

402

बचत - 9  
दस्त क्र 8665  
2008  
पाने 2135

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)  
Franking Deposit Slip  
Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R. 1056/07/05/1728 - 31/05

(Customer Copy)

Date : 10/03/08  
Deposit Br. : Bhiwandi, Thane.  
Pay to : Bombay Mercantile Co-operative Bank Ltd  
A/c Stamp Duty

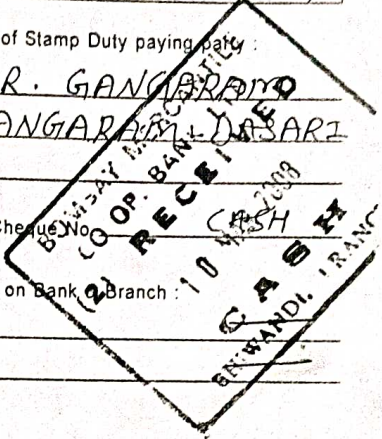
Franking Value Rs.	20,330/-
Service Charges Rs.	10/-
Total Rs.	20,340/-

Name of Stamp Duty paying party :  
MR. GANGARAM  
GANGARAM DASARI

DD / Cheque No. 10

Drawn on Bank Branch : BHIWANDI, THANE

Tran ID  
Franking Sr.No.  
Officer 51582



AUTHORIZED SIGNATOR  
BHIWANDI BRANCH

### AGREEMENT FOR SALE

THIS AGREEMENT made at Bhiwandi this 10<sup>th</sup> day of MARCH Two Thousand Eight BETWEEN: MANSAROVER DREAM HOMES PRIVATE LIMITED a company incorporated under the companies Act 1956 and having its Administrative & Site office at Plot No.18, Mansarovar Gardens, Opp.Varela Lake, Ring Road, Bhiwandi, Dist.Thane-421 302 hereinafter called "the company" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title) of the One part AND

MIR.GANGARAM GANGARAM DASARI age 50 years & MRS.SUVARNA GANGARAM DASARI age 48 years both address at 55, Balaji Compound, Padmanagar, Bhiwandi, Dist.Thane. Indian Inhabitant hereinafter called "THE FLAT PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the other part:



*Suvarna Dasari*  
Suvarna Dasari

Stamp Duty  
R.00203301-255452  
MAR 10 2008  
1728-31/05

WHEREAS:

- 1) MANSAROVER DREAMHOMES PVT.LTD. Formerly known as KAPPA BUILDERS & DEVELOPERS PRIVATE (the company) is seized and possession of or otherwise well and sufficiently entitled to those three pieces of parcels of agriculture land situate lying and being at village Fene in Taluka and in the Registration District and sub District of Bhiwandi Nizampur City Municipal Corporation and more particularly described in the schedule hereunder written hereinafter collectively referred to as "THE SAID PROPERTY":
- 2) The company is in the process of commencing the work of construction on the said property.
- 3) The collector's Office at Thane has by its order dated 7<sup>th</sup> Oct-1993 bearing No.REV/K-1/T/NAP/SR/217/93 permitted the company to have residential Building on the said plot, a copy of the said order is annexed hereto.
- 4) The permission for the construction of residential units on the said property has been issued by the Bhiwandi Nizampur City Municipal Corporation under order No.122 dated 06<sup>th</sup> May-2004, a copy whereof is annexed hereto.
- 5) M/S JAYANT J.JOSHI, Advocate for the company have investigated the title of the company to the said properties and have issued their Certificates of Title Certifying the title of the company to the said properties as clear and marketable copies whereof are hereto annexed.
- 6) The company is entitled to carry out the work of construction on the said property and sell flats/units to the prospective purchaser.
- 7) The purchaser has in pursuance of said certificates issued by the company's Advocate and Solicitous accepted the title of the company to the said properties as clear and marketable and has agreed not to raise any requisitions or objections.
- 8) The company has entered into a standard Agreement with the Architect registered with the Council of Architects and such Agreement is as per the agreement prescribed by the Council of Architects.
- 9) The company has appointed structural Engineers for the preparation of structural designs and drawing of the building and the company has accepted the professional supervision of the Architects and Structural Engineers till the completion of the construction of the said flats in the said building.
- 10) The purchaser has demanded from the Company and the Company has given inspection to the purchaser of all documents of title relating to the said property, plans, designs, specification and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and Transfer) Act,1963 ("the Act") and the rules made there under.
- 11) Copies of the Record of Rights/extracts and the relevant revenue records are hereto annexed.



*[Handwritten signature]*  
2 Suwarna basari

ब व ड - 9
दस्तावेज नं. 719
2006
11-3-2006

- 12) At the request of the Purchaser the company has agreed to sell and transfer to the purchaser Flat No. 402 On the 4<sup>th</sup> (FOURTH FLOOR) floor in the Building No B-13 (as per Municipal sanction No. C Type 10) under construction on the said property and more particularly described in schedule II written hereunder hereinafter called "THE SAID FLAT") at or for price of Rs. 5,48,205/- (Rupees Five Lacs Forty Eight Thousand Two Hundred Five Only) and on certain terms and conditions mutually agreed upon by and between them.
- 13) Under section 4 of the said act, the Company is required to execute a written Agreement for sale of the said flat with the purchaser being in fact these presents and also to register this Agreement under the provisions of Indian Registration Act.
- 14) The parties hereto are desirous of recording the terms and condition relating to the sale of the said flat by the Company to the purchaser;
- 15) The term "Purchaser" may include the female gender and plural and also firms, companies, societies and other associations and in that event the terms and derivatives used herein with reference to the said expression shall be construed accordingly i.e if the purchaser be a partnership firm, the said terms shall unless repugnant to the context or meaning thereof mean and include the partners for the time being of the said firms the survivors of survivors of them and his/her or their assigns, if the purchaser be a Company or Society, the said term shall wherever appropriate, mean and include its successors and assigns and in other cases, the said term shall wherever appropriate mean and include all persons claiming right title and interest through such purchaser including their successors in interest:

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

- 1 The company shall construct flats on the property situate lying and being Survey No. 15/1 (pt), 15/2 and 22, admeasuring 175506.28 Sq. Mtr At village Fene in Taluka and in the Registration District and Sub District of Bhivandi in Thane District and within the local limits of Bhivandi Nizampur City Municipal Corporation and more particularly described in the schedule I hereunder written (hereinafter referred to as "THE SAID PROPERTY") in accordance with the plans designs, specifications approved by the concerned local bodies and authorities and which have been seen and approved by the Purchaser with only such variations and modifications as the company may consider necessary or as may be required by the concerned local authority/the government to be made in them or any of them and the prior written consent of the purchaser is hereby expressly given. it is hereby expressly agreed by and between the parties hereto that the Company shall have the absolute right and authority to change and amend from time to time the layout plan or to change the location of garden and open space and internal roads and the amenities to be provided by the Company in the complex as also the location of the building to be put up on the said property

Provided however that the Company shall ensure that any such changer, variations or modifications do not adversely affect the area of the flat agreed to be Sold by the Company to the purchaser.



*[Handwritten Signature]*  
*[Handwritten Signature]*  
Swarna Basari

व व ड - १
दस्त क ४४४४
२००८
पाने १३५

2. The purchaser hereby agrees to purchase from the Company and the Company hereby agrees to sell to the purchaser Flat No.402 the 4<sup>th</sup> (FOURTH FLOOR) Floor in Building No. B-13 (as per Municipal sanction No. C Type 10) Admeasuring -644-Square feet Carpet up area as shown in the floor plan thereof hereto annexed and marked as to be constructed on the said property (hereinafter referred to as "THE FLAT"). The purchase price of Rs.5,48,205/- (Rupees Five Lacs Forty Eight Thousand Two Hundred Five Only) shall be paid by the purchaser to the company on booking and balance payment on or before possession.
- 3 The purchaser agrees to pay to the company interest at the rate of 18% (Eighteen per cent) per annum on all the amount which comes due and payable by the Purchaser to the Company under the term of this Agreement and which remains unpaid for a period of 15 days from the date of demand notice is received by the purchaser. The purchaser shall be bound and liable to pay interest on the amount that has become due from the due date till the date of actual payment if any such amount remains unpaid for Seven days or more after becoming due to the company till the date of actual payment.
- 4 On the purchaser committing default in payment on due date of any amount due and payable by the purchaser to the Company under this Agreement notwithstanding what is stated in clause 3 above (including its proportionate share of taxes levied by the concerned authority and other outgoing) and on the purchaser committing breach of any of the terms and conditions herein contained, the Company shall be entitled at its own option to terminate this Agreement.

Provided always that the power of termination herein before contained shall not be exercised by the company unless and until the company shall have given to the purchaser Fifteen days prior notice in writing of its intention to terminate this Agreement and of the specific breach of breaches of term and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the purchaser in remedying such breach or breaches within 15 days of receipt of such notice:

Provided further that upon termination of this Agreement as aforesaid, the Company shall refund to the purchaser the installments of sale price of the flat which may till then have been paid by the purchaser to the company (but after deducting there from a sum of Rs.30000/- paid at the time of entering into this Agreement) but the Company shall not be liable to pay to the purchaser any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Company shall be at liberty to dispose off and sell the said flat to such person and at such prices as the Company may in its absolute discretion think fit.

5. The Company shall in respect of any amount remaining unpaid by the purchaser under the terms and conditions of this Agreement have a first lien and charges on the said flat agreed to be purchased by the purchaser
6. The Company has informed the purchaser that the Company is likely to take more than 15 years for completing the work of construction on the entire property. The purchaser hereby agrees, undertake and assures the Company that he/she/it/they shall not at any time take any objection or obstruct the Company in carrying out the work of construction on the said property in parts using of the FSI or putting up additional building of floors on the existing building even if the society of the building in which the purchaser has booked the flat is formed and the management of the building is handed over by the Company to the society or to the adhoc committee



*[Handwritten Signature]*  
4 Suvarna Dasari

*[Handwritten Signature]*

ब व ड - १
दस्तावेज क्र. ११११
२००८
पाने ५१२५

building is handed over by the Company to the society or to the adhoc committee which is formed by the purchasers or various flats and/or premises. The undertaking hereby given by the purchaser to the Company shall remain in full force and effect at all times to come and shall be binding on the successive purchaser and/or assigns of the said flat on the heirs and legal representative of the purchaser.

7. The purchaser hereby further agrees, undertakes and assures the Company that the purchaser will always full co-operation and assistance to the company to complete the project efficiently and in a smooth and cordial manner without raising any dispute or creating any obstruction in completing the work of construction and completing the project in it entirely.
8. The Company hereby agrees to observe, perform and comply with all the terms conditions stipulation and restrictions, if any, which may have been imposed by the concerned authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the flat to the purchaser obtain from the concerned local authority occupation certificate in respect of the said flat.
9. The Company hereby declares that the floor space index available in respect of the said land is 170000 square meters only and that no part of the said floor space index has been utilised by the Company elsewhere for any purpose whatsoever. In case the said floor space index is utilised by the Company elsewhere then the Company shall furnish to the purchaser all the detailed particulars in respect of such utilisation of said floor space index by it. In case while developing the said property the Company has utilised any floor space index, then the particulars of such floor space index shall be disclosed by the Company to the purchaser. The purchaser hereby irrevocably consent to the user of such FSI in the form of TDR on the said property by constructing additional building or by putting up additional floor on the existing even if the society is formed of the building in which the purchaser has taken the flat .the residual FSI on the property or the layout not consumed will be available to the company at all times even if the society is formed and the Company shall be entitled to sell, transfer, assign, dispose of or otherwise deal with the same and all benefits relating thereto without raising any dispute or objection thereto.
10. The fixture, fitting and amenities to be provided by the Company in the said building and the flat are those that are set out in Annexure annexed hereto. The company may at its discretion amend or alter any of the amenities provided herein PROVIDED HOWEVER that the amenities shall not be reduced or withdraw.
11. The Company shall give possession of the said flat to the purchaser on or after 31<sup>st</sup> July-2008 provided the company has received the full purchase price in respect of the said flat and all other amounts payable by the purchaser to the Company. If the company fails or neglects to give possession of the flat to the purchaser on account of reasons beyond its control and of its agents as per the provisions of section 8 of Maharashtra Ownership Flats Act by the aforesaid date or the date or dates prescribed in section 8 of the said Act, then the Company shall be liable on demand to refund to the purchaser the amounts already received by it in respect of the flat with interest at 15 per cent per annum from the date the Company received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulation specified in section 8 have been satisfied or not will be referred to the competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Company to the purchaser they shall, subject to prior encumbrances if any, be a charge on the said flat only:



*[Signature]*  
5 Swarna Asari

व व ड - १
दस्त क ४६६६
२००८
११ १३५

Provided that the company shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid date, if the completion of building in which the flat is to be situated is delayed on account of:-

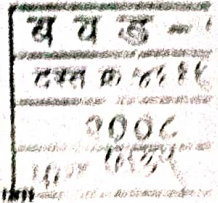
- Non-availability of steel, cement, other building material, water or electric supply
- War, civil commotion or act of god:
- Any notice, order, Rule, notification of the Government and/or other public or competent authority.

And shall not be construed as a default or delay on the part of the Company and will not make the Company liable to pay any interest or refund of the amount received from the purchaser as set out hereinabove.

- The purchaser shall take possession of the flat within a period of Fifteen days of the Company giving written notice to the purchaser intimating that the said flat is ready for use and occupation
- The purchaser shall use the flat for residential use only and not for commercial purpose.
- The purchaser shall not decorative the exterior of the said flat otherwise than in the manner agreed to with the Company under this Agreement.
- The purchaser shall at no time demand partition of his/their/its interest in the said building in which the said flat is situated and/or the said property. It is being hereby agreed and declared by the purchaser that his/their/its such interest in the said property is imperishable.
- The purchaser along with other purchaser of flats constructed on the said property shall join in forming and registering the society or a Limited Company to be known by such name as the Company may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Company within Fifteen days of the same being forwarded by the Company to the purchaser so as enable the Company register the organisation of the purchaser under section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the flat purchaser if any changes or modification are made in the draft bye-laws of the memorandum and /or Articles of Association, as may be required by the Registrar of Co-operative Society or the Registrar of Company, as the case may be, or any other competent Authority.
- In the event of any Society being formed and registered before the sale and disposal by the Company of all the flats on the said property, the Company shall have absolute authority to deal with and dispose of the unsold flats, in such manner as it deems fit and to receive the consideration in respect thereof Provided always the purchaser hereby agrees and confirms that in the event of the said Society and/or Limited Company or Condominium of apartment being formed before the Company deal with or dispose of all the flats to be constructed on the said property than and in the event an allottee to purchaser of flats from the Company shall be admitted to



6 Suwarna Basari

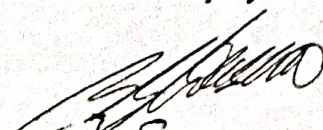


the membership of such -Co-operative society, Limited Company or Condominium of Apartment on being called upon by the Company without payment of premium or any additional charges save and except 350/-share money and 10/-as entrance fee and such allottee, purchaser or transferee thereof shall not be discriminated against or treated prejudicially by such common organisation.

18. Unless it is otherwise agreed to by and between the parties hereto the Company shall within Four months of registration of the society or Limited Company, as aforesaid cause to be transferred to the society or Limited Company all the right, title and the interest of the Company in the aliquot part of the said land together with the building by obtaining or executing the necessary conveyance the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such society or Limited Company, as the case may be such conveyance shall be in keeping with the terms and provisions of this Agreement. The purchaser hereby agrees with the Company that the right to utilisation of the terrace of the said building and for display of advertisements and putting up hoardings shall belong to the Company and the purchaser or the society/limited company shall not have any right, title or interest in respect thereof and shall not raise any dispute with regard to such right belonging to the Company. The company shall at all times be entitled to use terrace of the said building or if the Company so desires it shall be entitled to sell, lease out and dispose of the same in any manner whatsoever to such person or party as it deems fit. The Company shall be further entitled to put up hoarding and/or display advertisements on the terrace without paying any rent or compensation in respect thereof to the purchaser or the Society/Limited Company.
19. Commencing a week after notice in writing is given by the Company to the Purchaser that the flat is ready for use and occupation, the purchaser shall be liable to bear and pay the proportionate share (i.e in proportion to the floor area of the flat) outgoing in respect of the said land and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the society/Limited Company is formed and the said land and building are transferred to it, the purchaser shall pay to the company such proportionate share of outgoing as may be determined. The purchaser further agrees that till purchaser's share is so determined the purchaser shall pay to the company provisional monthly charges contribution of Rs.805/- per month towards the outgoing. The amounts so paid by the purchaser to the Company shall not carry any interest and remain with the Company until a conveyance is executed in favour of the society or a limited company as aforesaid. Subject to the provision of section 6 of the said Act, on such conveyance being executed, the aforesaid deposits (less deduction provided for under this Agreement) shall be paid over by the Company to the society or the Limited Company, as the case may be. The purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever.
20. The purchaser shall on or before delivery of possession of the said flat given Rs.24000/- (Rupees Twenty Four Thousand Only) to the Company as lump sum expenses charges and Society Charges.

The purchaser for itself with intention to bring all persons into whatsoever hands the flat may come, doth hereby covenant with the Company as Follows:-



  
Suwarna Basari

ब व ड - १
दस्त क्र १८८६
२००८
पार् ८३५

- (a) To maintain the flat at purchaser own cost in good tenantable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the flat is situated, staircase or any passages which may be against the rule, regulation or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the flat is situated and the flat itself or any part thereof:
- (b) Not to store in the flat any goods which are the hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or strong of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passages or any other structure of the building in which the flat is situated, including entrance of the building which the flat is situated and I case any damage is caused to the building in which the flat is situated or the flat on account of negligence or default of the purchaser in this behalf, the purchaser shall be liable for the consequences of the breach.
- (c) To carry out at its own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Company to the purchaser and shall not do or suffer to be done anything in or to the building in which the flat is situated or to the said flat which may be in contravention of the rules and regulation and bye-laws of the concerned local authority or other public authority. And in the event of the purchaser committing any act in contravention of the above provision, the purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority:
- (d) Not to demolish or cause to be demolished the flat or any part thereof, not at any time make or cause to be made any addition or alteration of whatever nature in or to the flat or any part thereof, not any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion sewers, drains pipes in the flat and appurtenance thereof if good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or any other manner damage the columns, beams, walls. Slabs or RCC pardis or other structural members in the flat without the prior written permission of the Company and/or the Society of the Limited Company.
- (e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance:
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse of permit the same to be throw from the said flat in the compound or any portion of the said land and building in which the flat is situated;
- (g) Pay to the company within 15 days of demand by the company his/their/its share of security deposit demanded by concerned local authority or Government or giving water, electrical or any other service connection to the building in which the flat is situated.



*[Handwritten signature]*  
8

*[Handwritten signature]*



ब व ड - १
दस्त क्र ४६६९
२००८
पाने ६१३५

- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of any change of user of the flat by the purchaser
- (i) The purchaser shall not let sub-let, transfer, assign or part with its interest or benefit under of this Agreement or part with the possession of the flat until all the dues payable by the purchaser to the company under this Agreement are fully paid up and only if the purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the purchaser has obtained the prior written consent of the Company in that behalf:
- (j) The purchaser shall observe and perform all the rules and regulation which the society or the Limited Company may adopt at its inception and the addition, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulation and Bye-Law for the time being of the concerned local authority and of Government and other public bodies and the purchaser shall also observe and perform all the stipulation and condition laid down by the Society/Limited Company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this Agreement;
- (k) Till a conveyance of building in which flat is situated is executed the purchaser shall permit the company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof
- 22 The Company shall maintain a separate account in respect of sums received by the Company from the purchaser towards the share capital for the promotion of the account Co-operative Society or a Company.
23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flats or of the said land and building or any part thereof. The purchaser shall have no claim save and except in respect of the flat hereby agreed to be sold to him/them/it and all open spaces, parking, space, lobbies, staircases, terraces, recreation spaces etc. Will remain the property of the Company until the said land and building is transferred to the Society/Limited Company as hereinbefore mentioned.
24. Any delay tolerance or indulgence shown by the Company in enforcing the terms of this Agreement or any forbearance or giving of time to the purchaser by the Company shall not be construed as a waiver on the part of the Company of any breach or non-compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the rights of the Company.
25. The purchaser and/or the company shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the registration Act and the company will attend such office and admit execution thereof.



*[Handwritten Signature]*

9 Suvarna Basari

*[Handwritten Signature]*

ब व ड - 9
दस्तावेज क्र. 5888
2000
पान 20134

26. The purchaser hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents.
27. At the time of registration of the conveyance the purchaser shall pay to the Company share of stamp duty and registration charges payable if any on the conveyance or any other document of instrument or transfer in respect of the said land and building to be executed in favour of the society or Limited Company and the Company shall not be liable to contribute any amount in respect thereof.
28. The provision of this Agreement have been read and fully understood by the purchaser hereto.
29. The company shall enter into separate agreement with the acquirers of different flats in the said building on the terms and conditions substantially similar hereto and the benefit of this and such other agreement shall ensure for the benefit of all the flats purchasers in the said building and respective purchasers there under but all flat acquires in the said building and the provisions of such agreements shall bind to the extent applicable to the transferee/s of flats from the original purchasers also.
30. All notices to be served on the purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser, by Registered post A.D./under Certificates of Posting at his/her address specified below:-

**MR.GANGARAM GANGARAMDASARI &  
MRS.SUVARNA GANGARAMDASARI**  
55, Balaji Compound,  
Padmanagar,  
Bhiwandi.

31. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. xv of 1971) and the Rules made thereunder.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and year first hereinabove written.

**THE SCHEDULE ABOVE REFERRED TO:**

ALL THOSE THREE pieces or parcels of Non-Agricultural land situate lying and being at village FENE in Taluka and Registration sub-District of BHIWANDI in THANE District and within the limits of Bhiwandi-Nizampur City Municipal Corporation and as described in the Revenues records as under:

Survey No.	Hissa No.	Area	
		Acres	Gunthas
22	-	28	03
15	2	5	13-02
15	1(pt)	17	02-03



*[Handwritten Signature]*

10

Suvarna Dasari

ब व ड - १
दस्ता क ७६६९
२००८
पाने १११३५

**THE SCHEDULE-I ABOVE REFERRED TO:**

Flat No.402 on 4<sup>th</sup> (FOURTH FLOOR) in Building No.B-13 admeasuring -644-Sq. Ft. Carpet-up area as per municipal plan Sanction bearing No. C TYPE 10 and constructed on the said property, lying and being at village FENE Tal. BHIWANDI Dist. THANE.

**LIST OF AMINITIES**

- 1) BUILDING : The Building will be R.C.C. framed structure.
- 2) ENTRANCE : Decorative Entrance.
- 3) FLOORING : Marble Flooring in living Room Kitchen & Passages (1.6X2) Balcony, Ceramics Tiles in Bedroom/s (16X16).
- 4) BATHROOM : Bathroom shall have concealed plumbing with Shower, Mixer and full Glazed tiles up to door level dado with marble door from.
- 5) TOILET : Toilets shall have concealed plumbing, W.C., Flush Tank Each flat shall have wash Basin, Glazed tiles up to 3 Ft. Height and R.C.C. loft with marble door frame.
- 6) KITCHEN : Kitchen shall have platform and including stainless steel sink. The Platform top shall be of Green Marble Stone and loft exact on kitchen door.
- 7) ELECTRIC : Each flat shall have concealed copper wiring, Two Fan & light point with Socket, One Telephone point and T.V. with cable point in Living Room, One Fan, Light and Freeze point in Kitchen, one light point, fan point and one plug point in each Bed room and door bell.
- 8) DOORS : Main door shall be flush door with veneer polished on Outside and oil paint inside. W. C. & Bathroom door shall be Aluminum Framed Plastic Paneled doors. All other doors shall be flush doors with oil paint on both sides.
- 9) SLIDING : 3/4" section Aluminum sliding window with 5mm plain white glass.
- 10) PAINT : White wash to be provided.
- 11) WINDOW : Full marble window frame for all window.
- 12) SOLAR : Solar Heater for hot water in Common Bathroom
- 13) LIFT : OTIS/ EQUIVALENT will be provided in Stilt+7 type Building with BATTERY BACKUP.



*[Signature]*  
11 Suvarna Basari

ब व ड - १
दस्त क ४६२१
२००८
पा. १५३१

SIGNED SEALED AND DELIVERED  
 by the withinnamed  
**MANSAROVER DREAM HOMES PVT. LTD.**  
 (PAN NO. AADCMB229M)  
 By Director **MR. VINAY SHRICHAND GUPTA**

For: Mansarover Dream Homes P. Ltd.

*Vinay Gupta*  
 Director

in the presence of *[Signature]*  
**MR. SHAMSUNDER S. TOSHNIWAL**

In the presence of  
 SIGNED SEALED AND DEVELIVERED  
 By the withinnamed Purchaser  
**GANGARAM GANGARAM DASARI**  
 (PAN NO. AAPPD6920K)

*[Signature]*

**SUVARNA GANGARAM DASARI**  
 (PAN NO. AAQPD6548J)

Suvarna Dasari

In the presence of *[Signature]*  
**MALLAPPA BHANGURGIKAR**

कर विभाग  
 TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA

SAMEER PARVEZ  
 YUSUF MALIK

1984  
 ent Account Number  
 M9808M



04022006

आयकर विभाग  
 INCOME TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA

BHANGURGIKAR MALLINATH S  
 SHANTAPPA MAILARI BHANGURGIKAR

19/01/1987  
 Permanent Account Number  
 ANBPB3366Q

*[Signature]*  
 Signature



11/02/008



ब व ड - १  
दस्त क्र ४६६९  
२००८  
घाने १३१५

गांव : केले

गांव नमुना क्र. ७, ७ (अ) व १२

तालुका : अहमदनगर

भूमापन क्रमांक १५११ १५१२ + २२	भूमा.क्र.चा उपविभाग २१३	भू-धारणा प्रकार २१३	भोगवटदाराचे नांव १२३ १६० २०२ माळसरोवर डीम होटलस प्रां.लि. २०२	खाते क्रमांक ४
शेताचे स्थानिक नांव - विडाकोरी			कुळाचे नांव - रु. पैसे खंड	
लागवडी योग क्षेत्र	एकर गुंठे चौ. वार	हेक्टर आर चौ. मिटर	प्रती	
१.०.५.५.०६		१७५५०६-२८		
एकूण		१७५५०६-२८		
पो.ख. लागवडी योग्य नसलेली वर्ग (अ) वर्ग (ब)				
एकूण -				
आकारणी जुडी अथवा विशेष आकारणी	२११५५	२०८८-१०		
	२१५५५	३२५५		
एकूण -		२५००-३८		

गांव नमुना क्र. १२ (पिकांची नोंदवही) २६५ २६८

वर्ष	पिकाखालील क्षेत्र									पडीत व पिकास निरूपयोगी अशा जमिनीचा तपशिल	जमीन कसणान्याचे नांव	शेरा		
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्मळ पिकाचे क्षेत्र						
		मिश्रपिकांचे संकेतांक	जलसिंचन	अजल सिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचन				अजल सिंचन	
१२०६	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.		

रस्सल बरहुकुम नकल खरी असे.  
तारीख २०११/२०६

माळसरोवर डीम होटलस प्रां.लि.  
अहमदनगर

तलाठी सजा  
तलाठी सजा सपेरी  
डा. भिवडी जि. ठाणे.



श. महसूल/कक्षा-१/टे. ७/एनएसी/एनएसी  
 २१७/९३  
 जिल्हाधिकारी कार्यालय ठाणे  
 दिनांक - ७/१०/१९९३

पत्र - :

- १) मेसर्स के. एल. वादी अॅन्ड कंपनी यांचे वतीने श्री. के. एल. वादी, मॅनेजिंग डायरेक्टर यांचा दिनांक ८. ९. ९३ चा अर्ज
- २) तहसिलदार भिवंडी यांचेकडील अहवाल जा. क्र. मसा/कक्षा-१/टे. ३/विनमोती/सीआर/२७/९३
- ३) उपविभागीय अधिकाारी भिवंडी विभाग भिवंडी यांचेकडील पत्र जा. क्र. वीडी/अधा/कक्षा/१८९१ दि. २०. ९. ९३
- ४) जमाखानेचे अधिकारी मुंबई यांचेकडील आदेश जा. क्र. जे/४/२३४/७२/२४५१ दि. १५. ९. ७२
- ५) जिल्हाधिकारी ठाणे यांचेकडील पत्र जा. क्र. सी १/टोएनसी/२५५/७४ दिनांक ११. ३. ९४
- ६) भिवंडी त्रिजामपुर नगरपालिका यांचेकडील आदेश जा. क्र. टीपी/५१/दि. ८. ९. ९३

आदेश

जिल्हाधिकारी कार्यालय मुंबई

ज्याअर्था श्री. के. एल. वादी, मॅनेजिंग डायरेक्टर मेसर्स के. एल. वादी अॅन्ड कंपनी यांचेकडील, त्रि. ठाणे यांनी ठाणे जिल्ह्यातील भिवंडी तालुक्यामधील मोजे के कंपनी यांचेकडील भुमापन क्रमांक/त. नं. १५/१, १५/२ व २२ मधील आपल्या मालकीच्या जमिनीतील २०११०३-०० चौ. मि. रकट्या जागेची रकड्यात २-०००२८-०० चौ. मि. वाणिज्य २०७५-०० चौ. मि. या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

त्याअर्था; आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निधीत करण्यात आलेल्या अधिकाऱ्यांचा वापर करून जिल्हाधिकारी, वाटारे श्री. के. एल. वादी, रा. कंपनी, ता. भिवंडी यांना तालुका भिवंडी मधील मोजे कंपनी भुमापन क्रमांक १५/१, १५/२ व २२ मधील २०११०३-०० चौ. मि. रकट्या जमिनी या विंगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परवानगी) देत आहेत.

या शर्ती अर्था - :

- १) ही परवानगी अधिनियम व त्याखाली केलेले नियम यांना अधिन ठेवून देण्यात आले आहे.
- २) अनुज्ञाग्राही व्यक्तीने (प्रीन्टीने) अशा जमिनीचा व त्यावरील इमारतीच्या बाबत किंवा अन्य बांधकामाचा उपयोग, उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यात परवानगी देण्यात आला असेल त्या हे प्रयोजनार्थीय केवळ केला पाहिजे. त्या बाबत त्याने अशा जमिन किंवा तिचा कोणताही भाग किंवा अशा इमारत किंवा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे, यांच्याकडून तशा अधिकाऱ्यांच्या वेळी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या बाबतही जमिनीचा वापर उरविण्यात येईल.
- ३) अशा परवानगी देणाऱ्या प्राधिका-वाकडून अशा भुखंडाची अ किंवा त्याचे कोणत्याही उपभूखंड करण्याबाबत मंजुरी मिळाली असेल त्या उपभूखंडाची आणखी परवानगी देता कामा नये.





मध्ये करण्यांत आलेली अशाही तरी महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने घेऊन घेतलेल्या तयार करण्यांत आलेल्या प्रयत्नित निष्पत्तीनुसार दि. १.८.९१ पासून अकृषिक आकारणीचे वे सुधारित प्रमाणे दर अमलात घेतले त्या दरानुसार आकारणीची रक्कम भारती परवानगीपारकावर बंधनकारक राहिल. ३ तसेच दि. १.८.९१ पासून निर्गमन केलेल्या आदेशान्वये परी जुन्या दराने अकृषिक आकारणीचे दर नमुद केले असल्यात पुढे दर व नविन अस्तित्वात येणारे दर यामधील फरकाची रक्कम भारती परवानगीपारकावर बंधनकारक राहिल.

१३) जमिनीच्या विगरीतकी वापरात गुरु केल्या पासून एक महिन्याच्या आत अनुशासनाहीने जमिनीच्या मोजणीची की दिली पाहिजे.

१४) भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्यानंतर अशा जमिनीचे जितके धोत्राकड आटळून घेतले तितक्या धोत्राकडानुसार या आदेशात आणि तनदीमध्ये नमुद केलेले धोत्राकड तसेच विगरीतकी आकारणी यात बदल करण्यांत घेतले.

१५) सदर जमिनीच्या विगरीतकी वापरात प्रारंभ केल्याच्या दिनांकापासून दोन वर्गांच्या कालावधीत अनुशासनाहीने अशा जमिनीवर प्राथमिक ती हमारत बंधनकारक पाहिजे. अन्यथा सदर आदेश रत्नमजणीत घेतले. व अनुशासनाही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

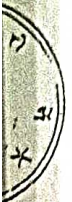
१६) पूर्वीच मंजूर केलेल्या नकाशावर हकूम अगोदरच बंधनकारक हमारतीत अनुशासनाहीने कोणातीही भार चालता कामा नये. किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशा भार चालण्यासाठी किंवा फेद फेरबदल करण्यासाठी जिल्हाधिकारी-यांचे परवानगी घेतली असेल आणि अशा भारीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१७) जमिनीच्या विगरीतकी व वापरात गुरुवात केल्याचे दिनांकापासून एक महिन्याच्या कालावधीत अनुशासनाही व्यक्तीने महाराष्ट्र जमिन महसूल [ जमिनीच्या वापरात बदल व विगरीतकी आकारणी ] नियम १९६९ यातील अनुषंगी पाच मध्ये दिलेल्या नमुदत एक तनद करून देवून तीत या आदेशांतील तर्क शर्ती समाविष्ट करण्या रथांत बंधनकारक असेल.

१८) अनुशासनाही व्यक्तीने आजूबाजूच्या परितरात अस्वच्छता व चाणा निर्माण होणार नाही अशा रितीने आपल्याकडच्या धाचनि आपली पाणी पुस्तव्याची सांडपाण्याचा निवरा करण्याची व्यवस्था केली पाहिजे.

१९) अ) या आदेशात आणि तनदीमध्ये नमुद केलेल्या शर्तीवैकी कोणात्याही अनुशासनाही व्यक्तीने उल्लंघन केल्यात उक्त अधिनियमाच्या उपबंधान्वये असा अनुशासनाही ज्या कोणात्याही शास्तीत पाडा ठरेल त्या शास्तीत धाणा न मधू देता ठाण्याच्या जिल्हाधिकारी-यात ती निर्दिष्ट केर करेल असा वंड आणि आकारणी भारल्यानंतर उक्त जमिन किंवा भूठांड अर्जदारांच्या ताब्यांत राहू देण्याचा अधिकार असेल.

ब) वरील वंड [अ] मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदी विस्तृत जावून कोणातीही हमारत किंवा बंधनकारक उभो करण्यांत आले असेल किंवा अशा तरतुदी विस्तृत त्या हमारतीचा किंवा बंधनकारकाचा वापर करण्यांत आला असेल तर विनीर्दीष्ट मुदतीच्या आत अशा रितीने हमारलेली हमारत काढून टाकण्या विद्याची किंवा तीत फेरबदल करण्याविद्याची ठाण्याच्या जिल्हाधिकारीच्याने निदेश देणे विद्याची संमत असले. तसेच ठाण्याच्या जिल्हाधिकारी-यात अशा हमारत किंवा बंधनकारक काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा या विस्तृत आलेला वार्ड अनुशासनाही व्यक्तीकडून जमिन महसूलाची धाकदाही म्हापून धरून करण घेण्याचा अधिकार असेल.





ब व ड - १
दस्त क्र ४६६९
२००८
१५/११/११

-५-

२०] हा आदेशा निर्गमित केव्हा दिनांकापासून तीस दिवसांच्या आत इविमधील धिगरशेतकी आकारणाच्या तिप्पट रक्कम म्हणजे रु. २९८=०० [ अक्षरी रु. त्रयो अक्षरांच्या पात्रा ] इतकी रक्कम रपांतर कर [ कन्व्हर्शन टॅक्स ] म्हणून अनुज्ञाग्राहो व्यक्तीने भरली पाहिजे.

२१] अनुज्ञाग्राही यांनी स.नं. २२ च्या जागत मध्ये या कार्यालयाचा अड्डाक आदेशा दि. १६/८/८२ अन्वये जागेचा अड्डाक वापर सुरु न केल्यामुळे त्यांना महाराष्ट्र जामन महसूल अधिनियम १९६६ चे कलम २२९ [२] अन्वये दंड रक्कम रु. १०००/- एक हजार पात्रा आकारणेत येत आहे. सदरहू रक्कम सदरहू आदेशाचे तारखेपासून १५ दिवसांचे आत तहसिलदार भावंडी यांचेकडे भरण्या करावी. असे करण्यांत तो कट्टर करील तर ही धिगरशेतकी वापरा बाबत देण्यात आलेली परवानगी रद्द होण्यात पात्रा ठरेल या करावी रक्कम सुव्युधित तहसिलदाराकडे भरली पाहिजे.

२२] अनुज्ञाग्राहो यांनी भावंडी निवामपूर नगरपालिका परिषदाद यांचेकडील मंजूर नकाशावर हकूम बांधकाम केले पाहिजे.

२३] अनुज्ञाग्राही यांनी भावंडी निवामपूर नगरपालिका परिषदाद यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यांत अगर बांधकामामध्ये बदल केल्या जादा घटईधोत्रा निर्देशांक वापरल्यात अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारो स्वस्वाचा गुन्हा दाखल करण्यांत पात्रा राहतील व असे जादा बांधकाम सुरु करण्यांत पात्रा राहिल.

सही/-

[ मधुकर पाटील ]  
जिल्हाधिकारी, ठाणे

प्रति,

श्री. के. रल. वादी  
मॅनेजिंग डायरेक्टर, मेसर्स के. रल. वादी अँड कंपनी  
मुंबई. भावंडी.

*[Signature]*

जिल्हाधिकारी ठाणे करिता



ब व ड - १  
 दस्त क्र ४६६९  
 २००८  
 पा ७८३५

Jayant J. Joshi  
 B.A., (SPL.), LL.M.  
 ADVOCATE HIGH COURT

Office/Residence :  
 A/2, 'Shilpa' Society,  
 19/21, Azad Road,  
 Andheri (East),  
 MUMBAI - 400 069.  
 Tele No : 2683 2546  
 Tele Fax : 2683 7339  
 Mobile : 9820126199

Our File No./Brel No.      Our Ref. No.      Date.....

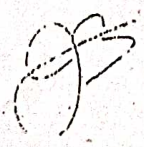
TO WHOMSOEVER IT MAY CONCERN

Re : The Search & Title Clearance Report, in respect of H. A. property bearing S. No.15, H. No.1(pt), 2 and S. No.22 of Village Phend, admeasuring 28 Acres 3 guntas (i.e. S. No.22) and 5 Acres 13.02 guntas (i.e. S. No.15/2) and 17 Acres 2.03 guntas (i.e. S. No.15/1(pt)), being at Veral, District Thane having buildings thereon (being duly under construction) belonging to KABRA BUILDERS & DEVELOPERS PVT. LTD. now known as MANSAROVAR DREAM HOMES PVT. LTD.

Under the instructions of my client, I have reviewed the particulars of relevant title deeds/documents in respect of aforesaid property so as to ascertain the clarity of the title. The list of the documents perused by me is as under :-

- 1) The extracts of Village form no.7, 7A & 12 in respect of S. No.15/1(pt), 15/2 & 22 of Village Phend (1) bearing the names of M/s. K. L. Wadhvi & Co. Pvt. Ltd. as the Kadjedar issued by Talathi on 26/1/91.
- 2) The fresh Certificate of Incorporation consequent on change of name of Companies issued by ROC on 24/9/2002 whereby Kabra Builders & Developers Pvt. Ltd. has been renamed as Mansarovar Dream Homes Pvt. Ltd.
- 3) The Form no.32 filed with ROC wherein the details of the Directors of Mansarovar Dream Homes Pvt. Ltd. are noted.
- 4) The Memorandum of Complete satisfaction of charge issued by ROC on 30/6/2003 as regards to HUDCO's charge on property of Mansarovar Dream Homes Pvt. Ltd.
- 5) The No dues Certificate issued by HUDCO on 30/6/2003 as regards to construction of residential township at Bhiwandi by Kabra Builders & Developers Pvt. Ltd.

...2//




व व ड - १
दस्तावेज क्र. ५६६८
२००८
पान १६१५

- 6) The stamped & registered Conveyance Deed executed on 3<sup>rd</sup> February 1992 by & between M/s, K. L. Wadia & Co. Pvt. Ltd., in the Wandol and M/s. Kabra Builders & Developers Pvt. Ltd., for total consideration of Rs.40,00,000/-, in respect of property bearing S. No.22, 15/2 & 15/1(pt) of Village Phene, Taluka Bhiwandi.
- 7) The extract of Village Form no.7, 7A & 12 in respect of S. No.15/1(pt), 15/2 & 22 of Village Phene, Taluka Bhiwandi, District Thane, bearing the M/s., Kabra Builders & Developers Pvt. Ltd., as the owners/Rajjodan issued by Talathi on 28/1/99.
- 8) The blank unexecuted copy of Agreement for Sale for individual flats & shops on ownership basis to be executed by & between intending purchasers, M/s. Kabra Builders & Developers Pvt. Ltd.
- 9) The duly endorsed site plan in respect of residential township to be constructed on S. No.15/1(pt), 15/2 & 22 of Village Phene.

I had also instructed my Search Clerk Mr. Ashish Javari to conduct the search in the office of Sub-Registry at Mumbai & Bhiwandi for period of 15 years i.e. from 1989 to 2003. I hereby enclose the original Search Report of Mr. Ashish Javari dated 16/12/2003 alongwith his professional bill for the same.

From the Search Report of Mr. Ashish Javari it is revealed that there are no lien or encumbrances registered or indexed against the said property and Deed of conveyance executed on 3/2/92 in favour of Kabra Builders & Developers Pvt. Ltd. is cleared & ordered for registration and is registered on 24/10/2001 at Sr. no.460/92 with Sub-Registrar Bhiwandi.

I HAD ALSO PERSONALLY ALONGWITH MY ASSISTANT ADVOCATE VAISHALI P. SHAIK VISITED THE SITE OFFICE ON 11/12/2003 AT ABOUT 11 AM AND HAD A MEETING WITH MR. SHYAM TOBINIWAL. THE

...3//



ब व ड - १
दस्तावेज क्र. ४६६
२००८
पान २०१३५

3 11

REPRESENTATIVE FOR MANSAROVAR DREAM HOMES PVT. LTD. ON THE SAME DAY MR. SHYAM TOSHNIWAL HAS ALSO POINTED OUT THE TWO PLOTS OF LAND AT ABOUT 12.55 P.M. & 1.10 P.M. IN MANSAROVAR, WHICH WERE UNDER THE DEVELOPMENT AND SOME OF LABOUR WERE WORKING ON BOTH THE PLOT OF LAND.

Also from the site visit it was revealed that the construction of buildings is yet to commence and one of the plots had some excavation work done and the other had some ground leveling work done. From the visit to the Builders office it was revealed that they plan to commence construction soon and will be giving possession of building by end of 2005. I hereby enclose Book-let handed over to me by Mr. Shyam Toshniwal, with the marking of said plots of land.

From the aforementioned document it is clear that N.A. property bearing S. no.15/1(pt), 15/2 & 22 of Village Pheno was purchased by M/s. Kabra Builders & Developers Pvt. Ltd. from previous owners M/s. K. L. Wadhi & Co. Pvt. Ltd. and the name of Kabra Builders & Developers Pvt. Ltd. has also been entered into the records of the Talathi in respect of aforementioned property. Thus M/s. Kabra Builders & Developers Pvt. Ltd. are the owners of property bearing S. No.15/1(pt), 15/2 & 22 of Village Pheno and have full right to develop the property. Further as per the fresh certificate of incorporation it is clear that Mansarovar Dream Homes Pvt. Ltd. is the now name of Kabra Builders & Developers Pvt. Ltd. Thus Mansarovar Dream Homes Pvt. Ltd. is the owner of property bearing S. No.15/1(pt), 15/2 & 22 of Village Pheno.

It is also clear that HUDCO's charge on property has been released and there is no charge on the said property now.

It is also further revealed that the Company plan to develop the said property and to construct a residential township on the property and as you plan to finance individual loans to individual intending purchasers you are requested to obtain a copy of the "Bandhkan Parwani"/permission to construct

...4//



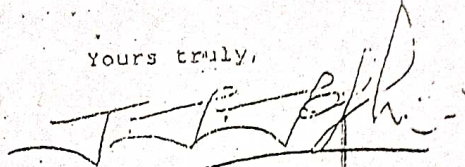
ब व ड - १
दस्त क्र ४६६९
२००८
पा. २९/३५

buildings, N. A. order from Mansarovar Dream Homes Pvt. Ltd. and individual stamped & registered Agreement for Sale before disbursement of loan) → applicable to the Bank only.

In view of the above, I hereby certify that the title of Mansarovar Dream Homes Pvt. Ltd. formerly known as Kabra Builders & Developers Pvt. Ltd. in respect of property bearing S. No. 15/1(pt), 15/2 & 22 of Village Phene, Taluka Bhiwandi, District Thane, is clear & unencumbered.

Dated this 18<sup>th</sup> day of December, 2003.

Yours truly,



(JAYANT J. JOSHI.)  
Advocate, High Court.

- Encl (i) The original search report of Mr. Ashish Javeri  
alongwith his bill.  
(ii) My professional Bill dated 18/12/2003.

C.C. to  
Chief Manager,  
Bank of Baroda,  
Chandravarkar Road (Matunga) Branch



भिवंडी निजामती इमारतपारपालिका,  
भिवंडी (मि) तालुको.

ब व ड - १  
दस्त क्र १६६९  
२००८  
२००८.०२.२५

वि.प्र.क्र./७९ २००८.०२.२५  
जा.क्र.न.र.वि./१९२९  
दिनांक: ६/५/०८

बांधकाम परवाना  
(बांधकाम प्रारंभा पूर्विका)

(म.प्रा.व न.र.अधि.१९६६ चे कलम ४५ (१) व  
मु.प्रा.म.न.पा.अधि.१९४९ चे कलम २५३ नुसार

प्रति

श्री. विनय एस.गुप्ता, संचालक,  
मानसरोवर इम होम्स प्रा.लि.  
द्वारा:-के.के.अँड असोसिएट्स,  
१२०,एन.जी.कॉपॅड,धामणकरनाका,भिवंडी.

संदर्भ:- १) आपला दि.६/९/०३ चा अर्ज.

२) या कार्यालयाकडील पत्र जा.क्र.नं.र./ ५०६ दि.१०/९/०३.

आपण आमचेकडे दि.१८/१२/०३ विकास/बांधका माचे परवानगीसाठी पूर्तता केली त्याचा विचार करता तुम्हास खाली नमुद करण्यांत आलेल्या अटी व शर्तीच्या अधिन राहून सोबतच्या मंजूर नकाशाप्रमाणे विकास/बांधकाम प्रस्तावास परवानगी देण्यांत येत आहे.  
जागा मौजे फेणे येथील स.न.२२,१५/१,२ पैकी मधील ५२४७७ चौ.मी.  
बांधकामाचा वापर:- रहिवासी अधिक अंशतः वाणिज्य उपयोगासाठी.  
बांधकामाचा तपशिल:- (मंजूर नकाशाप्रमाणे.)

अं.क्र.	इमारतीचे टाईप	संख्या	मजले	बांधकामक्षेत्र(चौ.मी.)
१	अ टाईप	१	अंशतः तळघर + तळमजला + ४ था मजला.	१४३२.२२
२	बी टाईप	१	तळमजला + ४ मजले.	१००२६.२७
३	सी टाईप	१२	स्टील्ट + सात मजले.	१९२५१.९६

अटी व शर्ती:-

१) प्रस्तुतची परवानगी ही तिच्या निर्गमनाच्या दिनांकापासून एक वर्षाच्या कालावधी पूर्तीच वैध राहिल तत्पूर्वी आपण बांधकाम प्रारंभ प्रमाणपत्र घेतले पाहिजे अथवा मुदतवाढीचा अर्ज केला पाहिजे, अन्यथा ती रद्द झाल्याचे समजण्यांत येईल.

२) प्रस्तुतची बांधकाम परवानगी ही अर्जदाराने प्रस्तावासोबत सादर केलेल्या कागदपत्रांच्या आधारावर देण्यांत आलेली आहे. त्यामुळे उक्त कागदपत्रामध्ये भविष्यात काही त्रुटी आढळून आल्यास अथवा त्यांची विधीगाहयता संपुष्टात आल्यास, अथवा न्यायालयीन स्थगिती/हुकुम लपवून ठेवल्यास परवान्याची विधी ग्राहयता संपुष्टात येईल.

३) जागेच्या मालकी हक्काबाबत काही वाद निर्माण झाल्यास त्यास पूर्णतः अर्जदार जबाबदार राहतील. तसेच अस्तित्वातील भाडेकरुंची पर्यायी व्यवस्था करण्याची जबाबदारी परवानगीधारक यांचेवर राहिल.

४) अर्जदाराने मंजूर बांधकाम परवानगीनुसार वि.योजनेतील रस्ते, अंतर्गत रस्ते, खुली जागा, वि.योजनेतील आरक्षण व प्रस्तावित योजनेतील इमारतीची आळणी सिमांकन मोजणीद्वारे करणे आवश्यक असून अशी मोजणी करताना प्रस्तावातील रस्त्यांच्या सभोवतालच्या रस्त्यांशी समन्वय साधणे आवश्यक आहे.

५) अर्जदाराने वि.योजनेतील रस्ते, अंतर्गत रस्ते व खुली जागा म.न.पा.स हस्तांतरीत करणे आवश्यक आहे तसेच या जागेवर कुठल्याही स्वरुपाचे बांधकाम/अतिक्रमण होणार नाही याची दक्षता घ्यावी लागेल. तसेच अभिन्यासातील खुली जागा व अंतर्गत रस्ते, व गटारे हे सांख्यिक असल्याने सर्वांना वापर दिले पाहिजेत. तसेच अधिकृत धरलेला पोचरस्ता रस्ते स्वदराने बांधकाम वापर करण्यापूर्वी विकसित केले पाहिजेत.

इमारतीमध्ये तळमजल्यावर प्रस्तावित केलेल्या स्टिल्ट/वेसमेंटचा वापर वाहनतळ म्हणूनच करण्यांत यावा व जांमनीपासून विमच्या तळापर्यंत २.४ मी.पेक्षा जास्त करण्यांत येऊ नये तसेच सदरचे बांधकाम होण्यासाठी स्टिल्टमध्ये Gracing बसविणे आवश्यक आहे.

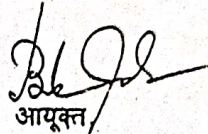


ब ब ड - १  
 क्र. १६६  
 १००६  
 जाने १५/११

महाराष्ट्र शासन, नगरपालिका, मुंबई, महाराष्ट्र, भारत  
 इमारतीची मालकी व आध्यात्मिकता याबाबतच्या विविध बांधकाम नियमावली व  
 अध्यात्मिकता अधिनियम व बांधकाम नियमशासक जवाबदार राहतील.

- ८) मदारच्या परवानगीनंतर अर्जदाराने मद्रमुल विभागाकडून विनशेती परवानगी प्राप्त करून घेणे आवश्यक आहे.  
 त्यासोबत मालकी हक्क ही पडताळून घेणे आवश्यक आहे.
- ९) तसेच सदरहु प्रस्तावात इतर आवश्यक त्या सर्व विभागाचे ना हरकत दाखले घेण्याची जबाबदारी अर्जदारावर राहिली.  
 १०) जागेवर अनधिकृत बांधकाम असल्यास अथवा जागेवरील विद्यमान बांधकामावर प्रस्तावित बांधकाम दर्शविली  
 असल्यास अथवा नकाशांमधील पाडाव्याची बांधकामे काढून टाकणे आवश्यक आहे.
- ११) सांडपाणी, मैला निर्मुलनासाठी म.न.पा.चे गटार नसल्यास त्याची व्यवस्था करण्याची संपूर्ण जबाबदारी अर्जदाराची  
 राहिली.
- १२) म.न.पा.च्या पाणी पुरवठ्याची क्षमता व शहराची वाढती लोकसंख्या विचारांत घेता, बांधकामाला पाणीपुरवठा करणे  
 म.न.पा.ला शक्य नसल्यास अर्जदाराने स्वखर्चाचे विधेन विहीर/कुपनलिका बांधण्यांत यावी.
- १३) तसेच शहरातील वाढते प्रदूषण विचारांत घेता आपण आपल्या भूखंडांमध्ये १०० चौ.मी.क्षेत्रास ५ झाडे याप्रमाणे  
 झाडे लावणे आवश्यक आहे.
- १४) जागेचे विविधांकीत जागेवर यापूर्वी देण्यांत आलेली विकास/बांधकाम/दुरुस्ती परवानगी या परवानगीनंतर रद्द झाली  
 अस समजण्यात येईल (परवानगी क्र.न.र./ दि. )
- १५) पाया तपासणीपूर्वी अर्जदार यांनी भारतीय मानक संस्थेने प्रमाणित केलेल्यानुसार इमारतीची भूकंप विरोधक संरचनेचे  
 आराखडे व डिजाईन महानगरपालिकेकडे सादर करणे आवश्यक असून त्याप्रमाणे इमारतीचे बांधकाम करणे अनिवार्य  
 आहे.
- १६) विकासकर्त्याने/जमिनधारकाने बांधकाम वार करण्यापूर्वी पायाभूत सुविधा विकसित केल्या पाहिजेत.
- १७) ५०० चौ.मी.पेक्षा जास्त क्षेत्राच्या समुदायवासा योजनेसाठी आपल्या जागेमध्ये योग्य क्षमतेची कचराकुडी म.न.पा.स  
 उचलणे सोईचे होईल अशा ठिकाणी ठेवण्यांत यावी.
- १८) बांधकाम परवानगी प्रस्तावामध्ये वि.यो.तोल अथवा अस्तित्वातील रस्त्याखालील जागेच्या क्षेत्राचा मोंबदला चढई  
 क्षेत्राच्या स्वरूपात घेतलेला असल्यास उक्त जागा महसुल अभिलेखात म.न.पा.चे नावे करून ७/१२/मालमत्ता उतार,  
 म.न.पा.स वापर परवान्यापूर्वी सादर करावे लागतील.
- १९) उपरोक्त अटी व शर्तीच्या पूर्ततेनंतर अर्जदारांवर वि.नि.नियमावलीतील नियम क्र६(२) नुसार अपॅडीकम ११ मध्ये  
 बांधकाम प्रारंभ, करणेसाठी अर्ज करणे बंधनकारक आहेत. कोणत्याही परिस्थितीत अर्जदाराने प्रारंभ प्रमाणपत्र  
 घेतल्याशिवाय बांधकाम/विकास करता येणार नाही. अन्यथा ते अनधिकृत समजण्यात येईल.
- २०) नियम क्र.६(४) नुसार अपॅडीकम-१२ मध्ये पायापर्यंतचे बांधकाम पूर्ण झाल्याची सूचना दिल्यानंतर अपॅडीकम-१३  
 नुसार पाया तपासणी प्रमाणपत्र प्राप्त केल्यानंतरच पायावरील बांधकाम करणेत यावे
- २१) भ्रमसून निर्णय दि.२२/७/९८ नुसार जागेच्या दर्शनी भागावर बांधकामाच्या तपशिलासह बांधकाम परवानगीचा फलक  
 लावण्यांत यावा.
- २२) तळ अधिक दोन मजल्याच्या बांधकामासाठी प्रारंभ करण्यापूर्वी अर्जदार यांनी मोक्यावर ट्रायल पिट घेऊन, भारवहन  
 क्षमता तपासणे आवश्यक असून (त्याप्रमाणे इमारतीची संरचना करणे आवश्यक आहे)
- २३) शिल्लक विकास शुल्क रक्कम रु.६,१९,८६९/- (रु.सहा लाख एकोणीस हजार आठशे एकोणसत्तर मात्र)  
 म.न.पा.मध्ये जमा केल्यानंतरच इमारत वापर दाखला निर्गमित करण्यांत येईल.
- २४) प्रस्तुत प्रकरणी टी.डी.आर.सवलत घेतलेली असल्याने पाया तपासणीपूर्वी ७/१२ उतार म.न.पा.स सादर करावे  
 लागतील.

उपरोक्त अ.क्र.१ ते २४ मधील कोणत्याही अटी व शर्तीचा भंग केल्यास ही परवानगी मु.प्रा.म.न.पा.चे कलम  
 ३८६ अन्वये रद्द अथवा स्थगित करण्यांत येईल व अशी बांधकामे अनधिकृत समजून पुढील कारवाई करण्यांत येईल.  
 तसेच म.प्रा.व न.र.अधि.१९६६ चे कलम १२ नुसार फौजदारी कार्यवाहीस पात्र राहिल, याची कृपया नोंद घ्यावी.

  
 आयुक्त

गिराई गिजापूर शहर महानगरपालिका.

प्रत-१) मा.जिल्हाधिकारी, ठाणे यांना माहितीसह सादर.  
 २) अधीन अधिकारी प्रभाग क्र.३ ह्यांना माहितीसह रवाना.



STATE OF APPROVAL



व व ड - 1/3
दस्त क्र १६६९
२००८
२१३५

कार्यालयचे पत्र क्र. - वि. प्र. क्र. ( ०७७ ) / २००७ - २००८  
 जा क्र. टि. पी. १२० ..... दिनांक ६/५/०८ ..... मधील  
 अधिन राहून व शिर्ष्या रंगाने तुम्हारी सुचकिल्या प्रमाणे नकाराला  
 मांगबध्द / विकास पल्यानी तालपुरती मंगूर.

*[Signature]*  
 नगर रचनाकार  
 शिवदोली त्रिआमपूर शहर महानगरपालिका

*[Signature]*  
 आयुक्त  
 शिवदोली त्रिआमपूर शहर महानगरपालिका

FLD NO. 221-14-500MT.  
 16470-10

For Mansarovar Dreamhomes Pvt. Ltd.

*[Signature]* Director



AND ASSOCIATES  
 SURVEYORS & CONSULTING ENGINEERS  
 ...  
 ...





32010  
33093

# **K. K. AND ASSOCIATES**

**Architects, Surveyors & Consulting Engineers**

120, N. G. Compound, Ideal Building, 1st Floor, Opp. Post Office,  
College Road, Dhamankar Naka, BHIWANDI - 421 305. (Dist. Thane)

Ref. No. \_\_\_\_\_

Date \_\_\_\_\_

Date: 19<sup>th</sup> May-2006

ब ब ड - १
दस्त क्र ४१६९
२००६
पा २५१३५

## **TO WHOM SOEVER IT MAY CONCERN**

This is to confirm you that the Building sanctioned as shown in the approved plan by Bhiwandi Nizampur City Municipal Council vide letter No.122 Dated 6<sup>th</sup> May-2004 being building C type. There are total 12 (Twelve) Buildings in C type, which has been named as under for our convenience.

The building named B-13 is the same being building C type 10 (Stilt+7) as shown in the sanction plan.

Thanking You,

Yours Faithfully,

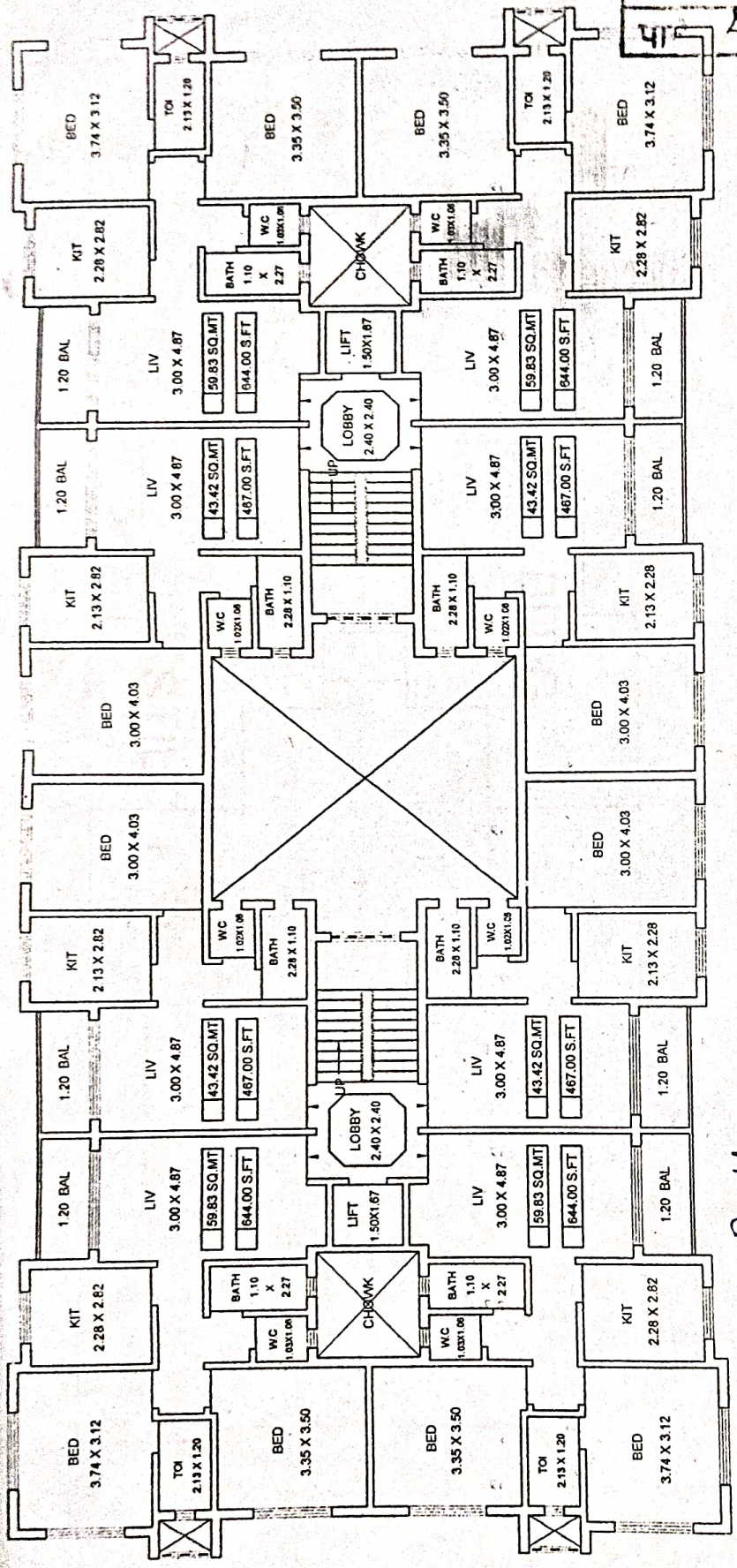
**K. K. & ASSOCIATES**

Architects, Surveyors & Consulting Engineers  
120/305, N.G. Compound, Ideal Building,  
1st Floor, Opp. Post Office, College Road,  
Dhamankar Naka, Bhiwandi-421305 (Thane)





36.49



16.85

ब व ड - १  
प्लान क्र ४४२२  
३००८  
४२३५

BLDG NO. B-13 FLOOR 4TH  
FLAT NO. -402- AREA -644-

B-14

TYPICAL FLOOR PLAN STILT + 7 BUILDING

FOR : MANSAROVAR DREAM HOME PVT.LTD.

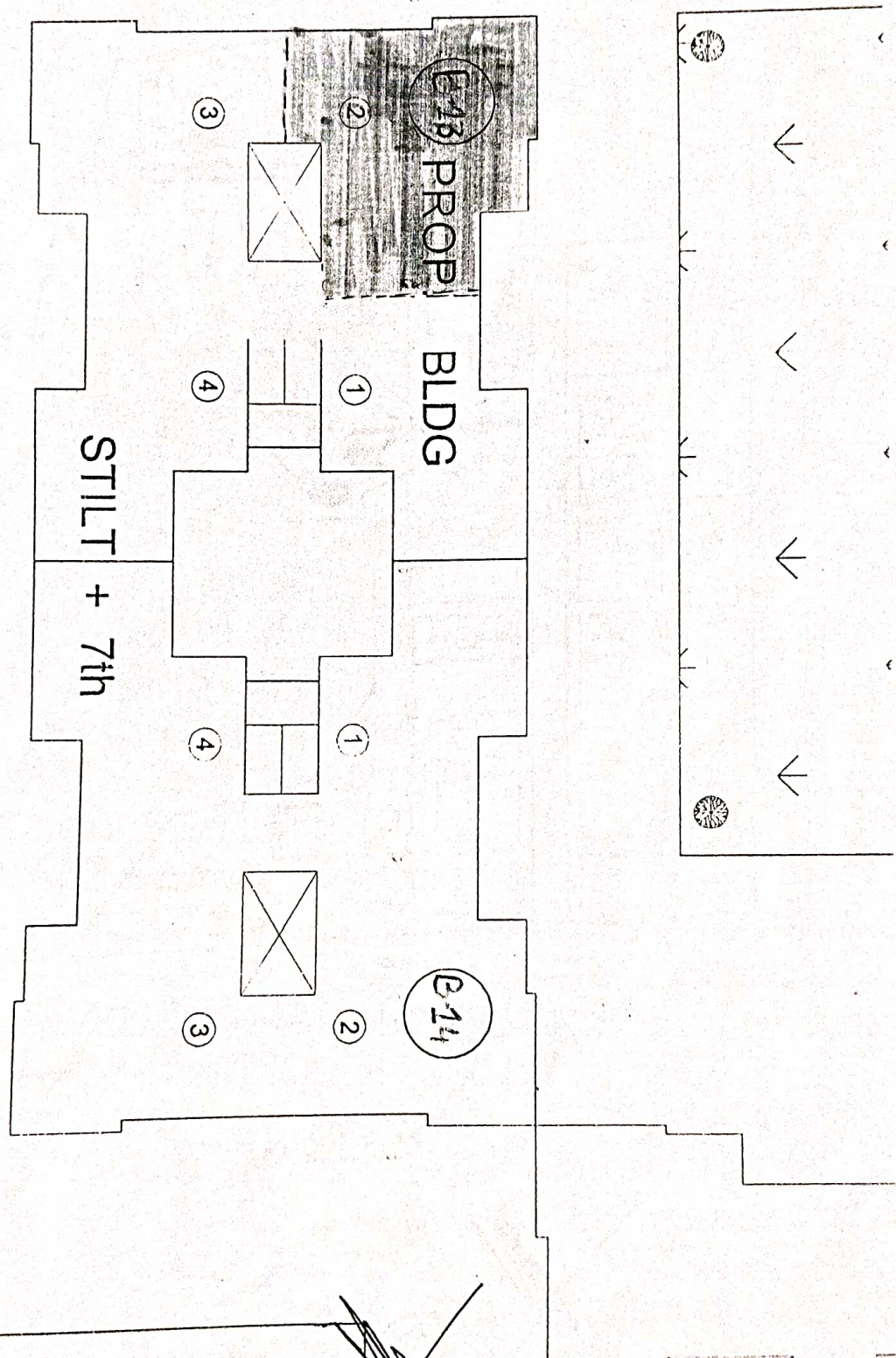
K. K. AND ASSOCIATES  
120, N.G. COMPOUND COLLEGE ROAD  
DHARAMNAGAR NAKA BHIWANDI  
PHONE: 232010, 233093, FAX: 222039

*[Signature]*  
Sawarna Basari

DIRECTOR

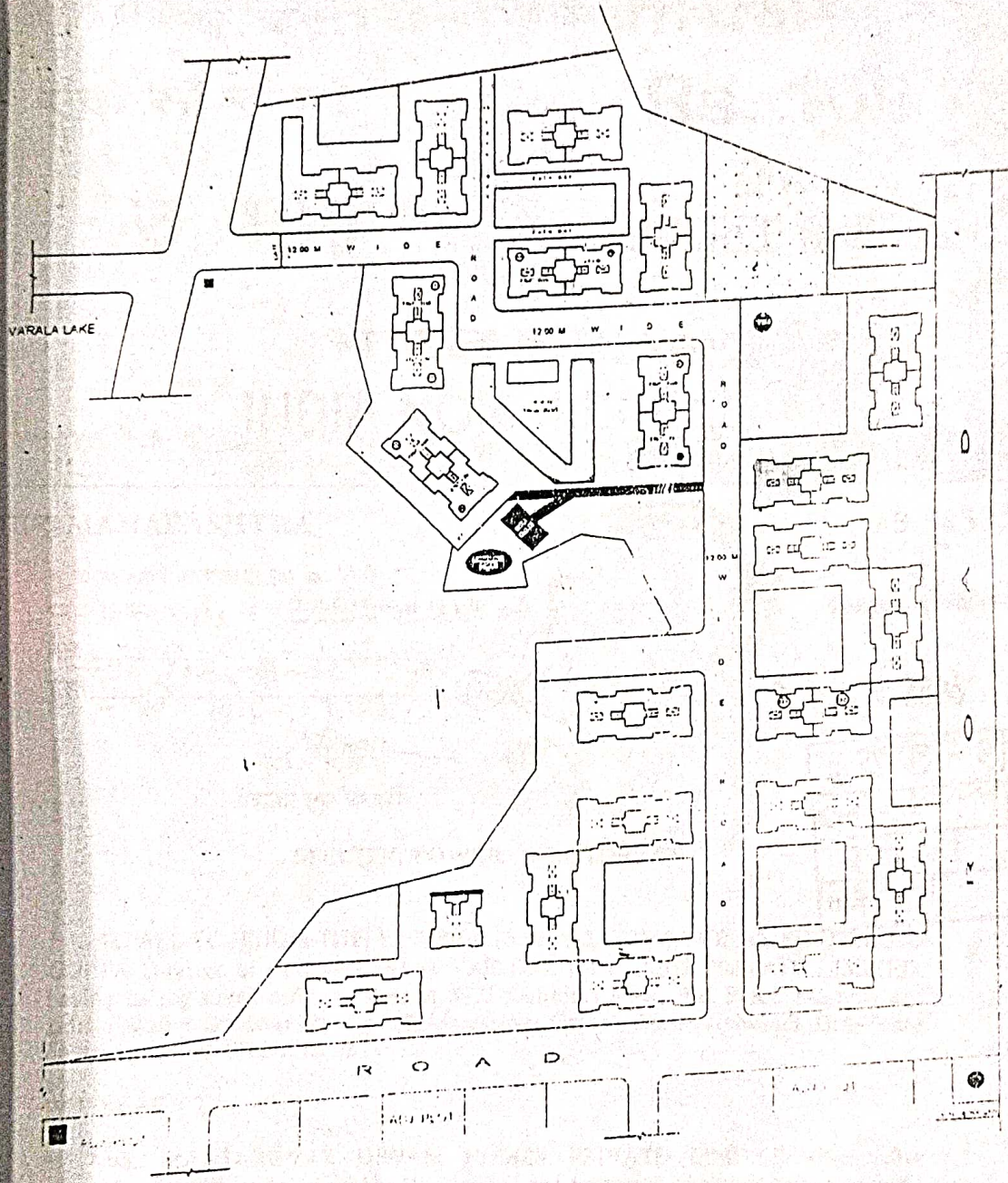
03-12-07

ब व ड - १  
 वस्त क्र १६६९  
 २००८  
 पा- २०१३५



*[Signature]*  
 Swarna Basari

ब व ड - १  
दस्ता क्र. ४४९  
२००८  
पृ. २१३५

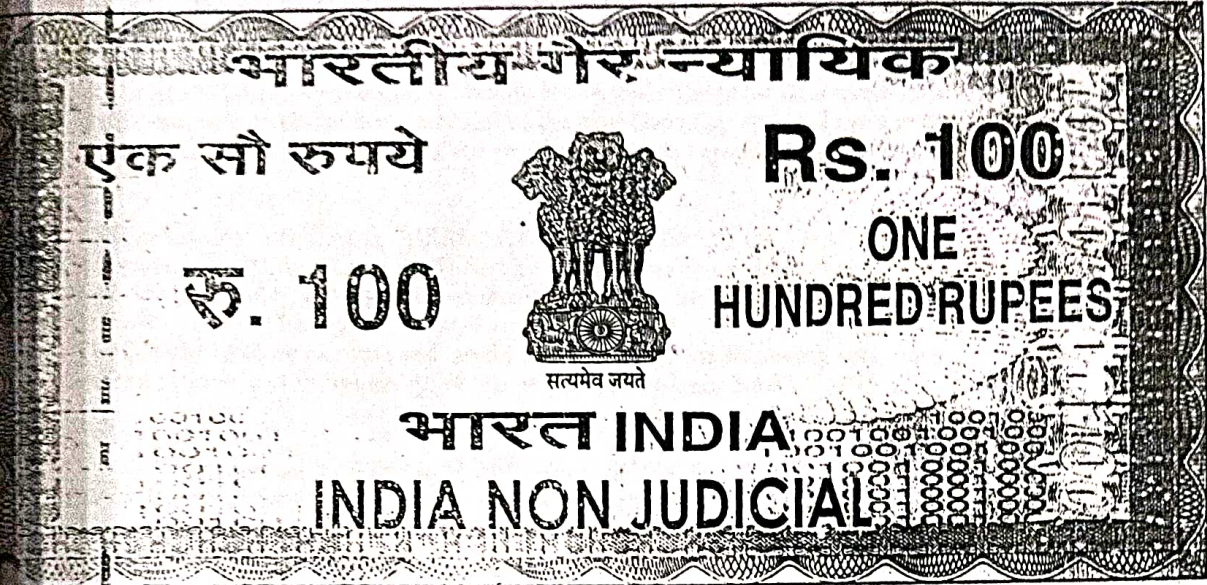


LAY-OUT PLAN



*[Handwritten Signature]*  
Suvarna Dasari

ब व ड - १
दस्त क्र ४६६९
२००६
पाने २६५५



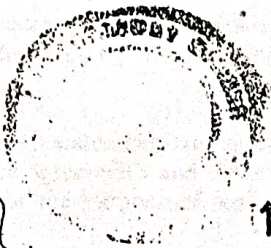
महाराष्ट्र MAHARASHTRA

AB 845779

मुद्रक कान, ना भवडा, कि. रु 100/-  
 प्रवाना क्र: ५६/०१ अ.न २१५ दिनांक २३/११/०६

१४-फोथामार अधिकारी, भिवंडी

भवि - श्री विमल - शरीर गुप्ता  
 मुसु - श्री निमेषि हजल. (M) (N)  
 मुद्रक विक्रेता  
 गशोदा एस. चौधरी



15 NOV 2006

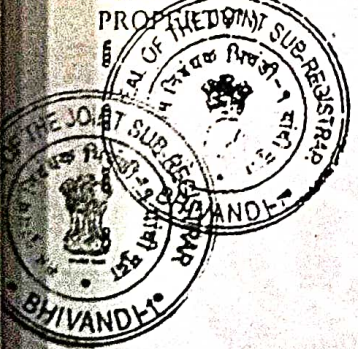
ब व ड - १
दस्त क्र. ६२६५
२००६
पाने १५

**SPECIFIC POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME I VINAY SHRICHAND GUPTA Director of M/S. MANSAROVAR DREAM HOMES PRIVATE LIMITED, having its registered office address at 312, Kalbadevi Road, 2nd Floor, Mumbai and Administrative Office at Plot No. 18, Mansarovar Garden, Phene, Bhiwandi, Dist-Thane do hereby SEND GREETINGS :

WHEREAS :-

M/S. MANSAROVAR DREAM HOMES PRIVATE LIMITED (hereinafter referred to as "THE SAID COMPANY") seized and possessed of and/or have acquired / acquiring various pieces and parcels of land for the purpose of development thereof in Revenue Village Phene, Taluka Bhiwandi and District Thane, as described in the schedule written hereunder (hereinafter for sake of brevity referred to as "THE SAID



ब व ड - १  
दस्ता क्र. ४६६६  
२००६  
पान ००१५५

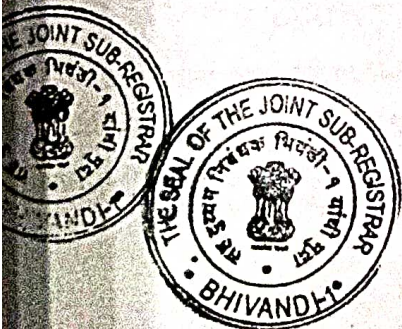
AND WHEREAS the said Company shall be executing Agreement for Sale Deed and other Deeds and Documents in respect of the said property or any portion thereof Flats/Shops/Offices and other premises constructed on the said property are require to be registered with Sub Registrar of Assurances, Bhiwandi.

ब व ड - १  
दस्ता क्र. ६२७  
२००६  
पान २५

AND WHEREAS the said Company is desirous of appointing persons to act as their lawful attorney to act for and on behalf of the said Company and to do and execute and perform the following acts, deeds, matters and things as hereinafter appearing.

NOW KNOW YOU ALL THESE PRESENTS WITNESSTH THAT M/s. Mansarovar Dream Homes Private Limited do hereby appoint, authorise and constitute MR. NITIN BALAJI DHAVAN, age 38 years, residing at Flat No. 302, 3rd Floor, "RAMA-LAXMI" Brahmin Alley, Bhiwandi, Dist-Thane (hereinafter referred to as "THE SAID ATTORNEY") to be our true and lawful attorney to do the following acts, deeds, matters and things jointly or individually, in our name and/or on our behalf.

1. To present and lodge in the office of the Sub-Registrar of Assurances at Bhiwandi and to admit execution of Agreement for Sale / Sale Deed executed on behalf of us and to do all acts and things necessary for effectively registering the said Agreement for Sale / Sale Deed.
2. To appear before the Sub-Registrar of Assurances at Bhiwandi, District Thane to present and lodge agreements, declaration and other documents for registration on behalf of the said Company.
3. To make application and representations, to sign statement, etc. before the Sub-Registrar of Assurances of purpose of registering such agreements and other documents and to do all other things necessary and incidental for the purpose of registering such documents.
4. Further, the said Company is hereby authorise the Said Attorney to present for registration and also admit pending execution / admission on behalf of the said Company any nature of agreements / documents executed or may be executed by the said Company hereafter;
5. To pay to the Sub-Registrar of Assurances of Bhiwandi appropriate stamp duty, registration charges, etc. payable, if any, in respect of such agreements, declarations etc. and for that purpose to sign, present, file any application, affidavit, challans, etc. in connection with the Said Company.
6. To apply to the Sub-Registrar of Assurances, Bhiwandi for certified copies, etc. on registering any agreement/s and / or instrument/s with them and to receive the original agreements back after they have registered, in respect of and in connection with the Said Property.
7. The Company hereby agree to ratify and confirm all and whatever acts the Said Attorneys may do or cause to be done by virtue of these presents and the same shall be binding upon us to the same extent and in the same manner as the same was done by us personally present.



THE SCHEDULE ABOVE REFERRED TO

ALL THOSE PIECES OR PARCELS of Non-Agricultural Land situated, lying and being at Village Phene in Taluka and Registration Sub-District of Bhiwandi District and within the limits of Bhiwandi-Nizampur Municipal Corporation and described in the Revenue record as under :

ब व ड - १  
दस्त क्र. ६१२५  
२००६  
पान ३१३५

Survey No.	Hissa No.	Area	
		Acres	Gunthas
22	--	28	03
15	2	5	13-02
15	1(pt)	17	02-03

ब व ड - १  
दस्त क्र. ४६६५  
२००६  
पान ३१३५

IN WITNESS WHEREOF, we have put our hand this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

SINGED AND DELIVERED BY  
M/S. MANSAROVAR DREAM HOMES  
PRIVATE LIMITED  
through its Director  
VINAY SHRICHAND GUPTA

*Vinay Gupta*

in the presence of *Vinay*  
*Vinay Venishah Thakur*

I ACCEPT  
MR. NITIN BALAJI DHAVAN

*Nitin*

दिनांक २३/११/२००६

श्री/श्रीमती विनय श्रीचंद गुप्ता

रा. भिलंडी ता. भिवंडी जि. डाणे

मैलीन दावल

मिना आज रोजी रजि.क्र. २१५१

अन्वये रक्कम रु. १००/-

मात्र जनरल स्टॅम्प विकत दिले.

१०० x १ = १००

मुद्रांक विकेता

*Yashoda*

( सौ. यशोदा एस. चौधरी )



ब व ड - ९  
 दस्त क्र ४६६९  
 २००८  
 फा १५/३५

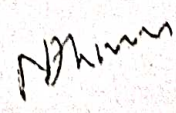


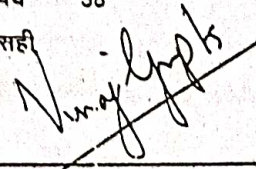




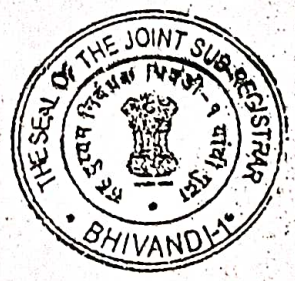
दस्त गोषवारा भाग-१

बवड 1  
 दस्त क्र 6227/2006  
 ८६५

११/२००६ दुस्यम नितंधका  
 ०५/१२/००६ भिवडी १

दस्ता क्रमांक : 6227/2006  
 दस्ता प्रकार : मुखत्यारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
पत्ता : विठिन भासाळी वडण पत्ता घर/फ्लॅट नं. जिल्हा/रस्ता भारतीय नाव भारत म. पेशवराजा गाव/गाव रमा लक्ष्मी रो, चाकरवाडी, भिवडी	लिहून घेणार वय 34 सही 		
पत्ता : भाकररोडर डिग होरा का.ली तर्फे डायरेक्टर विमय पत्ता घर/फ्लॅट नं. जिल्हा/रस्ता भारतीय नाव भारत म. पेशवराजा गाव/गाव:मानसरोधर गाडन, पेणे, भिवडी	लिहून देणार वय 38 सही 		





ब व ड - ०  
दस्त क्र ५६६९  
२००६  
पान ६३१३५

दस्त गोषवारा भाग - २

बयड १  
दस्त क्रमांक (६२२७/२००६)  
५१५

दस्त क्र. [बयड १-६२२७-२००६] चा गोषवारा  
बाजार मुल्य : ० मोबदला ० भरलेले मुद्रांक शुल्क : १००

दस्त हजर केल्याचा दिनांक : २३/११/२००६ १२:०३ PM  
निष्पादनाचा दिनांक : २३/११/२००६  
दस्त हजर करणा-याची सही :

*[Handwritten Signature]*

पावती क्र.: ६२९८ दिनांक: २३/११/२००६  
पावतीचे दर्शन  
नाम: नितीन बालाजी ढवण - -

१०० : नोंदणी फी  
१०० : नकल (अ. ११(१)), पृष्ठांकनाची नकल (अ. ११(२)),  
रुजवात (अ. १२) व छायाचित्रण (अ. १३) ->  
एकात्रित फी

२००: एकूण

दु. निबंधकाची सही, भिवंडी १

दस्ताचा प्रकार : ४८) मुख्यारनामा  
शिकका क्र. १ ची वेळ : (सादरीकरण) २३/११/२००६ १२:०३ PM  
शिकका क्र. २ ची वेळ : (फी) २३/११/२००६ १२:०४ PM  
शिकका क्र. ३ ची वेळ : (फयुली) २३/११/२००६ १२:०५ PM  
शिकका क्र. ४ ची वेळ : (ओळख) २३/११/२००६ १२:०५ PM

दस्त नोंद केल्याचा दिनांक : २३/११/२००६ १२:०६ PM

ओळख :

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

१) शरद सिताराम शेटी - , घर/प्लॉट नं: -

गल्ली/रस्ता: -  
ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: मानसरोवर गार्डन, पेणे, भिवंडी

शहर/गाव:-

तालुका: -

पिन: -

२) सुनिल रम. पाटील - , घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: भिवंडी

शहर/गाव:-

तालुका: -

पिन: -

*[Handwritten Signature: Sharda]*

*[Handwritten Signature]*

दस्तावेज करणारा भेते की या दस्तावेजाच्या

एकूण ... ५ ...

दु. निबंधक, भिवंडी-

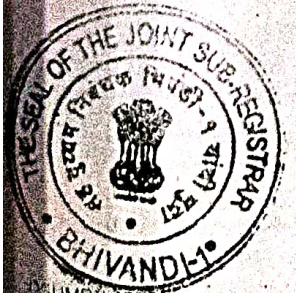
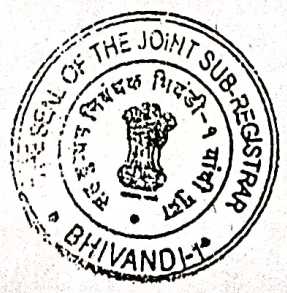
... २००६ ...

६२२७

दु. नि. भिवंडी - १ -

दिनांक २३ जाने २००६

दु. निबंधकाची सही  
भिवंडी १



23/05/2008

दुय्यम निबंधक

दस्त गोषवारा भाग-1

वगड1

दस्त क्र 4669/2008

11:45:17 am

गिवंडी 1

23/5/08

दस्त क्रमांक : 4669/2008






दस्ताचा प्रकार : करारनामा

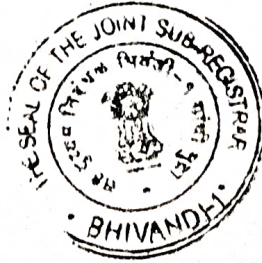
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा छपा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव गंगाराम गंगाराम दासरी - पत्ता घर फ्लॅट नं - मल्ली/रस्ता - ईमारतीचे नाव - ईमारत नं - पेट/वसाहत - शहर/गाव 55, बालाजी कपा, पद्मानगर, गिवंडी तालुका - पिन - पॅन नम्बर: AAPPD8920K	लिहून घेणार वय 60 राही	 42627 - 16196	
2	नाव सुवर्णा गंगाराम दासरी - पत्ता घर/फ्लॅट नं - मल्ली/रस्ता - ईमारतीचे नाव - ईमारत नं - पेट/वसाहत - शहर/गाव 55, बालाजी कपा, पद्मानगर, गिवंडी तालुका - पिन - पॅन नम्बर: AAQPD6548J	लिहून घेणार वय 48 राही	 42627 - 16196	
3	नाव मे. मानसरोवर झीम होम प्रा. लि. सांच्या तर्फे कु.गु. महणून नितीन बालाजी दवण - पत्ता घर/फ्लॅट नं - मल्ली/रस्ता - ईमारतीचे नाव - ईमारत नं - पेट/वसाहत - शहर/गाव: मानसरोवर, फेणे	लिहून घेणार वय 35 राही	 42627 - 16196	





दस्त गोपवारा भाग - 2

बवड 1

दस्त क्रमांक (4669/2008)

39134

दस्त क्र. [बवड1-4669-2008] चा गोपवारा  
बाजार मूल्य : 754500 मोबदला 548205 भरलेले मुद्रांक शुल्क : 20330

पावती क्र. 4669 दिनांक 23/05/2008  
पावतीचे वर्णन  
नांव: मंगाराम परवेज

दस्त हजर केल्याचा दिनांक : 23/05/2008 11:42 AM  
निष्पादनाचा दिनांक : 10/03/2008  
दस्त हजर करणा-याची सही :

7550 : सादरी फी  
700 : मुद्रांक (अ. 1(1)(a), मुद्रांकवलेले शुल्क  
(अ. 11(2)).  
रुजवात (अ. 12) व खासगीकरण (अ. 13)  
एकत्रित फी

8250: एकूण

  
दु. निबंधकाची सही, भिवंडी :

दस्ताचा प्रकार : 25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/05/2008 11:42 AM  
शिक्का क्र. 2 ची वेळ : (फी) 23/05/2008 11:43 AM  
शिक्का क्र. 3 ची वेळ : (कबुली) 23/05/2008 11:45 AM  
शिक्का क्र. 4 ची वेळ : (ओळख) 23/05/2008 11:45 AM

दस्त नोंद केल्याचा दिनांक : 23/05/2008 11:45 AM

ओळख :

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

1) मल्लिनाथ एस. भंगुरगीकर - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वर्षा कॉ, भिवंडी

तालुका: -

पिन: -

2) मलिक समीर परवेज - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वर्षा कॉ, भिवंडी

तालुका: -

पिन: -



यमाणल क वदराला क या दस्तामध्ये  
एकूण १ ले ... 34 ... पाने आहेत

  
सह दुय्यम निबंधक, भिवंडी-१.  
दु. निबंधकाची सही  
भिवंडी 1

..... बुकाचे  
मधरी नोंदला

दिनांक 23 माहे 5 2008

