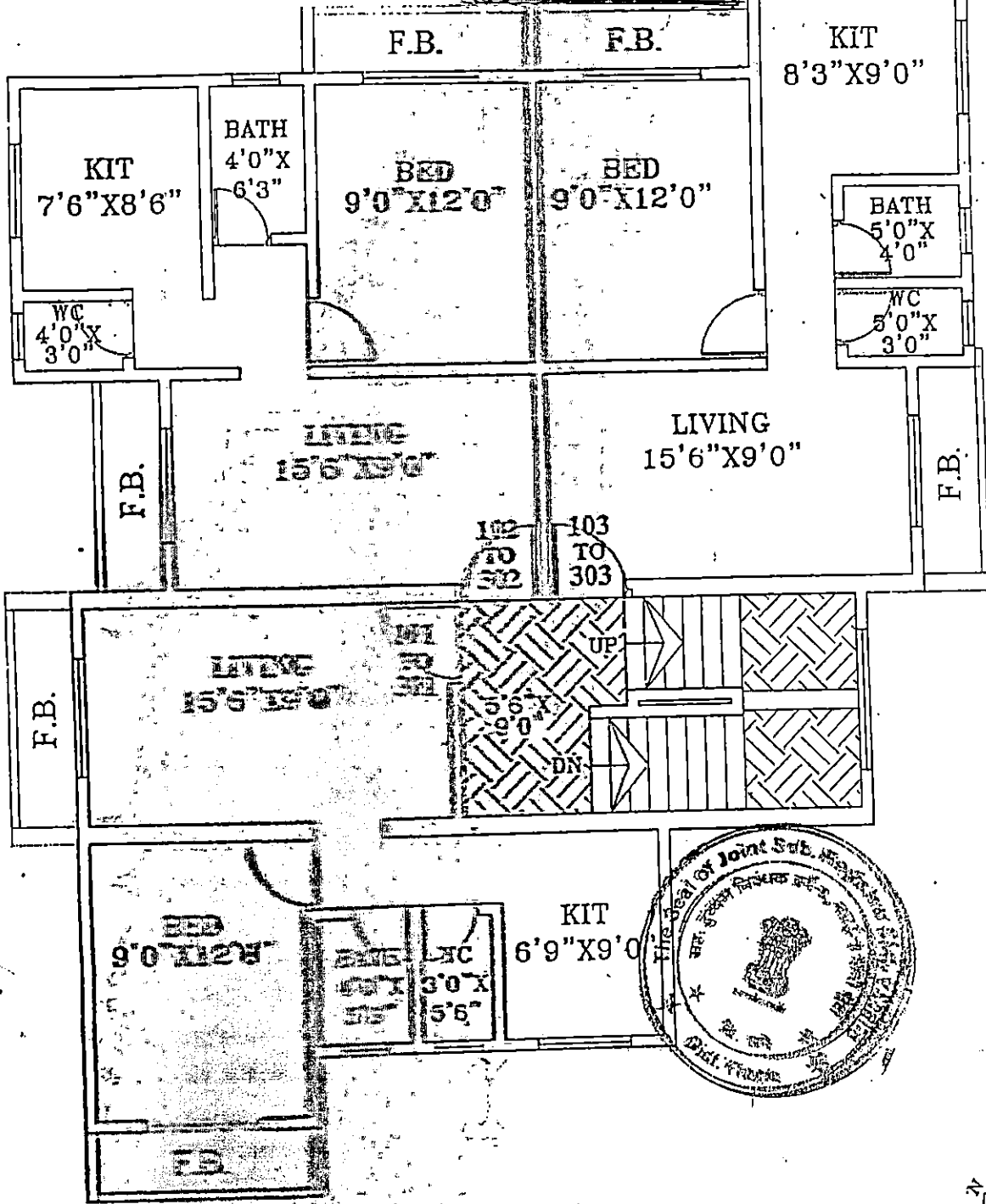


NUMBER  
 -- NACTAC BY --  
 WALIV PLATE, DIST. THANE  
 SIMP NO 14  
 A/cd. No. 97/9328

**PROPOSED RESIDENTIAL BUILDING**  
**ON LAND BEARING PLOT NO. 4, S.NO 1, H.NO.3(PT)**  
**AT VILLAGE. WALIV, TAL. VASAI, DIST. THANE**

**EN-CON**  
 Architectural & Structural Works  
 Civil Consultant  
 8 T/8 R/W/10, BETH PALACE, ANDHRA RD  
 VASAI ROAD (WEST), 401 202  
 PHONE: 2333318, 2333404  
 E-mail: encon1@rediffmail.com

वर्ग - ३  
 वस्तु क्र. ११२३/२०१२  
 ४९/४६



**GENERAL FLOOR PLAN (1ST TO 3RD)\*\*  
 (BLDG.NO. 2)**



**BUILDERS:** **EN-CON Architectural & Structural Works**  
 Project Consultants  
 G 7th 'D' WING, 237/14 PALACE AMBADI ROAD,  
 VASAI ROAD (WEST) 401 202  
 PHONE: 2336518, 2332404  
 Email: encon1@rediffmail.com

**PROPOSED RESIDENTIAL BUILDING**  
 WAIWAI PLATE, ~~...~~ PLOT NO. 4, S.NO 1, H.NO.3(P.T)  
 VASAI, TAL: VASAI, DIST THANE

वसाई - ३  
 वसा नं. ६९२/२०१२  
 ४७/४६

PROFORMA II

CONTENTS OF SHEET

GR FLOOR PLAN, 1ST TO 3RD FLOOR PLANS TERRACE FLOOR ARCHITECTURAL DETAILS,  
 PARKING AREA STATEMENT, TOTAL BUILT UP AREA STATEMENT, DESCRIPTION OF PLATS, PREMIUM CALCULATION

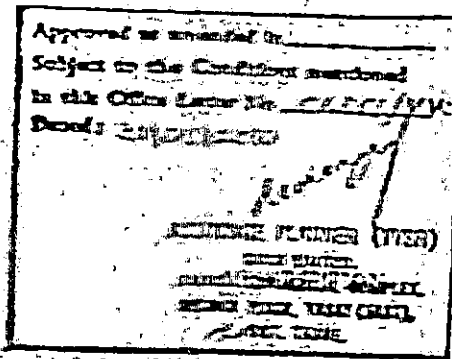
CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.02.2003 AND THE DIMENSIONS OF THE PLOT ETC OF THE PLOT SHOWN ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORDS AND RECORDS NOTT. CITY SURVEY DEPTD

THIS PLAN SHALL NOT BE  
 CONSIDERED AS A PROOF  
 OF OWNERSHIP FOR ANY  
 PURPOSES UNLESS IT IS  
 STAMPED BY THE OFFICIALS

*Sanjay Narayan*  
 Signature of Licensed Surveyor/Engineer  
 Structural Engineer / Supervisor

STAMP OF DATE OF RECEIPT OF PLANS STAMP OF APPROVAL OF PLANS



REVISIONS

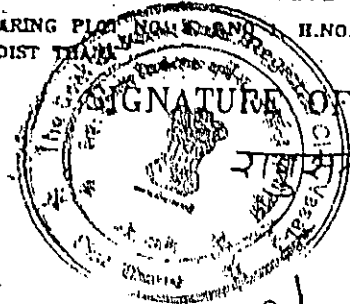
DATE SIGNAL

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING PLOT NO. 4029 H.NO. 3(PT)  
 IN VASAI WEST, TAL. VASAI, DIST. THANE

NAME OF OFFICE

MR. RAJU RANGHOLKAR



SIGNATURE OF APPLICANT

JOB NO. \_\_\_\_\_  
 FILE NO-1402  
 H.P. NO 4029  
 DRAWING NO. \_\_\_\_\_  
 S3 OF S3  
 NORTH LINE



EN-CON

Architectural & Structural  
 Project Consultants

SANJAY S. NARAYAN  
 LICENSED SURVEYOR  
 REG. NO. N/III/13

11 7/B "D" WING, BETHI PALACE, AMBADI ROAD,  
 VASAI ROAD (WEST), 401 202

PHONE: 02200-2338318, 2333404  
 E-mail: encon1@rediffmail.com

4029/D/1 BAYAN RESIDENTIAL, AFZAL BHALS, NO. 1, H.NO. 3PT, SUBMISSION.042

वसई - ३  
 दास्ता क्र. ६६२२/२०१२  
 ४३४६

**PROFORMA II**

**CONTENTS OF SHEET**

1. GROUND FLOOR PLAN, 1ST TO 3RD FLOOR PLANS & TERRACE FLOOR ARCHITECTURAL DETAILS.  
 2. PARKING AREA STATEMENT, TOTAL BUILT UP AREA STATEMENT, DESCRIPTION OF FLATS, PREMIUM CALCULATION.

**CERTIFICATE OF AREA**

CERTIFICATE THAT THE PLOT UNDER REFERENCE IS BOUND BY ME ON 23.02.2003 AND THE DIMENSIONS OF THE BOUNDARY OF THE PLOT STATED ON THE PLANS ARE AS MEASURED BY ME AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD RECORD LOG RECORDS DEPTT. CITY SURVEY RECORD

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

*Sanjay Narai*  
 Signature of Licensed Surveyor/Engin  
 Structural Engineer / Supervisor

STAMP OF DATE OF PRESENT OF PLANS STAMP OF APPROVAL OF PLANS

Approved as shown in \_\_\_\_\_  
 Subject to the Conditions mentioned  
 in the Order Letter No. 2222/11/02/CC/DP-4623/E/475  
 Date 23/02/2003

*Sanjay Narai*  
**STRUCTURAL ENGINEER (VWSN)**  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120

REVISIONS

DATE SIGNATURE

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED RESIDENTIAL BUILDING ON LAND DRAWING PLOT NO. 4, H.NO 1, H.NO.3(PT)  
 AT VASAI PLOT, TAL VASAI, DIST THANE

NAME OF OWNER

SIGNATURE OF APPLIC.

MR. RAJAN RAJAYAN PRADEEP KUMAR

*Sanjay Narai*

JOB NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 FILE NO-14020 14/05/2003  
 TP.NO-4620  
 DRAWING NO. \_\_\_\_\_ SCALE \_\_\_\_\_  
 S2 OF S3 AS SECTS \_\_\_\_\_  
 NORTH LINE DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

The Seal of Joint Sub-Committee of the State of Maharashtra  
 The State of Maharashtra  
 The Seal of Joint Sub-Committee of the State of Maharashtra  
 The State of Maharashtra

**EN-CON**  
 The Architecture & Structural  
 Project Consultants

*Sanjay Narai*  
**SANJAY B. NARAI**  
 LICENSED SURVEYOR  
 REG. NO. N/1111/L

G 7/B 7<sup>th</sup> WING, BETH PALACE, AMBADI ROAD  
 VASAI ROAD (WEST), 401 202  
 PHONE: 95250-2336310, 2333404  
 E-mail: encon1@rediffmail.com

1/20/03/11 VASAI, RESIDENTIAL, VASAI, PLOT NO. 4, H.NO. 1, H.NO. 3(PT) SUBMITTED

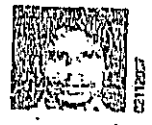
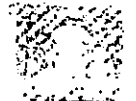
INCOME TAX DEPARTMENT  
GOVT. OF INDIA  
16/05/2012  
16PP5903E

आयकर विभाग  
भारत सरकार

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

कमलेश्वर PANDURANG PATIL  
कमलेश्वर DAMODAR PATIL



वर्षा - ३  
वसत क्र. ६६२/२०१२  
४४/४६



PMC BANK

पंजाब सहकारी बँक लि. (महाराष्ट्र शाखा)  
पंजाब सहकारी बँक लि. (महाराष्ट्र शाखा)  
पंजाब सहकारी बँक लि. (महाराष्ट्र शाखा)  
पंजाब सहकारी बँक लि. (महाराष्ट्र शाखा)

23/05/2012

PAY JOINT SUB REGISTRAR VASAI  
रुपये Rupees Eight Thousand Seven Hundred Seventy Only.  
on account of  
Pay Order No. 23157

या रकमेचे आदेश पर OR ORDER

111110770.00

Punjab & Maharashtra Co-op. Bank Ltd.

बँकचे/ Banker's Stamp  
Not Over Rs.

पंजाब सहकारी बँक लि. (महाराष्ट्र शाखा)

Authorized Signatory

Authorized Signatory  
ID No.

पंजाब सहकारी बँक लि. (महाराष्ट्र शाखा)

३२



दस्त गोषवारा भाग - 2

वसई 3  
दस्त क्रमांक (6622/2012)  
*Handwritten signature*

दस्त क्र. [वसई] ...  
याजार मुल्य ... नुम्रांक शुल्क : 52620

पावती क्र.: 6743 दिनांक: 24/05/2012  
पावतीचे वर्णन  
नांव: फाउंडाराम मिठालाल माली - -

दस्त हजर ... PM  
निष्पादनाचा ...  
दस्त हजर ...

8770 : नोंदणी फी  
920 : नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),  
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

9690: एकूण

दस्तावाज ...  
शिवका ... 01:22 PM  
शिवका ... 01:25 PM  
शिवका ... 01:25 PM  
शिवका ... 01:25 PM

*Handwritten signature*  
मुख्य निदेशक, वसई  
वसई 3


दस्त क्र. ...

व्यक्तीया ओळखतात

1) ...

2) ...

वसई 3



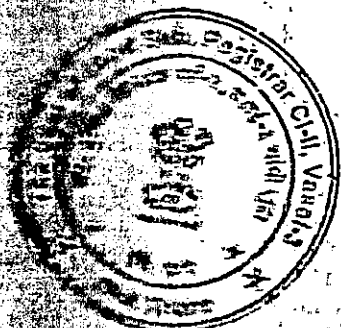
जोडलेले कागदपत्रे, कुठल्यारपत्र, व्यक्ती रत्याने बनावट आदरून आदयात याची संपूर्ण जबाबदारी निष्पादकाची पाईल

*Handwritten signature*  
लिहून देणार

राजुराम  
लिहून देणार

अभिमत फारपणाल देते की, या दस्तवाजाला एकूण ... पाने आहेत.

*Handwritten signature*  
मुख्य निदेशक, वसई  
वसई 3



*Handwritten signature*  
मुख्य निदेशक, वसई  
वसई 3

*Handwritten signature*  
मुख्य निदेशक, वसई  
वसई 3

24/05/2012

1:25:37



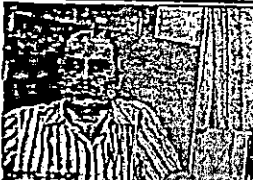

दस्त गोषवारा भाग-1

वसई 3

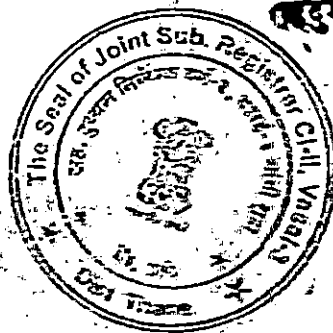
दस्त क्र 6622/2012

*[Handwritten signature]*

दस्त क्रमांक: \_\_\_\_\_  
 दस्ताचा प्रकार: \_\_\_\_\_

अनु क्र.	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	लिहून घेणार वय 40 सही <i>[Signature]</i>		
2	लिहून देणार वय 45 सही <i>[Signature]</i>		

दस्त क्रमांक AAJPP 1308 M



*[Handwritten signature]*  
 ज. उप. न्याय न्यायालय, वसई-३  
 वसई क्र. ३.



24/05

1:25

दस्त गोषवारा भाग-1

वसई 3

दस्त क्र 6622/2012

*[Handwritten signature]*

दस्त  
दस्ता

अनु क्र.

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

लिहून घेणार

वय 40

सही

*[Handwritten signature]*



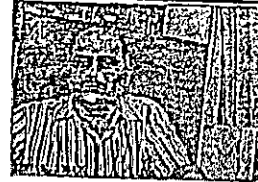
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लिहून घेणार

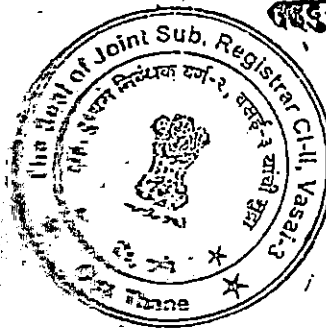
वय 45

सही

*[Handwritten signature]*



*[Handwritten signature]*  
सहाय्यक निबंधक, फॉ-३  
वसई क्र. ३.





दस्ता गोधवारा भाग - 2

वसई 3  
दस्ता क्रमांक (6622/2012)  
*Handwritten signature*

दस्ता क्र. [वसई3-6622-2012] या गोधवारा  
याजार मुल्य : 877000 गोबदला 878500 भरलेले मुद्रांक शुल्क : 52620

पावती क्र.: 6743 दिनांक: 24/05/2012  
पावतीचे वर्णन  
नांव: फाउंडाराम मिठालाल माली - -

दस्ता हजर केल्याचा दिनांक : 24/05/2012 01:22 PM  
निष्पादनाचा दिनांक : 24/05/2012  
दस्ता हजर करणा-याची सही :

*Handwritten signature*  
M. M. M.

8770 : नोंदणी फी  
920 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

9690: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिक्या क्र. 1 ची वेळ : (सादरीकरण) 24/05/2012 01:22 PM  
शिक्या क्र. 2 ची वेळ : (फ्री) 24/05/2012 01:25 PM  
शिक्या क्र. 3 ची वेळ : (कमुली) 24/05/2012 01:25 PM  
शिक्या क्र. 4 ची वेळ : (ओळख) 24/05/2012 01:25 PM

दस्ता नोंद केल्याचा दिनांक : 24/05/2012 01:25 PM

ओळख :

खालील इतम असे निवेदीत करतात की, नोंद देण्याकरिता देणा-यांना व्यक्तीशा ओळखतात व त्यांची ओळख पटवतात.

1) दिनेश पाटील - - , घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: गोधिवर

तालुका: वसई

पिन: -

2) विरग पाटील - - , घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

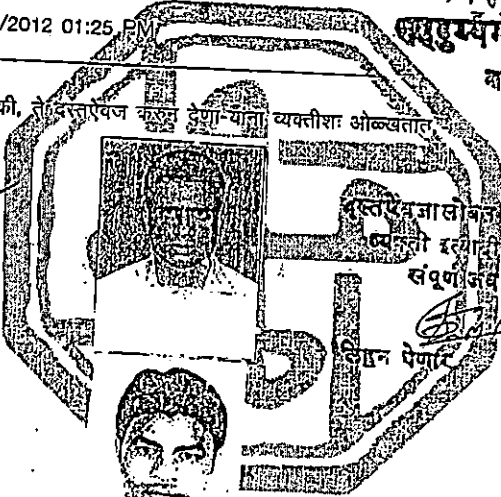
ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: गोधिवर

तालुका: वसई

पिन: -



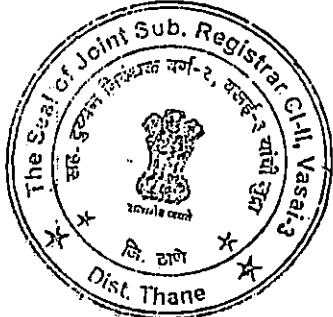
*Handwritten signature*  
सुब्युक्त निवेदन, फॉ-2  
वसई 3

दस्ता देणा-यांनी जोडलेले कागदपत्रे, कुठल्यारूपचे, व्यक्ती इत्यादी बनायत आदळून आल्यात याची संपूर्ण जबाबदारी निष्पादकांनी राहिल  
*Handwritten signature*  
राजुराम  
लिहून देणा-या

संस्थापित कारण्यात वेळी वी, या दस्ताच्या  
सुब्युक्त निवेदन, फॉ-2

*Handwritten signature*  
सुब्युक्त निवेदन, फॉ-2  
वसई 3

*Handwritten signature*  
सुब्युक्त निवेदन, फॉ-2  
वसई 3



*Handwritten signature*  
सुब्युक्त निवेदन, फॉ-2  
वसई 3