



Thane Bharat Sahakari Bank Ltd. Scheduled Bank

दिनांक / Date 22/5/09

मुद्राक शुल्का / Stamp Duty रु./Rs. 82700/-

सुविधाकारणाचे शुल्क / Service Charges रु./Rs. 10/-

दस्तावेजांची संख्या / No. of Documents 1

एकूण / Total रु./Rs. 82710/-

असरी रूपये / Amount in Words EIGHTY TWO THOUSAND SEVEN HUNDRED & TEN RUPEES ONLY

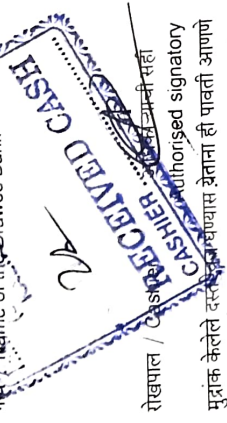
मुद्राक शुल्क भरण्याचे नाव / Name of stamp duty paying party MANILAL JETHA PATEL

पत्ता / Address TULSI TOWER, FLAT NO. 202, KHADAK PADA, GIANDHAR NAGAR, KALYAN (W)

समोरच्या पक्षकाराचे नाव / Name of counter party SHEETAL ENTERPRISES

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

धनादेश / पे आर्डर ज्या बँकेचा संबद्धता आहे त्या बँकेचे नाव / Name of the Drawee Bank



Authorised signatory



क ल न १	
दस्त क्र. 3089	२००९
९	६९

Ward No. 9

Village : Chikanghar

Area: 492 Sq. ft. (Carpet) approximate

Market value: Rs.

Actual Value: Rs. 150000/-

AGREEMENT FOR SALE

This Agreement made at Kalyan

on this 09 day of JUNE 2009

BETWEEN

Handwritten signatures

Rs. Eighty two thousand seven hundred only

Authorised Signatory  
For Thane Bharat Sahakari Bank Ltd.  
Kalyan Branch

MAHARASHTRA  
STAMP DUTY  
R. 00827001-PB5368

94731  
114186

SPECIAL  
ADHESIVE  
MAY 22 2009

13:06

M/S. SHEETAL ENTERPRISES, a registered partnership firm, carrying on business as Contractors, Builders and Developers and having its office at Delsy Palace, Opp. Holly Cross Convent School, Karnik Road, Kalyan (West), District Thane, through its Partner Shri SURESH HARIBHAI SENJALIYA, adult, Hindu, age about 42 years, hereinafter called and referred to as "the PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, survivors of them their/his/her respective heirs, executors, administrators and assigns) being the party of the First Part;

A N D

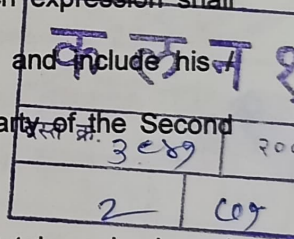
MIR: MANILAL JETHA PATEL

aged about 54 years, Occupation: BUSINESS, residing at

~~THE~~ TULSI TOWER, FLAT NO-202, KHADKPADA  
CHANDHAR NAGAR, KALYAN (W).



hereinafter called and referred to as "the PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators or assigns) being the party of the Second Part.



**WHEREAS** Miss Rajeshwari Vedavyas Pai was absolutely seized and possessed of or otherwise well and sufficiently entitled to as Owner thereof ALL THOSE pieces or parcels of land or ground together with the dilapidated buildings and structures known as "Pai building", "Pandhari bhuvan", "Kaveri bhuvan", Manjula bhuvan "Ambika bhuvan" and " 2 Servant quarters" which were standing thereon situate, lying and being at Mouje Chikanghar popularly known as "Pai Colony", Rambaug Lane No. 5, Kalyan, forming part of Survey No. 89, Hissa No. 2A, Survey No. 89, Hissa No. 2B and Survey No. 142-A, Hissa No. 2/2P in the Registration District and Sub-District of Kalyan, Taluka Kalyan, District Thane, admeasuring 7905-2/9 Square

Yards or thereabouts within the limits of Kalyan Dombivli Municipal Corporation and more particularly described in the First Schedule hereunder written (hereinafter for brevity's sake referred to as "the said Property").

**AND WHEREAS** by a Deed of Conveyance dated 23<sup>rd</sup> day of March 1987 executed by and between the said Miss Rajeshwari Vedavyas Pai therein called the Vendor of the First Part; (1) Shri Vedavyas Anandrao Pai and (2) Smt. Vijanti Vedavyas Pai therein called the Confirming Parties of the Second Part; and M/s. Sheetal Construction Company therein called the Purchasers of the Third Part and which Conveyance is duly registered with the Office of the Sub-Registrar of Assurances at Kalyan under Serial No.1274 on the 2<sup>nd</sup> day of April 1987, the said Miss Rajeshwari Vedavyas Pai, for the consideration therein mentioned, conveyed, transferred and assured unto and to the use of the said M/s. Sheetal Construction Company for ever absolutely and the said Shri Vedavyas Anandrao Pai and the said Smt. Vijanti Vedavyas Pai confirmed the said conveyance, sale and transfer of the said Property along with the said buildings and structures, bearing Plot Survey No. 89, Hissa No. 2A, Plot Survey No. 89, Hissa No. 2B, and Survey No. 142A Hissa No. 2/2 in the Registration District and Sub-District of Kalyan, Taluka Kalyan, District Thane, measuring 6601.59 square metres i.e., 7895.50 square yards of thereabouts and more particularly described in the First Schedule hereunder written.



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**AND WHEREAS** the said M/s. Sheetal Construction Company thus became the Owner of the said Property along with the said buildings and structures more particularly described in the First Schedule hereunder written and became entitled to construct buildings upon the said Property and/or to develop/redevelop the same within their absolute discretion, (the said buildings and structures which were standing on the said Property with the land underneath are hereinafter for brevity's sake referred to as "the said tenanted property").

**AND WHEREAS** the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Ulhasnagar Urban Agglomeration, Thane, by his Order No. **ULC/ULN/6(1)SR-126-Chikanghar dated 2<sup>nd</sup> October 1980** exempted the Land from the provision of the said Ceiling Act.

**AND WHEREAS** the said M/s. Sheetal Construction Company had approached the sitting monthly tenants of premises in the said tenanted property for redevelopment and gave the offer for the same but as the negotiations could not be concluded, the said M/s. Sheetal Construction Company proceeded with the development and construction on the balance area of the said Property leaving the said tenanted property.

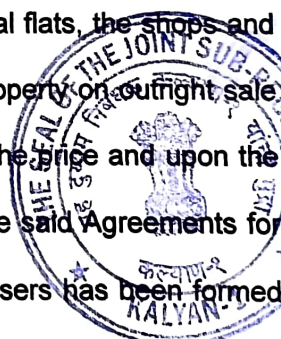
**AND WHEREAS** accordingly the said M/s. Sheetal Construction Company have lawfully constructed a building complex, inter alia, consisting of buildings known as "Blue Gemini", "Blue Gaiety", "Blue Galaxy-I" and "Blue Galaxy-II" on the balance available ground as per the plans approved by the Kalyan Municipal Corporation under No. **KMC/NRV/BP/Kalyan/3657/179 dated 19<sup>th</sup> February 1988**.

**AND WHEREAS** the said M/s. Sheetal Construction Company entered into, from time to time, various statutory Agreements of Sale with several persons and parties whereby the said M/s. Sheetal Construction Company sold to the said persons and parties and the said persons and parties purchased the residential flats, the shops and the garages in the said four buildings on a portion of the said Property on outright sale basis or on what is popularly known as on "ownership basis" at the price and upon the terms and conditions, stipulations and provisions contained in the said Agreements for Sale and a Co-operative Housing Society of all the such Purchasers has been formed and registered under the name "Beegees Co-operative Housing Society Ltd." (hereinafter called and referred to as "the BeeGees Society") under the provisions of

M. C. S. Act, 1960.



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दस्ता क्र. ३००९	२००९
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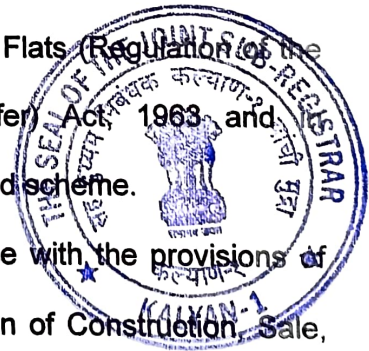
the said buildings and the purchaser/s herein has/have granted his/her/their express irrevocable consent for the same.

**AND WHEREAS** it has been brought to the notice of the Purchaser/s that namely the Deed of Conveyance will be executed in favour of the Co-operative Housing Society or Federation of Co-operative Housing Societies as the case may be in respect of the said remaining undivided but physically divided land more particularly described in the Third Schedule hereunder written and the Purchaser/s have consented for the same and has/have further agreed not to raise any objection and/or requisition for any additional area for the said land.

**AND WHEREAS** the Purchaser/s after verifying the above facts and having the and correct knowledge of the same and after satisfying himself / herself/themselves have expressed his / her/their express and irrevocable consent for the same and have agreed to acquire a Residential Flat /Office /Shop /Stilt /Garage/ Parking /Unit 24 on the GROUND Floor of the said building No. A- 3 in the said scheme of construction.

**AND WHEREAS** the Purchaser/s has/have agreed to pay the sale price / consideration in respect of the said Residential Flat /Office /Shop /Stilt /Garage / Parking /Unit No. 24 on the GROUND Floor of the said building No. A- 3 in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

**AND WHEREAS** this agreement is made in accordance with the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there-under including the form of agreement prescribed therein.



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*[Handwritten signature]*

final and binding upon the parties hereto. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

68. THIS Agreement shall, to the extent it is statutory, always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made there-under and any other provisions of Law applicable thereto.

### FIRST SCHEDULE

**ALL THOSE** pieces or parcels of land or ground together with the structures standing thereon situate lying and being at Mouje Chikanghar, popularly known as "Pai Colony" at Rambaug Lane No. 5, Kalyan, forming part of Plot Survey No. 89, Hissa No. 2A, Plot Survey No. 89, Hissa No. 2B and Survey No. 142-A, Hissa No. 2/2P in the Registration District and Sub-District of Kalyan, Taluka Kalyan, District Thane, admeasuring 7905-2/9 Square Yards or thereabouts along with buildings and structures called "Pai building", "Pandhari bhuvan", "Kaveri bhuvan", "Manjula bhuvan", "Ambika bhuvan" and 2 servant quarters" and bounded as follows:-

On or towards the East: By the property popularly known as Tika Ram Building and

property of Shri HakimSINGH Sardarji & Shri G. G. Teli.

On or towards the West: By the property of Shri Suratkar and Shri G. G. Teli.

On or towards the North: By 60 feet wide D. P. Road and Hindi High School; and

On or towards the South: By the Common Road and beyond that by the portion of the property of Sharda Apartments and portion of the property of

Shri Sitaram A. Pai with his existing Anand Bungalow and

Lane No. 5 of the property of Sopardkar Niwas.



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*(Handwritten signatures)*

## SECOND SCHEDULE

**ALL THOSE** development rights in respect of the F.S.I. as per the building permission granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/KV/561-217 dated 21-01-2006 and further revised under No. KDMP/NRV/BP/KV/517-224 dated 17-11-2006 as well as the further renewals, expansions and enhancement in FSI from time to time by the Kalyan Dombivli Municipal Corporation for the said Property, to be used and consumed for construction of buildings on the said land situated at Village Chikanghar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation known as "Pai Colony", Rambaug Lane No. 5, Kalyan (West) bearing Survey No. 89, Hissa No. 2A area as per 7/12 extract 5570 sq. metres, Survey No. 89 Hissa No. 2B area as per 7/12 extract 810 sq. metres and Survey No. 142 Hissa No. A/2/2 area as per 7/12 extract 450 sq. metres thus totally admeasuring 6830 sq. metres as per revenue records together with all easementary rights etc. and bounded as follows :

- On or towards East :  
 On or towards West :  
 On or towards North :  
 On or towards South :



## THIRD SCHEDULE

(Land to be conveyed to the proposed Society)

**ALL THAT** remaining undivided but physically divided land (excluding land admeasuring 4298 Square Yards equivalent to 3595 Square Metres including proportionate garden area 389.45 Square Metres conveyed to the said Beegees Society) out of the said Land more particularly described in the First Schedule hereinabove written, situate lying and being at Village Chikanghar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, popularly

known as "Pai Colony", Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Kalyan (West), bearing Survey No. 89, Hissa No. 2A, area as per 7/12 extract 5570 sq. metres, Survey No. 89, Hissa No. 2B as per 7/12 extract 810 sq. metres and Survey No. 142 Hissa No. A/2/2 area as per 7/12 extract 450 sq. metres thus totally admeasuring 6830. sq. metres as per revenue records together with the buildings to be constructed known as "SHREY PALACE" and together with all easementary rights etc. and bounded as follows:

On or towards the East: By the property popularly known as Tika Ram Building and property of Shri HakimSINGH Sardarji & Shri G. G. Teli.

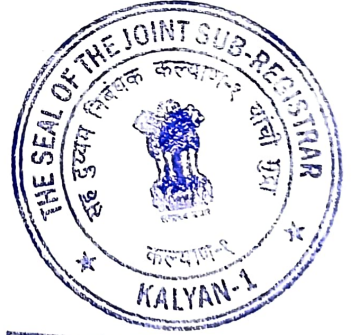
On or towards the West: By the property of Shri Suratkar and Shri G. G. Teli.

On or towards the North: By 60 feet wide D. P. Road and beyond which Adarsh Hindi High School; and

On or towards the South: M/s. Beegees Co-operative Housing Society Ltd.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and the year first hereinabove mentioned.

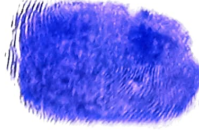
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SIGNED, SEALED & DELIVERED  
by the within named the PROMOTERS  
M/S. SHEETAL ENTERPRISES  
through its Partner  
Shri SURESH HARI BHAI SENJALYA.  
in the presence of.



For M/s. SHEETAL ENTERPRISES

[Signature]

( Partner )

SIGNED, SEALED & DELIVERED  
by the within named the PURCHASER/S  
Shri/Smt. MANILAL JETHA PATEL.



[Signature]

in the presence of.

(Purchaser/s)

**Witnesses:-**

1. Signature

Name

PRAVIN PATIL.

Address SANTOSHI MATA MANDIR ROAD,  
SHREY PALACE, KALYAN(W),  
A.M. Patel.

2. Signature

Name

ARVIND PATEL.

Address TULSI TOWER, FLAT NO-101,  
KHADKPADA, KALYAN(W).



क ल न १	
दस्ता क्र. ३८०७	२००९
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[Signature]

[Signature]

## AMENITIES

Internal Neeru Plaster with Distemper Paint.

Staircase treads with Kota or tandur.

All doors with wooden frames and wooden flush shutters for all rooms except kitchen.

Power coated aluminum sliding French window with tinted glass for all rooms.

For W.C. and bath louvered glass window.

For bathroom dado upto full height.

Loft over bathroom, W.C. and kitchen.

Granite top cooking platform with steel sink and tap and glazed tiles dado upto sill level.

Main door shutter with Safety Chain, Peephole, Latch, Aldrop, Handle.

Concealed plumbing in Toilet / Bathroom and W.C.

Concealed Cooper wiring with good layout and Good quality electrical fittings.

Telephone point and musical bell in each flat.

Bathroom mixer and geyser.

In kitchen Water Purifying System will be provided.

P.O.P. mounding in bed & living.

Borewell connection & K.D.M.C. water supply.

Vitrified flooring in all rooms.

Sill marble frame.

Lift with Backup Inverter.



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क ल न १	
दस्त क्र. ३००९	२००९
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कल्याण डोंबिवली महानगरपालिका, कल्याण.

आ.क्र. फडोंमपा/नरवि/बाप/ - ११७७ - २२०८

कल्याण-डोंबिवली महापालिका कार्यालय, कल्याण.

दिनांक :- १०-०३-०६

श्रीमती मारुशिलता केशवराव चव्हाण व सूर्यकांत भागीदार व्ही. राजेंद्र के. गेलत  
श्री. गणेश च. सुभा शारदे व्ही. सुनंदा राजालीमोत इन  
श्री. उमाशंकर गोखले, नास्तुशि शंभार, कुल्हाण.

विषय :- स.नं. १४२ अ/२१२, CE/२४, २००६ स.नं.  
दि.नं. - - - - - फाट - - - - - मोजे - चिडगाव

येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ :- आपला दि. १५.३.०६ या श्री. अशोक गोखले वास्तुशिल्पकार  
द्वारे मार्फत सादर केलेला अर्ज.

रि.डि.आर.सेम २५०७.०० चौ.मी  
+ ११०२.६२ चौ.मी  
+ २०९.०० चौ.मी

महाराष्ट्र प्रादेशिक व नगरवना अधिनियम १९६६ चे कलम ४५ अन्वये  
स.नं. - - - - - स.नं. १४२ अ/२१२, दि.नं. CE/२४, २००६  
द.नं. - - - - - मोजे चिडगाव, मज्जे ६,६०४.०६ मध्ये चौ.मी.

उच्च विकास करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या  
३०.३.०६ च्या अर्जास अनुसरून पुढील शर्तीस अधिन उद्दत तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुवती

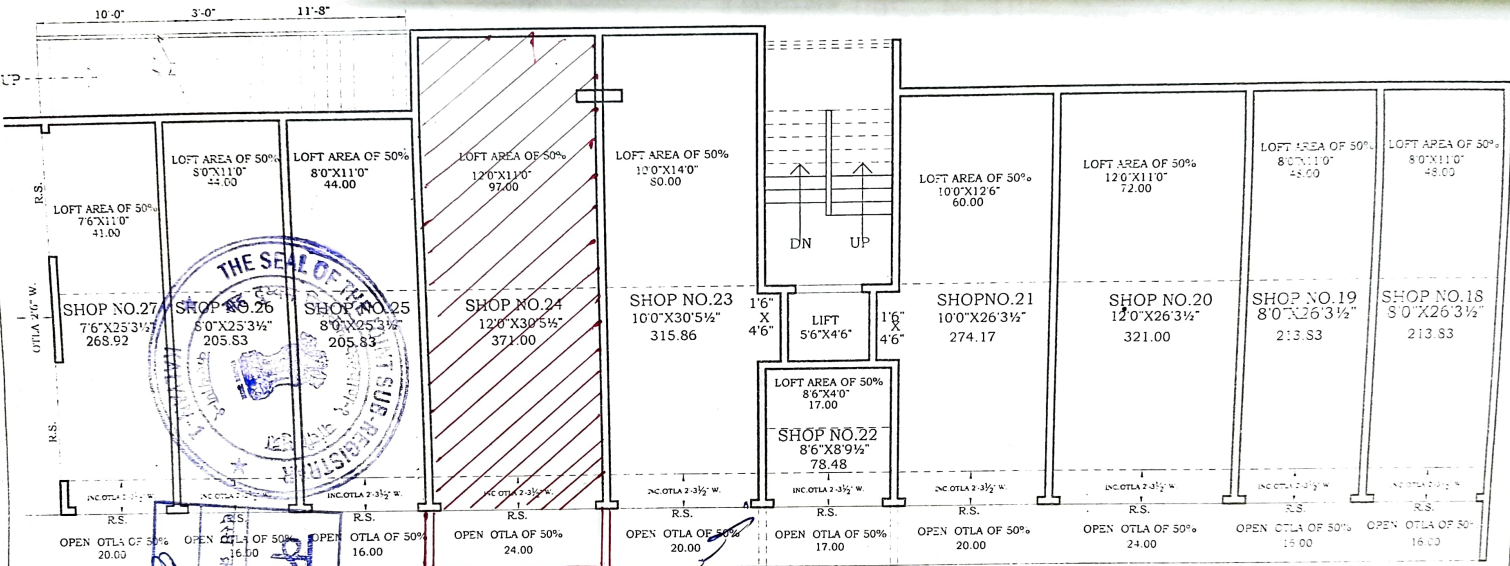
दिल्याप्रमाणे नकार/स्वीकृत, बदल/मजला, पट्टिका मजला व दुसरा मजला, निसर मजला, घोषा मजला, पाचवा मजला, सहावा  
मजला, सातवा मजला रहाणेसाठी दुकाने/ऑफिस/स्वाखाना/हॉस्पिटल/शाळेसाठी/गौज वाडे भितीच्या इमारीच्या बांधकामाबाबत  
धकामास परवाना/प्रारंभ पत्र देण्यांत येत आहे. इमारत A1 - इमारत पत्र नकारण + U मजले (रहाणेसाठी, दुकाने, ऑफिस)  
- इमारत 2 + 9 अ मजले (रहाणेसाठी) A2, A3 - तट्टा मजला + U मजले (रहाणेसाठी, दुकाने, ऑफिस)  
- इमारत 4 - तट्टा मजला. A4 - A5 - स्वीकृत + U मजले (रहाणेसाठी)

ही बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वेध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे  
आधी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वेध मुदतीत बांधकाम पूर्ण करणे आवश्यक  
आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमाच्या व नियोजित विकास आराखड्याच्या  
अनुषंगाने छाननी करण्यात येईल.  
नकारात - - - - - रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.  
ने. जिल्हाधिकारी, ठाणे यांजकडून बांधकाम चालू करवयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व  
बिन शेतीच्या परवानगीची एक हस्त्य प्रत काम सुरु करवयाचे पंधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक  
राहिल.

बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.  
ही परवानगी आपल्या मालकाच्या कब्जातील जमीनी व्यतिरिक्त जमीनीवर बांधकाम अगर विकास करण्यास इच्छा देत राहो.  
बांधकाम या सोबतच्या मंजूर केलेल्या नकारा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.  
वाढेभित व जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे मंजूर नकाराप्रमाणे बांधकाम केल्याबाबतचे प्रमाणपत्र, महानगरपालिकेस  
सादर करण्यात यावे व इकडील कार्यालयाकडून तपासणी करून घेऊनच त्या नंतरच जोत्यावरील बांधकाम करावे. कल्याण  
प्लॉटचे हद्दीत इमारी भोवती मोकळ्या रोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.  
बांधकामात कोणतेही प्रकारचा फेरफार पूर्ण परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम  
परवानगी रद्द झाली असे समजण्यात येईल.  
इमारीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विभागाकडे राहते.

बांधकाम पूर्णतेच्या दाखला वापरपरवानगी घेतल्याशिवाय इमारीचा वापर करू नये. केल्यास कापदेशीर कार्यवाही करण्यात येईल.  
त्यासाठी जागेवर ज्या प्रमाणे बांधकाम पूर्ण आहे. त्याचा नकारा वास्तु शिल्पकार व स्थापत्य विभागात २००९  
दाखल्यासह (३ प्रतीत) इतर आवश्यक कागदपत्रांसह सादर करण्यात यावा.  
बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी/भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी.  
या परवानगीचे मंजूर केलेल्या इमारतीचे न लादलेले कोणतेही बांधकाम नकारा (कामाच्या) साहित्यात  
प्रमाणे नकारा (कामाच्या) व परवानगी अर्जा (कामाच्या) साहित्यात नकारा (कामाच्या) साहित्यात  
कुठेही नकारा (कामाच्या) साहित्यात नकारा (कामाच्या) साहित्यात नकारा (कामाच्या) साहित्यात

REGISTRY OF THE SUB-REGISTRAR  
कल्याण  
१९  
४९ ०९



GROUND FLOOR PLAN (BLDG.No.A3)

EXISTING ROAD

SALEBLE AREA STATEMENT BLDG NO. A3

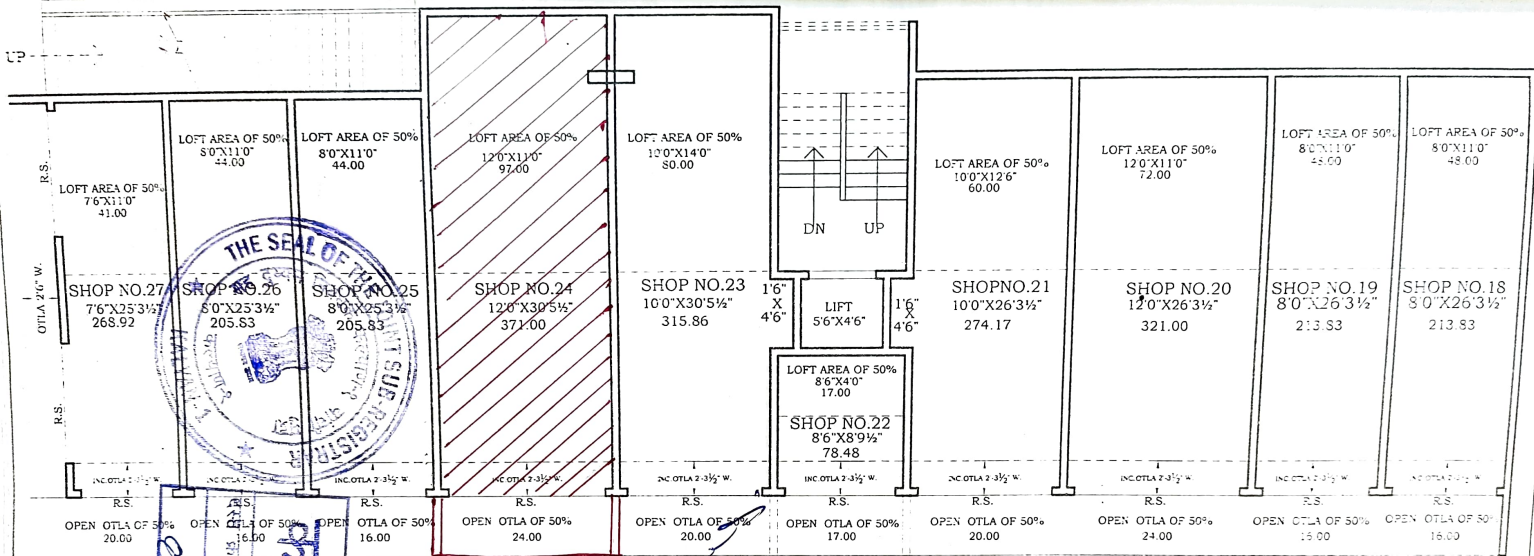
SHOP NO.	CARRIAGE AREA	SHOP NO.	AREA	SQFT.
18	278.00 SQFT.	24	492.00 SQFT.	✓
19	278.00 SQFT.	25	265.00 SQFT.	
20	417.00 SQFT.	26	265.00 SQFT.	
21	354.00 SQFT.	27	330.00 SQFT.	
22	112.00 SQFT.			
23	415.00 SQFT.			

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED PLAN OF PROPOSED BUILDING ON  
 BEARING S.No.89 /2A, 89/2B,142A/2/2  
 AT - KALYAN (West) DIST.THANE

BUILDER & DEVELOPERS

SHREY PALACE



GROUND FLOOR PLAN (BLDG.No.A3)

← EXISTING ROAD →

SALEABLE AREA STATEMENT BLDG NO. A3				DESCRIPTION OF PROPOSAL & PROPERTY	BUILDER & DEVELOPERS
SHOP NO.	CARPET AREA	SHOP NO.	AREA SQFT.		
18	278.00 SQFT.	24	492.00 SQFT. ✓	REVISED PLAN OF PROPOSED BUILDING ON BEARING S.No.89 /2A, 89/2B,142A/2/2 AT - KALYAN (West) DIST.THANE	<i>SHREY PALACE</i>
19	278.00 SQFT.	25	265.00 SQFT.		
20	417.00 SQFT.	26	265.00 SQFT.		
21	354.00 SQFT.	27	330.00 SQFT.		
22	112.00 SQFT.				
23	415.00 SQFT.				



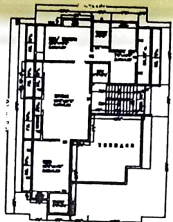
**S/W AREA CALCULATION**  
 AREA IN SQ.METERS  
 S. NO. 109/2/12A/2/2

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**S/W AREA CALCULATION**  
 AREA IN SQ.METERS  
 S. NO. 109/2/12A/2/2

NO.	DESCRIPTION	AREA
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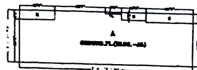
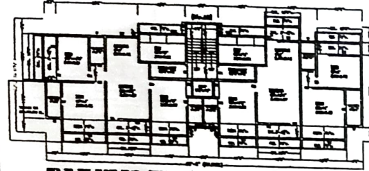


REVISION NO. 1  
 DATE: 10/22/2008  
 PROJECT NO. 109/2/12A/2/2



**BUILT-UP AREA STATEMENT**

NO.	DESCRIPTION	AREA
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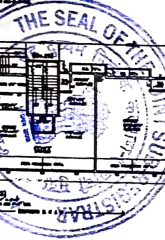
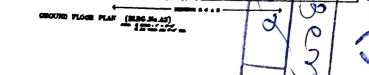
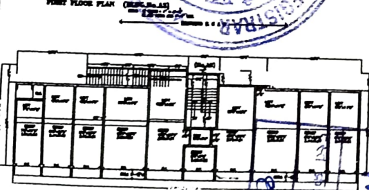
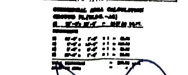
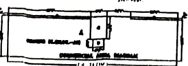
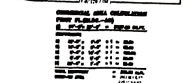
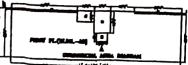
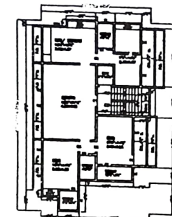
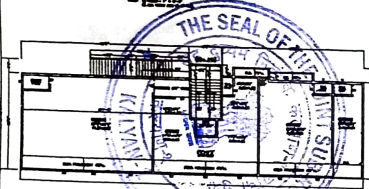


**S/W AREA CALCULATION**  
 AREA IN SQ.METERS  
 S. NO. 109/2/12A/2/2

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**BALCONY AREA STATEMENT**

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Handwritten blue ink notes and numbers: 8, 2009, 6479, and other illegible scribbles.

**PROFORMA**

1	AREA STATEMENT	sq. mt.
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**CERTIFICATE OF AREA**

NAME OF OWNER: SHRI RAJENDRA K. MEHTA  
 POWER OF ATTORNEY HOLDER: SHRI SURESH H. RAJANIYIA

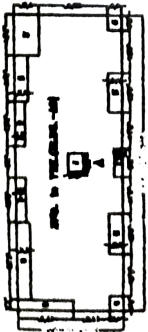
SHRI RAJENDRA K. MEHTA  
 (Proprietor)  
 MENTAL CONSULTATION Co.  
 SHRI PRANAVJIJI R. TALAVIYA

REVISOR PLAN OF PROPOSED BUILDING ON  
 HEARING S.No.09 / 2/A, 89/20,142A/2/2  
 AT - KALYAN (West) DIST. THANE

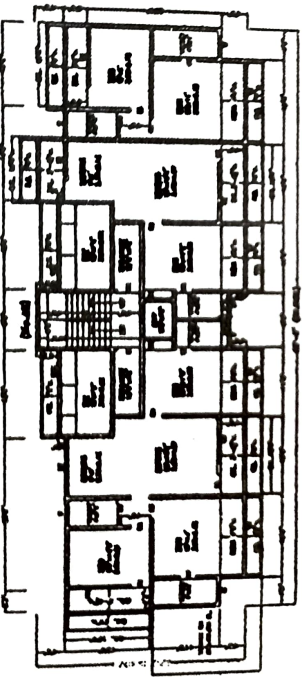
JOB No. 782/101  
 DNG No. W 2  
 SCALE AS NOTED  
 DRN BY: SURISH  
 I.S.D BY: A.G.  
 DATE: 10/22/08

ASHOK GOKHALE AND ASSOCIATES  
 ARCHITECTS

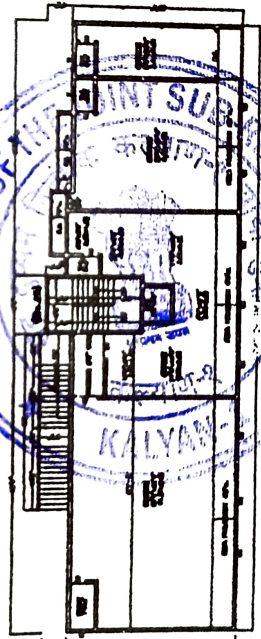
SVP AREA CALCULATION  
 ARE. IN THE FLOORING - 48  
 S. C. C. S. V. P. - 10000



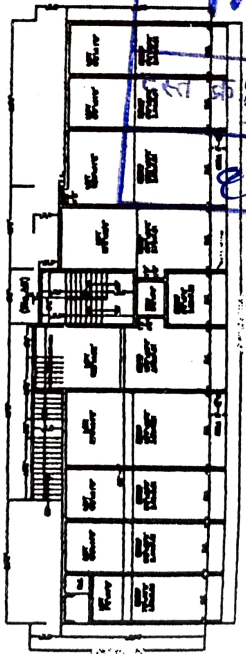
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
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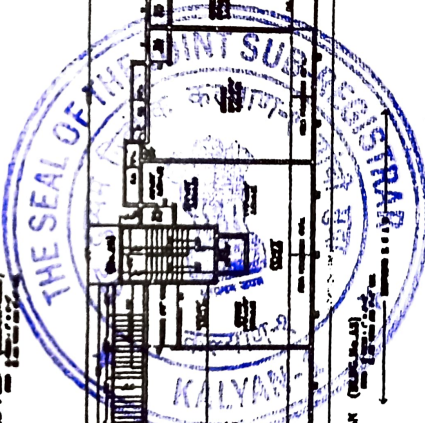
2ND TO THE FLOOR PLAN (2ND FLOOR)



FIRST FLOOR PLAN (1ST FLOOR)



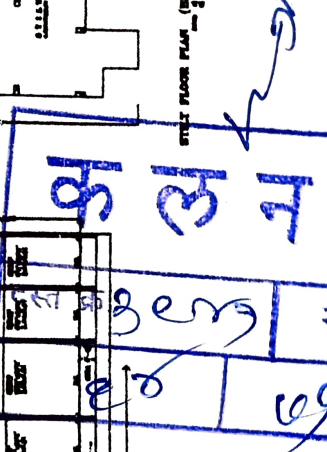
GROUND FLOOR PLAN (1ST FLOOR)



1ST TO 2ND FLOOR

2ND FLOOR PLAN (2ND FLOOR)

क ल न







**PROFORMA**  
FORM FOR DEPOSIT

89 ml.  
1952-53

8934-61

1) NAME OF THE AREA  
2) AREA OF THE AREA  
3) PROPOSED ROAD  
4) AREA OF THE ROAD  
5) AREA OF THE SITE  
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**CERTIFICATE OF AREA**  
DEPOTED THAT THE PLAN ABOVE SUBMITTED HAS PREPARED BY ME ON 17/10/52  
AND THE ACCURACY OF THE SAME HAS BEEN CHECKED BY ME AND I HAVE FOUND IT CORRECT  
AND THE AREA IS CORRECTLY SET OUT WITH THE AREA STATED IN THE PLAN OF THE PROPERTY  
ACCORDING TO THE RECORDS AND I HAVE ISSUED THIS CERTIFICATE

NAME OF OWNER

POWER OF ATTORNEY HOLDER

*[Signature]*

SHRI. RAJENDRA K. MEHATA  
(Partner)  
SERIAL CONTRACTOR Co.

SHRI. SURESH H. RICHIAIYA

*[Signature]*  
SHRI. MANUJIBAI B. TALAVIYA

**DESCRIPTOR OF PROPERTY & PROPOSAL**

**REVISED PLAN OF PROPOSED BUILDING ON  
BEARING S.No.89 /2A, 89/2H,142A/2/2  
AT - KALYAN (W.S.) DIST. THANE**

JOB No 787/101  
DRG No M 2  
SCALE AS NOTED  
DIN BY SIKRISH  
CKD BY A.T.G.  
DATE

**ASHOK GOKHALE  
and ASSOCIATES**  
ARCHITECTS

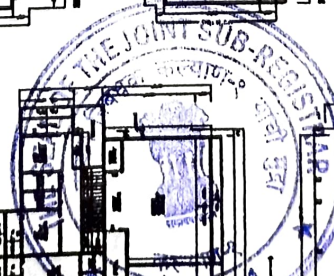
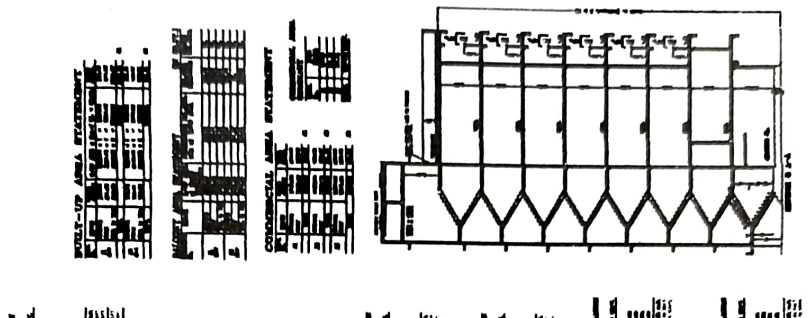
ASHOK GOKHALE  
PARTNER

ASHOK GOKHALE  
PARTNER

Sl. No.	Particulars	sq. m.
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POWER OF ATTORNEY HOLDER  
 NAME OF OWNER  
 CERTIFICATE OF REAL  
 DESCRIPTION OF PROPERTY & PROPOSAL  
 REVISED PLAN OF PROPOSED BUILDING ON  
 BEARING S.No. 89/2A, 89/2B, 142A/2/2  
 AT - MALAYAN (WESU) DISTRICT  
 ASHOK GOKHALE  
 ARCHITECT

PROFORMA  
 1. Name of the owner  
 2. Name of the architect  
 3. Name of the engineer  
 4. Name of the surveyor  
 5. Name of the valuer  
 6. Name of the advocate  
 7. Name of the notary  
 8. Name of the registrar  
 9. Name of the collector  
 10. Name of the magistrate  
 11. Name of the police officer  
 12. Name of the fire officer  
 13. Name of the health officer  
 14. Name of the education officer  
 15. Name of the social welfare officer  
 16. Name of the labour officer  
 17. Name of the forest officer  
 18. Name of the revenue officer  
 19. Name of the public works officer  
 20. Name of the water supply officer  
 21. Name of the electricity officer  
 22. Name of the telephone officer  
 23. Name of the post office officer  
 24. Name of the railway officer  
 25. Name of the air officer  
 26. Name of the road transport officer  
 27. Name of the transport officer  
 28. Name of the traffic officer  
 29. Name of the police officer  
 30. Name of the fire officer  
 31. Name of the health officer  
 32. Name of the education officer  
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 98. Name of the road transport officer  
 99. Name of the transport officer  
 100. Name of the traffic officer



दस्तावेज क्र. ८७७ २००८  
 ८७७ ८७७

Handwritten signature in blue ink.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AAWPP8795K



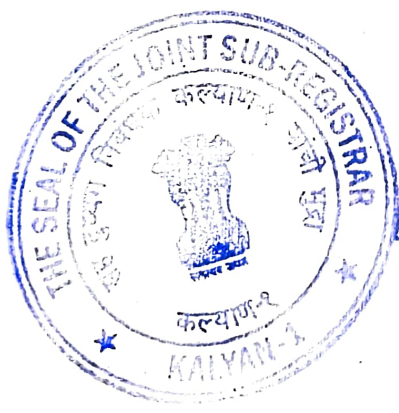
नाम /NAME  
MANILAL JETHA PATEL

पिता का नाम /FATHER'S NAME  
JETHA PATEL

जन्म तिथि /DATE OF BIRTH  
21-02-1954

हस्ताक्षर /SIGNATURE

आयकर आडुक्त-I, पुणे  
Commissioner of Income-tax I, Pune



क ल न १	
दस्ता क्र. ३००१	२००९
६०	५१

दस्तावेजांक व वर्ष: 3941/2009

Tuesday, June 09, 2009

4:13:26 PM

दुय्यम निबंधक: कल्याण 1

## सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : चिकणघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,150,000.00  
बा.भा. रु. 1,645,800.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 89 वर्णन: विभागाचे नाव - गावाचे नाव : चिकण घर (कल्याण डोंबिवली महानगरपालिका), उपविभागाचे नाव - 2/16 - विभाग 9: उरलेल्या भागातील मिळकती वरील विभागातील सि.स.न झालेल्या भागातील मिळकती. \*\*\*\*मौजे चिकणघर स नं 89/2अ, 89/2बी, 142/अ/2/2, श्रेय पॅलेस, बि नं अ/3, दुकान क्र 24, तळमजला, क्षेत्र 492 चौ फुट कारपेट. (1)54.86 चौ.मी.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स शितल एंटरप्रायजेस तर्फे भागिदार सुरेशकुमार हरिभाई सेंजलिया ABDFS6390R -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: श्रेय पॅलेस, कल्याण-प.; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मणिलाल जेठा पटेल - -; घर/फ्लॅट नं: 202; गल्ली/रस्ता: -; ईमारतीचे नाव: तुलसी टॉवर; ईमारत नं: -; पेठ/वसाहत: गंधार नगर; शहर/गाव: कल्याण; तालुका: -; पिन: -; पॅन नम्बर: AAWPP8795K.
- (7) दिनांक करून दिल्याचा 09/06/2009
- (8) नोंदणीचा 09/06/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 3941 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 82300.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 16460.00
- (12) शेरा

तह. दुय्यम निबंधक कल्याण-1

