



Tuesday, May 31, 2005


11:45:37 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव  पावती क्र. : 4675  
ठाणे दिनांक 31/05/2005  
दस्तऐवजाचा अनुक्रमांक टनन5 - 04397 - 2005  
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: जयश्री किरण पगारे

नोंदणी फी	: -	16100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (64)	: -	1280.00
एकूण	रु.	17380.00

आपणास हा दस्त अंदाजे 12:00PM ह्या वेळेस मिळेल



दुय्यम निबंधक  
सह द.नि.ठाणे 5

बाजार मुल्य: 1609608 रु. मोबदला 462500 रु.  
भरलेले मुद्रांक शुल्क: 64250 रु.  
देयकाचा प्रकार : चलनाने;  
चलन क्रमांक: 43; रक्कम: 16100 रु.; दिनांक: 12/05/2005

दुय्यम निबंधक ठाणे क्रं. ९



दस्त दिले

ये.सू.सू.-२०,००,०००-१०-२००३-बीएच-रि(बीए)७२००(विद्य)

नौदणी महानिरीक्षक व मुद्रांक नियंत्रक,

मुमुगा म. को. लि. ६

(नियम ११२ फल)

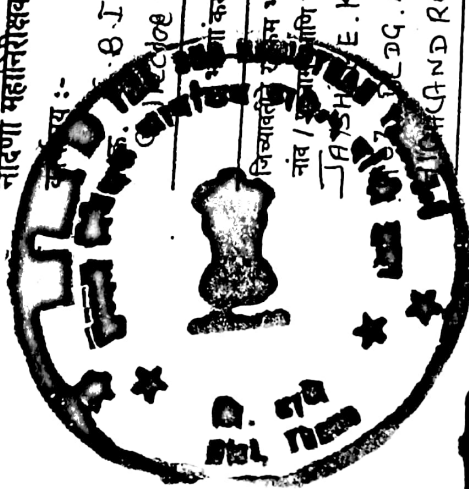
चलन क्रमांक

DDO 1075

ठाणे / कल्याण

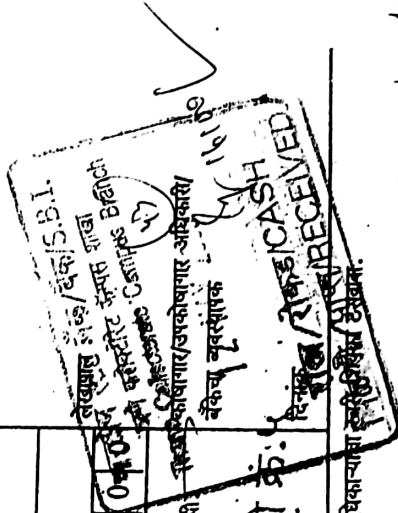
आर्यो कॉम्पाउन्ड थामे (ए)

या टिकटानुसारत कोषागारात भरण्यात आलेल्या रकमेचे चलन भारतीय स्टेट बँकेमध्ये



१/६५  
०३७७२००५

भरणा करणाऱ्याने भरण्याचे जिच्यावरून रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव / स्वाक्षरी आणि पत्ता JAYSHREE E.KIRAN PAGARE DQ.No.11, HARMONY, (AND RESIDENCY, THANE)		भरणा करणाऱ्याच्या अधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश दस्तावेज नोंदणी फी	
विभागीय अधिकाऱ्याने किंवा कोषागाराने भरण्याचे तेव्हाचे वर्गीकरण		गौणशीर्ष : १०४ दस्तऐवजाच्या नोंदणीसाठी फी सर्वसाधारण वसुली	
विभाग : नोंदणी व मुद्रांक विभाग		संगणक सेकंटांक 0 0 3 0 0 1 5 2	
प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी		बरोबर आहे, पैसे स्वीकारले जाऊ नये व सक्तीची पाणी	
सूचनाशीर्ष : ०३ नोंदणी फी		मुद्रांक नियंत्रक ठाणे केंद्र दिनांक स्वाक्षरी	
रक्कम मिळाली रुपये (आकड्यात) 16,100/- रुपये (अक्षरी) Sixteen thousand only		रुपये 16,100/- (अक्षरी) रुपये Sixteen thousand One Hundred only	
कोषागारात : भारतीय स्टेट बँक यांनी भरण्याचे		भरणा करणाराची स्वाक्षरी दिनांक 15/5/05	



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मूळ प्रत [ अहस्तांतरणीय ]  
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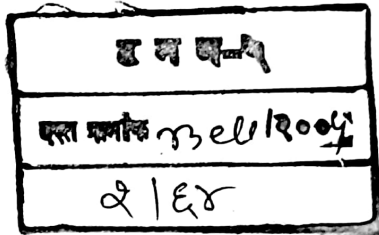
शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... Thane दिनांक/Date..... 26/5/05  
..... यांच्याकडून/  
Received from..... Jayashree K Pagar  
रु./Rs..... ६५२५०/- (रुपये/Rupess..... सहाचौरशत)  
..... याकरिता मिळाले.  
on account of..... Two hundred fifty or

रोखपाल वा लेखापाल  
Cashier or Accountant.

PROPER OFFICER (सही/Signature)  
COLLECTOR OF STAMPS (पदावत/Designation).

21 - 00 27 632



ABAFS 63165.

**AGREEMENT FOR SALE**

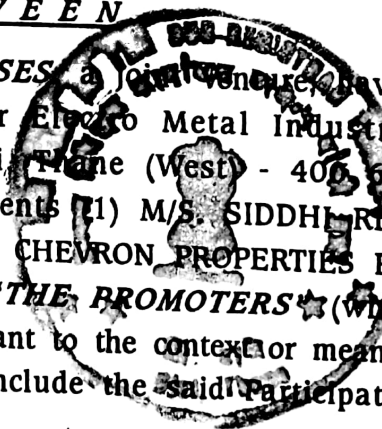
**THIS AGREEMENT FOR SALE** is made and entered into at THANE, on this 31<sup>st</sup> day of MAY in the Christian Year Two Thousand 2005 (FIVE).

**B E T W E E N**

M/s. **SIDDHI TWINKLE ENTERPRISES** a Joint Venture, having Office at : G. M. Finance, Near Electro Metal Industries Compound, Kolshet Road, Dhokali, Thane (West) - 400 607, through its Participating Constitutents (1) M/S. SIDDHI REAL ESTATE DEVELOPERS and (2) M/S. CHEVRON PROPERTIES PRIVATE LTD., hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include the said Participating



JOINT DISTRICT REGISTRAR  
CLASS - I  
THANE  
MAHARASHTRA  
79686  
190926  
MAY 26 2005  
R. 0064250/PB1034



CHNOG4NB8/04200L  
Rs. sixty four thousand two hundred fifty or

PROPER OFFICER  
COLLECTOR OF STAMPS  
THANE.

Constitutes their Partners or Partner for the time being of the said firm the Directors of Company being the Member of the Joint Venture, their representatives, heirs, executors, administrators and assigns/its successors, representatives, heirs, executors, administrators and assigns respectively) of the **ONE PART**.

**A N D**

(1) MR./MRS./MS. JAYASHREE KIRAN PAGARE Adult,  
PAN No. AALDP 7647K (2) MR./MRS./M/s. \_\_\_\_\_

\_\_\_\_\_ Adult, PAN No. \_\_\_\_\_

HINDU by Religion, Indian Inhabitants, both having  
address at : 403, B-11, HARMONY HIGHLAND

RESIDENCY, DHOKALI, THANE (W) hereinafter  
referred to as the "**PURCHASER/S**" (which expression shall unless  
it be repugnant to the context or meaning thereof mean and be  
deemed to include his/her/their respective heirs, executors,  
administrators and permitted assigns) of the **OTHER PART**.

WHEREAS by and under Regd. Agreement for Sale and Power of  
Attorney both dated 6th June, 2000, One M/s. Siddhi Real Estate  
Developers, A Regd. Partnership Firm, having Office at - Highland  
Residency, Dhokali, Thane (W) - 400 607 (hereinafter referred to  
as the "**SAID DEVELOPERS**", have acquired from One  
**SMT. GANGUBAI RAMCHANDRA BHOIR AND OTHERS**  
(hereinafter referred to as "**SAID FIRST OWNERS**") right to  
purchase and the right of development in respect of undivided  
1/4th share of the Said First Owners in the immovable property  
inter alia, totally adm. O-H. 21-R. 01 bearing Old Survey  
Nos.125/3 and 125/6B of Village Balkum and new bearing New  
Survey Nos.82/3 and 82/6B of Village Dhokali, Thane, Taluka and  
District Thane, (for short "**SAID FIRST PROPERTY**") for the  
consideration and upon the terms and conditions contained  
therein;

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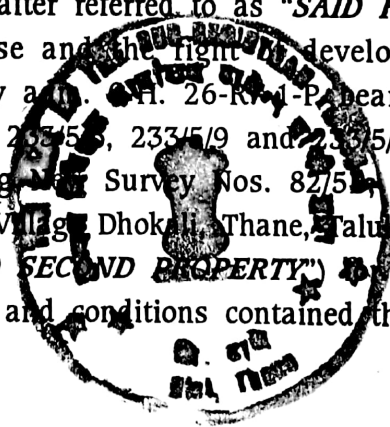
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AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 12th February, 2001, said Developers have acquired from One **SHRI. BHASKAR BALKRISHNA BHOIR AND OTHERS** (hereinafter referred to as the "**SAID SECOND OWNERS**") the right to purchase and the right of development of the Said Second Owner's undivided 1/4th share in the said First Property for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 2nd June, 2000, the said Developers have acquired from One **SMT. YASHODA WAMAN BHOIR AND OTHERS** (hereinafter referred to as the "**SAID THIRD OWNERS**") the right to purchase and the right of development of the Said Third Owners undivided 1/4th share in the Said First Property for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 7th June, 2000, said Developers have acquired from One **SMT. SUNITA BHAGIRATH BHOIR AND OTHERS** (hereinafter referred to as the "**SAID FOURTH OWNERS**") the right to purchase and the right of development of the Said Fourth Owners undivided 1/4th share in the said First Property for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 9th June, 2000, said Developers have acquired from One **SHRI. DHANAJI VITHU BHOIR AND OTHERS** (hereinafter referred to as "**SAID FIFTH OWNERS**") the right to purchase and the right of development of immovable property totally a P. H. 26-R-1-P bearing Old Survey Nos. 125/5B, 125/5D, 233/5/8, 233/5/9 and 233/5/12 of Village Balkum and now bearing New Survey Nos. 82/5A, 82/5D, 86/5/6, 86/5/9 and 86/5/12 of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID SECOND PROPERTY**") for the consideration and upon the terms and conditions contained therein;



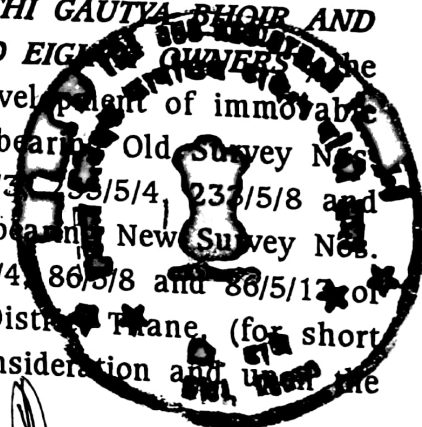
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AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 11th December, 2000 said Developers have acquired from One **SHRI. JOMA GANPAT BHOIR AND OTHERS** (hereinafter referred to as "**SAID SIXTH OWNERS**") the right to purchase and the right of development of immovable property, totally adm. O-H. 20-R. 1-P. bearing Old Survey Nos. 123/2A, 233/4B+5/1 and 233/5/10 of Village Balkum and now bearing New Survey Nos. 80/2A, 86/4B+5/1 and 86/5/10 of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID THIRD PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 14th December, 2000 said Developers have acquired from One **SHRI. JAYRAM MARUTI BHOIR AND OTHERS** (hereinafter referred to as "**SAID SEVENTH OWNERS**") the right to purchase and the right of development of immovable property totally adm. O-H. 30-R. 6-P. bearing Old Survey Nos. 122/2BPt, 123/2B, 125/5A, 125/6D, 125/6E, 233/5/5, 233/5/7 and 233/5/15 of Village Balkum and now bearing New Survey Nos. 79/2B, 80/2B, 82/5A, 82/6D, 82/6E, 86/5/5, 86/5/6 and 86/5/15 of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID FOURTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 20th June, 2000, said Developers have acquired from One **SMT. BHAGIRATHI GAUTYA BHOIR AND OTHERS** (hereinafter referred to as "**SAID EIGHTH OWNERS**") the right to purchase and the right of development of immovable property totally adm. O-H. 46-R. 8-P. bearing Old Survey Nos. 122/1, 122/2a, 125/5C, 125/6A, 233/5/3, 233/5/4, 233/5/8 and 233/5/13 of Village Balkum and now bearing New Survey Nos. 79/1, 79/2A, 82/5C, 82/6A, 86/5/3, 86/5/4, 86/5/8 and 86/5/12 of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID FIFTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;



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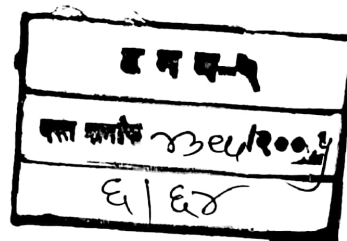
AND WHEREAS by and under Agreement for Sale and Power of Attorney both dated 29th August, 2000, said Developers have acquired from One **SHRI. KRISHNA SITARAM PATIL AND OTHERS** (hereinafter referred to as "**SAID NINETH OWNERS**") the right to purchase and the right of development of immovable property, totally admeasuring 1-H. 34-R. 4-P. bearing Old Survey Nos.122/3Pt, 125/2, 125/4, 233/1 and 233/2 of Village Balkum and now bearing New Survey Nos.79/3, 82/2, 82/4, 86/1 and 86/2 of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID SIXTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 6th June, 2000, said Developers have acquired from One **SHRI. KRISHNA DIVDYA BHOIR AND OTHERS** (hereinafter referred to as "**SAID TENTH OWNERS**") the right to purchase and the right of development of immovable property totally admeasuring 0-H. 02-R. 5-P. bearing Old Survey No.233/4A of Village Balkum and now bearing New Survey No. 86/4A of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID SEVENTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 6th June, 2000, the said Developers have acquired from One **SHRI. MURLIDHAR PADMAN BHOIR AND OTHERS** (hereinafter referred to as "**SAID ELEVENTH OWNERS**") the right to purchase and the right of development of immovable property totally adm. 0-H. 04-R. 0-P. bearing Old Survey No.233/3 of Village Balkum and now bearing New Survey No.86/3 of Village Dhokali, Thane, Taluka and District Thane for short "**SAID EIGHTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 30th December, 2000, said Developers have acquired from One **SHRI. HARISHCHANDRA JAGGU BHOIR AND OTHERS** (hereinafter referred to as "**SAID TWELVETH OWNERS**") the right to purchase and the right of

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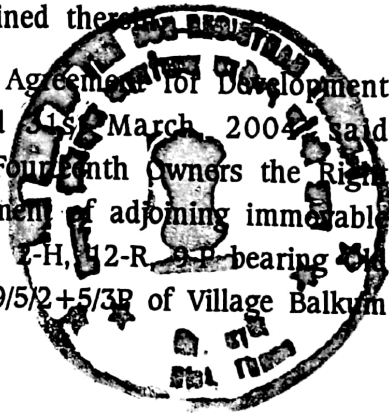


development of immovable property totally adm. 0-H. 18-R. 8-P. bearing Old Survey Nos.125/6C, 233/5/2, 233/5/11 and 233/5/14 of Village Balkum and now bearing New Survey Nos.82/6C, 86/5/2, 86/5/11 and 86/5/14 of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID NINETH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Sale and Power of Attorney both dated 19th March, 2002, said Developers have acquired from One Shri. Janardan Jana Bhoir and others (hereinafter referred to as "**SAID THIRTEENTH OWNERS**") the right to purchase and the right of development of immovable property N.A. Land totally adm. 0-H. 01-R. 5-P. bearing Old Survey No.123/1P of Village Balkum and now bearing New Survey No.80/1P of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID TENTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Agreement for Development and Power of Attorney both dated 30th April, 2003, said Developers have acquired from One **M/S. G. M. FINANCE & TRADING COMPANY** (hereinafter referred to as "**SAID FOURTEENTH OWNERS**") the right to purchase and the right of development of immovable property, totally admeasuring 17461 Sq. Mtrs., bearing Old Survey Nos. 124/1, 128/2P, 129/5/2 + 5/3P of Village Balkum and now bearing New Survey Nos. 81/1, 87/2P, 88/5/2 + 5/3P of Village Dhokali, Thane, Taluka and District Thane, (for short "**SAID ELEVENTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Development and Power of Attorney both dated 31st March, 2004, said Developers have acquired from Said Fourteenth Owners the Right to purchase and the right of Development of adjoining immovable property being N.A. Land totally adm. 2-H, 12-R, 3-P bearing Old Survey Nos. 126, 127, 128/2P and 129/5/2+5/3P of Village Balkum



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and now New Survey Nos.84, 85, 87/2P and 88/5/2+5/3P of Village Dhokali, Thane, Taluka and District Thane (for short "**SAID TWELVETH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

AND WHEREAS by and under Regd. Agreement for Development and Power of Attorney both dated 5th May, 2000. The Promoters have acquired from **SMT. YAMUNABAI DEO PATIL & OTHERS** (hereinafter referred to as **SAID FIFTEENTH OWNERS**) the right to purchase and the right of development of immovable property being N.A. land totally admeasuring 0-H, 04-R, 01-P bearing Old Survey No. 306/5 of village Balkum and and New Survey No. 66/5 of village Dhokali, Tal. & Dist. Thane (for short "**SAID THIRTEENTH PROPERTY**") for the consideration and upon the terms and conditions contained therein;

**(ALL THE AFORESAID REGD. AGREEMENTS AND ALL THE AFORESAID REGD. POWER OF ATTORNEYS FOR THE SAKE OF CONVENIENCE ARE HEREINAFTER REFERRED TO AS THE "SAID PRINCIPAL AGREEMENTS AND SAID PRINCIPAL POWER OF ATTORNEYS RESPECTIVELY");**

AND WHEREAS in part performance of the aforesaid Principal Agreements, the respective owners have placed said Developers in exclusive, actual physical and legal possession of their respective properties with Irrevocable Rights to develop the said respective properties;

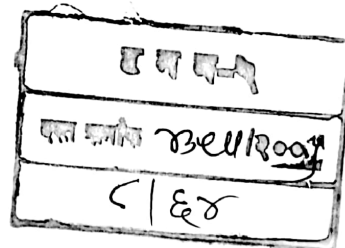
AND WHEREAS all the Said Regd. Principal Power of Attorneys executed by the respective owners in favour of said Developers confer upon the said Developers the various powers to carry out various acts, deeds, matters and things including powers to develop the said property and to sale the premises therein to prospective Purchasers;

AND WHEREAS thus, by and under said Principal Agreement and said Principal Power of Attorneys, the said Developers are seized and possessed of and/or otherwise well and sufficiently entitled to the Said First Property to the Said Thirteenth Property, which properties are more particularly described in the First



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Schedule written hereunder and for the sake of convenience, are hereinafter collectively referred to as the "**SAID LARGER PROPERTY**";

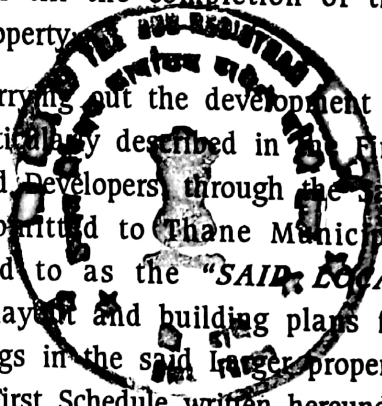
AND WHEREAS by and under relevant Orders the Competent Authority, appointed under Urban Land (Ceiling and Regulations) Act, 1976, has declared all the properties comprised in the said Larger Property as "**RETAINABLE LANDS**" of the respective owners;

AND WHEREAS by and under Orders(1) 14th February, 2001, (2) dated 10th August, 2001, read with further Order (3) dated 20th January, 2003, (4) dated 10th December, 1991, (5) dated 10th October, 2003 and the District Collector, Thane, being the competent authority under the Maharashtra Land Revenue Code, 1966, has granted permission for non-agricultural user of the said Larger Property upon the terms and conditions contained therein;

AND WHEREAS the said Developers have entered into a Standard Agreement with *M/s. ARCHETYPE CONSULTANTS (I) PVT. LTD. & M/s. GODBOLE ASSOCIATES*, are Architect Firm duly Registered with the Council of Architects for Architectural work concerning Development of said property;

AND WHEREAS said Developers have appointed Structural Engineers for the preparation of structural designs and drawings of the building/s to be erected in the Said Property and the Promoters have accepted the professional supervision of the said Architect and Structural Engineer till the completion of the Development of the Said Larger property;

AND WHEREAS with a view of carrying out the development of the Said Larger Property more particularly described in the First Schedule written hereunder, the said Developers through the said Architect, has prepared and submitted to Thane Municipal Corporation (hereinafter referred to as the "**SAID LOCAL AUTHORITY**") for sanction of a layout and building plans for construction of multistoried buildings in the said Larger property more particularly described in the First Schedule written hereunder



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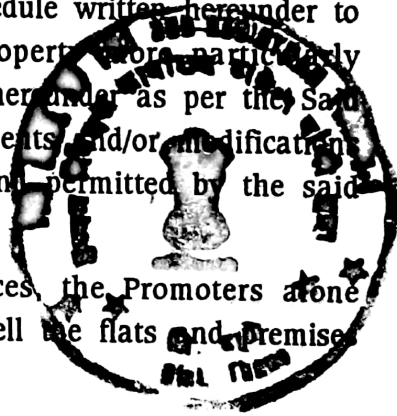
and the said local authorities by its latest sanction bearing Permission/Commencement Certificate V.P. No. 99/089/TMC/TDD/5047, dated 24th March, 2004 sanctioned the said layout of Said Larger property and granted building permission for construction of several buildings in Said Larger Property (hereinafter referred to as "**SAID SANCTIONED PLANS**");

AND WHEREAS the said Developers are thus now entitled to commence, carry out and complete the development of the Said Larger Property more particularly described in the First Schedule written hereunder by constructing thereon the cluster of buildings as per the Said Sanctioned Plans or its further amendments and/or modifications as may be desired by the said Developers and permitted by the said local Authority;

AND WHEREAS by and under Agreement for Joint Venture dated 9th May, 2003, formed by said Developers with one M/s. Chevron Properties Pvt. Ltd., the participating constituents have decided to carry out Development of Three Towers bearing Building Nos. **I-20, J-21 & I-22** to be constructed on portion of the said Larger Property and as more particularly described in the SECOND SCHEDULE written hereunder (hereinafter referred to as the "**SAID PROPERTY**") under the name and style of **M/s. Siddhi Twinkle Enterprises** i.e. the Promoters herein, for the consideration and upon the terms and conditions contained therein;

AND WHEREAS the Promoters herein are thus now entitled to commence, carry out and complete the development of the said property being construction of said Three buildings as more particularly described in the Second Schedule written hereunder to be constructed on the Said Larger Property more particularly described in the First Schedule written hereunder as per the Said Sanctioned Plans or its further amendments, and/or modifications as may be desired by the Promoters and permitted by the said Developers and the local Authority;

AND WHEREAS under the circumstances, the Promoters alone have the sole and exclusive rights to sell the flats and premises



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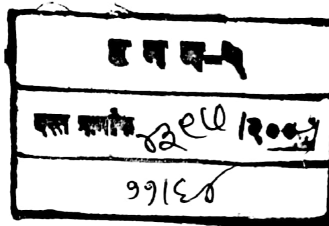
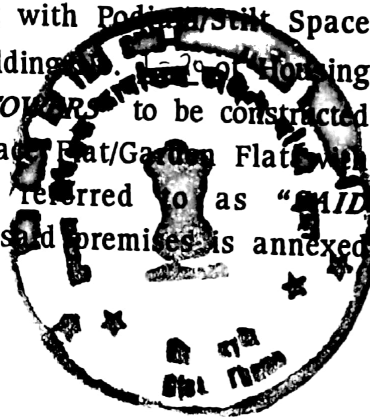
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ಪಾಲಕರು 22/05/2004
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in the said property being the said Three Building/s to be constructed by the Promoters on the Said Larger Property and to enter into Agreements with the Purchaser/s of the Flats and Premises and to receive the sale price or consideration in respect thereof;

AND WHEREAS **SHRI. DAMODAR A. PATIL**, an Advocate from Thane, by his Certificates of Titles, has certified the title of the Owners to the said Larger Property and an authority of the Promoters to develop the same and to sell the flats and premises therein to the prospective buyers.

AND WHEREAS the Purchaser/s has/have demanded from the Promoters and the Promoters have given inspection and have provided certified zerox copies to the Purchaser/s of all the documents of title including 7/12 extracts of the respective lands Agreements, Power of Attorneys, ULC Orders, N.A. Permission, said Sanctioned Plans and specifications relating to the Said Property Certificates of Title issued by the Advocate and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation and Promotion of Construction, Sale, Management and Transfer) Act, 1963 and as more particularly listed in the Annexure annexed hereto, (hereinafter referred to as "**THE MOF ACT**") and rules and regulations made thereunder;

AND WHEREAS being satisfied with the inspection of said document, the Purchaser/s applied to the Promoter for allotment of Flat/Terrace Flat/Garden Flat with Podium/Stilt Space adm. 855 Sq. Ft., Carpet 1125 i.e. Built Up area and bearing Flat/Terrace Flat/Garden Flat with Podium/Stilt Space No. 901, on 9<sup>TH</sup> Floor, in the Building No. 1209 Housing Complex to be known as "**TWINKLE TOWERS**" to be constructed on the Said Property. (Said Flat/Terrace Flat/Garden Flat with Podium/Stilt Space is hereinafter referred to as "**SAID PREMISES**"). The Floor plan of the said premises is annexed hereto.



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AND WHEREAS prior to making of an application as aforesaid, the Purchaser/s has/have made a declaration as required by the provisions of Maharashtra Co-operative Societies Act, 1960, and the Urban Land (Ceiling and Regulations) Act, 1976 to the effect that he/she/they is/are not disqualified under the provisions of aforesaid Acts from purchasing the said premises;

AND WHEREAS relying upon the said application and declaration, the Promoter has agreed to sell to the Purchaser/s the said premises for the price or consideration and upon the terms and conditions hereinafter appearing;

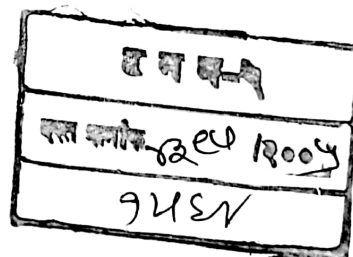
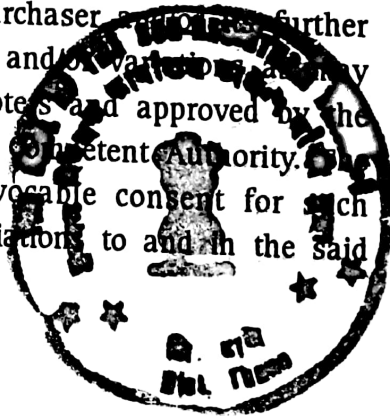
AND WHEREAS under Section 4 of the Maharashtra Ownership of Flats Act, 1963, the Promoter is required to execute the written Agreement for sale of the said premises to the Purchaser/s being in fact these presents; and also to get registered the said Agreement under the provisions of Registration Act, 1908;

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

1. The Promoters in co-operation with and under Supreme Control of said Developers shall construct inter alia a building bearing Building Nos. 1-20 forming and known as "TWINKLE TOWERS" part of Housing complex to be known as "HIGHLAND RESIDENCY" on the said Larger property more particularly described in the First Schedule written hereunder, in accordance with the said sanctioned plans approved by the said local authority and which have been inspected and accepted by the Purchaser. Further amendments and/or modifications and/or variations may be considered necessary by Promoters and approved by the Local Authority and/or any other Competent Authority. The Purchaser hereby gives his irrevocable consent for such amendments, modifications or variations to and in the said sanctioned plans.

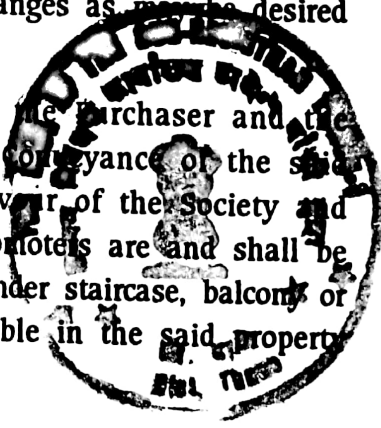
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2. The Promoters shall not be entitled to make any change or variation in the area, shape and location of the Flat agreed to be purchased by the Purchaser under this Agreement. Save and except the aforesaid restriction, the Promoters shall be entitled, without requiring to obtain any further consent or concurrence from the Purchaser to get amended, revised, modified and/or re-designed from time to time the layout of the said Larger Property as well as said property. The Promoters further shall be entitled at its sole discretion, to further sub-divide the said property or to amalgamate the said property with any adjoining property and/or to carry out the Development thereof with the Sub-Division. The Promoters further shall be entitled to carry out the intended Development by itself or through its nominee or assigns. Subject to prior approval from the said Developers, the Promoters further shall be entitled to change the internal layout of the said property by changing the size, location and area of the various buildings to be constructed thereon and the location, size and design of the internal road, gardens and other recreational facilities. It is specifically agreed and understood that for making aforesaid changes, the Promoter is not required to obtain any consent or concurrence from the Purchaser. Without prejudice to the above, if at all such consent or concurrence is required to be obtained from the Purchaser, then and in that case, the Purchaser hereby gives and deemed to have given his irrevocable consent and concurrence for making all and every of the aforesaid changes as may be desired by the Promoters.

3. The Promoters have disclosed to the Purchaser and the Purchaser is aware that till the conveyance of the said Larger property is executed in favour of the Society and thereafter at all the times, the Promoters are and shall be entitled to use FSI including FSI under staircase, balcony or any other FSI that may be available in the said property.



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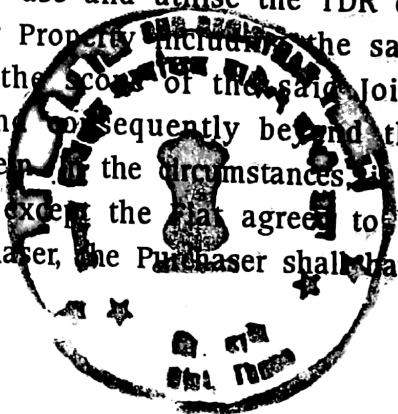
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by constructing additional Floors on existing buildings or by constructing additional buildings on the said property and/or transferring such FSI on some other property elsewhere and/or utilising FSI of some other property on said property as per TDR Rules or any other law, rules and regulations for the time being in force and also to make the additions, alterations, raise storeys or to put up additional structures as may be legally permitted and such additional structures and storeys shall be the property of the Promoters alone and they shall be entitled to dispose off, sale etc. the same, at their sole discretion and the Purchaser hereby gives his irrevocable consent to the Promoters for consequential amendments or modifications of said sanctioned plans and to sell such premises/building etc. without requiring to obtain further or separate consent thereof from the Purchaser.

4. Notwithstanding anything to the contrary contained hereinabove, the Promoters have disclosed to the Purchaser and, after going through the relevant documents and plans, the Purchaser has ascertained to his satisfaction as under :

- a) The Promoters have disclosed to the Purchaser and the Purchaser is aware of the fact that out of the said Larger property, the Promoters have acquired right of Development in respect of Three Buildings only which are more particularly described in the SECOND SCHEDULE written hereunder and herein referred to as the "SAID PROPERTY" and that the remaining construction on the said Larger property together with rights to use and utilise the TDR on the said entire Larger Property and the said property are beyond the scope of the said Joint Venture Agreement and consequently beyond the rights of purchaser hereunder. In the circumstances, it is agreed that save and except the said agreed to be purchased by the Purchaser, the Purchaser shall have

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no other rights in the said property and/or said Larger Property.

- b) The Purchaser is aware that, under the prevailing law, rules and regulations, the said Developers are at liberty to make the changes, amendments and modifications in the layout of the Said Larger Property more particularly described in the First Schedule written hereunder including the change in height and location of the buildings; the size and location of the open spaces including the amenities and location and Developemnt of recreation area. Under the circumstacnes, it is agreed that save and except the Flat agreed to be purchased by the Purchaser under this Agreement, the said Developers shall be entitled, at their sole discretion, to make changes in the layout of the said property including the building in which the said flat is to be situated, as per the sole discretion of the said Developers and the Purchaser shall not be entitled in law and otherwise to raise any objection therefor.
- c) The said Developers intend to utilise the TDR from other properties for additional construction in the said Larger property or to transfer the TDR from said Larger property to some other properties. The Purchaser shall not be entitled to raise any objection for utilisation of such TDR from other properties on said Larger property or from the said Larger property to other properties.
- d) The said Developers shall further be entitled at their sole discretion and without requiring to obtain any further concurrence from the Purchaser either to exclude any portion from the present development and, in effect, to reduce the area of the said property under Development or to acquire additional land and to increase the scope of area of the land to be



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developed and the decision of the Developers in this respect shall be final and binding on the Purchaser.

- e) The Promoters have further disclosed that the said Developers intend to form either
- separate societies for individual buildings for the internal management of such buildings and to form apex society of all such societies and to execute the conveyance of the said Larger property more particularly described in the First Schedule written hereunder in favour of such apex society

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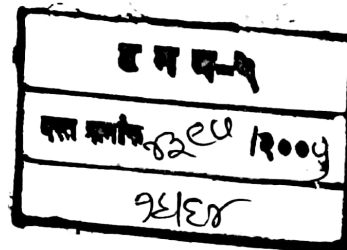
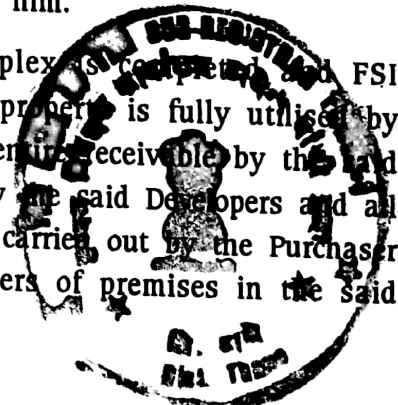
- to form one society of all the buildings in the said larger property and to execute the conveyance of the said Larger property with buildings thereon in favour of such society

OR

- to get sanctioned Sub-Division of different parts of the said Larger Property and to execute several Conveyance of such Sub-divided parts with buildings therein in favour of different societies.
  - and the decision of the said Developers, in this respect, shall be final and remain binding on the Purchaser.
  - The Purchaser hereby accepts all the aforesaid statements, declarations, representations and covenants as binding on him.
7. Till the entire Housing Complex is completed and FSI available on the said Larger property is fully utilized by the said Developers and the entire receivable by the said Developers are duly received by the said Developers and all the obligations required to be carried out by the Purchaser herein and the other Purchasers of premises in the said

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Larger property are fulfilled by them, the said Developers shall not be bound and shall not be called upon or required to form any Co-operative Society and the Purchaser agrees and irrevocably undertake not to raise any demand or dispute or objection in that behalf.

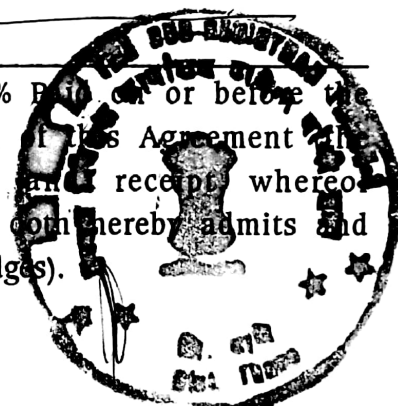
8. Subject to the rights of the Promoter as stated hereinabove, the Promoters hereby agree to sell and the Purchaser by accepting the rights of the Promoters as stated hereinabove hereby agrees to purchase from the Promoters, said premises being Flat/Terrace Flat/Garden Flat with Podium/Stilt Space admeasuring 855 Sq. Ft., Carpet 1125 i.e. Built Up area (including Balcony, Cupboard, etc.) bearing Flat/Terrace Flat/Garden Flat with Podium/Stilt Space Premises No. 901 on 9<sup>TH</sup> Floor of the Building No. I-20 and as shown with Red Colour boundary on the Floor plan thereof annexed hereto to be constructed on the said property as per the said sanctioned plans seen and approved by the Purchaser or its amendments and/or modifications and/or variations as aforesaid, for the lumpsum price or consideration of Rs. 14,62,500/- (Rupees FOURTEEN LAKHS SIXTY TWO THOUSAND FIVE HUNDRED only), which amount shall be paid by the Purchaser to the Promoters as per the progress of work of the building in which said premises is to be located, as per time schedule as under :-

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(a) Rs. 11,000/- (Rupees ELEVEN THOUSAND

only) 10% B... or before the execution of this Agreement the payment and receipt whereof Promoter hereby admits and acknowledges).



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(b) Rs. 2,37,625/- (Rupees TWO LAKHS THIRTY SEVEN THOUSAND SIX HUNDRED TWENTY FIVE only) 7% on casting of the plinth.

(c) Rs. 1,17,000/- (Rupees ONE LAKHS SEVENTEEN THOUSAND only) 8% on casting of the 2nd slab.

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(d) Rs. 1,02,375/- (Rupees ONE LAKHS TWO THOUSAND THREE HUNDRED SEVENTY FIVE only) 7% on casting of the 4th slab.

(e) Rs. 1,02,375/- (Rupees ONE LAKHS TWO THOUSAND THREE HUNDRED SEVENTY FIVE only) 7% on casting of the 6th slab.

(f) Rs. 1,02,375/- (Rupees ONE LAKHS TWO THOUSAND THREE HUNDRED SEVENTY FIVE only) 7% on casting of the 8th slab.

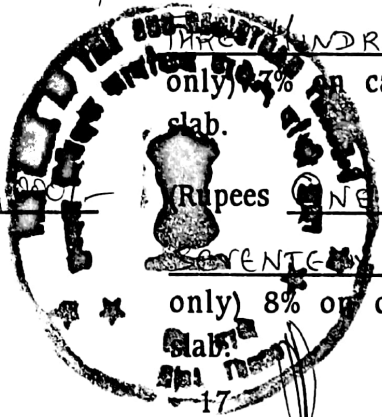


(g) Rs. 1,02,375/- (Rupees ONE LAKHS TWO THOUSAND THREE HUNDRED SEVENTY FIVE only) 7% on casting of the 10th slab.

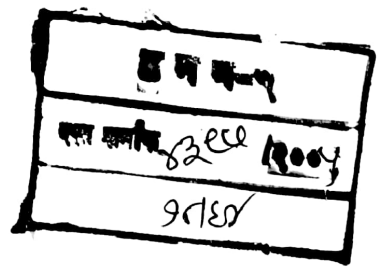
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(h) Rs. 1,02,375/- (Rupees ONE LAKHS TWO THOUSAND THREE HUNDRED SEVENTY FIVE only) 7% on casting of the 12th slab.

(i) Rs. 1,17,000/- (Rupees ONE LAKHS SEVENTEEN THOUSAND only) 8% on casting of the Top slab.



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(j) Rs. 87,750/- (Rupees EIGHTY SEVEN THOUSAND SEVEN HUNDRED FIFTY only) 6% on commencing of Brick work.

(k) Rs. 87,750/- (Rupees EIGHTY SEVEN THOUSAND SEVEN HUNDRED FIFTY only) 6% on commencing of Plaster work.

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(l) Rs. 73,125/- (Rupees SEVENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE only) 5% on commencing of Flooring work.

(m) Rs. 73,125/- (Rupees SEVENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE only) 5% on commencing of fixing of doors and windows.

(n) Rs. 73,125/- (Rupees SEVENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE only) 5% on commencing of Plumbing work.

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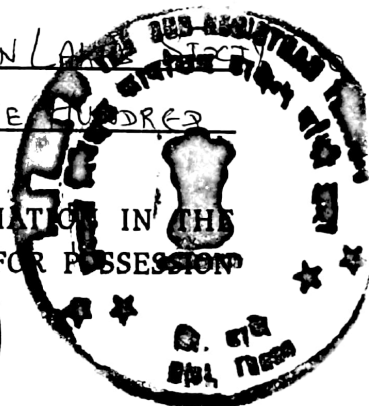
(o) Rs. 73,125/- (Rupees SEVENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE only) 5% on possession of the premises being offered by the Promoter.

Total Rs. 14,62,500/- (Rupees FOURTEEN LAKH SIXTY TWO THOUSAND FIVE HUNDRED only).

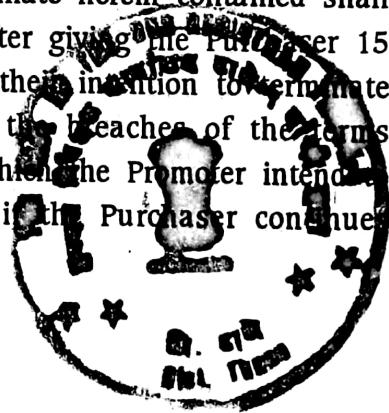
NOTE : 1% UPWARD OR DOWNWARD VARIATION IN THE MEASUREMENT OF THE FLAT WHEN READY FOR POSSESSION SHALL BE IGNORED BY BOTH THE PARTIES.

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9. The installments payable by the Purchaser shall be paid by him on respective due dates strictly as per aforesaid time Schedule, without any delay or default - AS TIME IN RESPECT OF PAYMENT OF INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THIS AGREEMENT IS AN ESSENCE OF THE CONTRACT. The Promoter shall forward to the Purchaser intimation of the Promoter having carried out the aforesaid work, at the address given by the Purchaser under this Agreement and the Purchaser shall be bound to pay the amount of instalments within eight days of Promoter despatching such intimation Under Certificate of Posting or by Courier service at the address of the Purchaser as given in these presents. The Promoter shall obtain and keep in its Office for inspection of Purchaser, the Certificate of its Architects certifying that the Promoter has carried out the given item of work and such certificate shall be valid and binding upon the Purchaser and the Purchaser agree not to dispute the same. If the Purchaser makes any delay or default in making payment of any of the installments or amounts, the Promoter shall be entitled to charge for overdue period interest at the rate of 24% per cent per annum on all such overdue installments and amounts. It is further agreed that on the Purchaser committing default in payment on the due dates of the installments and/or other amounts payable under this Agreement then and in that case, without prejudice to their other rights under the law and under this Agreement, the Promoter shall be entitled, at their sole discretion and option, to terminate this Agreement - PROVIDED AND ALWAYS that the power to terminate herein contained shall be exercised by the Promoter after giving the Purchaser 15 days prior notice in writing of their intention to terminate this Agreement and specifying the breaches of the terms and conditions on account of which the Promoter intend to terminate the Agreement; and if the Purchaser continues



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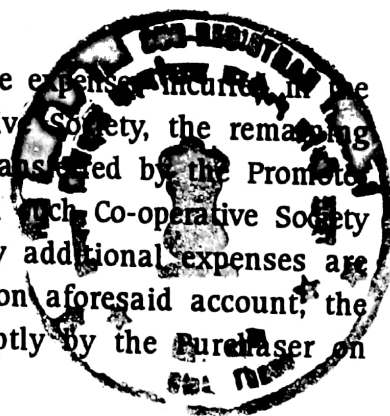
the default in remedying such breaches as mentioned in the said notice. It is further agreed that upon termination of this Agreement as provided hereinabove, the Promoter shall, after deducting as compensation an amount equal to 10% of the total consideration, refund to the Purchaser the balance of the amount, if any which the Purchaser may have till then paid to the Promoter. No interest shall be paid by Promoter to the Purchaser on such refundable amount. Upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoter shall be at liberty to dispose of and sell the said premises, to any third party at such price and on such conditions as the Promoter may desire and think fit in their sole discretion without requiring to obtain any consent from the Purchaser.

10. The amenities to be provided by the Promoter in the residential premises shall be as per Schedule annexed hereto.
11. The Purchaser shall on or before claiming the delivery of the possession of the said premises, pay to the Promoter the following amounts :-

- A) i) Rs. 510/- towards Entrance fee and share money for membership of the Co-operative Society to be formed.
- ii) Rs. 2,500/- towards legal charges for formation of the Society.

TOTAL Rs. 3,010/-

After deducting therefrom the expenses incurred in the formation of the co-operative Society, the remaining amount, if any, shall be transferred by the Promoter to the Society as and when such Co-operative Society is formed. However, if any additional expenses are incurred by the Promoter on aforesaid account, the same shall be paid promptly by the Purchaser on prorata basis.



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B) The Purchaser shall be required to pay in aggregate Rs. 1,15,500/- (Rupees ONE LAKHS FIFTEEN THOUSAND FIVE HUNDRED only) as and when the same are demanded by the Promoters, but essentially before demanding possession of the said premises as his contribution towards reimbursement of "ascertained expenses" to be incurred by the Promoters as under :-

i) Rs. 39,000/- for M.S.E.B. Deposits, Cable, Transformer, RMU & S.L.C. Charges, Liasoning Fees payable for :-

2 BHK - Rs. 33,000/-

3 BHK - Rs. 39,000/-

ii) Rs. 20,250/- for Advance of Maintenance Charges @ Rs. 1.50/- per sq.ft. (Built-up) per month for 12 months.

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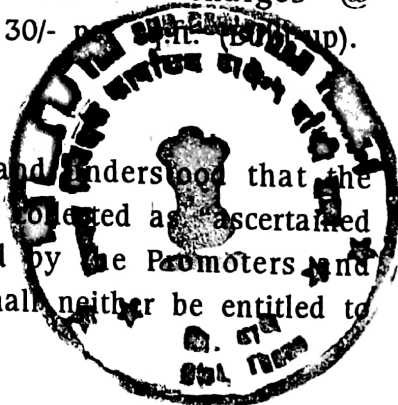
iii) Rs. 22,500/- for Thane Municipal Corporation Development charge @ Rs. 20/- per sq.ft. (Built-up).

iv) Rs. 5,625/- for Fire Brigade Expenses @ Rs. 5/- per sq.ft. (Built-up).

v) Rs. 28,125/- Infrastructure charges @ Rs. 30/- per sq.ft. (Built-up).

TOTAL Rs. 1,15,500/-

It is specifically agreed and understood that the aforesaid amount shall be collected as "ascertained expenses" to be incurred by the Promoters and therefore the Promoters shall neither be entitled to

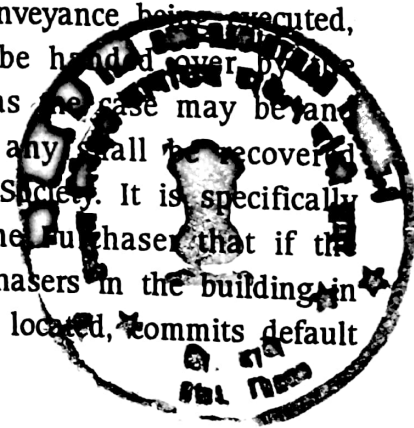


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demand additional amount on account of any deficit in actual expenses and nor be under obligation to maintain separate account thereof and/or to render account thereof to the Purchaser or to the Society as the case may be.

- C) In addition to above, the Purchaser further shall pay on or before 10th of every month after 12 months from the date of actual possession or from the date of the possession of the premises being offered by Promoter, whichever is earlier an amount of Rs. 1.50/- (Rupees One Rupees Fifty Paise only) per Sq.Ft. of Built up area, per month towards Provisional proportionate share towards maintenance of the property including -
- Water charges, Insurance Charges, common lights, salaries of clerks, bill collectors, Watchman, Chowkidar Sweeper and other staff, repairs and maintenance expenses for building and access road and all other expenses,
  - all expenses necessary and incidental to the administration, management and maintenance of the said property till the same is transferred to Co-operative Society.
  - The amount so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters till a conveyance is executed in favour of Society. On such conveyance being executed, the surplus - if any, shall be handed over by the Promoters to the Society or as the case may be and similarly deficit amount of any shall be recovered from the Purchaser and the Society. It is specifically agreed and understood by the Purchaser that if the Purchaser or any of the Purchasers in the building in which said premises is to be located, commits default



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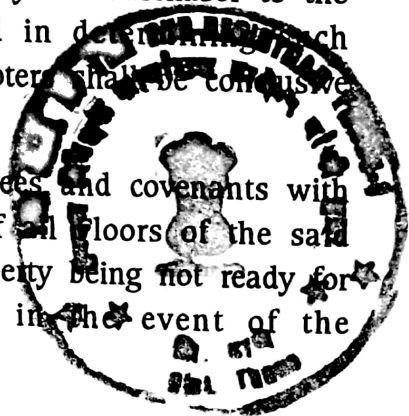


in contributing their respective share towards aforesaid expenses, then and in that case, the Promoters shall be relieved of their obligations of providing such services and shall not be liable or responsible for hardship or inconvenience, if any, caused to the Purchaser and other Purchasers and the Society.

D) The Purchaser shall further pay Municipal taxes of his share as and when demand therefor is made by the Municipal Authorities. The Promoters shall not be liable for payment of municipal taxes for any reason or on any grounds whatsoever. However, if any tax is levied and paid by Promoters for the period prior to possession, such taxes shall be reimbursed by the Purchaser before taking possession.

12. The Purchaser hereby agrees that in addition to the amounts provided under aforesaid clause, in the event of any further amount by way of premium or security deposit is payable to the Thane Municipal Corporation or to the State Government or any betterment charges including installation of water lines, water mains, sewerage line, sewerage mains, electric cables, electric sub-station, making and maintaining of Internal Roads and access to the said property layout, drainage, and all other facilities as the case may be or development tax or any kind of deposit is demanded for the purpose of giving water connection, drainage connection and electricity connection or any other tax or payment of similar nature becoming payable by the Promoters, the same shall be paid by the Purchaser to the Promoters on pro-rata basis and in determining such amount, the discretion of the Promoters shall be conclusive and binding upon the Purchaser.

13. The Purchaser hereby expressly agrees and covenants with the Promoters that in the event of all floors of the said proposed buildings on the said property being not ready for occupation simultaneously and in the event of the

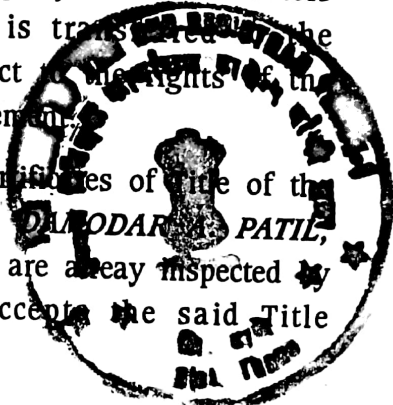


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Promoters granting licence to the Purchaser to enter upon the said premises then and in that event the Purchaser shall not raise any objection to the Promoters on the ground of nuisance, annoyance or any other ground or reason whatsoever, for completing the construction of the remaining Floor/s or buildings in the said property. The Promoters shall be entitled to carry out and complete the remaining work by themselves or by assigning the same to any third party at their sole discretion.

14. The Promoters propose to allot for consideration, the stilt portion and margin space as earmarked parking. The Purchaser hereby gives his irrevocable consent for such sale and the Purchaser can not raise any objection by himself or by and through the Society as and when formed for such allotment.
15. PROVIDED THAT it does not in any way affect or prejudice the rights of the Purchaser in respect of the said premises, the Promoters at their sole discretion shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property more particularly described in the Schedule written hereunder.
16. Save and except the premises hereby agreed to be purchased, the Purchaser shall have no claim, on all other premises and areas including stilt, terrace and open spaces around the said building and the balance portion/s of the said property including layout road, open spaces, etc., which shall always remain the property of the Promoters until the whole of the property is transferred to the Co-operative Housing Society subject to the rights of the Promoter as contained in this Agreement.
17. The Promoters have obtained the Certificates of Title of the said respective Owners from **SHRI. DAMODAR PATIL**, Advocate, Thane, the copies whereof are already inspected by the Purchaser. The Purchaser accepts the said Title



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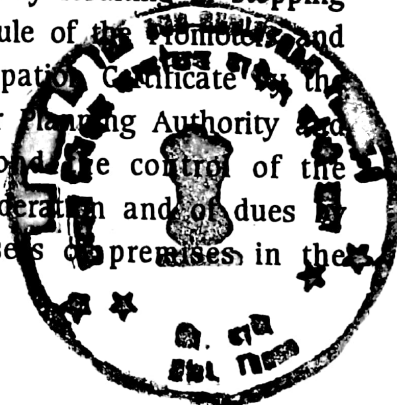
Certificates and the Purchaser agrees not to raise any further or other requisitions and or objections to the title of the said Owners and/or on the authority of the Promoters to Develop the said property.

18. The Purchaser confirms that the Promoters have given to him free and complete inspection and have provided (whatever demanded) with certified true copies of documents of title and approvals from various authorities in respect of the said Larger property including the Agreements for Development and other documents referred to hereinabove are annexed hereto and the Purchaser confirms that only after inspecting the aforesaid documents and all other approvals and being satisfied in respect thereof, the Purchaser has entered into this Agreement.

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19. It is expressly agreed that the possession of the said premises will be endeavoured to be handed over by the Promoters to the Purchaser by end day of AUGUST - 2005 PROVIDED the Promoters have received the full purchase price of the said premises and other amounts payable by the Purchaser to the Promoters under these presents as also have received all such amounts from other Purchasers strictly as per time schedule and provided the construction by the Promoters are not delayed on account of Non-availability of steel, cement and other building materials, water or electric supply and any act of God, Civil Commotion, Riots or any notice, order, Court Order, rule or notification of the Government and/or other public body and/or Competent Authority resulting in stopping or disturbing the construction schedule of the Promoters and there is no delay in issue of Occupation Certificate by the Thane Municipal Corporation and/or Planning Authority and there are no circumstances beyond the control of the Promoters. Non payment of consideration and of dues by the Purchaser and other Purchasers of premises in the

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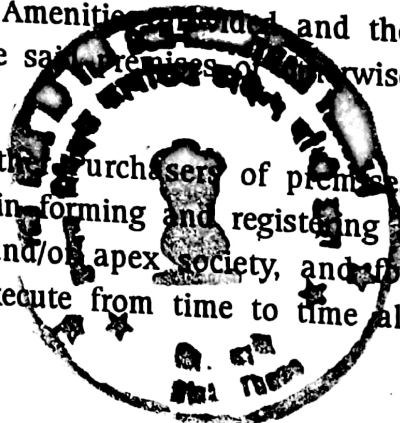
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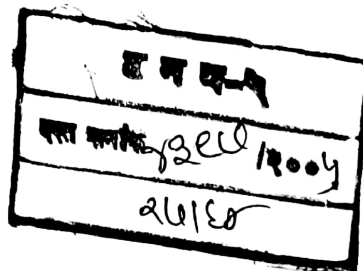
buildings strictly as per time Schedule stipulated in their respective Agreements, shall be construed as one of the circumstances beyond the control of Promoters. If the Promoters for any of the aforesaid reasons are unable to give possession of the said premises by the date stipulated hereinabove then the Promoters agree that they shall be liable on demand by the Purchaser to refund to the Purchaser the amounts already received by them in respect of the said premises without interest, but without any deduction therefrom. Till the entire amount as stated is refunded by the Promoters to the Purchaser, subject to prior encumbrances, if any, such amount shall be charge on the said premises - but not on the said property. It is agreed that upon refund of the said amount as stated hereinabove, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or against the said premises or against the said property in any manner whatsoever and the Promoters shall be entitled to deal with or dispose of the said premises to any person or party as the Promoters may desire at their absolute discretion.

20. The Purchasers shall, prior to accepting possession of the said Premises from the Promoters, fully satisfy themselves about the qualities of work and amenities etc. and thereafter only the Purchaser shall take the possession of the said premises. The Purchaser after taking possession of the said premises, shall have no claim against the Promoter as regards the quality of the building material used for construction of the building or Amenities provided and the nature of the construction of the said premises or otherwise howsoever.

21. The Purchaser alongwith the other purchasers of premises in the said building shall join in forming and registering a Co-operative Housing Society and/or apex society, and for that purpose shall sign and execute from time to time all

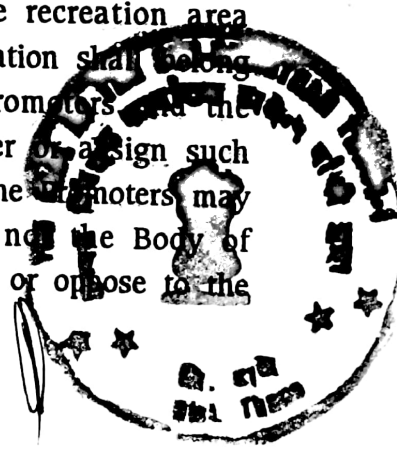


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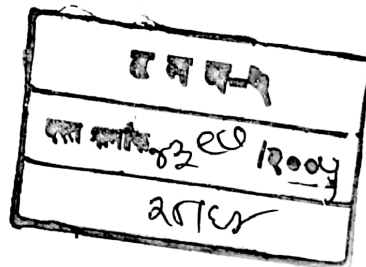


applications, bye-laws and other documents necessary for the formation and Registration of such Societies so as to enable the Promoters to register the Society and Apex Society of the Purchasers of Flats and premises in the said property.

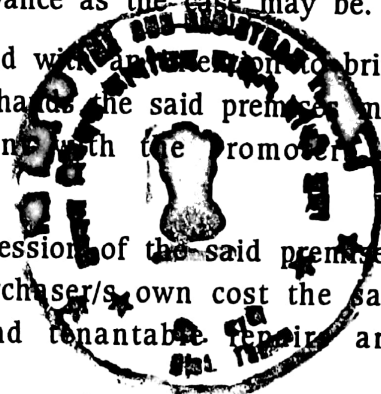
22. In the event of Society being formed and registered before the sale and disposal by the Promoters of all the premises, the powers and the authority of the Society so formed shall be subject to the overall authority and control of the Promoters in respect of all matters concerning the said building and said property. The Promoters shall have absolute authority and control as regards the unsold Flat/s, Shop/s, Parking Space/s, Garage/s and the sale and disposal thereof. Under such circumstances, the Promoters shall have undisputed rights to sell and dispose of the unsold Flat/s, Shop/s, Parking Space/s, Garage/s, Stilt/s and premises to any third party and to receive and appropriate the consideration thereof for themselves. In such eventuality, on receipt of application by such purchasers, duly accompanied with requisite share money and entrance fees, it shall be binding on Purchaser and the Society to accept such Purchaser of unsold premises as member of the Society without demanding any premium, donation or like amount of any kind.
23. It is expressly agreed that it will be the sole option of the Promoters to convey the said property in one lot or in part thereof with further Sub-Division. All the recreation area and internal road area, areas under reservation shall belong to and continue to be retained by the Promoters and the Promoters shall be entitled to sell, transfer or assign such area or areas to any person or party as the Promoters may desire and neither the Purchaser herein nor the Body of prospective Purchasers shall dispute, object or oppose to the decision of the Promoters in this behalf.



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24. Subject to terms of this Agreement being fulfilled by the Purchaser and all other Purchasers in the said Larger property, the said Developers shall themselves execute on the basis of said Power of Attorney, the Conveyance/s in respect of the said Larger property or any part thereof either portion-wise or building-wise or Phase-wise or in one lot as the Promoters may desire and all costs, charges, expenses by way of stamp duty and Registration Fee and all other expenses whatsoever shall be borne and paid by the Purchaser alongwith other prospective Purchasers of Premises on pro-rata basis. The contribution as demanded by the Promoters for such Conveyance, etc., shall be valid and binding upon the Purchaser and the Purchaser shall not object to or oppose or dispute the same in any manner whatsoever.
25. Advocate of the Promoter **SHRI. DAMODAR A. PATIL**, shall prepare the Conveyance and all other documents to be executed in pursuance of this Agreement and all costs, charges and expenses including stamp duty, registration charges and other expenses in connection with formation and registration of Co-operative Housing Society, the preparation and execution of the conveyance and other documents shall be borne and paid by the Purchaser and all the Purchasers in the said property in proportion to the area of the respective premises. If any of the Purchaser in any of the buildings commit default in such payment, the Promoter shall not be liable or responsible for resultant delay in formation of the Co-operative Housing Society and/or of execution of the Conveyance as the case may be.
26. The Purchaser for himself and with an intention to bring all persons unto whatsoever hands the said premises may come, doth hereby covenant with the promoter as follows :-
- a) From the date of possession of the said premises, shall maintain at Purchaser/s own cost the said premises in good and tenantable repair and



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condition, and shall not make any changes alterations or additions to the said premises or any portion thereof and shall not do or suffer to be done anything in or to the staircase, lift and any passage of the building in which the said premises is situated or which may be against rules, regulations and by-laws of the local authority or any other Competent authorities; And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the society and/or concerned authority.

- b) Shall not change the user of the said premises for which it is being sold.
- c) Shall not store in the said premises any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned authority.
- d) Shall carry out at his own costs all internal repairs of the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser.
- e) Shall not enclose the flower bed or include the same inside the premises for any use and shall not make any change in the elevation and outside colour scheme of the building without prior written permission from the Promoter, and/or society, and/or concerned authority and shall keep the position of sewers, ducts, drains, pipes in the premises and appurtenances thereto in good maintainable repairs and condition and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC part or other structural members of

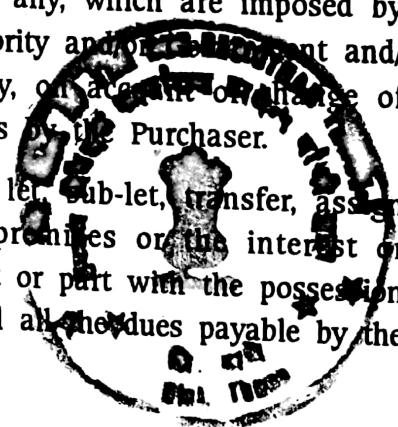


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the said premises without prior written permission from the Promoter and/or the Society and/or the Concerned Authority. The breach of this conditions shall cause this Agreement ipso facto to come to an end and the earnest money and all other amounts paid by the Purchaser to the Promoter shall stand forfeited.

- f) Shall not misuse or change the user of garage, car parking space or area covered under the stilt and use the same only for the purpose of parking the bonafide vehicle belonging to the Purchaser and for no other purpose whatsoever.
- g) Shall not do or permit to be done any act or thing which may render void or voidable any insurance of the building in which the said premises is situated or any part thereof whereby any increased premium shall become payable in respect of the insurance.
- h) Shall not throw dirt, rubbish, raggs, garbage or other refuse or permit the same to be thrown in the compounds or any portion of the said building in which the said premises is situated.
- i) To pay to the Promoter within 7 days of demand by the Promoter his share of dues and payables as mentioned in forgoing paragraphs and 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 change of user of the said premises by the Purchaser.
- j) The Purchaser shall not let, sub-let, transfer, assign or part with the said premises or the interest or benefit of this Agreement or part with the possession of the said premises until all the dues payable by the



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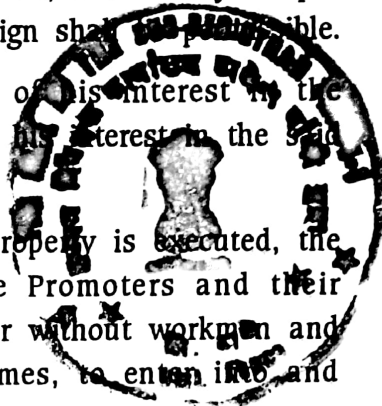
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Purchaser to the Promoters under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated in writing to the Promoter and obtained prior permission in writing of the Promoter in that behalf.

- k) The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alteration or amendments thereof that may be made therein and further shall observe and perform the rules, regulations and bye-laws for the time being of the Local authority and/or Government and the other Competent authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- l) The Promoters have prepared a design of Mild Steel Grills taking into consideration the elevation of the Building in the Complex. If the Purchaser desires to fix the Grills, he shall have to get the Grill fabricated and fixed at his cost, but strictly as per the said design. No other design shall be permissible.
- m) Shall not demand partition of his interest in the said building and/or property, his interest in the said property being impartible.
- n) Till the Conveyance of the property is executed, the Purchaser shall permit the Promoters and their Surveyors and agents with or without workmen and others, at all reasonable times, to enter into and



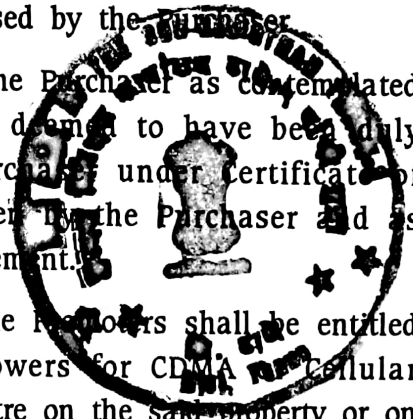
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upon the said land and buildings and premises or any part thereof to view and examine the state and conditions thereof.

27. The Stamp Duty and Registration Charges payable on this Agreement and incidental expenses thereof shall be borne and paid by the Purchaser alone. The Purchaser shall, immediately after execution of this Agreement, lodge this Agreement for registration and inform within reasonable time the serial number and the date of lodgement to the Promoters to enable the Promoter to attend the office of the Sub-Registrar and to admit execution thereof.
28. The proportionate Stamp Duty and Registration charges and expenses of and concerning the execution and registration of Conveyance shall be borne and paid by the Purchaser alongwith other Purchasers, in proportion of their respective holdings as and when demanded by the Promoters or the Society as the case may be.
29. Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title and interest of any kind whatsoever into or over the said premises and/or said property or any part thereof, such conferment shall take place only upon the execution of the Conveyance in favour of the Co-operative Housing Society to be formed.
30. The Promoters shall in respect of any amounts remaining unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be purchased by the Purchaser.
31. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if posted to the Purchaser under Certificate of Posting at the address given by the Purchaser and as recorded in title of this Agreement.
32. It is expressly agreed that the Promoters shall be entitled to put a Hoardings and Towers for CDMA Cellular Phones or Communication Centre on the said property or on



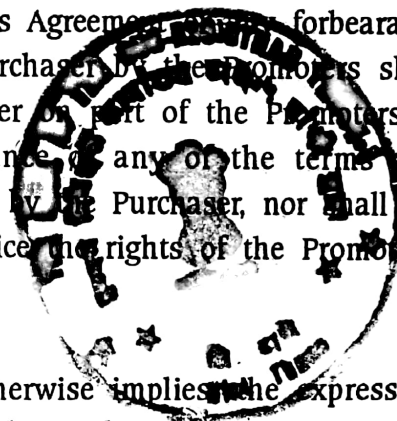
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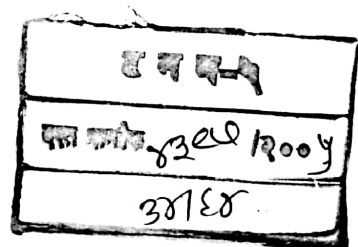
the building/s on the said property or any parts thereof and the said hoardings may be illuminated or comprised of Neon Signs and for that purpose the Promoters are fully authorised to allow temporary or permanent construction or erection or installation either on the exterior of the said building or on the said property as the case may be and the Purchaser agrees not to object or dispute the same.

33. The Promoters shall be entitled to use the terrace including the parapet wall for any purpose including installation of Tower for Communication or ATM activities and for display of the advertisements and sign boards and the Purchaser shall not be entitled to raise any objections or to claim any deductions in the price of the premises agreed to be acquired by him and/or claim any compensation or damage on the ground of inconvenience or any other ground whatsoever from the Promoters.
34. The terrace space, if any, in front of or adjacent to the terrace Flats if any in the said Building shall belong exclusively to the respective Purchasers of the terrace Flats and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. Such terraces shall not be enclosed by the terrace Flat Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the said Society as the case may be.
35. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on part of the Promoters 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 Promoters.
36. In this Agreement,
- a) unless the context otherwise implies the expression defined herein shall have the respective meaning assigned to them.



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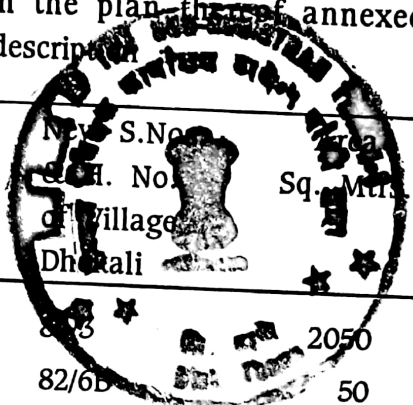
- b) The singular wherever used shall include plural and vice-versa.
  - c) The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.
38. It is specifically agreed by and between the parties hereto that in the event of any clause or clauses or provision or provisions of this Agreement becoming void on account of any law, rules and regulations, then and in that event the entire Agreement shall not be treated void-ab-initio and, in such case, the such defective clause or clauses or part of the clause or clauses or part of this Agreement shall be severed from the rest of the clauses of this Agreement.
39. This Agreement shall always be subject to provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 and any other provisions of law applicable thereto.

**FIRST SCHEDULE ABOVE REFERRED TO**

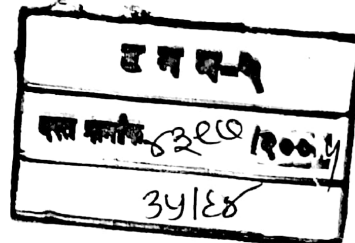
**SAID PROPERTY UNDER DEVELOPMENT**

ALL THOSE PIECES OR PACELS OF LAND being Non-Agricultural Land situate, lying and being at New Village Dhokali (Old Village Balkum), Thane, Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation and shown with Red Colour boundary on the plan thereof annexed hereto and bearing following description

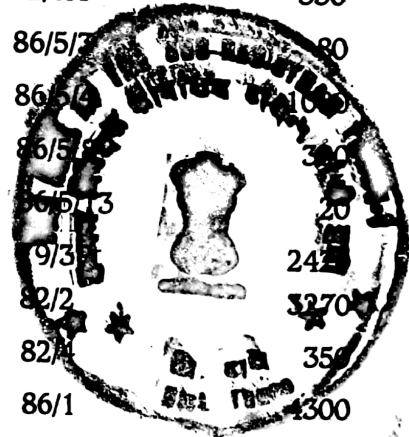
Property No.	Old S.Nos. & H. No. of Village Balkum	New S.No. S.H. No. of Village Dhokali	Sq. Mtr.
<b>FIRST</b>	125/3	82/6A	2050
Smt. Gangubai R. Bhoir & Others	125/6B	82/6B	50



*K. Jagare*



Property No.	Old S.Nos. & H. No. of Village Balkum	New S.Nos. & H. No. of Village Dhokali	Area Sq. Mtrs.
<b>SECOND</b>			
Shri. Dhanaji Vithu	125/5B	82/5B	510
Bhoir & Others	125/5D	82/5D	250
	233/5/6	86/5/6	150
	33/5/9	86/5/9	500
	233/5/12	86/5/12	1200
<b>THIRD</b>			
Shri. Joma Ganpat	123/2A	20/2A	810
Bhoir & Others	233/4B+5/1	86/4/B+5/1	600
	233/5/10	86/5/10	600
<b>FOURTH</b>			
Shri. Jairam Maruti	122/2B Pt	79/2B Pt	180
Bhoir & Others	123/2B	80/2B	500
	125/5A	82/5A	1200
	125/6D	82/6D	250
	125/6E	82/6E	130
	233/5/5	86/5/5	200
	233/5/7	86/5/7	500
	233/5/15	86/5/15	250
<b>FIFTH</b>			
Smt. Bhagirati Gautya	122/1	79/1	2370
Bhoir & Others	122/2A	79/2A	380
	125/5C	82/5C	120
	125/6A	82/6A	330
	233/5/3	86/5/3	80
	233/5/4	86/5/4	160
	233/5/8	86/5/8	20
	233/5/13	86/5/13	20
<b>SIXTH</b>			
Shri. Krishna Sitaram	122/3Pt	9/3	240
Patil & Others	125/2	82/2	3270
	125/4	82/4	350
	233/1	86/1	1300
	233/2	86/2	3100



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Property No.	Old S.Nos. & H. No. of Village Balkum	New S.Nos. & H. No. of Village Dhokali	Area Sq. Mtrs.
<b>SEVENTH</b> Shri. Krishna Divdya Bhoir & Others	233/4/A	86/4A	250
<b>EIGHTH</b> Shri. Murlidhar Padman Bhoir & Others	233/3	86/3	400
<b>NINETH</b> Shri. Harishchandra Jaggu Bhoir & Others	125/6C 233/5/2 233/5/11 233/5/14	82/6C 86/5/2 86/5/11 86/5/14	760 400 700 20
<b>TENTH</b> Shri. Janardan Jana Bhoir & Others	123/1Pt	80/1Pt	150
<b>ELEVENTH</b> M/s. G. M. Finance & Trading Co.,	124/1 128/2Pt 129/5/2+5/3	81/1 87/2Pt 88/5/2+5/3	6930 8237 2294
<b>TWELVETH</b> M/s. G. M. Finance & Trading Co.,	126 127 128/2Pt 129/5/2+5/3P	84 85 87/2 88/5/2+5/3P	330 13168 680
<b>THIRTEENTH</b> Smt. Yamunabai Deo Patil & others	306/5pt	66/5pt	



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**SECOND SCHEDULE ABOVE REFERRED TO**  
**SAID PROPERTY**

**PROPERTY UNDER DEVELOPMENT BY PROMOTERS**

Building Nos. I-20 to be constructed on portion of said Larger Property more particularly described in the First Schedule written hereinabove.

**THIRD SCHEDULE ABOVE REFERRED TO**

*Keagare* A Flat/Terrace Flat/Garden Flat with Podium/Stilt adm. 855 Sq.Ft. Carpet 1125 i.e. Built up and bearing Flat/Terrace Flat/Garden Flat with Open Parking Space/Stilt No. 901 in Building No. I-20 in the said Larger property more particularly described in the First Schedule written hereinabove and shown with Red Colour Boundary on the plan thereof annexed hereto.

**IN WITNESS WHEREOF THE PARTIES HERE TO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND  
ON THE DAY AND YEAR WRITTEN HEREINABOVE.**

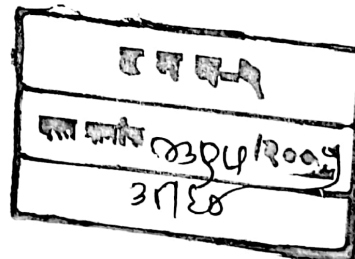
SIGNED AND DELIVERED By the  
withinnamed the "PROMOTER"  
**M/s. SIDDHI TWINKLE ENTERPRISES**  
in the presence of ... ..

) For M/s. SIDDHI TWINKLE  
ENTERPRISES  
)  
)  
)  
) MEMBER OF JOINT  
VENTURE

1. *[Signature]*

2. *[Signature]*

*Keagare*



SIGNED AND DELIVERED By the  
withinnamed the "PURCHASER"

1) MR./MRS. JAYASHREE KIRAN PAGARE

2) MR./MRS. \_\_\_\_\_

in the presence of ... ..

)  
)  
) Pagare  
)  
)  
)

1. [Signature]

2. [Signature]

**R E C E I P T**

RECEIVED of and from the withinnamed Purchaser, a sum  
Pagare of Rs. 11,000/- (Rupees ELEVEN THOUSAND

                     only) being the amount of earnest money to be  
paid by him to us as per these presents.

Witnesses :-

WE SAY RECEIVED RS. 11,000/-

For M/s. SIDDHI TWINKLE ENTERPRISES

1. [Signature]

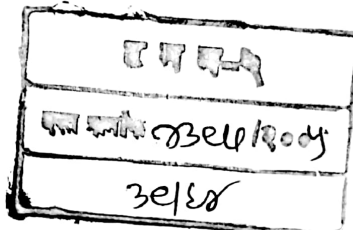
2. [Signature]

MEMBER OF JOINT VENTURE

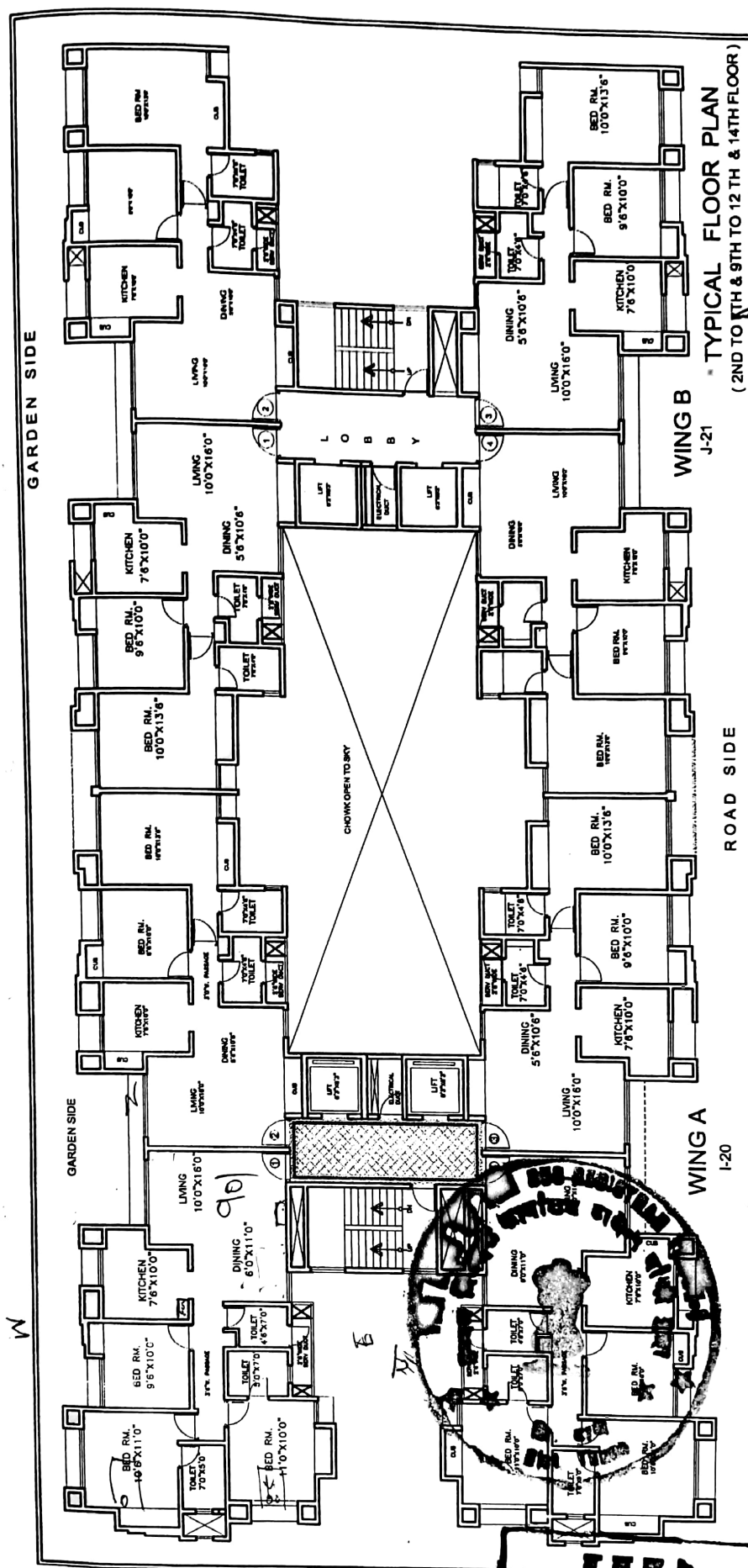


PROMOTER

Pagare







TYPICAL FLOOR PLAN  
(2ND TO 11TH & 9TH TO 12TH & 14TH FLOOR)

FOR  
SIDDIK TWINKLE ENTERPRISES  
AUTHORIZED SIGNATORY

PURCHASER  
1) Keagure  
2)

PROPOSED PLAN OF FLAT NO 901 ON 9TH FLOOR IN BLDG NO I-20  
NAMED TWINKLE TOWERS 'I-20' WING.

100%  
100% S  
V.V. 901  
13/11/11

1260  
20/10/11  
20/10/11  
20/10/11

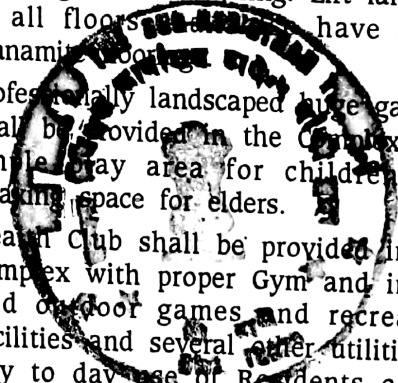
**LIST OF AMENITIES**

1. LIVING ROOM : ITALIAN MARBLE flooring with inlay design and fancy ceiling and Acrylic OBD paint.
2. KITCHEN : GRANITE platform with Stainless Steel sink with Swan neek revolving tap & 20" tiles above platform with Designer Patti.
3. BEDROOM : Vitrified flooring with Acrylic OBD Paint.
4. BATHROOM : Concealed plumbing with fancy and ceramic tiles upto full height, Jaguar/ equivalent C.P Fittings.
5. DOOR FRAME : Main door shall be flush door with Skin polished/colours on both sides with Godrej ultra safety lock. Bedroom Doors-flush with matching colours. Toilet doors-Fiber waterproof long lasting Doors.
6. WINDOWS : All windows of medium weight Anodised aluminium sections.
7. ELECTRIC : Concealed copper wiring with fittings of standard make.
8. COMMUNICATION : Intercom facility shall be available in all flats with DID exchange of MTNL Lines on demand. Concealed cable T.V. Point in Hall. Cable internet connection also available on demand at extra cost.
9. PAINTING : The Entire flat shall be painted by Acrylic OBD paint.
10. LIFTS : Two High Speed 10 Passenger capacity lifts in each Tower with Generator Power Back up. One lift shall have fully automatic doors.
11. ENTRANCE LOBBY : Fully Decorated Entrance Lobby with granite/granamite flooring. Lift landings in all floors shall have fancy granamite flooring.
12. GARDEN : Professionally landscaped huge gardens shall be provided in the Complex with ample play area for children and relaxing space for elders.
13. UTILITIES : Health Club shall be provided in the complex with proper Gym and indoor and outdoor games and recreation facilities and several other utilities of day to day use of Residents of the complex.

14. TRANSPORT

Dedicated Bus service for the Complex shall be available.

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<p>09/21</p>

**गांव नमुना सात (अधिकार अस्तित्व पत्रक)**

मांक ६०७४  
 तालुका तळे, पुणे जिल्हा

नु. स. ( २६ / )

पुणेकर क्रमांक: २४ /  
 पुणेकर क्रमांक/अधिकार: NA  
 मे. सी. एम. कायमन्य  
 सेंट्रल रेजिज्न्स ऑफिस  
 (२३७२)

तापवरी सोप क्षेत्र	हेक्टर	भावा
	०-०९-९	
एरुण	०-०९-९	
पो. छ. (तापवरी सोप वसती)		
वर्ग (अ)		
वर्ग (ब)		
एरुण		

इस अधिकार ३०७४

सिमा अंतिम पुणेकर दिने

**गांव नमुना बारा (पिकाती नं. वरी)**

वर्ग	संपत्ती	पिकावतील क्षेत्राचा वर्गीकरण		संपत्तीची उपास्य वसतीची वर्षीय	संपत्ती
		पिकावतील क्षेत्र	सिमेंट पिकावतील क्षेत्र		
१	१	१	१	१	१
२	२	२	२	२	२
३	३	३	३	३	३
४	४	४	४	४	४
५	५	५	५	५	५
६	६	६	६	६	६
७	७	७	७	७	७
८	८	८	८	८	८
९	९	९	९	९	९
१०	१०	१०	१०	१०	१०
११	११	११	११	११	११
१२	१२	१२	१२	१२	१२
१३	१३	१३	१३	१३	१३
१४	१४	१४	१४	१४	१४
१५	१५	१५	१५	१५	१५
१६	१६	१६	१६	१६	१६
१७	१७	१७	१७	१७	१७
१८	१८	१८	१८	१८	१८
१९	१९	१९	१९	१९	१९
२०	२०	२०	२०	२०	२०
२१	२१	२१	२१	२१	२१
२२	२२	२२	२२	२२	२२
२३	२३	२३	२३	२३	२३
२४	२४	२४	२४	२४	२४
२५	२५	२५	२५	२५	२५
२६	२६	२६	२६	२६	२६
२७	२७	२७	२७	२७	२७
२८	२८	२८	२८	२८	२८
२९	२९	२९	२९	२९	२९
३०	३०	३०	३०	३०	३०

मांक ६१८/२००४

तालाठी सजा बाळकुम  
 ता. जि. टाणे.

नु. स. ( २६ / )

पुणेकर क्रमांक: २४ /  
 पुणेकर क्रमांक/अधिकार: NA  
 मे. सी. एम. कायमन्य  
 सेंट्रल रेजिज्न्स ऑफिस  
 (२३७२)

तापवरी सोप क्षेत्र	हेक्टर	भावा
	०-०९-९	
एरुण	०-०९-९	
पो. छ. (तापवरी सोप वसती)		
वर्ग (अ)		
वर्ग (ब)		
एरुण		

इस अधिकार ३०७४

सिमा अंतिम पुणेकर दिने

**गांव नमुना बारा (पिकाती नं. वरी)**

वर्ग	संपत्ती	पिकावतील क्षेत्राचा वर्गीकरण		संपत्तीची उपास्य वसतीची वर्षीय	संपत्ती
		पिकावतील क्षेत्र	सिमेंट पिकावतील क्षेत्र		
१	१	१	१	१	१
२	२	२	२	२	२
३	३	३	३	३	३
४	४	४	४	४	४
५	५	५	५	५	५
६	६	६	६	६	६
७	७	७	७	७	७
८	८	८	८	८	८
९	९	९	९	९	९
१०	१०	१०	१०	१०	१०
११	११	११	११	११	११
१२	१२	१२	१२	१२	१२
१३	१३	१३	१३	१३	१३
१४	१४	१४	१४	१४	१४
१५	१५	१५	१५	१५	१५
१६	१६	१६	१६	१६	१६
१७	१७	१७	१७	१७	१७
१८	१८	१८	१८	१८	१८
१९	१९	१९	१९	१९	१९
२०	२०	२०	२०	२०	२०
२१	२१	२१	२१	२१	२१
२२	२२	२२	२२	२२	२२
२३	२३	२३	२३	२३	२३
२४	२४	२४	२४	२४	२४
२५	२५	२५	२५	२५	२५
२६	२६	२६	२६	२६	२६
२७	२७	२७	२७	२७	२७
२८	२८	२८	२८	२८	२८
२९	२९	२९	२९	२९	२९
३०	३०	३०	३०	३०	३०

मांक ६१८/२००४

तालाठी सजा बाळकुम  
 ता. जि. टाणे.

गांव नमुना सार (आवकत अतिरिक्त फक्त)

क्र. घ. ( १२२/११२ )  
 पुस्तक क्रमांक ८८/११२  
 शेतीचे स्वाधिक नांव मे. जे. ए. एम फायनान्स डेव्हिज कं. २३७२  
 सातवडी सोप्य क्षेत्र  
 हेक्टर भात ०-०५-०  
 एकुण ०-०५-०  
 पो. घ. (सातवडी सोप्य गावतेले) २३७०  
 बर्ग (अ) -  
 बर्ग (ब) -  
 एकुण -  
 आकाराणी ० = ०७०  
 सुटी किंवा निरोध आकाराणी

गांव नमुना वारा (लिकाची नोंद घरी)

वर्ग	दिनांक		संपत्तीवारी	संपत्ती
	दिनांक	वारा		
१	०५/१२	२३/१२	२३७२	२३७०

आकार ०७०  
 २००४  
 गाव ६/८/२००४  
 तलावी सणा बाळकुम ता. जि. टाणे.



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गांव नमुना सार (आवकत अतिरिक्त फक्त)

क्र. घ. ( १२२/१२१ )  
 पुस्तक क्रमांक ८८/१२१  
 शेतीचे स्वाधिक नांव मे. जे. ए. एम फायनान्स अँड डेव्हिज कं. २३७२  
 सातवडी सोप्य क्षेत्र  
 हेक्टर भात १-१०-७  
 एकुण १-१०-७  
 पो. घ. (सातवडी सोप्य गावतेले) २३७०  
 बर्ग (अ) -  
 बर्ग (ब) -  
 एकुण २-०१-७  
 आकाराणी १० = ००  
 सुटी किंवा निरोध आकाराणी

गांव नमुना वारा (लिकाची नोंद घरी)

वर्ग	दिनांक		संपत्तीवारी	संपत्ती
	दिनांक	वारा		
१	१०/१२	२३/१२	२३७२	२३७०

आकार १०७  
 २००४  
 गाव ६/८/२००४  
 तलावी सणा बाळकुम ता. जि. टाणे.



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गांव नमुना सात (आधिकार अधिकृत पत्रक)  
 गाव नमुना सात  
 गाव नमुना सात

उ. नं. ( 9228/3 ) ५13

पुस्तक क्रमांक पुस्तक क्रमांक पुस्तक क्रमांक  
 ८९ / ५13

न. नं. ८९ / ५13

मैत्रिचे स्वास्तिक नंबर

सागावकी योग्य क्षेत्र

हेक्टर आर  
 ०-७६-२

एकूण  
 ०-७६-२

पो. छ. (सागावकी योग्य नसलेले)  
 नं (५४)  
 नं (९१)

आकारणी  
 १५ = ००

मो. जी. राम फायनन्स  
 कॅम्प ड्रेजिंग कं.  
 ७३७२

३३१०

३०६२२

दिनांक आणि पुस्तक दिने

गांव नमुना सात (आधिकार अधिकृत पत्रक)  
 गाव नमुना सात  
 गाव नमुना सात

उ. नं. ( 9228/3 ) ५१३

पुस्तक क्रमांक पुस्तक क्रमांक पुस्तक क्रमांक  
 ८९ / ५13

न. नं. ८९ / ५13

मैत्रिचे स्वास्तिक नंबर

सागावकी योग्य क्षेत्र

हेक्टर आर  
 ०-४८-८

एकूण  
 ०-४८-८

पो. छ. (सागावकी योग्य नसलेले)  
 नं (५४)  
 नं (९१)

आकारणी  
 १५ = ००

मो. जी. राम फायनन्स  
 ड्रेजिंग कं.  
 ७३७२

३३१०

३०६२२

दिनांक आणि पुस्तक दिने

गांव नमुना वारा (लिकाणी नंद बही)

वर्ष	दिनांक	दिवाणदारीत क्षेत्राचा वर्गीकरण		संपत्तीवारी अन्वयेत संपत्तीवारी वर्षीय	
		दिवाणदारीत क्षेत्र	संपत्तीवारी क्षेत्र	संपत्तीवारी क्षेत्र	संपत्तीवारी क्षेत्र
१	२००३	३३३३	३३३३	३३३३	३३३३
२	२००४	३३३३	३३३३	३३३३	३३३३
				NA ०-७६-२	

आकारणी आणि पुस्तक दिने अन्वयेत

दिनांक ६/१८/२००४

तलाठी सजा बाळकुम  
 ता. वि. टाणे.

गांव नमुना वारा (लिकाणी नंद बही)

वर्ष	दिनांक	दिवाणदारीत क्षेत्राचा वर्गीकरण		संपत्तीवारी अन्वयेत संपत्तीवारी वर्षीय	
		दिवाणदारीत क्षेत्र	संपत्तीवारी क्षेत्र	संपत्तीवारी क्षेत्र	संपत्तीवारी क्षेत्र
१	२००३	३३३३	३३३३	३३३३	३३३३
२	२००४	३३३३	३३३३	३३३३	३३३३

आकारणी आणि पुस्तक दिने अन्वयेत

दिनांक ६/१८/२००४

तलाठी सजा बाळकुम  
 ता. वि. टाणे.

३३३३  
 ३३३३  
 ३३३३

**ODAR A. PATIL**  
 B.A., B.COM., D.C.L., LL.B.  
 ADVOCATE

DAP/02/195

ANNEXURE - D

Tel. : 547 25 02

Fax : 547 24 09

203, SUVRAT, Bhawani Chowk,  
 (Tembhi Naka), Thane - 400 601.

Date : 22 NOV 2002

**CERTIFICATE OF TITLE**

Re. :- a) The immovable property being Non-Agricultural Lands situate, lying and being at Revenue Village Dhokali, Talathi Saja Balkum, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation and having following description according to Revenue records :

Sr. No.	Old Survey Numbers of Village Balkum	New Survey Numbers of Village Dhokali	Area H. - R. - P.
1.	124/1	81/1	0 - 69 - 30
2.	126/0	84/0	0 - 09 - 10
3.	127/0	85/0	0 - 03 - 30
4.	128/2	87/2	2 - 14 - 00
5.	129/5/2	88/5(P)	0 - 05 - 00
6.	129/5/3	88/5(P)	0 - 86 - 00
			3 - 86 - 70

b) The immovable property being Non-Agricultural Lands situate, lying and being at Village Chitalsar-Manpada, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation and having following description according to Revenue records :

Sr. No.	Hissa No.	Area H. - R. - P.
1.	29	0 - 33 - 00
2.	30	0 - 56 - 70
		0 - 89 - 70

(hereinafter referred to as the "SAID LANDS")

M/s. G.M. [illegible] Trading Co. .... Owner



*[Handwritten signature]*

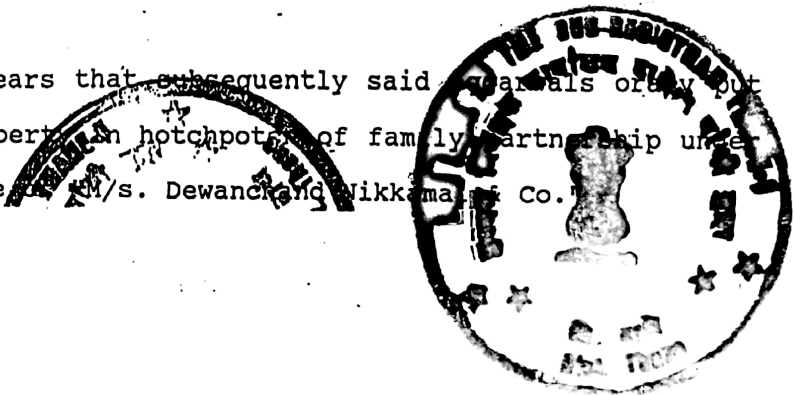
ह म न - १  
 २३/१२/००५  
 २५/१४

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT I have investigated the title of the Vendors to the aforesaid property and on the basis of search taken with the office of the Sub-Registrar of Assurances, Thane and Mumbai; Public Advertisement; perusal of Revenue Records and documents submitted and declarations made and clarifications given, I have observed as under :-

1. At the relevant point of time, the contiguous Plot of land being property above referred to and situated at Village Balkum and Village Chitalsar Manpada, Thane, respectively was owned by one Shri Shreepad Vithal Pradhan as his self acquired property. By and under Deed of Conveyance dated 22nd September, 1947, said Pradhan sold, conveyed and transferred the aforesaid property to and in favour of (a) Shri. Lala Karamchand Gobindram Aggarwal and (2) Shri Lala Chhagamal Murlidhar Aggarwal, and since then, said Aggarwals became the owners of the aforesaid Property.

2. It appears that subsequently said Aggarwals orally put the aforesaid property in hotchpot of family partnership under the name and style of M/s. Dewanchand Nikkama & Co.



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3. Said M/s. Dewanchand Nikkamal & Co., by and under Regd. Deed of Conveyance dated 12th May, 1966, sold, conveyed, transferred and assigned the aforesaid property to and in favour of M/s. G.M. Finance & Trading Co. and, since then, the said Firm owns, seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property.

4. Under the provisions of Urban Land (Ceiling and Regulations) Act, 1976, (for short "ULC ACT") the area under reference falls within the limits of Thane Urban Agglomeration and 8 K.M. peripheral area of Greater Bombay and the provision of ULC Act for holding and alienation of the aforesaid property are applicable thereto. Accordingly, by and under its Order dated 30th October, 1993, the competent authority, under the ULC Act, has declared the aforesaid property as "RETAINABLE LAND" of the Owner.

5. IN VIEW OF THE ABOVE, IN MY OPINION, subject to aforesaid observations, the title of the Owner to the aforesaid property is clear, marketable and free from encumbrances and reasonable doubts.

Thane, dated on this 22nd day of NOVEMBER, 2002.



*D. Patil*  
 (DAMODAR PATIL)  
 Advocate

ड. न. प.
कम. नं. ४३६०/२००२
<i>खुले</i>



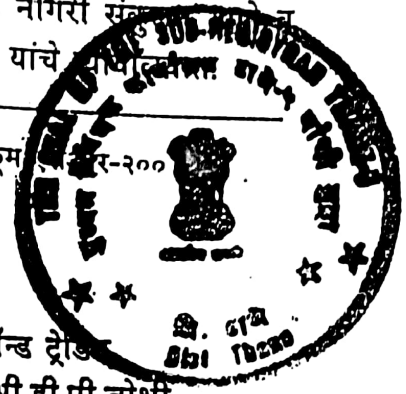


निकालाचा दिनांक

:- युएलसी/टिए/टे.नं.१/बाळकूम

:- २२/१०/२००२

विवरणपत्र धारकाचे नांव व पत्ता

:- मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनीचे व्यवस्थापक श्री.डी.पी.जोशी  
मौजे-बाळकूम, ता.ठाणे

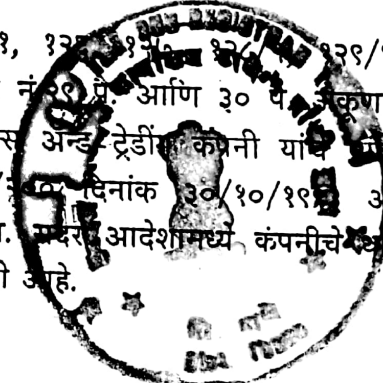
नागरी जमिन कमाल धारणा अधिनियम  
१९७६ चे कलम ८(४) खालील सुधारीत आदेश

१/- ज्याअर्थी मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनीचे व्यवस्थापक श्री.डी.पी.जोशी, मौजे-बाळकूम, ता.ठाणे यांनी ठाणे महानगरपालिकेचे सन १९९९ चे मंजूर विकास आग्रहद्वयानुसार कंपनीने धारण केलेल्या जमिनीचे भूपट्ट्यातील वापरामध्ये बदल झालेला असल्याने कलम ८(४) चे सुधारीत आदेश मिळणे बाबत दिनांक १९/८/२००२ रोजीचे अर्जांन्ययं विनंती केली आहे.

२/- ज्याअर्थी प्रस्तुतचे प्रकरणी शासन परिपत्रक क्र.युएलसी/१०८१/(५४४४) का-३ दिनांक २२/२/१९९३ व दिनांक ३०/११/१९९६ अन्वये अपर जिल्हाधिकारी व सक्षम प्राधिकारी यांना नागरी जमिन कमाल धारणा अधिनियमाचे कलम ३४ अन्वये काही त्रुटिकारणासाठी सुधारीत आदेश पारित करणे बाबतचे अधिकार प्रदान केलेले आहेत, सदर अधिकाराचा वापर करून प्रस्तुतचे प्रकरणी ही कार्यवाही करण्यात येत आहे.

३/- ज्याअर्थी प्रस्तुत प्रकरणाची थोडक्यांत पार्श्वभूमि खालील प्रमाणे आहे :-

मौजे-बाळकूम येथील स.नं. १२४/१, १२५/१, १२६/१, १२७/१, १२८/१, १२९/१/२, १२९/५/३ व मौजे-चितळसर मानपाडा येथील गट नं. १२९ आणि ३० या क्षेत्र ४७६४०-०० चौ.मि. क्षेत्राबाबत मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनी यांनी या कार्यालयाने आदेश क्र.युएलसी/बाळकूम/एसआर/१०८१/५४४४ का-३ दिनांक ३०/१०/१९९३ अन्वये कलम ८(४) खालील आदेश पारित केलेले आहेत. सदर आदेशामध्ये कंपनीचे धारणा क्षेत्राचा नमूद करण्यात आलेला तपशिल खालीलप्रमाणे आहे.



द न न - ५
दिनांक २३/१०/२००४
२१/१४

द न न - ५
दिनांक २४/१०/२००४
२४/१४

१. वि.प.धा.चे अंकुण धारणा क्षेत्र
२. बांधकामा खालील क्षेत्र
३. संलग्न क्षेत्र
४. अतिरिक्त संलग्न क्षेत्र
५. निव्वळ मोकळे क्षेत्र
६. वि.प.धारकास अनुज्ञेय क्षेत्र  
(२००० x ७)
६. अतिरिक्त क्षेत्र

४७६४०.०० चौ.मि.  
 १३६५८.२० चौ.मि.  
 ७६७९.०० चौ.  
 ५४३.०० चौ.मि.  
 ११४११.५० चौ.मि.  
 १४०००.०० चौ.मि.



निरंक

४/- ज्याअर्थी प्रकरणी या कार्यालयाचे परिपत्रक मापक यांनी समक्ष जागेची स्थळपाहणी करून स्थळदर्शक नकाशा तयार केले आहे. या नकाशाचे आधारे सहा.नगर गचनाकार यांनी जमिनीचा भूपट्टा तयार करून नकाशाचे न्यानुसार कंपनीने धारणा केलेल्या जमिनी ठाणे महानगरपालिकेचे विकास आराखड्यानुसार गृहीवास + कमर्शियल + औद्योगिक + आवासीय या भूखंडा समाविष्ट आहेत.

५/- ज्याअर्थी सुधारित आदेश पारित करण्यात आला आहे. त्यानुसार नव्याने कंपनीचे संचालक यांना त्यांचे म्हणणे मांडणेसाठी १०/१०/२००२ ही मुनावणीसाठी तारीख निश्चित करण्यात आलेली होती. सदरचे दिवशी त्यांनी कार्यालयात उपस्थित राहून जबाब नादविलेला आहे. त्यामध्ये त्यांनी असं नगूद केले आहे की, ठाणे महानगरपालिकेचे मंजूर विकास आराखड्यानुसार आमचे कंपनीने धारणा केलेल्या क्षेत्रापैकी काही क्षेत्रामध्ये अंन.डी.इंड व अेल.डी.इंड असा भूपट्टा असून शाळेचे आरक्षण आहे. तसेच काही भाग गृहीवास भूपट्ट्यामध्ये अंतर्भूत झालेला आहे. तरी प्रकरणी बांधकाम विकास नियंत्रण नियमावलीनुसार देय असणाऱे सर्व फायदे आम्हाला मिळावेत.

६/- ज्याअर्थी वरील सर्व बाबींचा व उपलब्ध कागदपत्रंचा एकत्रितपणे विचार करता खालील वस्तुस्थिती निदर्शनास येते.

१. मौजे-बाळकूम येथील स.नं.१२४/१ (८१/१ नविन) १२६ (८४) (८७/२), १२९/५/२ (८८/५/० पै.), १२९/५/३ (८८/५/० पै.) या जमिनी म.देवानंद निकमल अँड कंपनी यांचे नांवाने ११/१९७३ अँड ट्रीडिंग कंपनी यांनी म.देवानंद निकमल अँड कंपनी यांचे नांवाने ११/१९७३ रोजी खरेदीने घेतली असून दिनांक २९/६/१९७४ रोजी सदर कंपनीचे नांव नमुना नं.७/१२ चे कडजेदार सदरी दाखल झालेले आहे. (फेरफार क्र. ३७)

२. मौजे-चितळसर-मानपाडा येथील गट नं.२९ पै. क्षेत्र ३३०० चौ.मि. आणि क्षेत्र ५६७०.०० चौ.मि. या जमिनी देवाचंद निकमल अँड कंपनीचे भागीदार



ट न न - ५  
 वस्तु नं. २४००/२००४  
 ५७/१६०

ट न न - ५  
 वस्तु २४००/२००४  
 ५७/१६०

अग्रवाल यांचेकडून मं.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनी यांनी १०/१९७५ गंजी खर्दीने घेतली असून कंपनीचे नाव गाव नमुना नंबर ४५५५ दाखल झालेले आहे. (फेरफार नं.४५५)

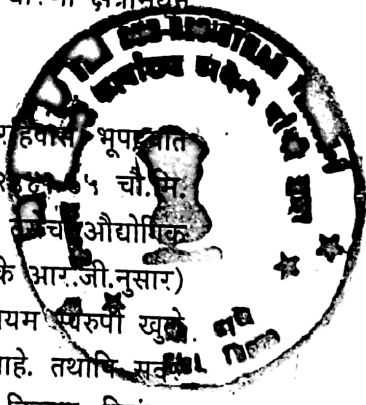


कंपनीने धारण केलेली जमिन ठाणे महानगरपालिकेचे सन १९९९ चे भूपट्टावलीनुसार रहिवास + औद्योगिक + कर्मशियल + रस्ता या भूपट्टायामध्ये

सहा.नगररचनाकार यांनी छाननीपत्रकांत ८१४१-०० चौ.मि. क्षेत्र अंन.डी.झेड या विकास क्षेत्र) दर्शविले असून ३१२ चौ.मि. क्षेत्र अंन.डी.झेड या आरक्षणाखाली सदरची दोन्ही बांधकाम अयोग्य आरक्षणे असल्याने सदरचे क्षेत्र विवरणपत्रधारक यांचे अंकुण धारणा क्षेत्रामधून वगळणेत येत आहे.

कंपनीने धारण केलेल्या क्षेत्रापैकी ४७९९-०० चौ.मि. क्षेत्र रस्त्याचे आरक्षणाने असल्याने सदर क्षेत्र कंपनीचे अंकुण धारणा क्षेत्रामधून वगळणेत येत आहे.

दिनांक ३०/१०/१९९३ गंजी पागीत केलेल्या कलम ८(४) चे आदेशामध्ये ५८.२० चौ.मि. क्षेत्र बांधकामाखाली दर्शविले असून ७६६९-०० चौ.मि. संलग्न आणि ५८.२० चौ.मि. जादा संलग्न क्षेत्र दर्शविलेले आहे. तथापि आता नव्याने तयार करणेत आलेल्या छाननी पत्रकामध्ये सहा.नगर रचनाकार यांनी ८२७१.४५ चौ.मि. क्षेत्र आरक्षणाखाली दर्शविले असून, १०३१५.२२ चौ.मि. संलग्न क्षेत्र व ५०० चौ.मि. जादा क्षेत्र दर्शविलेले आहे. बांधकामाचे क्षेत्रात तफावत पडलेली आहे. कारण अंन.डी.झेड आरक्षणामधील (ना विकास क्षेत्र) बांधकामे विचारांत घेणेत आलेली नाहीत. तथापि अंन.डी.झेड या आरक्षणाने बांधित हांगा-या क्षेत्राचा फायदा विवरणपत्रधारक यांना देणेत येत आहे. त्यामुळे आता नव्याने तयार करणेत आलेल्या छाननीपत्रकामधील बांधकामाखाली क्षेत्र, संलग्न क्षेत्र व जादा संलग्न क्षेत्र हे विवरणपत्रधारकाच्या धारणा क्षेत्रामधून वगळणेत येत आहे.



कंपनीने धारण केलेल्या क्षेत्रापैकी १०३६७-०० चौ.मि. क्षेत्र रहिवास भूपट्टावलीनुसार असल्याने त्यास बांधकाम विकास नियंत्रण नियमावलीनुसार २५ टक्के (२५ टक्के आर.जी.नुसार) कायमस्वरूपी खुले ठेवणेचे असल्याने तसेच औद्योगिक आरक्षणाखाली १९५१६ चौ.मि. क्षेत्रासाठी ४६३५.०५ चौ.मि. क्षेत्र (२५ टक्के आर.जी.नुसार) कायमस्वरूपी खुले ठेवणेचे असल्याने एकूण ७१७६.८० चौ.मि. क्षेत्र कायमस्वरूपी खुले ठेवणेत येत आहे. तथापि सदर क्षेत्र म्हणून कंपनीचे एकूण धारणा क्षेत्रामधून वगळणेत येत आहे. तथापि सदर क्षेत्र कंपनीने कायम स्वरूपी खुले ठेवणेचे आहे. तसेच बांधकाम विकास नियंत्रण नियमावलीनुसार अर्तिगत सुविधांखालील क्षेत्र (५ टक्के अॅमिनिटी ओपन स्पेस) ९७५.८०

ड न न-५  
 वस्त क्रमांक ३३७०१२००५  
 ५०९४४

ट न न-५  
 वस्त २४७० / २००४  
 ५४९६०

ची.मि. हे गुठ्या कंपनीचे अकृण धारणा क्षेत्रामधून घालणेत येते आणि परंतु सदर क्षेत्र कंपनीने ठाणे महानगरपालिकेस हस्तांतरण करणेचे आहे.

८. दिनांक ३०/१०/१९९३ रोजी पारीत केलेल्या कलम ८(१) चे आदेशात सदरची मिळकत सन १९७६ पूर्वी ७ भागीदारांनी खरेदी केलेली असल्याने अकृण सात स्वतंत्र हिस्से (१४००० चौ.मि.) अनुज्ञेय ठरविणेत आलेले आहेत. परंतु दोन्ही नसलेले जमीन हिस्से अवलोकन करता कब्जेदार सदरी जी.एम.फायनान्स अँड ट्रेडिंग कंपनीने नमूद आहे. तथापि पूर्वीचे कलम ८(४) चे आदेशात ७ स्वतंत्र हिस्से अनुज्ञेय ठरविलेले असल्याने आता सुधारीत आदेश पारीत करताना सदरचे ७ हिस्से गृहीत धरून आदेश देण्यात येईल.

७/- सदर क्षेत्राव्यतिरिक्त कंपनीचे इतरत्र जमीन नसले बाबतचे सत्यप्रतिज्ञापत्र श्री.गंमेशकुमार छांगामल अग्रवाल यांनी सादर केलेले आहे.

८/- वरील सर्व वस्तुस्थिती विचारांत घेता विद्यमान धारक कंपनीचे धारणा क्षेत्राचा तर्पाशल पुढील प्रमाणे निधारित करणेत येत आहे.

- |  |                 |
|--|-----------------|
| १. वि.प.शा.कंपनीचे अकृण धारणा क्षेत्र  | ४७६४०.०० चौ.मि. |
| २. बांधकामा खालील क्षेत्र  | ८२७१.४५ चौ.मि.  |
| ३. सलान क्षेत्र  | १०३१५.२२ चौ.मि. |
| ४. जादा संलग्न क्षेत्र   | ५००.०० चौ.मि.   |
| ५. (ना विकास क्षेत्र + अँल.डी.झेड खालील क्षेत्र)<br>(८१४१.०० + ३१२.००)   |                 |
| ६. गस्त्याखालील क्षेत्र  | ४७९९.०० चौ.मि.  |
| ७. बांधकाम विकास नियंत्रण नियमावली नुसार कायम स्वरुपी खुले ठेवणेचे क्षेत्र गृहिवास सार्डी + औद्योगिक सार्डी<br>(२५४१.७५ + ४६३५.०५) | ७१७६.८० चौ.मि.  |
| ८. अतिरिक्त सुविधा खालील क्षेत्र   | ९७५ चौ.मि.      |
| ९. निव्वळ मांकळ क्षेत्र  | १०८.७५ चौ.मि.   |
| १०. कंपनीस हिश्यानुसार अनुज्ञेय क्षेत्र<br>(२००० x ७)  | १४००० चौ.मि.    |
| ११. अतिरिक्त क्षेत्र   | निम्न           |



५९/६४

टनन-५  
वस्त २४५० / २००४  
५९/६४

देत आहे.

आदेश :-

मागील परिच्छेदातील वस्तुस्थितीचा विचार करून मी



प्रस्तुत कंपनीने धारण केलेले निव्वळ मोकळे क्षेत्र हे व  
असलेल्या क्षेत्रापेक्षा कमी असल्याने कंपनी अतिरिक्त क्षेत्र धारक ठरत नसल्याचे घोषित  
करण्यात येत आहे.

सहीशिक्यानिशी आदेश मी आज दिनांक २२/१०/२००२ रोजी माझे  
बाजूला सारून घेतिले आहे. दिनांक ३०/१०/१९९३ रोजी पारीत केलेल्या कलम ८(४) चे आदेशास

सदरचा निकाल विवरणपत्र धारक यांस कळविणेत यावा.

*(Handwritten Signature)*  
(व्ही.ए.सपकाळ)

अपर जिल्हाधिकारी व सक्षम प्राधिकारी  
तथा शासनाचे पदसिध्द उपसचिव  
ठाणे नागरी संकुलन व बहन्मुंबई नागरी  
संकुलना सभोवतालील ८ कि.मि. परिसर

प्रति,

मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनी  
मौजे-बाळकूम, ता.ठाणे



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२३/१०/२००५  
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ट न न - ५  
२३/१०/२००५  
६०/१६०

17/3/2003

क्र.महसुल/क-१/टे.१/एनएपी/एसआर-६१/२००३  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक १०/१०/२००३

वाचले :-

- १) मं.जी.एम.फायनान्स अँड ट्रेडिंग कंपनी यांचे भागीदार रा. ठाणे ता.जि.ठाणे यांचा दि. १७/४/२००३ रोजीचा अर्ज.
- २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र.जमिनबाव/२/वशी- ४९/०३ दि. ७/५/२००३
- ३) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश १) क्र. युएलसी/टीए/टे. नं. १/बाळकुम/एसआर-२०० दि.२२/१०/२००२ २)क्र. युएलसी/टीए/सेक्शन-२२/एसआर-३१४ दि २६/११/२००२ लगत पत्र क्र.युएलसी/ ठाणे/ टे.नं.१/वशि-५४ दि.१२/५/२००३.
- ४) ठाणे महानगरपालिका, यांचे कडील बांधकाम परवानगी क्र.व्हीपी नं.२००२/१२८ दि. २१/३/२००३
- ५) सामान्य शाखा ( भूसंपादन ) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/कावि-२३२२६ दिनांक ५/६ /२००३.
- ६) दि. ३/५/२००३ रोजीच्या दैनिक ' कोकण सकाळ ' मधील जाहीरनामा अर्जदार यांचे दि. २७/८/२००३ रोजीचे हमीपत्र

ज्या अर्थी,

मे.जी.एम.फायनान्स अँड ट्रेडिंग कंपनी यांचे भागीदार रा. ठाणे ता.जि.ठाणे यांनी जिल्हातील ठाणे तालुक्यातील मौजे- ढोकाळी ता. ठाणे येथील स.नं. ८१/१, ८४, ८५, ८७/२, ८८/५/२, ८८/५/३ या आपल्या मालकीच्या जमीनीतील क्षेत्र ३८६७०-०० चौ.मी. एवढ्या जागेचा रहिवास या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

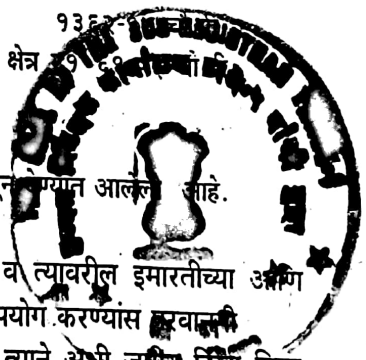
आणि ज्या अर्थी दि. ३/५/२००३ रोजी अर्जदार यांनी दैनिक 'कोकण सकाळ' या वृत्तपत्रात जाहीरनामा प्रसिध्द करणेत अला होता. सदर जाहीरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

ज्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करुन उक्त जिल्हाधिकारी याद्वारं, मं.जी.एम.फायनान्स अँड ट्रेडिंग कंपनी यांचे भागीदार रा. ठाणे ता.जि.ठाणे यांना ठाणे तालुक्यातील मौजे- ढोकाळी ता. ठाणे येथील या पुर्वी औद्योगिक प्रयोजनाकडे वापरात असलेल्या स.नं. ८१/१, ८४, ८५, ८७/२, ८८/५/२, ८८/५/३ मधील क्षेत्र ३८६७०-०० चौ.मी. मधील ताब्यातील क्षेत्र ३६८५८-६५ चौ.मी. क्षेत्रा पैकी प्लॉट 'ए' चे क्षेत्र २४७४५-९९ चौ.मी.मधील ठाणे महानगरपालिकेकडील मंजुर नकाशा प्रमाणे अनुज्ञेय क्षेत्र १६९७३-५१ व त्यामधील प्रस्तावीत प्रस्तावित बांधकामाखालील क्षेत्र १३९१४-०१ चौ.मी. रहिवास या क्षेत्राची विंगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असुन, ठाणे महानगर पालिकेकडील मंजुर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही

१. रोड अँक्वीझिशन एरिया ३७८३-४८ चौ.मी. २) प्लॉट बी चे क्षेत्र १३५२-४५ चौ.मी.
३. ताब्यात नसलेले क्षेत्र १६९-६२ चौ.मी. ४) ना विकास भागाचे क्षेत्र १९६९ चौ.मी.
२. रिझर्वेशन खालील क्षेत्र ४६२७-८९ चौ.मी.

शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेले आहे.
२. अनुज्ञाग्राही व्यक्तीने ( ग्रंटीने ) अशा जमीनीचा वापर व त्यावरील इमारतीच्या उभारणी किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असे त त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.



Signature

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	पत्र क्र. ४३६७/२००५
	५३/६४

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३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पंक्ता जास्त मजल्याचे असू नये.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (अॅटीने) ठाणे महानगरपालिका यांची असे बांधकाम करण्या विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
- ८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस ) सोडले पाहिजे.
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.
१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यांस ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्यांने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यांस असा अनुज्ञाग्राही पात्र ठरेल.
११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने मोजे- ढोकाळी येथील जमीनीच्या संबंधात दर चौ.मी. मागे १-४८-८ दराने बिगर शेतकी आकारणी करण्यात येणारे उक्त प्रमाणदर हा दिनांक ३१/७/२००६ या हमी कालावधी पर्यंत अंमलात राहिल. नकाशात दर्शविल्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकारणीचे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला असेल त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची रक्कम जून संपूर्त विकायची आहे ती गोष्ट विचारांत घेण्यांत येणार नाही
१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. १०,५००/- च्या दरम्यान ४ दहा हजार पाचशे मात्र) चलन क्र. ३६१/२००३ दिनांक १०/१०/२००३ रोजी घेण्यात येऊन केली आहे.

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Signature/Date

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क्र. ३६१/२००३
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१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यात आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यात येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरोध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतूदी विरोध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलाची किंवा कोणत्याही प्रकारचा करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सा.ख्ये. १९५२ मध्ये न वेळी आलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्वये बांधकामाच्या बाबत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम (६७९९ रु.) (अर्जासह) शहाण्णव हजार सातशे एकोणीस मात्र (कन्व्हर्शन टॅक्स) देऊन तहसिलदार ठाणे यांचे कडील चलन क्र.६९८१२६८ दि. ९/१०/२००३ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडील मंजूर नकाशावरहुकूमच बांधकाम केले पाहिजे.

*Signature* १०/१०/१३



४१-	ए.ए.ए.
	५५/६०

*Signature*



THANE MUNICIPAL CORPORATION, THANE,  
(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

1842

प्लॉट अ - इमारत क्र. जी - १७, एच - १८, जी - १९ : (तळ + सात मजले)  
इमारत क्र. आय - २०, जे - २१, आय - २२ : (स्टील्ट + १४ मजले)  
प्लॉट बी - इमारत क्र. एफ १ : (पार्ट तळ + ७ मजले), एफ ३ : (पार्ट तळ + एक मजला)

No. ११/०८९ TMC/TDD ५०४८ Date २४/३/०९

Shri / Smt. मे. आर्किट आईप कन्सलटंट्स (वा. वि.) (Architect)

Shri / Smt. श्री कृष्णा सिताराम पाटील व इतर (मालक) (Owner)  
मे. सिद्धी रियल इस्टेट डेव्हलपर्स, मे. सिद्धी प्रॉपर्टी डेव्हलपर्स प्रा.लि. (कुलमुखत्यारपत्रधारक)  
जी.एम. फायनान्स अॅन्ड टेडींग कंपनी

With reference to your application No. ४९००९ dated १७/३/०४ For development Permission /  
of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town  
Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे  
दोकाळी Sector No. ५ Ward No. वरिल प्रमाणे situated  
Street शुती पार्क रोड - दोकाळी C.T.S.No./H.No./T.No. मौजे दोकाळी येथील नविन सर्व्हे नं.७९ हि.नं.१,  
३ सर्व्हे नं.८० हि.नं.१पै, २अ, २ब, ३, ४, ५, ६, ९ सर्व्हे नं.८२ हि.नं.२, ३, ४, ५अ, ५ब, ५क, ५ड, ६अ, ६ब, ६क, ६ड,  
६नं.८६ हि.नं.१, २, ३, ४अ, ४ब + ५/१ ते ५/१५ सर्व्हे नं.८९/१, ८४, ८५, ८६/५/२, ५/३ व ६६/५

development permission / the commencement certificate is granted subject to the following conditions.  
The land vacated in consequences of the enforcement of the set back line shall form Part of the public street.  
No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any  
person until occupancy permission has been granted.  
The development Permission / Commencement certificate shall remain valid for a period of one year  
commencing from the date of its issue.

This permission does not entitle you to develop the land which does not vest in you.  
परमिशन नं. वि.प्र.१९/०८९/ ठा.म.पा./श.वि.वि./१९०५ दि.८/८/०३ मधील सर्व अटी आपणांवर  
बंधनकारक राहतील.  
परमिशन नं. वि.प्र.२००२/१२८/ ठा.म.पा./श.वि.वि./३९५४ दि.२९/३/०३ मधील सर्व अटी आपणांवर  
बंधनकारक राहतील.

NOTE: PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED  
PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



कार्यकारी अभियंता  
(शहर विकास विभाग)

ठाणे महानगरपालिका, ठाणे.

सावधान  
प्रमाणे वाचकांम न कागडें तसेंच  
नियमावलीनुसार आवश्यक त्या  
वाचकांम वापर करणे, महाराष्ट्र  
राज्य अर्थनियंत्रणाचे कलम ५२  
मधील गुरा आहे. त्यासाठी जास्तीत  
चम. ५०००/- दंड होऊ शकतो "

५५६४

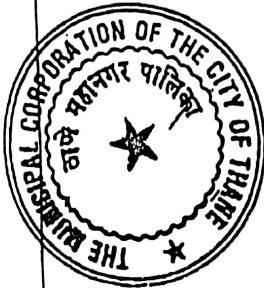
सावधान  
 मनुष्य नयनानुसार धांगकाम न करणे तसेच  
 यथार्थ नियंत्रण नियमावलीनुसार आवश्यक त्या  
 परवानगा न घेता धांगकाम करू नये. नगर  
 पालिका व नगर स्वामि अधिकार्याचे कलम ५२  
 अन्वये दुरुपयोग म्हणून कोणत्याही जास्तीत  
 जास्त दंड देण्यात येऊ शकतो असे नमूद आहे.

**PROFORMA - B**

**CONTENT OF SHEET**

LAYOUT PLAN , PARKING STATEMENT,  
 RECREATION AREA CALCULATION, PLOT AREA CALCULATIONS  
 SUMMARY,ETC.

**STAMP OF APPROVAL OF PLAN**



Plans are approved Subject to conditions  
 Prescribed in Permit No. VP... 22/07/10  
 TMC/T.D.-D./TPS... 4/11/10 Dated: 22/7/10  
 Deputy Engineer (TDD) Executive Engineer (T.D.D.)  
 Thane Municipal Corporation of  
 The City of Thane.

THANE - 400 602  
 BHIDHI REAL ESTATE DEVELOPERS  
 PARTNER

BHIDHI PROPERTY DEVELOPERS PVT.LTD.  
 DIRECTOR DIRECTOR  
 M/S G.M. FINANCE & TRADING CO.

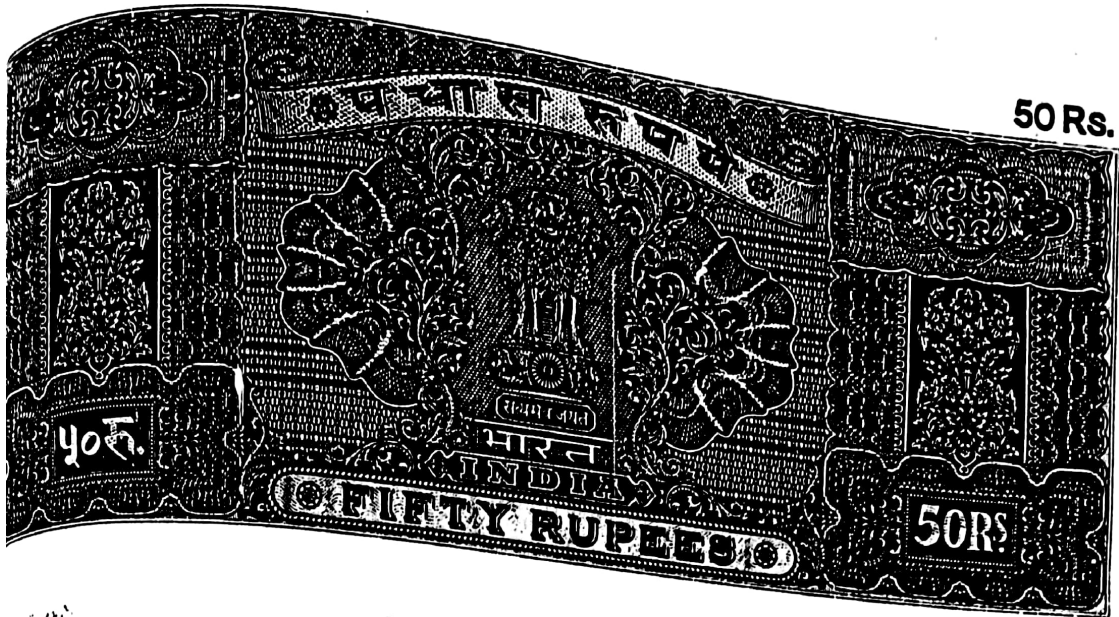
SIGNATURE OF ARCHITECT.

**ARCHITECTS NAME AND ADDRESS**

**ä**  
**rchetype**  
**consultants**  
 INDIA PVT. LTD.  
 architect & interior designers  
 101,102 shree sari... apts,  
 above shivaagar restaurant,  
 panchpakhadi, thane - 400 602



THANE  
 22/07/10  
 4/11/10



गुदाका प्रकाश सिपिक  
कोषागार कार्यालय, त्रणे

वेबरीचे ठिकाण (जंने. 1) येथील 20 NOV 2004  
 भवानी मार्केट, सिव्ही जं. 28, त्रणे - 400607.  
 अचक्र नं. 64943  
 नांव Siddhi Twinkle  
 हस्त Suren Patti  
 दिनांक 20 NOV 2004  
 श्री. संतोश अ. दास

16 NOV 2004

LN-02/91

**GENERAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,  
 M/s. SIDDHI TWINKLE ENTERPRISES, a Joint Venture firm having  
 its Office at : G. M. Finance, Next to Teksons Ltd., Near E  
 Metal Industries Compound, Kolshet Road, Dhokali, Thane (W) -  
 400 607, SEND GREETINGS :



*(Handwritten signature)*

एन ए-१  
 एन ए-१ २३०१/२००४  
 ५१६४



50 Rs.

देवीचे ठिकाण (मंजूर) सोळाव्या बँक टायरिंग सेट  
 भवानी मुल्लेट, शॉप नं. २५, ठाणे - ४००६०१.  
 अचूक नं. ४५९५५  
 नांव ..... S. K. K. K. .....  
 हस्ता ..... Suresh. P. K. .....  
 दिनांक ..... 20 NOV 2004 .....

20 NOV 2004

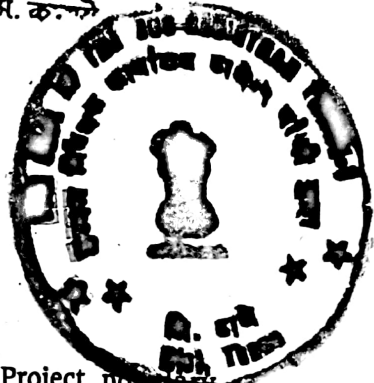
मुद्रांक प्रमुख लिपिक  
 भागाद कार्यालय, ठाणे

LN-02/91

M. K. K.  
 श्री. मंगेश अ. क...



6. NOV 2004



WHEREAS we are developing a Housing Project popularly known as "TWINKLE TOWERS" on larger piece of land adm. about 70251.08 sq.mtrs. and bearing New Survey Nos. 82/3, 82/6B, 82/5B, 82/5D, 86/5/6, 86/5/9, 86/5/12, 20/2A, 86/4/B+5/1, 86/5/10, 79/2Bpt, 80/2B, 82/5A, 82/6D, 82/6E, 86/5/5, 86/5/7, 86/5/15, 79/1, 79/2A, 82/5C, 82/6A, 86/5/3, 86/5/4, 86/5/8, 86/5/13, 79/3pt, 82/2, 82/4, 86/1, 86/2, 86/4A, 86/3, 82/6C, 86/5/2, 86/5/11, 86/5/14, 80/1pt, 81/1, 87/2pt, 88/5/2+5/3, 84, 85, 87/2pt, 88/5/2+5/3P, 66/5pt of Village Dhokali, Thane, Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane;

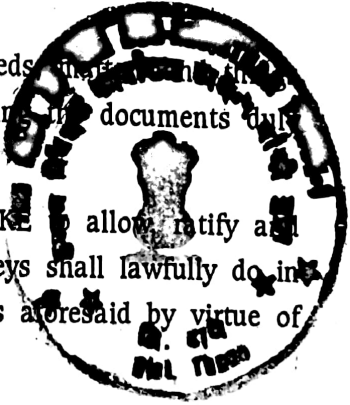
५५५५
५५५५
५५५५

AND WHEREAS we are selling the flats/shops and premises in the said Housing Complex to the prospective buyers and are executing the agreements with such buyers :

AND WHEREAS due to our pre-occupation, it is not possible for us to remain present before the registering authority and to admit the execution of such documents so executed by us, and, therefore, we are desirous of appointing a fit and proper person to be our lawful Attorney for the purpose;

NOW KNOW YE ALL MEN THESE PRESENTS WITNESSETH THAT WE THE EXECUTANTS ABOVENAMED, do and each of us doth hereby nominate, constitute and appoint our representatives (1) ~~MR. J. P. D. ...~~ (2) ~~...~~ (3) **SHRI. SURESH VISHNU PATIL**, having address at : Highland Residency, Dhokali, Thane (W) 400 607, as our true and lawful attorney to do JOINTLY or SEVERALLY the following acts, deeds, matters and things i.e. to say :

1. TO SUBMIT before the Sub-Registrar of Assurances at Thane, the agreements for sale and other documents which we may, from time to time, execute and sign and to admit the execution of such documents before the registering authority.
2. TO RECEIVE from the registering authority the document or documents so registered.
3. AND GENERALLY to do all other acts, deeds, matters and things necessary for the limited purpose of getting the documents duly registered from the Sub-Registrar's Office.
4. AND WE HEREBY AGREE AND UNDERTAKE to allow, ratify and confirm all and whatever the Said Attorneys shall lawfully do in the premises either jointly or severally as aforesaid by virtue of these presents.



*[Handwritten signature]*

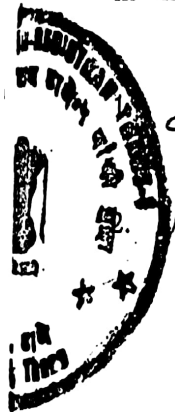

IN WITNESS WHEREOF we have hereunto set our respective hands  
at THANE on this ..... day of DECEMBER, 2004.

SIGNED AND DELIVERED by the  
withinnamed "EXECUTANTS"

M/s. SIDDHI TWINKLE ENTERPRISES  
a Joint Venture Firm  
through its Member :

SHRI. RAJDAKSH MAHENDRA SHARMA

in the presence ...

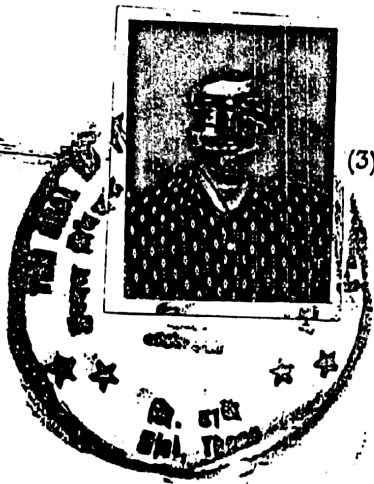


*Handwritten signatures in Devanagari script.*

(1) SHRI. M. JITENDRA...



(3) SHRI. SURESH VISHNU PATIL



Handwritten text in a rectangular box:  
एन एन  
३३/६३

मि. देगाड



मि. देगाड



मि. देगाड

श्री. जितेंद्र बाबय देवामुख  
श्री. सुभाष विष्णु पयिळ  
वय-दोबेही संजान  
श.पत्ता: हाभण्डनेची, बोकाळी,  
ठाणे.



Bati



सवर मुखत्यारपत्र आज दिनांक ११/२००४

रोनी श्री. दे. सिद्धा टिकारु एटयप्रसिध्दतर्फे  
श्री. बाबासाहेब देवदास श्री. संजान श. श्री. एम फाम  
विलोखी गिरगाव. वेड. को. जवळ, कोल्हापूर जिल्हा माझ्या समक्ष  
सही करून दिले व त्यांच्या अखेरची विषयी ठोकळी, ठाणे.  
श्री. प्रकाश पुजापती, श्री. कोटगाव, ठाणे  
व जयप्र. पयिळ, श्री. सोनुबाईचाव. हे खात्री करून घेतली  
कोळवा, ठाणे

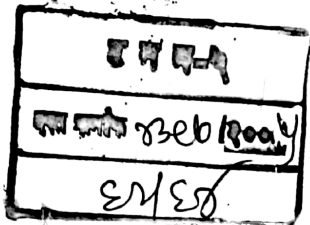


अनुक्रमांक नं. ८९४

मुखत्यारनामा करून देणा-  
र्या व्यक्तीची ओळख पाहण्या-  
बरोबरच इतरांची खात्री

प्रमाणित फी २५/-

दय्यम निबंधक ठाणे कं. श्री. बाबा



दुय्यम निबंधकः

सह दु.नि.ठाणे 5

1/2005

1:59 am

4397/2005

क्रमांकः करारनामा

पक्षकाराचे नाव व पत्ता

सह जयश्री किरण पगारे

पत्ता: धर/फ्लॅट नं. -

मल्ली/रस्ता: -

इमारतीचे नाव: हायलँड रेसी

इमारत नं. -

पेट/वसाहत: ठाणे

शहर/गाव: -

सं. नंबर: AALPP7647K

नाम मे सिद्धी दिवकल एंटरप्रायझेस चे भागीदार राजदक्ष

सर्मा तर्फे ज मु सुरेश - पाटील

पत्ता: धर/फ्लॅट नं. -

मल्ली/रस्ता: -

इमारतीचे नाव: हायलँड

इमारत नं. -

पेट/वसाहत: ठाणे

शहर/गाव: -

ताल

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार

वय 46

सही *K. Agare*



लिहून देणार

वय 33

सही *Hatil*





टनन5

दस्त क्रमांक (4397/2005)

*Handwritten signature*

दस्त क्र. [टनन5-4397-2005] चा गोषवारा  
बाजार मुल्य : 1609608 मोबदला 1462500 भरलेले मुद्रांक शुल्क : 64250

पावती क्र.: 4675 दिनांक: 31/05/2005  
पावतीचे वर्णन  
नांव: जयश्री किरण पगारे

दस्त हजर केल्याचा दिनांक : 31/05/2005 11:42 AM  
निष्पादनाचा दिनांक : 31/05/2005  
दस्त हजर करणा-याची सही : *Keagare*

16100 : नोंदणी फी  
1280 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

17380: एकूण

*Handwritten signature*

दु. निबंधकाची सही सह दु.नि.ठाणे 5

दस्तावा प्रकार : 25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 31/05/2005 11:42 AM  
शिकका क्र. 2 ची वेळ : (फी) 31/05/2005 11:47 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 31/05/2005 11:47 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 31/05/2005 11:47 AM

दस्त नोंद केल्याचा दिनांक : 31/05/2005 11:47 AM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तपेवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) बिपीन - पाठक , घर/फ्लॅट नं: -

गल्ली/रस्ता: -  
ईमारतीचे नाव: हायलॅंड  
ईमारत नं: -  
पेट/वसाहत: ठाणे  
शहर/गाव:-  
तालुका: -  
पिन: -

*Handwritten signature*

2) जितेंद्र - देशमुख , घर/फ्लॅट नं: -

गल्ली/रस्ता: -  
ईमारतीचे नाव: वरीलप्रमाणे  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

*Handwritten signature*

प्रमाणित करणेत येते की या दस्तामध्ये  
एकूण.....*Handwritten number*.....पाने आहेत.

*Handwritten signature*

दुस्यम निबंधक ठाणे क्र. ५

*Handwritten signature*

दु. निबंधकाची सही  
सह दु.नि.ठाणे 5

दुस्तक क्रमांक ... *Handwritten number* ...  
.....*Handwritten number*.....क्रमांकावर नोंदला

(आर. एल. पाटील)

दुस्यम निबंधक ठाणे क्र. ५

तारीख...*Handwritten date*... माहे.....*Handwritten month*... सन २००५

