

Maharashtra Enterprise

5, Purushottam Plaza,
Opp. Parshwanath College,
G. B. Road, Kasarvadavali,
Thane (W.) - 400 607.

Ref. No. To _____

Date: ^{Date} 31/12/2009 _____

Mr. Ghisulal Babulal Jain & Mrs. Sushila G. Jain.

Re: - Letter of Allotment for Parking no 07

Sir / Madam,

By and under Agreement dated 31-12-2009 you have purchased from us the premises being residential Flat adm. 730 Sq. Ft. Carpet or thereabout bearing Flat No. 1201 on 12th floor of A wing in the building presently bearing No. "B" in housing complex under development and to be known as "Parshwanath Galaxy" situated at Village Kasarvadavli, Thane, Taluka and District Thane, for the consideration and upon the terms and conditions contained therein.

Now at your request we hereby allot to you the earmarked stilt parking space No. 07 in the said housing complex.

You are hereby authorized, entitled and empowered, in exclusion of other purchases / occupiers in the said building and said complex, to use and occupy the same for parking of your vehicle subject to the provisions of law, rules and regulations in force from time to time.

Yours faithfully,

For M/s. Maharashtra Enterprises

(Authorized Signatory)

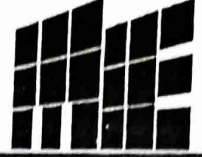
We confirm and accept the aforesaid Allotment.

(Flat Purchaser/s)

For MAHARASHTRA ENTERPRISES

Babulal M. Jain

Babulal



MAHARASHTRA ENTERPRISES

Parshwanath Galxy, Kasar Vadavali, Opp. Jain Derasar, Ghodbunder Road, Thane - 400 607

Date: -27/03/2011.

To, 27/03/2011

Mr. Cissulal B. Jain &
Mrs. Sushikar C. Jain
A/1201, Parshwanath Galxy
Kasar Vadavali - G.B. Road,
Thane (W)

Sub: - Possession of Flat No 1201, on 12th Floor in A¹ wing, Building B, in the building known as "PARSHWANATH GALAXY".

Dear Sir,

This is to inform you that you have booked Flat No 1201 on 12th Floor at A¹ Wing in the building known as "Parshwanath Galaxy" situated at Kasarwadavli, Godbunder Road, and Thane (W). Bearing Survey No 47/4.

We have received the full & final consideration against the above-mentioned Flat from you. We have acknowledged the receipt of the same to you. As you have inspected the above said flat & satisfy you with the construction quality & amenities provided in it, we as on today's date hand over the vacant, peaceful & legal possession of the Flat No 1201 to you.

Thanking You.

MAHARASTRA ENTERPRISES

Prabhu. or. Wundoo

PATNER

PARTNER



Monday, January 18, 2010

4:13:28 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

'पावती क्र. : 514

दिनांक 18/01/2010



गावाचे नाव वडवली

दस्तऐवजाचा अनुक्रमांक

टनन - 00506 - 2010

पत्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: धिसुलाल वी जैन - -

नोंदणी फी	:	16570.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (60)	:	1200.00
एकूण रु.		17770.00

आपणास हा दस्त अंदाजे 4:28PM ह्या वेळेस मिळेल

दुय्यम निबंधक, ठाणे-१

बाजार मूल्य: 1656750 रु. मोबदला: 1206000 रु.

भरलेले मुद्रांक शुल्क: 65450 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ विकातेर अँड जयपुर;

डीडी/घनाकर्ष क्रमांक: 609664; रक्कम: 16570 रु.; दिनांक: 18/01/2010

(Handwritten signature)



दस्तावेज क्रमांक व वर्ष: 506/2010

Monday, January 18, 2010

4:16:38 PM

दुय्यम नियंत्रक: ठाणे 1

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

Flagn. 63 m.e.

गावाचे नाव : वडवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,206,000.00
वा.भा. रु. 1,656,750.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन नं 13/48/1ब-4, सा नं 47/4, संदर्भिका नं 1201, 12 वा मजला, ए विंग, विल्डींग नंबर बी, पार्श्वनाथ गॅलेवरी, कासार वडवली ठाणे.
- (3) क्षेत्रफळ (1) 67.84 चौ मी कार्पेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे महाराष्ट्र पॅटर्नप्रॉयझेस भागिदारी संस्थेतर्फे भागिदार आनंद एम जैन AAMFM6528R - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 5, पुरुषोत्तम प्लाझा, कासार वडवली; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) धिसुलाल बी जैन - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: नाकोडा निवास, मानपाडा ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: ACAPJ2646M.
(2) सुशिला धिसुलाल जैन - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAPPJ3400N.
- (7) दिनांक करून दिल्याचा 31/12/2009
- (8) नोंदणीचा 18/01/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 506 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 65450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 16570.00
- (12) शेरा

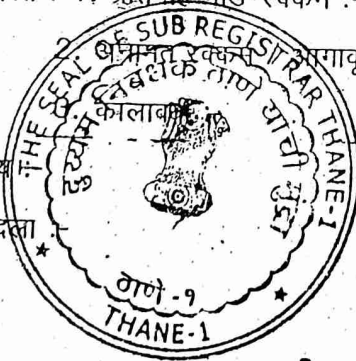
दुय्यम नियंत्रक, ठाणे-१



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- कबाबनामा अनुच्छेद क्रमांक २५.३
2. सादरकर्त्याचे नाव :- दिसुलाल बाबुलाल जेन
3. तालुका :- ठाणे
4. गावाचे नाव :- वडवली
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- ४७/४
6. मूल्य दरविभाग (झोन) :- १३/४८ उपविभाग १ बी-४
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- २३१२५ + १०%
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६७.८४ कारपेट / बिस्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- — गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- १२वा उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / फच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्यान्वये दिलेली घट / वाढ
14. लिह अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- —
निवासी / अनिवासी 2. — भाडे :- —
15. निर्धारित केलेले बाजारमूल्य १६५६७५०/-
16. दस्तामध्ये दर्शविलेली मोबदला १२०६०००/-



टनन-१
दस्त क्रमांक <u>५०५</u> <u>१०१०</u>
<u>१</u> / <u>६०</u>

17. देय मुद्रांक शुल्क :- ६५६५०/- भरलेले मुद्रांक शुल्क :- ६५६५०/-
18. देय नोंदणी फी :- १६५६०/-

लिपीक

ग्रह दुय्यम निबंधक

VALID FOR SIX MONTHS ONLY FROM THE DATE OF ISSUANCE
 को छानने के लिए केवल
 TRANSFERABLE

बैंकर चेक
 BANKER'S CHEQUE

18-01-2010

Pay SUB REGISTRAR THANE

रुपये Rupees Sixteen thousand five hundred
 Seventy only

को ही Only

रु. Rs. 16570/-

स्टेट बैंक ऑफ बीकानेर एण्ड जयपुर
 State Bank of Bikaner and Jaipur
 ठाणे, मुंबई
 GDR CBC/F Thane, Mumbai

कृते स्टेट बैंक ऑफ बीकानेर एण्ड जयपुर
 For State Bank of Bikaner & Jaipur

M. G. D. [Signature]

609664 4000030191

12



IDENTITY CARD 267 33 71
**BAR COUNCIL OF
 MAHARASHTRA & GOA**
 HIGH COURT, MUMBAI -32
 ADVOCATE



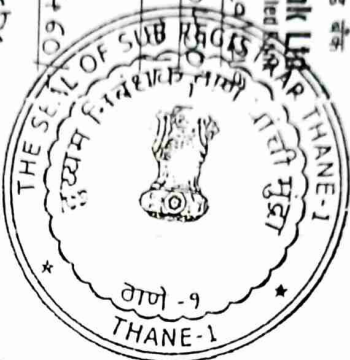
NAME: Khopkar Nilesh Suresh
 ADDRESS: Mani Baug, Opp. Damani Estate
 Naupada, Thane-400 602.

EN. DATE 22-7-1999 Mah/4110/99 SECRETARY

एनल-१
 दस्त क्रमांक 406/90
 2/10

352888

राष्ट्रीय सहकारी बँक लि.
Thane Bharat Sahakari Bank Ltd.



दरम्यान / पे अर्दी या बँकाला काढण्या अर्दी पत्र आहे
नाम / Name of the Drawee Bank
State Bank of Maharashtra
& Thane Branch, Thane
प.०.नं०
THANE BHARAT SAHAKARI
Bank Ltd. Scheduled Bank
Thane Branch, Thane
दिवाण / Cashier
Nandkumar
2009

दस्तावेजाचे उद्देश्य / Purpose of transaction	402/2090
दस्तावेजाचे क्रमांक	3/00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 31st day of December 2009 BETWEEN M/S. MAHARASHTRA ENTERPRISES, PAN AAMFM6528R, A Partnership Firm, doing Business as Builders and Developers, having its Office at - Shop No.5, Purushottam Plaza, Kasarvadavali, Thane, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include Partner or Partner for the time being constituting the said Firm Maharashtra Enterprises, their survivors or survivor and the executors and administrators) of the ONE PART;

ए.एम.ए.ए.
अशिका

PROMOTER

PURCHASER

Authorized Signatory
for Thane Bharat Sahakari Bank Ltd.
Nandkumar

Thane Bharat Sahakari Bank Ltd.,
Chhatkopar Branch, Saffire Archade
Behind Sonal Sejal Jewellers,
M-1, Kasarvadavali, Thane (Kasarkopar E),
Mumbai-400077.
D-5/STP/VYC.R.1005/02/05/236-239

16066
177204
R. 00654501-P85232
14:56
DEC 31 2009
SPECIAL ADHESIVE
MAHARASHTRA

AND

Mr. Ghisulal Babulal Jain Age: 46 ACAPJ2646M.

Mrs. Sushila Ghisulal Jain Age: 45 AAPPJ3400M.

Indian Inhabitant/s, having address at : Room No: 1

Jain Mandir Building, Nakoda Niwas, S.Y. Road

Mangpada, Thane (W) - 400607.

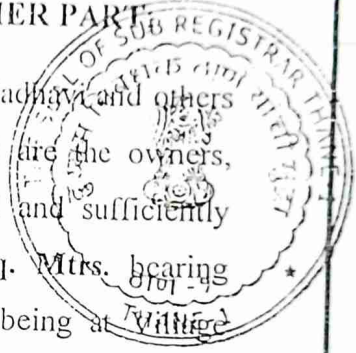
hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his / her heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS one Shri Bhagwan Vishnu Madhavi and others (hereinafter referred to as "SAID OWNERS") are the owners, seized and possessed of and/or otherwise well and sufficiently entitled to immovable property adm. 3820 Sq. Mtrs. bearing Survey No.47, Hissa No.4 situate, lying and being at Village

Vadavali, Thane, Taluka and District Thane and more particularly described in the FIRST SCHEDULE written hereunder (hereinafter referred to as the "SAID PROPERTY"). The 7/12 extract /

property card extract showing the nature of holding of the said property by the said Owners is annexed hereto and marked as ANNEXURE 'A';

AND WHEREAS by and under Regd. Agreement for Development dated 10th November, 2003, executed by and between said Owners of the One Part and the Promoter herein (therein referred to as the DEVELOPER) of the Other Part, the said Owners have granted the Development Rights in the said



7/12
406/2000
8/00

PROMOTER

[Signature]

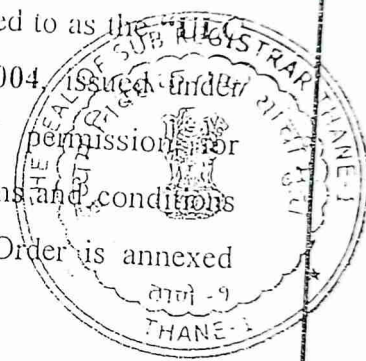
[Signature]

2 *[Signature]*

PURCHASERS

property to and in favour of the Promoter herein for the price or consideration and upon the terms and conditions contained therein; and further have executed in favour of Promoter herein separate Power of Attorney, interalia, dated 10th November, 2003, authorising the Promoter, interalia, to develop the said property and to sell the flats and premises therein to the prospective buyers; and in part performance thereof, have placed the Promoter herein in physical possession of the said property;

AND WHEREAS the Addl. Collector, Thane, appointed as Competent Authority under the provisions of Urban Land (Ceiling and Regulations) Act, 1976, (hereinafter referred to as the "ULC ACT") by his order dated 11th February, 2004, Section 20 of the ULC Act, has granted Development of the said property, upon the terms and conditions contained therein. The copy of the said ULC Order is annexed hereto and marked as ANNEXURE 'B';



AND WHEREAS the Collector of Thane, being the Competent Authority under Maharashtra Land Revenue Code, 1966, by his Order dated 21st February, 2006, has granted permission for Non-Agricultural user of the said property, upon terms and conditions contained therein. The Copy of the said Order is annexed hereto and marked as ANNEXURE 'C';

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408	100
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AND WHEREAS the Promoter has entered into a Standard Agreement as prescribed by the Council of Architects with M/s. Aakruti Consultants - an Architect duly registered with the

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PROMOTER

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PURCHASER/S

Council of Architects for Architectural work concerning Development of said property;

AND WHEREAS the Promoter has appointed structural Engineers for the preparation of structural designs and drawings of the building/s to be erected in the said property and the Promoter has accepted the professional supervision of the said Architect and structural Engineer till the completion of the Development of the said property;

AND WHEREAS the Promoter has submitted to the Thane Municipal Corporation (hereinafter referred to as the "SAID LOCAL AUTHORITY") and the said local authority by and under its sanction and permit bearing No. 2004 / 56 / TMC / TDD / 1136 dated 11th July, 2005 read with Commencement Certificate bearing No.2004 / 56 / TMC / TDD / 141 dated 5th June, 2006, has granted permission for Development of the said property as per Plans and specifications (hereinafter collectively referred to as the "SAID SANCTIONED PLANS"). The Copies of said permit and Commencement Certificate are annexed hereto and jointly marked as ANNEXURE 'D';

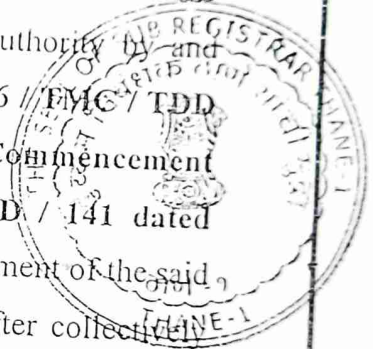
AND WHEREAS under the circumstances, the Promoter alone has the sole and exclusive rights to sell the flats and premises in the Building to be constructed by the Promoter on the said property and to enter into Agreements with the Purchaser/s of the Flats and Premises and to receive the sale price or consideration in respect thereof;

एनएमडी
अशिलान्त

PROMOTER

4

PURCHASER/S

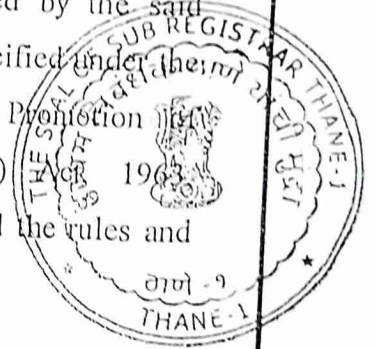


दस्तावेज क्रमांक	५०८२९०
दिनांक	६/६/१०

AND WHEREAS Shri Damodar A. Patil, an Advocate from Thane, by his Certificate of Title dated 24th August, 2006, has certified the title of the Owners to the said property and an authority of the Promoter, to develop the said property and to sale the Flats and premises therein to the prospective buyers. The Copy of said Certificate of Title is annexed hereto and marked as ANNEXURE 'E';


AND WHEREAS the Purchaser has demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title relating to the said property; the said orders and the plans, and specifications prepared by the said Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation and Prohibition of Construction, Sale, Management and Transfer) Act, 1962 (hereinafter referred to as "THE MOF ACT") and the rules and regulations made thereunder;

AND WHEREAS being satisfied with the inspection of said documents including said sanctioned plans, the Purchaser applied to the Promoter for allotment of Flat adm. 730 Sq. Ft., Carpet area and bearing Flat No. 1201, on 12th Floor, in the building to be known as "PARSHIWANTH GALAXY" under construction on the Said Property; (Said Flat is hereinafter referred to as "SAID PREMISES"). The Floor plan of the said premises annexed hereto and marked as ANNEXURE 'F';



दस्तावेज - 9	
दस्तावेज क्रमांक 406/2009	
0 / 1	20

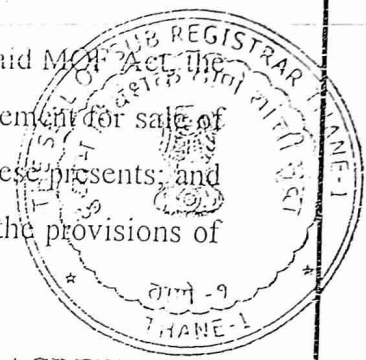
दीक्षु म/प गंग
सुशिला कुंठ

PROMOTER  5 PURCHASER/S

AND WHEREAS prior to making of an application as aforesaid, the Purchaser has 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 is 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 the said premises for the price or consideration and upon the terms and conditions hereinafter appearing;

AND WHEREAS under Section 4 of the said MCH Act, the Promoter are required to execute the written Agreement for sale of the said premises to the Purchaser 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. PROMOTER TO CONSTRUCT RESIDENTIAL CUM COMMERCIAL COMPLEX:

The Promoter shall construct a Building/s to be known as ED "PARSHWANATH GALAXY" or by such other name as the Promoter in its sole discretion may decide, on the said property more particularly described in the First Schedule written hereunder, in accordance with the Said Sanctioned Plans approved by the said

Handwritten notes in a box: 'अनुसंधान' and 'युद्ध'.

Handwritten signature: 'एनएम' and 'अनुसंधान'.

PROMOTER

6

PURCHASER/S

local authority and which have been inspected and accepted by the Purchaser, and/or its further amendments and/or modifications and/or variations as detailed hereinafter as may be considered necessary by Promoter and approved by the Local Authority and/or any other Competent Authority.

2. DISCLOSERS BY PROMOTERS AND ACCEPTANCE BY THE PURCHASER:

The Promoter has disclosed to the Purchaser and after going through the relevant records and sanctioned plans and after thorough discussions and deliberations, the Purchaser has ascertained to his satisfaction and has irrevocably accepted as binding upon him and upon those claiming through and under him as under:

- a) The Purchaser is aware that under the prevailing laws, rules and regulations, the Promoter shall NOT be entitled to make any change or variation in the area of the said premises agreed to be purchased by the Purchaser under this Agreement. The Purchaser is further aware that under the said laws, rules and regulations, SAVE AND EXCEPT THE AFORESAID RESTRICTION, otherwise, the Promoter is at liberty and is entitled, with prior approval from concerned authorities; but without requiring to obtain any further consent or concurrence from the Purchaser to get amended, revised and / or modified the construction plans of the Said Property; and



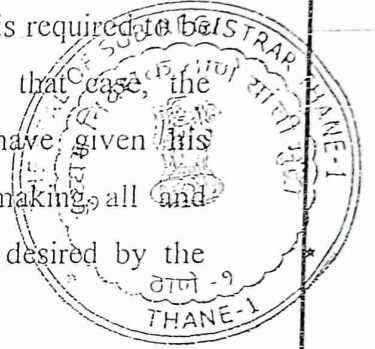
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PROMOTER

PURCHASERS

/ or to amalgamate the said property with any adjoining property. The Promoter is further at liberty to make the changes, amendments and modifications in the said sanctioned plans including the change in height of the building, the size and location of the open spaces. The Promoter further is entitled to make any other changes whatsoever in the planning of the entire complex. 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 Promoter.



- b) The Promoter shall be entitled to consume the Floor Space Index (FSI) on the said property which may be presently available as per prevailing rules and regulations as well as which may become available in future due to changes in laws, rules and regulations, in further construction in the said property or by transferring such FSI on some other property.

The Promoter further shall be entitled to purchase

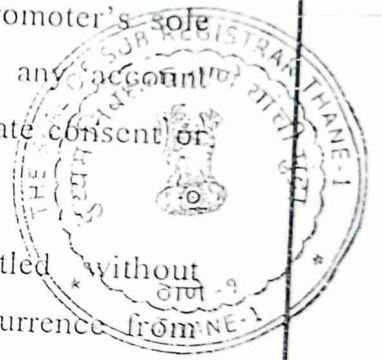
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Transferable Development Rights (TDR) from elsewhere and to load, use and utilize the same in

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PROMOTER	8	PURCHASER/S
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further construction in the said property by constructing additional floors on existing buildings or constructing additional buildings as per law, rules and regulations for the time being in force. The Purchaser shall not be entitled to raise any objection for utilization of such FSI/TDR from other properties to said property or FSI/TDR from the said property to other properties. Such additional structures and storeys shall be the property of the Promoter alone and the Promoter shall be entitled to sell and dispose off and otherwise to deal with the same, at Promoter's sole discretion without requiring to render any account thereof or to obtain any further or separate consent or concurrence from the Purchaser.

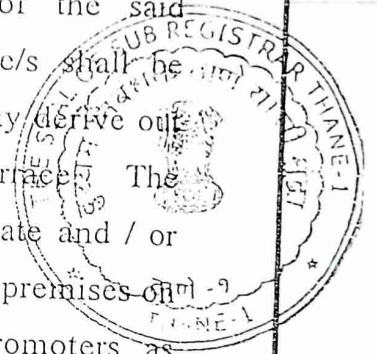


- c) The Promoter further shall be entitled without requiring to obtain any consent or concurrence from the Purchaser, to grant the right of way over the said property to the adjoining properties belongings to the Promoter or belonging to the third party for such consideration and upon the terms and conditions, the Promoter may at its sole discretion may deem fit and proper and such decision and action of the Promoter shall irrevocably binding on the Purchaser and Society/ies to be formed in the said property.
- d) The Promoter has reserved the right to give the open space around the building and space under the stilt and

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- '११/१०' (11/10)
- '११/१०' (11/10)

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- 'एनएम १०' (ENM 10)
- 'अश्विनी गज' (Ashwini Gaj)

terrace in the said property for the purpose of car parking, garage, for putting up hoardings, sign boards and / or for any other purposes on such terms and conditions as the Promoter may desire. The said rights shall continue to subsist even after the said property is conveyed to the said Society and the clause containing such rights shall be incorporated in such conveyance. The Promoter or its nominee/s shall pay periodical nominal contribution per year to the said Society in token of such right which will be transferable and heritable even after the conveyance of the said property. The Promoter or its nominee/s shall be exclusively entitled to the income they may derive out of such use of open space / stilt / terrace. The Purchaser shall not be entitled to any rebate and / or concession in the consideration of the said premises on account of reservation of rights by Promoters as aforesaid. The Purchaser herein shall not be entitled to any abatement in the price of the said premises or object to the same for any reason whatsoever and shall allow the Promoter their agents servants etc., to enter into and upon the said property and the said buildings for the purpose of use or enjoyment of the said open space and / or stilt / terrace, etc. The Promoter shall be entitled to transfer or assign such rights to any person and the Purchaser and the Society when formed shall not raise any objection thereto.



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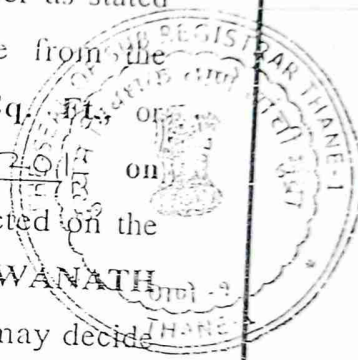
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PURCHASER/S

e) The Promoter further shall be entitled to carry out the intended Development as aforesaid by itself or through its nominees or assigns.

3. AGREEMENT TO SALE AND PURCHASE:

Subject to the rights of the Promoter as stated in foregoing clauses and other clauses written hereunder, the Promoter hereby agrees to sell to the Purchaser and the Purchaser, by accepting the rights of the Promoter as stated in this Agreement, hereby agrees to purchase from the Promoter, the said premises adm. 730 Sq. Ft. of thereabout carpet area bearing Flat No. 1201 on 12th Floor of the Building to be constructed on the said property and to be known as "PARSHWANATH GALAXY" or by such other name the Promoter may decide and as more particularly described in the **SECOND SCHEDULE** written hereunder and shown on the Plan thereof hereto annexed as Annexure 'G' at or for the lump sum consideration of Rs. 12,06,000/- (Twelve Lakh six Thousand Only)



Rs. 12,06,000/-	408
Only	12,06,000
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The Purchaser further records and confirms that the consideration fixed is lump sum and is not calculated on the basis of the area that would be made available to the Purchaser.

Signature of Promoter

Signature of Purchaser

PROMOTER

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PURCHASER/S

4. PURCHASER'S AGREEMENT TO PAY CONSIDERATION:

The Purchaser agrees to pay to the Promoter said lump sum consideration of Rs. 12,06,000/- (Rupees Twelve Lakh Six Thousand Only)

as per progress of the work of a building in which the Said Premises is to be situated in the following manner:

A) Rs. 120600/- (Rupees One Lakh Twenty Thousand Six Hundred Only)
Being 10% of the total consideration. Paid on or before execution of this Agreement (the payment and receipt whereof Promoter doth hereby admits and acknowledges and releases and discharges the Purchaser from the payment thereof forever).

B) Rs. 180900/- (Rupees One Lakh Eighty Thousand Nine Hundred Only)
Being 15% of the total consideration. Payable upon commencement of casting of Plinth.

C) Rs. 422100/- (Rupees Four Lakh Twenty Two Thousand One Hundred Only)
Being 35% of the total consideration. Payable upon commencement of casting of 2nd Slab to 14th Slab (5% each slab)

PROMOTER

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PURCHASER/S

D) Rs. 72360 /-

(Rupees Seventy Two Thousand Three Hundred Sixty Only)
Being 6% of the total consideration. Payable upon commencement of Brick work.

E) Rs. 72360 /-

(Rupees Seventy Two Thousand Three Hundred Sixty Only)
Being 6% of the total consideration. Payable upon commencement of Internal Plaster.

F) Rs. 72360 /-

(Rupees Seventy Two Thousand Three Hundred Sixty Only)
Being 6% of the total consideration. Payable upon commencement of External Plaster.

G) Rs. 72360 /-

(Rupees Seventy Two Thousand Three Hundred Sixty Only)
Being 6% of the total consideration. Payable upon commencement of fitting of doors and windows.

H) Rs. 72360 /-

(Rupees Seventy Two Thousand Three Hundred Sixty Only)
Being 6% of the total consideration. Payable upon commencement of Electric and Sanitary fitting work.

I) Rs. 60300 /-

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(Rupees Sixty Thousand Three Hundred Only)
Being 5% of the total consideration. Payable upon commencement of M.M. Tilling work.

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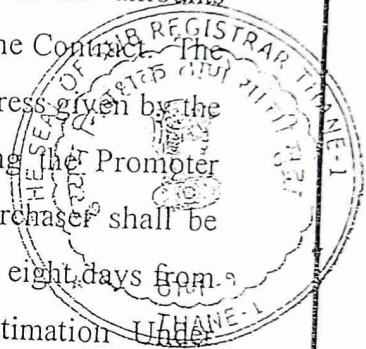
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PURCHASERS

J) Rs. 60300 /- (Rupees Sixty Thousand Three Hundred Only)
Being 5% of the total consideration. Payable at the time of possession being offered to be handed over.

Rs. 1206000 /- (Rupees Twelve Lakh Six Thousand Only)

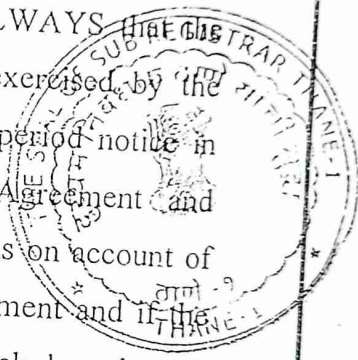
The installments referred herein above and payable by the Purchaser shall be paid on the respective due dates strictly as per the aforesaid time schedule without any delay or default as time in respect of payment of installments in respect of all amounts payable under this Agreement are the essence of the Contract. The Promoter shall forward to the Purchaser at the address given by the Purchaser in this Agreement intimation recording the Promoter having commenced the aforesaid work. The Purchaser shall be bound to pay the amount of the installments within eight days from the date; the Promoter has dispatched such intimation under Certificate of Posting or through Courier Service with due acknowledge at the address of the Purchaser as given in this Agreement. The Promoter shall obtain and keep in its Office situate at the said property for the inspection by the Purchaser, the Certificate of its Architect certifying that the Promoter has commenced the work and such certificate shall be valid and binding upon the Purchaser and the Purchaser agrees not to dispute the same. If the Purchaser makes any delay or defaults in making payment of any of the



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installments referred hereinabove then the Promoter shall be entitled to charge for over due period interest at the rate of 18% per annum on all such overdue installments. It is further agreed that on the Purchaser committing default in payment on the due dates all or any of the installments and/or other amounts referred herein and payable under this Agreement or if the Purchaser commits breach of any of the terms and conditions contained herein and to be observed and performed by the Purchaser then and in that case without prejudice to their other rights under this Agreement and under the law the Promoter shall be entitled at Promoter's sole discretion an option to terminate this Agreement PROVIDED AND ALWAYS ~~the~~ ^{Power to terminate herein contained shall be exercised by the} Promoter after giving to the Purchaser 15 days period 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 intent to terminate the Agreement and if the Purchaser continues the default in remedying such breaches as mentioned in the said notice then upon expiry of the notice period for the breaches committed by the Purchaser this Agreement shall stand terminated without any further notice. It is further agreed that upon termination of this Agreement as provided herein, the Promoter shall after deducting as compensation an amount equal to 25% 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



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PROMOTER *[Signature]*

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Agreement, pending refund of the amount as aforesaid, the Promoter shall be at liberty to dispose off and sell the said premises to any third party at such price and on such terms and conditions as the Promoter may desire and think fit in Promoter's sole discretion without being requiring to obtain any consent from the Purchaser.

5. PURCHASER'S AGREEMENT TO PAY FURTHER AMOUNTS:

The Purchaser agrees to pay to the Promoter in addition to the consideration provided hereinabove, the following amounts:

a) The Purchaser shall on or before delivery of the possession of the said premises, keep deposited with the Promoter:

i)	Rs. <u>350</u> /-
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(Rupees Three hundred Fifty Only Only) towards Entrance Fee and share money for membership of the Co-operative Society to be formed.

ii) Rs. 3000 /-

(Rupees Three Thousand Only) towards _____

Rs. 2500 /-

(Rupees Two Thousand Five Hundred Only)

b) Commencing a week after notice in writing is given by the Promoter to the Purchaser that the said premises is ready for use and occupation and thereafter on 5th of

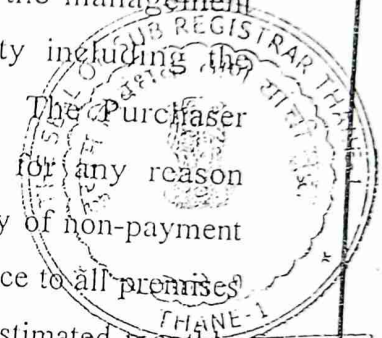
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PROMOTER

PURCHASER/S

every month, the Purchaser shall pay to the Promoter the Purchaser's proportionate share of outgoings as may be estimated by the Promoter at its sole discretion towards local taxes, cess, duty or such other levies by the TMC and/or the Government, water charges, insurances premium, contribution towards common repairs to the building in its common area, access Road, salaries of clerks, bill collector, chowkidars, sweepers, electricity charges for its consumptions in common area and for common benefit and all other expenses necessary and incidental to the management and maintenance of the said property including the buildings and the amenities therein. The Purchaser shall not withhold the said payment for any reason whatsoever. In order to avoid possibility of non-payment of said expenses and resultant inconvenience to all premises purchasers, the Purchaser shall pay such estimated monthly installment for 18 months in advance at the time of taking possession of the said premises.

- c) The Purchaser shall further pay such amount as the Promoter in its sole discretion may decide towards his proportionate contribution for maintenance of common amenities.
- d) The amount so paid by the Purchaser to the Promoter under (a), (b) and (c) shall not carry any interest and remain with the Promoter till a conveyance is executed in favour of Society. On such conveyance being



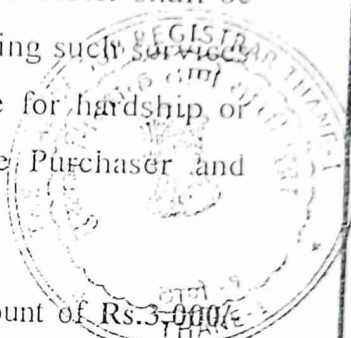
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PROMOTER

PURCHASERS

executed in favour of the Society after deducting there from all the expenses including those mentioned in sub-clause (a), (b) and (c) above, the surplus - if any, shall be handed over, without interest, by the Promoter to the Society be any deficit amount 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 in contributing their respective share towards aforesaid expenses, then and in that case, the Promoter 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.



e) The Purchaser shall further pay an amount of Rs. 3,000/- (Rupees Three Thousand Only) towards agreed legal charges and out of pocket expenses for this Agreement.

f) The Purchaser shall further pay an amount of Rs. 1,06,400/- (Rupees One Lakh Six Thousand Four Hundred Only) in/ to aggregate as and when the same is demanded by the Promoter, but essentially before demanding possession of the said premises as his contribution towards expenses to be incurred by the Promoter to meet various

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h) The Purchaser further shall pay to the Promoter interest at 18% p.a. on all the amounts which may remained overdue and payable by the Purchaser to the Promoter under the terms of this Agreement.

6. COMMON AMENITIES AND FACILITIES:

The Promoter shall provide the amenities and facilities in the said premises as per annexure 'G' annexed hereto without charging any additional consideration therefore.

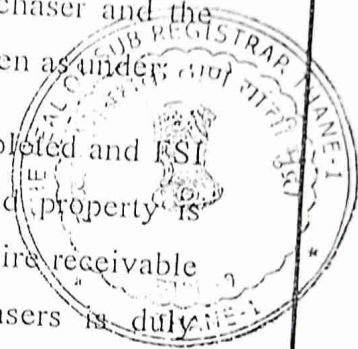
7. FORMATION OF THE SOCIETY:

The Promoter has disclosed to the Purchaser and the Purchaser has irrevocably agreed and undertaken as under:

a) that until the entire development is completed and FSI available and TDR loadable on the said property is duly utilized by the Promoter and the entire receivable by the Promoter from all Flat Purchasers is duly received by the Promoter and all the obligations required to be carried out by the Purchaser herein and the other Purchasers of premises in the Buildings to be constructed in the said property are fulfilled by them the Promoter shall not be bound and shall not be called upon or required by the Purchaser to form the Society of the Purchasers and the Purchaser agrees and irrevocably consents not to make any such demand or raise any dispute or objection in that behalf.

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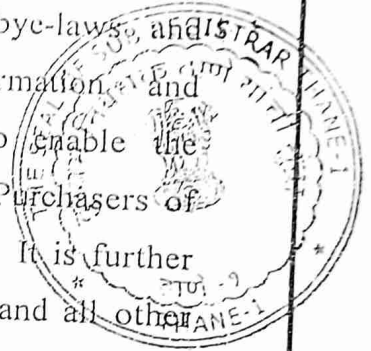
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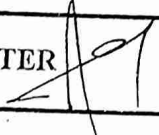
PURCHASER/S

- b) Pending formation of the Society, the Promoter may call upon the Purchaser and other Purchasers in the buildings, to take charge of maintenance of the said building. In such an eventuality it shall be obligatory and binding upon the Purchaser to co-operate in independently maintaining such building and contributing towards maintenance and payment of proportionate property tax of the particular building.
- c) The Purchaser along with the other Purchasers of premises in the said building shall join in forming and registering a Co-operative Housing Society, and for that purpose shall sign and execute from time to time all applications, forms, declarations, bye-laws, and other documents necessary for formation and Registration of such Society so as to enable the Promoter to register the Society of the Purchasers of Flats and premises in the said property. It is further specifically agreed that if the Purchaser and all other Purchasers in the said Building do not extend their full co-operation in registering the Society as aforesaid, then and in that case, the Promoter shall stand absolved from its obligation to register the Society.
- d) The said Building shall always be known as "PARSHWANATH GALAXY" or such other name as the Promoter at his sole discretion may assign to said building.



The Purchaser and other purchasers and the
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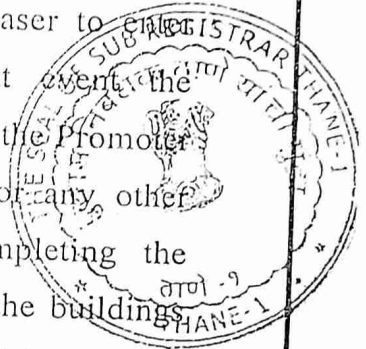
PROMOTER  21 PURCHASERS

society shall have no right to change the name of the said building and the said name shall always be included while registering the Society.

8. AGREEMENT / COVENANTS AND UNDERTAKING BY THE PURCHASER:


The Purchaser hereby expressly agrees and covenants with the Promoter that:

- a) 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 the Promoter granting Licence to the Purchaser to enter upon the said Flat then and in that event the Purchaser shall not raise any objection to the Promoter on the ground of nuisance, annoyance of any other ground or reason whatsoever, for completing the construction of the remaining Floor/s or the buildings in the said property. The Promoter 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.
- b) The Purchaser is aware that the Promoter proposes to allot for consideration, the stilt portion and open space as earmarked ~~parking.~~ The Purchaser hereby gives his irrevocable consent for such sale and it shall not be



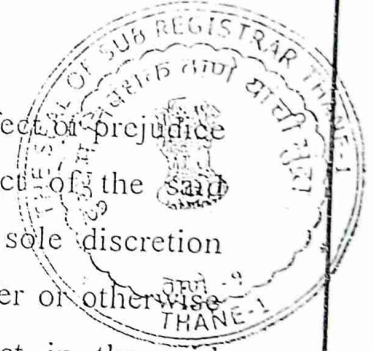
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PROMOTER  22 PURCHASER/S

open for the Purchaser to raise any objection by himself or by and/or through the Society as and when formed for such allotment.

- c) The terrace space 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 Promoter or the said Society as the case may be.
- d) Provided that it does not in any way affect or prejudice the rights of the Purchaser in respect of the said premises, the Promoter at Promoter's sole discretion shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property.
- e) Save and except the said 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 Promoter until the whole of



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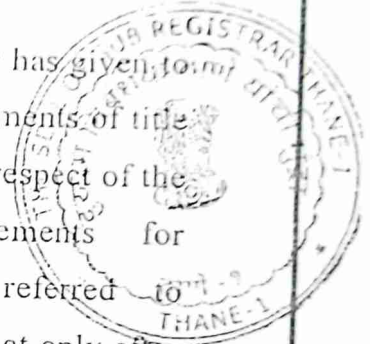
PROMOTER

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PURCHASER/S

the property is transferred to the Society / Apex Society as the case may be subject to the rights of the Promoter as contained in this Agreement.

- f) The Promoter has obtained a Certificates of Title of the said Property, copy whereof is annexed hereto and marked as Annexure 'E'. The Purchaser has accepted the said Title Certificates and the Purchaser agrees not to raise any requisitions on or objections to the title of the said Promoter and/or an authority of the Promoter to Develop the Said Property.
- g) The Purchaser confirms that the Promoter has given to him free and complete inspection of documents of title and approvals from various authorities in respect of the said property including the Agreements for Development and other documents referred to hereinabove and the Purchaser confirms that only after inspecting the aforesaid document and all other approvals and being satisfied in respect thereof, the Purchaser has entered into this Agreement.
- h) While accepting the possession of the said premises from the Promoter, the Purchaser shall get himself satisfied about the quality of work and providing of amenities etc., and after the Purchaser taking possession of the said premises, the Purchaser shall have no claim against the Promoter as regards the



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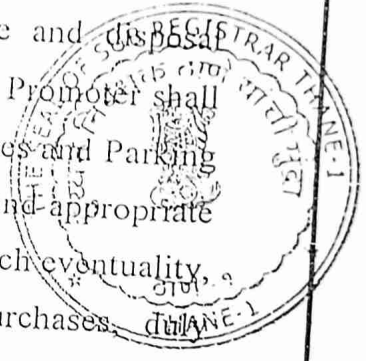
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PROMOTER

PURCHASER/S

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 whatsoever.

i) In the event of Society being formed and registered before the sale and disposal by the Promoter 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 Promoter in respect of all matters concerning the said building/s and Said Property. The Promoter shall have absolute authority and control as regards the unsold Flats and the sale and disposal thereof. Under such circumstances, the Promoter shall have undisputed right to sale the premises and Parking Space to any third party and to receive and appropriate the consideration thereof for them. In such eventuality, on receipt of application by such purchasers 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 donation or like amount thereof.



Page No. - 9
Premium 40000/-
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j) The Stamp Duty and Registration Charges payable on this Agreement and all incidental expenses there for shall be borne and paid by the Purchaser alone.

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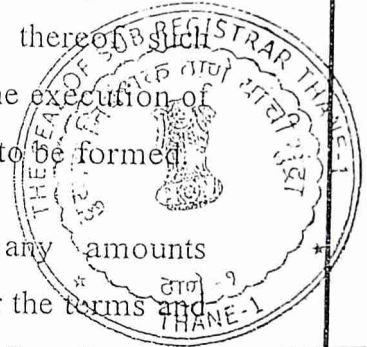
PROMOTER *[Signature]* 25 PURCHASER/S

k) The Stamp Duty and Registration charges and expenses of and concerning the execution and registration of the Conveyance to be executed shall be borne and paid by the Purchaser along with other Purchasers of flats and premises in the said property, in proportion of their respective holdings as and when demanded by the Promoter or the Society as the case may be.

l) 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 Society to be formed.

m) The Promoter 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.

n) All notices to be served on the Purchaser as contemplated under this Agreement shall be deemed to have been duly served if posted to the Purchaser under Certificate of Posting or through Courier Services with due acknowledgement at the address given by the Purchaser and as recorded in title of this Agreement or



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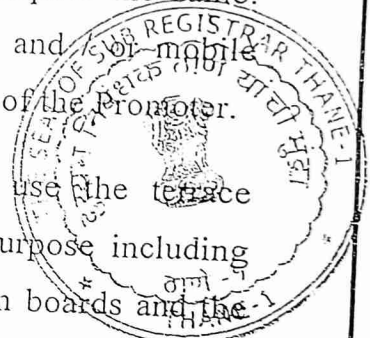
PROMOTER

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PURCHASER/S

at the address notified in writing by the Purchaser to the Promoter after execution of this Agreement.

- o) It is expressly agreed that the Promoter or his Agent shall be entitled to put a hoarding and / or mobile receiving Antenna on the said building 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 Promoter 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. Income derived from such hoarding and / or mobile receiving antenna shall be the income of the Promoter.
- p) The Promoter shall be entitled to use the terrace including the parapet wall for any purpose including 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 grounds of inconvenience or any other ground whatsoever from the Promoter.
- q) Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by



grounds of 28/1/2020
28/1/2020

Handwritten signature of the Promoter: 28/1/2020

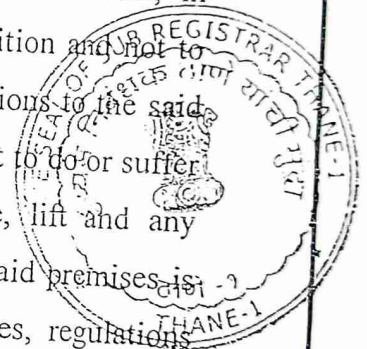
PROMOTER

PURCHASER/S

the Promoter shall not be construed as a waiver on part of the Promoter 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 Promoter.

r) The Purchaser for himself and all persons claiming through the Purchaser with the intention to bring all persons into whosoever hands the premises may come, both hereby covenant with the Promoter as follows :-

r-i) From the date of possession of the said premises to maintain the premises at Purchaser's own cost, in good and tenantable repairs and condition and not to make any changes alterations or additions to the said premises or any portion thereof and not to do or suffer to be done anything 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 bye-laws of the TMC or any other Competent authorities concerned. 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 all those who are affected by the act and / or omission by the Purchaser and/or to the TMC and/or the Authorities concerned.



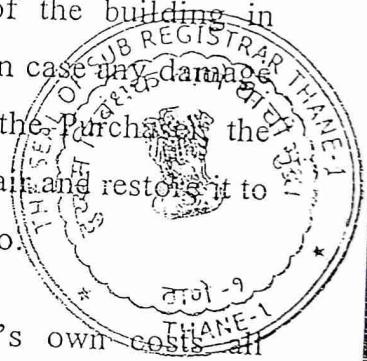
20/06/2020
30/06/20

Handwritten signatures in Marathi script.

PROMOTER

PURCHASER/S

- r-ii) Not to change the user of the said premises for which it is being sold.
- r-iii) Not to store in the said premises any goods which are hazardous, combustible or of dangerous nature or are so heavy so as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objectionable by the TMC or other authorities.
- r-iv) Not to carry or cause to be carried heavy packages to upper floor which may damage or is likely to damage any part of the building in which the Flat is situated and in case any damage is caused on any account by the Purchaser the Purchaser shall be liable to repair and restore it to its original position prior thereto.
- r-v) Shall carry out at Purchaser's 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.
- r-vi) Shall not do or suffer to be done anything in or to the building or said premises which may be in breach of the rules, regulations and bye-laws of

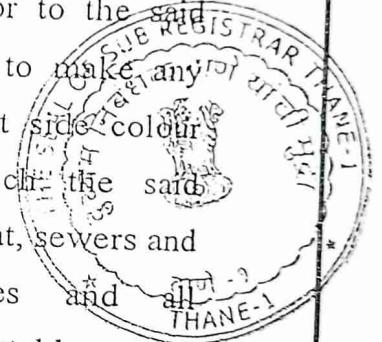


<p>दस्तावेज क्रमांक ५०६/२०१०</p>
<p>३१/१०</p>

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the TMC and/or other authorities and the bye-laws of the Society. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be taken as in breach and shall also be responsible and liable for the consequences thereof to the concerned authority, as also to the other Purchasers if they get affected thereby.

r-vii) Not to demolish or cause to be demolished the said premises or any part thereof and not at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof nor to make any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and keep the Flat, sewers and drainage in the said premises and all appurtenances thereto in good tenantable repairs and condition so as to support, shelter and protect the other parts of the building.



r-viii) Shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC parts or other structural members in the said premises.

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दस्त क्रमांक ५०६२९०
३२/३०

r-ix) Not to do or permit to be done any act or thing which may render void or voidable any insurance

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PROMOTER

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PURCHASERS

of the said property and the Building or any part thereof or whereby any increased premium shall become payable.

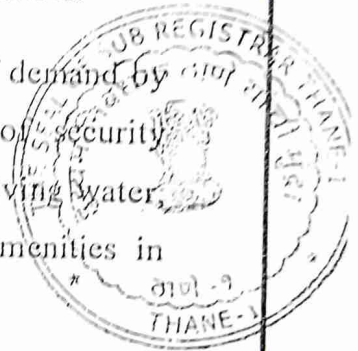
r-x) No to throw dirt, rubbish, rages, garbage or other refuse or permit the same to be thrown from the said premises in the open space surrounding the building or any part thereof or in the building common areas, install flower pots in balcony or windows.

r-xi) The Purchaser further shall not install Flower bed in balcony or windows of the said premises.

r-xii) Pay to the Promoter within 7 days of demand by the Promoter proportionate share of security deposit demanded by authority for giving water, electricity or any other service or amenities in connection with the said premises.

r-xiii) To bear and pay increase in local taxes, water charges, insurance, levy, cess duty, etc., which are imposed by the TMC and / or Government and / or other public authority, on account of any action / inaction by the Purchaser or otherwise as is applicable from time to time.

r-xiv) Shall not let, sub-let, transfer, assign or part with Purchasers' interest or benefit under this Agreement or part with the possession of the said



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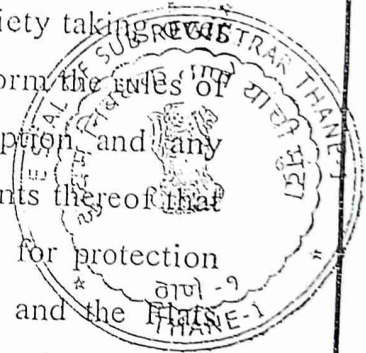
PROMOTER

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PURCHASER/S

premises until all the dues payable by the Purchaser to the Promoter 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 after the Purchaser has obtained in writing the specific No Objection from the Promoter for such transfer and sale etc.

r-xv) Shall observe and perform all the rules and regulations that are communicated by the Promoter from time to time till the Promoter are in management and upon the Society taking over the management, to observe and perform the rules of the Society adopted at its inception and any additions, alterations or amendments thereof that may be made from time to time, for protection and maintenance of the building and the flats therein and to observe and perform the Building Rules, Regulations and Bye-laws for the time being of the TMC and of the Government in force.



for the time दस्तावेज - 9
दस्तावेज क्रमांक 10/1-9
36/1/80

r-xvi) Shall observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises and pay and contribute regularly and punctually towards the outgoings in accordance with the terms of this Agreement.

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PROMOTER

Handwritten signature of the Promoter.

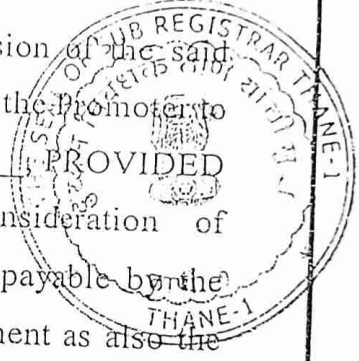
PURCHASER/S

r-xvii)Till Conveyance is executed the Purchaser shall permit the Promoter and all persons authorised by the Promoter at all reasonable times, to enter into and upon the said premises and building or any part thereof to view and examine the state and condition thereof.

r-xviii)Shall not demand partition of Purchaser's interest in the said building and/or said property, Purchaser's interest in the said property being impartible.

9. DATE OF POSSESSION:

It is expressly agreed that the possession of the said Flat will be endeavored to be handed over by the Promoter to the Purchaser by March - 2010 PROVIDED the Promoter has received full purchase consideration of the said premises and all other amounts payable by the Purchaser to the Promoter under this Agreement as also the Promoter has received all such amounts from other Purchasers strictly as per time schedule and provided the construction by the Promoter is 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, rule or notification of the Government and / or other public body and / or Competent Authority and / or any individual resulting in

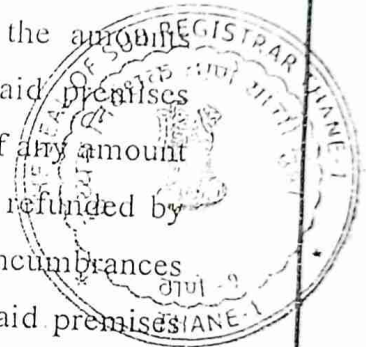


दस्तावेज क्रमांक १०२/१३०९०
३५/२०
२५/१२/०१/१६/०९

PROMOTER

PURCHASER/S

stopping or disturbing the construction schedule of the Promoter and there is no delay in issue of Occupation Certificate by TMC and / or Planning Authority and there are no circumstances beyond the control of the Promoter. Non payment of consideration and of dues by the Purchaser and other Purchasers of premises in the Building strictly as per time schedule stipulated in their respective Agreements shall be construed as one of the circumstances, beyond the control of the Promoter. Subject to above, if the Promoter for any other reasons is unable to give possession of the said premises by the date stipulated hereinabove then the Promoter agrees that the Promoter shall be liable on demand by the Purchaser to refund to the Purchaser the amount already received by them in respect of the said premises without interest as also without any deduction of any amount there from. Till the entire amount as stated is refunded by the Promoter to the Purchaser, subject to prior encumbrances if any, such amount shall have charge on the said premises only, 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 Promoter shall be entitled to deal with or dispose off the said premises to any person or party as the Promoter may desire at their absolute discretion.



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दस्त क्रमांक 306/2090
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PROMOTER

PURCHASERS/S

10. PROMOTER TO CONVEY:

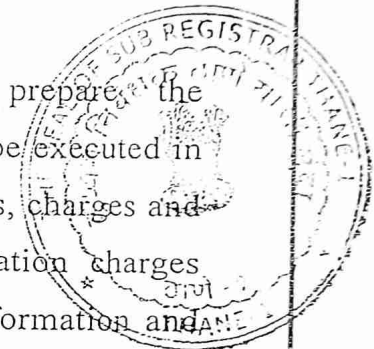
a) Subject to terms of this Agreement being fulfilled, the Promoter shall execute the Conveyance in respect of the said property or and all costs, charges, expenses by way of Stamp Duty and Registration Fee and all other expenses whatsoever required to be incurred shall be borne and paid by the Purchaser alone along with other Purchasers of premises on pro-rata basis. The contribution as demanded by the Promoter for such expenses shall be binding upon the Purchaser and the Purchaser shall not object to or oppose or dispute the same in any manner whatsoever.

b) Advocate of the Promoter 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 Society, the preparation and execution of the Conveyance or other documents shall be borne and paid by the Purchaser and all the Purchasers in the said property in proportion to the area of their respective premises. If any of the Purchasers commit default in such payment, the Promoter shall not be liable or responsible for resultant delay in execution of the Conveyance.

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PROMOTER

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PURCHASER/S

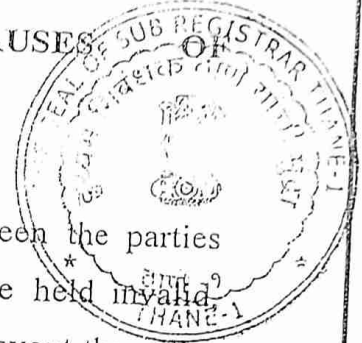
11. MEANING OF WORDS IN THE AGREEMENT:

In this Agreement unless context otherwise implies:

- a) The expression defined herein shall have the respective meaning assigned to them.
- b) The singular wherever used shall include plural and vice-versa.
- c) The masculine / neutral gender used herein shall include male / feminine and / or neutral gender as the case may be wherever applicable.

12. SEVERABILITY OF CLAUSES OF AGREEMENT:

It is specifically agreed by and between the parties hereto that if any provision hereof shall be held invalid, illegal or unenforceable in law, then, in that event the entire Agreement shall not be treated void-ab-initio and, in such case, such of the other clause or clauses or part of the clause or clauses or part of this Agreement shall be severed from such invalid, illegal and unenforceable Agreement and the Agreement to the extent it is valid shall remain in force and effect.



टलन-१
दस्त क्रमांक ५०६/२०१०
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PROMOTER

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PURCHASER/S

13. **APPLICABILITY OF MOFA:**

This Agreement shall always be subject to the provisions contained in the MOFA and Maharashtra Ownership Flats Rules, 1963 and any other provisions of law applicable thereto.

14. **MISCELLNEOUS:**

- a) The titles of the clauses are for ease of reference only and shall not control or affect the meaning or construction or scope of any provision hereof.
- b) Print and electronic media advertisement, the Brochure, layout display plan, model of project, perspective and such other sale promotional and publicity literature shall be informative in its nature and subject to change from time to time without notice and shall not constitute part of this contract and shall not be enforceable against the Promoter.



FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground being Non - Agricultural land adm. 3820 Sq. Mtrs., bearing Survey No.47, Hissa No.4 situated, lying and being at Village Vadavali, Thane, Taluka and District Thane and now within the limits of Thane Municipal Corporation.

दस्ता क्रमांक ५०६/२०००
३९/६०

Handwritten signatures and initials, including 'श्री. म. म. म.' and 'श्री. शिवाजी म. म.'.

PROMOTER

37

PURCHASER/S

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT premises being Flat adm. ₹30 Sq. Ft.,
 Carpet equivalent to 67.84 Sq. Mtrs., or thereabout bearing
 Flat No. 1201 on 12th Floor of the building under
 construction in Housing Complex to be known as
 "PARSHWANATH GALAXY".



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

SIGNED AND DELIVERED By the }
 within named the "PROMOTER" }
 M/S. MAHARASHTRA ENTERPRISES, }
 A Partnership Firm - }
 Through its Authorised Partner }
 _____ }
 in the presence of }
 1. }
 2. } *Arundhati Jain*



1. }
 2. } *Arundhati* *Arundhati Jain*



SIGNED AND DELIVERED By the }
 within named the "PURCHASER/S" }
Mr. Gbhisulal Babulal Jain }
Mrs. Sushila Gbhisulal Jain }
 in the presence of }
 1. }
 2. } *Arundhati* *शुशिला जैन*



दस्तावेज-9
रस्ते क्रमांक 406/38/200D
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RECEIPT

RECEIVED of and from the withinnamed Purchaser/s, a
sum of Rs. 1206000 /- (Rupees Twelve Lakh
Six Thousand Only)
by Cheque No. _____ dated _____ drawn on _____

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

WE SAY RECEIVED
Rs. 1206000 /-

For M/s. MAHARASHTRA ENTERPRISES,

Anand M. Jadhav
PARTNER
PROMOTER

WITNESSES :-

1.

2. *Sawant*



CO. NO:	DT	Amt	Bank
820184	9/1/18	100000/-	State Bank of Bikaner
811883	4/1/18	200000/-	& Jaipur
811884	5/1/18	215111/-	_____
811865	17/2/18	100000/-	_____
811887	25/5/18	50000/-	_____
811890	17/9/18	100000/-	_____
872212	4/11/18	100000/-	_____
872213	6/12/18	100000/-	_____
872214	1/6/19	100000/-	_____
872217	14/11/10	140889/-	_____

टनन-१
दस्त क्रमांक ५०२ / २०१०
२१ / १०

ANNEXURE - A

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव दखली
 गावुका 6101

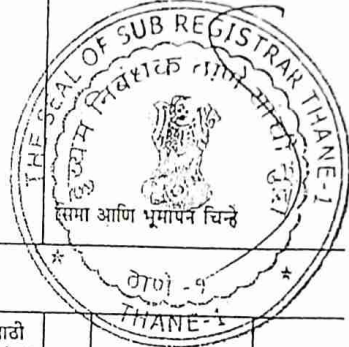
जु. स. ()

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पध्दती	भोगवट्यापारचे गांव
ज. स. 80	8		(928) (683) (3E10)
शेतीचे स्थानिक नांव	(451)		वगवान विष्णु 4691
लागवडी योग्य क्षेत्र	हेक्टर	आर	(BEO)
	0.35-2		
एकूण	0.35-2		
पो. ख. (लागवडी योग्य नसलेले)	002.0		
वर्ग (अ)			
वर्ग (ब)			
एकूण	002.0		
आकारणी	2	29	
जुडी किंवा विशेष आकारणी			

कुळाचे गांव

इतर अधिकार

(360) (605)
(605) (360)



गांव नमुना बारा (पिकांची नोंद घेई)

वर्ग	हंगाम	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		वर्ग		
		मिथ्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र						खरब	क्षेत्र			
		मिथ्रणाचा संकेत क्रमांक	पत सिंचित	अपत सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नांव	पत सिंचित	अपत सिंचित					
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५			
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.			

2009
2008

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0.35-2

अस्मिल बरतुक्रम खरी नक्कात दिली आहे.

तारीख 12/4/06

टॉर्न-१
दस्त क्रमांक ५०५/२०१०
२२/६०

तलाठी-अ.वळे
तलाठी

ANNEXURE - B

क्र. युएलसी/टिए/एटीपी/कलम-२०/एस.आर.-१३७५
अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे.
दि. : ११/०२/२००४.

वति,
श्री. भगवान विष्णु मढवी,
कासारवडवली,
ता.जि. ठाणे.

विषय :- ना.ज.क.धा. अधिनियम १९७६
अंतर्गत मंजूर कलम २०(१) नुसार भूखंड विकास
योजने नुसार ...
जमिनधारक-श्री. भगवान विष्णु मढवी.
मौजे - कासारवडवली, ता.जि. ठाणे.
स.नं.- ३७/४ व ५
क्षेत्र - ४०१०.०० चौ.मि.

संदर्भ :- १. या कार्यालयाचे योजना आदेश क्र.युएलसी/टिए/
डब्ल्यु.एस.एच.एस.२०/एस.आर.-१३७५
दि. २७/१/२००४.
२. आपला दि. ३०/१/२००४ रोजीचा अर्ज.

महोदय,

संदर्भित पत्रान्वये विषयांक्रित स.क्र. ४७/४ व ५ मधील क्षेत्रावर मंजूर करण्यांत आलेल्या
मौजे- कासारवडवली, एस.आर.-१३७५ मधील भूखंड एकत्रिकरण करण्यास मंजूरितेलेली परवानगी
शासन परिपत्रक क्र.नाजक-१० (२०००)प्र.क्र.२६ /नाजकधा-१ दिनांक २४/४/२००० व शासन
परिपत्रक क्र. नाजक-१०२१/प्र.क्र.१२८ (२००१)/नाजकधा-३, दिनांक १९/९/२००१ नुसार अर्जांक-१
अटीवर देण्यांत येत आहे.

१. भूखंड क्र. ए-१ ते १०, बी-१ ते ४ व सी-१ व २ एकत्रित करून १०० चौ.मि.
चे भूखंडावर सदनिकांचे बांधकाम ८०चौ.मि.पेक्षा जास्त बांधकाम असता कामा नये.
२. सदनिकांची विक्री महाराष्ट्र ओनरशिप प्लॅट अॅक्ट मधील तरतुदीनुसार व्हावी.
३. योजनेतील बांधकाम प्रगती अहवाल वेळोवेळी या कार्यालयास सादर करावा.
४. ठाणे म.न.पा. ने एकत्रित मंजूर केलेल्या नकाशाची प्रत या कार्यालयास सादर
करावी.
५. भूखंड एन्व्हेक्करणाचा उपयोग निवासी प्रयोजनासाठीच करणेत यावा.
६. विकास योजनेतील आरक्षणाखालील क्षेत्र हे ठाणे महानगरपालिकेस
करणे बंधनकारक आहे.

सोबत:- रक्यांकन नकाशा.



टक्का-१
दस्त क्रमांक ५०६/२०१०
हस्तांतरित ३३/९०



अपर जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे.
TRUE COPY

Handwritten signature.

ANNEXURE - C

VADAVALI 17503

क. महसुल/क-१/टे.१/एनएपी/एसआर-११२/२००५

जिल्हाधिकारी कार्यालय ठाणे

दिनांक 12.1 FEB 2006

वाचते :-

- १) श्री. भगवान विष्णू मढवी यांचे कुळमुखत्यारी श्री. पुरुषोत्तम व्ही पाटील व इतर रा. कासारवडवली ता.जि.ठाणे यांचा दि. १८/७/२००५ रोजीचा अर्ज.
- २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र.जमिनबाव/२/वशी-१००/०५ दि.३०/९/२००५
- ३) अपर जिल्हाधिकारी व सहाय्य प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश १) क्र.युएलसी/टीए/डब्ल्यूएसएचएस-२०/१३७५ दि.२७/१/२००४ २) क्र. युएलसी/टीए/एटीपी/कलम-२०/एसआर-१३७५ दि.११/२/२००४ व दि.१०/१२/२००४ ३) क्र. युएलसी/टीए/एटीपी/कलम-२०/एसआर-१३७५ दि.२२/११/२००५
- ४) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/एसआर-३३७ दिनांक १४/९/२००५
- ५) ठाणे महानगरपालिका ठाणे यांचे कडील वांधकाम परवानगी क्र.व्ही.पी.नं./२००४/५६/टीएमसी/ टीडीडी/११३६ दि.११/७/२००५
- ६) उप विभागीय अधिकारी, ठाणे यांचे कडील आदेश क्र. टीडी/६/कुच/विप/एसआर-५०/०३ दि.२९/११/२००३ व क्र. टीडी/६/कुच/विप/एसआर-२०७/०३ दि.२२/७/२००४
- ७) दि. २२/७/२००५ रोजीच्या दैनिक ' महाराष्ट्र दिनमान ' च्या अंकातील जाहिरनामा अर्जदार यांनी सादर केलेले दि. १७/८/२००५ व दिनांक २९/११/२००५ रोजीची हमीपत्रे

आदेश :-

ज्या अर्थी श्री. भगवान विष्णू मढवी यांचे कुळमुखत्यारी श्री. पुरुषोत्तम व्ही पाटील व इतर रा. कासारवडवली ता.जि.ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मोजे वडवली येथील स.नं.४७/४,४७/५ मधील आपल्या मालकीच्या जमीनीतील क्षेत्र ४०१०-०० चौ.मी. एवढ्या जागेचा रहिवास या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे. आणि ज्या अर्थी दि.२२/७/२००५ रोजी अर्जदार यांनी दैनिक ' महाराष्ट्र दिनमान ' या वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही

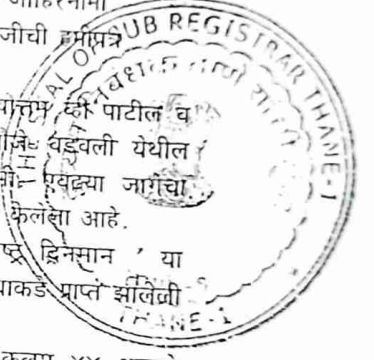
त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, श्री. भगवान विष्णू मढवी रा. वडवली रा. ठाणे ता.जि. ठाणे यांना ठाणे तालुक्यातील मोजे-वडवली येथील स.नं.४७/४,४७/५ क्षेत्र ४०१०-०० चौ.मी. एवढ्या जमीनी पैकी ३५२०-०० चौ.मी. जमीनी पैकी २७७३-९९७ चौ.मी. रहिवास व ४४९-५४३ चौ.मी. वाणिज्य या विंगर शेतकी प्रयोजनास वापर करण्या बाबत ठाणे महानगरपालिके कडील मंजूर वांधकाम नकाशानुसार पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून खालील क्षेत्रावर वांधकाम अनुज्ञेय नाही.

- १ इतर आरक्षण २७-६० चौ.मी.
२. आर जी १५ टक्के ५६८-८६ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (प्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य वांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल 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.
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. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून

२/-



सं. १
दस्ता क्रमांक ५०६/२०१०
४०/८०

अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षांच्या आंत मंजूर आराखडया 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 विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावयाची 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 आराखडयात 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 पेक्षा जास्त मजल्याचे अमू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ट्रॅटीने) ठाणे महानगरपालिका ठाणे यांची-असे बांधकामकरण्या विषयाची 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 विगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र बांधकाम 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 विगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत ठाणे तेहसिलदार या कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संबंधात दर चौ.मी. मागे ०-७९-८ रुपये दराने विगर शेतकी आकारणी दिली पाहिजे. उक्त प्रमाणदर हा दिनांक ३१/७/२००६ या हमी कालावधी पर्यंत अंमलात राहिल. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळया दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. ३०००/- (अक्षरी तीन हजार मात्र रु मात्र) चलन क्र. ७५/२००६ दिनांक ८/२/२००६ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशाबरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्राप्तीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरिचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाप्राप्ती 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 विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व विंगरशेतकी 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 अनुज्ञाप्राप्ती व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राप्ती 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 प्रसूदीविषयक जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत 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 घेण्याचे किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्राप्ती व्यक्तीकडून जमीन महसुलाची थकवाकी म्हणून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवटिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलत असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू न व्हावे असेल. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाप्राप्ती यांनी विंगरशेतकी आकारणीच्या पाचपट रक्कम रु. १६,४५०/- (अक्षरी १६ हजार चारशे पन्नास मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तहसिलदार ठाणे यांचे कडील पावती क्र. ४४३५२५५ दि. ८/२/२००६ अन्वये सरकार जमा केली आहे.

दस्त क्रमांक ५०६/२०१०
(अक्षरी ६)
तहसिलदार ठाणे
६०

२१. अनुज्ञाप्राप्ती यांनी ठाणे महानगरपालिका ठाणे यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे.

२२. अनुज्ञाप्राप्ती यांनी ठाणे महानगरपालिका ठाणे यांचे कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश
 १) क्र.युएलसी/टीए/डब्ल्यूएसएचएस-२०/१३७५ दि.२७/१/२००४अन्वये प्रश्नांकित जागे मध्ये
 नागरी कमाल जमीन धारणा कायदा १९७६ चे कलम २० अन्वये योजना मंजूर केलेली आहे.सदर
 आदेशा मध्ये नमूद केले प्रमाणे ठराविका मापाच्या सदनिका बांधणे हे परवानगीधारक यांचेवर
 बंधनकारक राहिल. त्याच प्रमाणे ज्या सदनिका शासनाकडे वर्ग करावयाच्या आहेत त्यांचा ताया
 शासनास देणे परवानगीधारक यांचेवर बंधनकारक राहिल.



प्रति,

श्री. भगवान विष्णु मढवी व इतर
 रा. वडवली, ता.जि. ठाणे

सही/-

(नंदकुमार जत्रे)
 जिल्हाधिकारी ठाणे

निर्गमित केले



टनन-१
दस्ता क्रमांक ५०५/२०१०
२० / १०

ANNEXURE - D

Certificate No. 2785

THANE MUNICIPAL CORPORATION, THANE

(Regulation No.3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

सुधारीत नकाशे

बिल्डिंग - अ - तळ (पार्ट) + स्टिल्ट (पार्ट) + पहिला मजला (पार्ट) करिता

बिल्डिंग - बी - तळ (पार्ट) + स्टिल्ट (पार्ट) + सात मजले करिता

V.P.No. 2004/56

TMC/TDD/ 141

Date 5/6/06

To,

Shri / Smt. शे. आरुती कन्सल्टन्ट्स (C/o. Shri. A.V.DESAI)

(Architect)

Shri / Smt. श्री. भगवान विष्णू मढवी.

(Owner)

श्री. पुरुषोत्तम दि. पाटील व इतर दोन

(P.O.A. Holder)

Sir



With reference to your application No. 4288 dated 03/05/2006 for Development permission / grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. A & B Village - Kasarwadavli Sector No. 6 Ward No. 1 Situated at Road / Street Ghodbunder Road S.No. 47 H. No. 4 & 5, the development permission / the commencement Certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part there of shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सी. एन. पुर्वी भूखंडाच्या दर्शनी बाजूस माहिती फलक लावून तो वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.
- ६) सी. एन. पुर्वी मोकळ्या जागेवर कर भरणा केल्याची पावती दाखल करणे आवश्यक.
- ७) सी. एन. , जोंता व ओ. सी. पुर्वी आर. सी. सी. तज्ञांकडील स्ट्रक्चरल स्टेबिलीटी प्रमाणपत्र आय. एस. कोड अन्वये दाखल करणे आवश्यक.
- ८) काम सुरु करण्यापुर्वी ड्रेनेज विभागाकडील स्टॉर्म वॉटर ड्रेनबाबत ना. ह. दा. दाखल करणे आवश्यक.
- ९) जोत्यापुर्वी प्रस्तावित भूखंडास कुपणभित्त (मोजणी नकाशानुसार) बांधणे आवश्यक.

कृ. मा. प.

- १०) स्टिल्टचा चांपर फावर्स पाविषी साधी करण्यात यावा तसेच स्टिल्ट बंदिस्त करता येणार नाही.
- ११) नियमानुसार आवश्यक त्या विकास शुल्काचा वेळोवेळी भरणा करणे आवश्यक.
- १२) भुखंडाच्या मालकीबाबत काही वाद निर्माण झाल्यास त्याची संपूर्ण जबाबदारी विकासकर्ता / मालक यांचेवर राहिल.
- १३) घोडबंदर रस्त्यामध्ये जात असलेले भुखंडाचे क्षेत्र चांपर परवाण्यापूर्वी ठा.म.पा.चे नाव केलेंला ७/१२ उतारा सादर करणे आवश्यक.
- १४) वृक्ष, पाणी, ड्रेनेज व सी. एफ. ओ. या विभागाची N.O.C. वापर परवाण्यापूर्वी दाखल करणे आवश्यक.
- १५) वापर परवाण्यापूर्वी रेन वॉटर प्लंबिंग व सौर ऊर्जेवरती पाणी गरम करण्याची यंत्रणा बसवून कार्यन्वयित करणे आवश्यक.
- १६) ओ. सी. पूर्वी आर. जी. विकरीत करावी.
- १७) सदर बांधकामास ठाणे महानगरपालिका पाणी पुरवठा करणार नाही. फक्त पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION THE APPROVED PLANS AMOUNTS TO COGNIZABLE OFFENSE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

Office No.

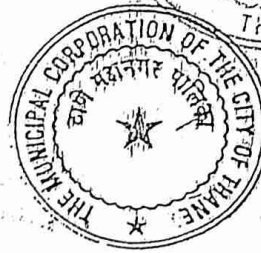
Office Stamp

Date

Issued by



Yours faithfully,



P. B. W. mel
कार्यकारी अभियंता,
(शहर विकास विभाग)
ठाणे महानगरपालिका, ठाणे.
६१४

सावधान

मजूर नकाशानुसार बांधकाम न करणे तसेच
चिकास नियंत्रण नियमावलीनुसार आवश्यक त्या
परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक शहर नगर रचना अधिनियमाचे कलम ५२
अनुसार दंड्यमान्यता आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कोट रु. ५०००/- दंड होऊ शकतो

Copy To,

1. Dy Municipal Commissioner - Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road,
Widening / reservation.

दस्तावेज क्रमांक ५०६/२०१०
०९/६०

P AREA SUMARRY (BUILD. A)

BUILT UP AREA	EXCESS BALC.	TOTAL
207.005	-	207.005
248.55	-	248.55
455.555	-	455.555

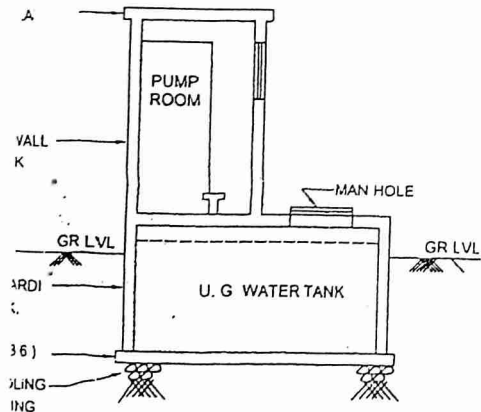
P AREA SUMARRY (BUILD. B)

BUILT UP AREA	EXCESS BALC.	TOTAL
40.97	-	40.97
360.005	7.02	367.025
360.005	7.02	367.025
360.005	7.02	367.025
360.005	7.02	367.025
360.005	7.02	367.025
360.005	7.02	367.025
360.005	7.02	367.025
360.005	7.02	367.025
2561.005	49.14	2610.145

TOTAL = BLDG. A + BLDG. B
 455.555 + 2610.152 = 3065.707

SCHEDULE OF DOOR & WINDOW

SIZE	DESCRIPTION
1 05 x 2.10	T.W FLUSH DOOR
0.90 x 2 10	T W PANELLED DOOR
0.75 x 2.10	---- WITH VENTILATOR
1 50 x 1 50	ALU. SLIDING WINDOWS
1 20 x 1.20	----- DO -----
0 60 x 0.75	ALU. LOUVERED VENTILATOR
1 20 x 1.20	R.C.C CEMENT JALI



SECTION THRU U/G WATER TANK (SCALE - 1:50)

CONTENT OF SHEET AMMANDED PLAN (1)

SITE PLAN, GROUND FL PLAN, TYP FL PLAN, PLOT AREA CALC, PARKING STATEMENT
 R.G. AREA CAL. STAIRCASE AREA CAL. AREA UNDER ROAD CAL., GR. TO 1st FL PLAN
 SECTION THROUGH U.G. TANK & COMPOUND WALL, PLOT AREA CALC
 BUILT UP AREA SUMMARY, SCHEDULED OF DOOR & WINDOW

STAMP OF APPROVAL BY T.M.C

Plans are approved Subject to conditions prescribed in Permit No. VP. 2004/156 TMC/T.D. D.P./TPS/115. Dated: 5/11/06
 Deputy Engineer (TDD) Executive Engineer (T.D.D.)
 Thane Municipal Corporation of The City of Thane.



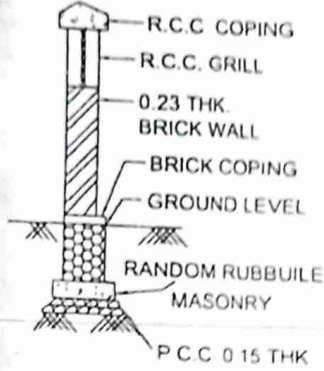
सावधान
 मंजूर नकाशानुसार बांधकाम व कारणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या व घेता बांधकाम थापर करणे, महानगर प्रादेशिक व नगर रचना अधिनियमाचे कलम 22 अनुसार देखलावाच गुन्हा आहे. त्यासाठी जास्तीत जास्त 3 वर्षे कालावधीत 4000/- रकम होऊ शकते.

PROFROMA-1

A	AREA STATEMENT	SQ.MT.
1	AREA OF THE PLOT (AS PER P.R. CARD)	3820.00
2	DEDUCTION FOR	
a	ROAD SET BACK AREA	
b	ANY RESERVATION (D.P. RESERVATION)	27.60
d	TOTAL (A+B+C)	27.60
3	BALANCE AREA OF PLOT (MINUS 2)	3792.40
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE) 15%	568.86
5	NET AREA OF THE PLOT (3 MINUS 4)	3223.54
6	ADDITIONS FOR FLOOR SPACE INDEX	
2 (a)	100%	27.60
2 (b)	100%	
7	TOTAL AREA (5 + 6)	3251.14
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED) TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE	
10	PERMISSIBLE FLOOR AREA (7X8) + 9 ABOVE	3251.14
11	EXISTING FLOOR AREA	
12	PROPOSED AREA . COMM.	455.555
	PROPOSED AREA RESI.	2561.005
	TOTAL	3016.56
13	EXCESS BALCONY AREA TAKEN IN FLOOR	49.14
	SPACE INDEX (AS PER B (III) (BELOW))	
14	TOTAL BUILT-UP AREA PROPOSED (12 + 13)	3065.70
15	BALANCE BUILT-UP AREA	185.44
B	BALCONY AREA STATEMENT	
i)	PERMISSIBLE BALCONY AREA PER FLOOR	REFER
ii)	PROPOSED BALCONY AREA PER FLOOR	BALCONY
iii)	EXCESS BALCONY PER FLOOR	AREA
iv)	TOTAL EXCESS BALCONY AREA PER FOR ALL FLOOR	STATEMENT
C	TENAMENT STATEMENT	
i)	PROPOSED AREA (ITEM A-12 ABOVE)	3016.56
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	455.555
iii)	AREA AVAILABLE FOR TENEMENT ((I) MINUS (II))	2561.005
iv)	TENEMENT PERMISSIBLE (DENSITY OF TENAMENT/HECTARE) 250/H	64
v)	TENEMENT PROPOSED	42.00

Handwritten notes and stamps: 'तकत 9', '40/60', and a stamp with '40/60' and '42.00'.

(SCALE - 1:50)



**SECTION THRU
COMPOUND WALL**
(SCALE - 1:50)

SN	DESCRIPTION	DATE	SIGNATURE
	AMMANDED PLAN-03	28 / 09 / 05	

CERTIFICATE OF AREA

THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY
/11/03 AND THE DIMENSIONS OF SIDES, ETC. OF
TED ON PLAN ARE AS MEASURED ON SITE AND THE AREA
ED OF TALLIES WITH THE AREA STATED IN DOCUMENTS

[Signature]
SIGNATURE OF LICENSED ARCHITECT

GENERAL NOTES :-

- DIMENSIONS ARE IN METRIC.
- EXTERNAL WALL 0.23 THK. & INTERNAL WALL 0.15 THK.
- BOUNDARY OF PLOT AS PER CITY SURVEY SHOWN IN THICK BLACK
- BOUNDARY OF PLOT AS PER PHYSICAL SHOWN IN BROWN
- PROPOSED WORK SHOWN IN RED FILLED.
- WATER/SEWERAGE LINE SHOWN IN RED DOTTED
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN
DASH HATCHED
- EXISTING ROAD LINE (D.P) SHOWN IN GREEN
- THIS DRAWING IS DRAWN AS PER OWNERS SUGGESTION
AS APPROVED BY MUNICIPAL CORPORATION

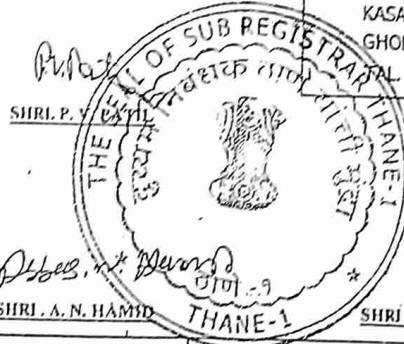
	(SHOP ETC.)	455.555
iii)	AREA AVAILABLE FOR TENEMENT ((I) MINUS (II))	2561.005
iv)	TENEMENT PERMISSIBLE	
	(DENSITY OF TENEMENT/HECTARE) 250/HA	64
v)	TENEMENT PROPOSED	42.00
vi)	TENEMENT EXISTING	
	TOTAL TENEMENTS ON THE PLOT	42.00
D	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATION FOR : CAR	25 NOS
	SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS)	
ii)	COVERD GARAGES PERMISSIBLE	
iii)	COVERD GARAGES PROPOSED CAR	
	SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS)	03 NOS
iv)	TOTAL PARKING PROVIDED	28 NOS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON LAND BEARING,
S. NO. 47 H.NO.4 & 5 AT KASARVADAVALI,
GHODBUNDER ROAD, THANE 400607
FOR :- PURUSHOTTAM V. PATIL & TWO OTHERS

SIGNATURE & ADDRESS OF OWNERS

SHRI. PURUSHOTTAM . V . PATIL
& TWO OTHERS.
PURUSHOTTAM PLAZA
KASARWADVLI NAKA
GHODBUNDER ROAD
THANE - 1 & DIST :- THANE

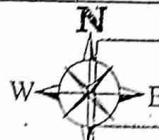


SHRI. A. N. HAMID

SHRI. SHAMPRAT D. MHATRE

NORTH LINE

SIGNATURE OF ARCHITECT



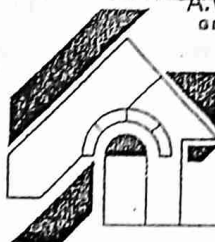
तलन-9

A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN No. : CA/91/17923

JOB NO	DRG. NO.	SCALE	DATE	DRN. BY	CHK. BY
178	BM / M / 01 AS SHOWN	1/300	28 / 09 / 05	PRIYA	RUPAL

A.V. DESAI
GD Arch A.I.A.

Tel. (off) : 2582 18 98
(Resi) : 2581 24 63
Mobile : 9821346171



akruti consultants

• ARCHITECT • INTERIOR DESIGNER
105 / A-2 WING ANAND SAVALI
NEAR LANDMARK, LOUISWADI, THANE-400601

ANNEXURE - E

DAMODAR A. PATIL
B.A., B.COM., D.C.L., LL.B.
ADVOCATE

Ref. DAE/2006/151

203, SUVRAT, Bhavani Chowk,
(Tembhi Naka), Thane(W)-400 601.
Tel (L) : 25472502
(M) : 98206 03923
Email : damodar_patil@yahoo.com

Date: 24 AUG 2006

CERTIFICATE OF TITLE

Re.: - The immovable property situated at
Village Kasarvadavali, Thane, Taluka and
District Thane, within the limits of the
Municipal Corporation of the City of Thane
and bearing following description :-

Sr. No. Survey No.

Sq. Mtrs.,

1. 47/4

(hereinafter referred to as the "SAID
LAND").

Shri Bhagwan Vishnu Madhavi
and others

- OWNERS

TO

M/s. Maharashtra Enterprises

- DEVELOPERS

TO WHOMSOEVER IT MAY CONCERN

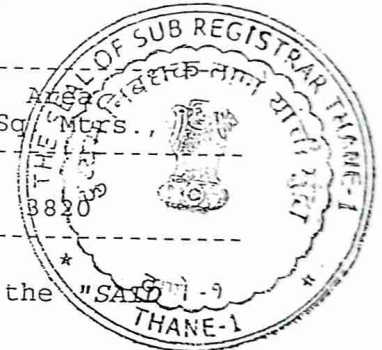
दस्त क्रमांक

408/2090

40/80

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

[Signature]



दस्तावेज क्रमांक	408/2090
40/80	

1. Previously One Shri Anant Krishnaji Bedekar, was the holder of the said land. As per provisions of Bombay Tenancy and Agricultural Lands Act, 1948 (for short "TENANCY ACT") on tiller day i.e. 1st April, 1957, one Vishnu Govind Madhavi was the Agricultural Tenants and "Deemed Purchasers" of the aforesaid property. As per the Judgements and Orders from time to time from the Agricultural Land Tribunal and Tahasildar, Thane and Revenue Authorities, said Vishnu Govind Madhavi become the Kabjedar and owner of the said land. After his death, his legal heirs i.e. the present owners herein become entitled to the said land according to Hindu Law under which the said deceased was governed at the time of his death.



3. As per the Development plan sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966, for Thane Municipal Corporation area, the said land is shown under "Residential Zone".

4. The Addl. Collector, Thane, the Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, by and under its Order dated 27th January, 2004, has granted permission under Section 20 of the Said Act for development of the said Land, subject to terms and conditions of said ULC orders;

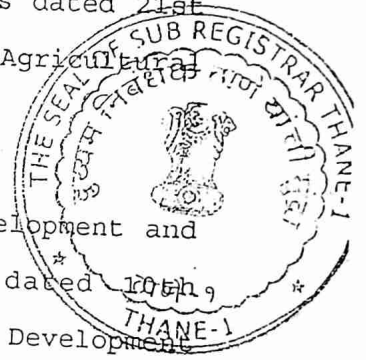
and conditions of said टनल-१
दस्त क्रमांक ५०६/२०१०
५३/६०

5. By and under its Order dated 22nd July, 2004, the Competent Authority under Tenancy Act, has granted permissions u/s. 43 of the said Act for Development of the said land.

6. The Collector of Thane, being the Competent Authority appointed under the provisions of the Maharashtra Land Revenue Code, 1966, by and under his orders dated 21st February, 2006, has granted permission for Non-Agricultural user of the said land.

7. By and under Regd. Agreement for Development and duly authenticated Power of Attorney both dated 10th November, 2003, the said Owners have granted Development Rights in respect of said land to and in favour of one Shri Abbas Noorddin Hamid and others, carrying on business as Developers under the name and style of M/s. Maharashtra Enterprises.

8. The Thane Municipal Corporation, vide its sanction and Commencement Certificate bearing No.2004/56/TMC/TDD/141 dated 5th June, 2006, has sanctioned the layout and building plans for Development of the said property (hereinafter referred to as "SAID SANCTIONED PLANS")



SHP

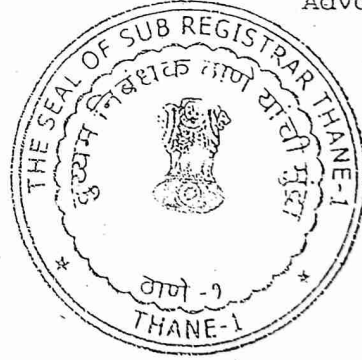
टनन-9
दस्त कमांक 504/2097
508 / 60

9. IN VIEW OF THE ABOVE, IN MY OPINION,

- a) subject to the aforesaid Agreement for Devevelopment, the title of the Owners to the said land is clear, marketable and free from encumbrances and reasonable doubts; and
- b) By and under the aforesaid Agreement for Development and Authenticated Power of Attorney, said M/s. Maharashtra Enterprises, has got subsisting rights to develop the said land as aforesaid as per the said sanctioned plans or their further amendments or modifications as may be approved and to sale the flats and premises therein to the prospective buyers.

Thane, dated on this 24th day of August, 2006.

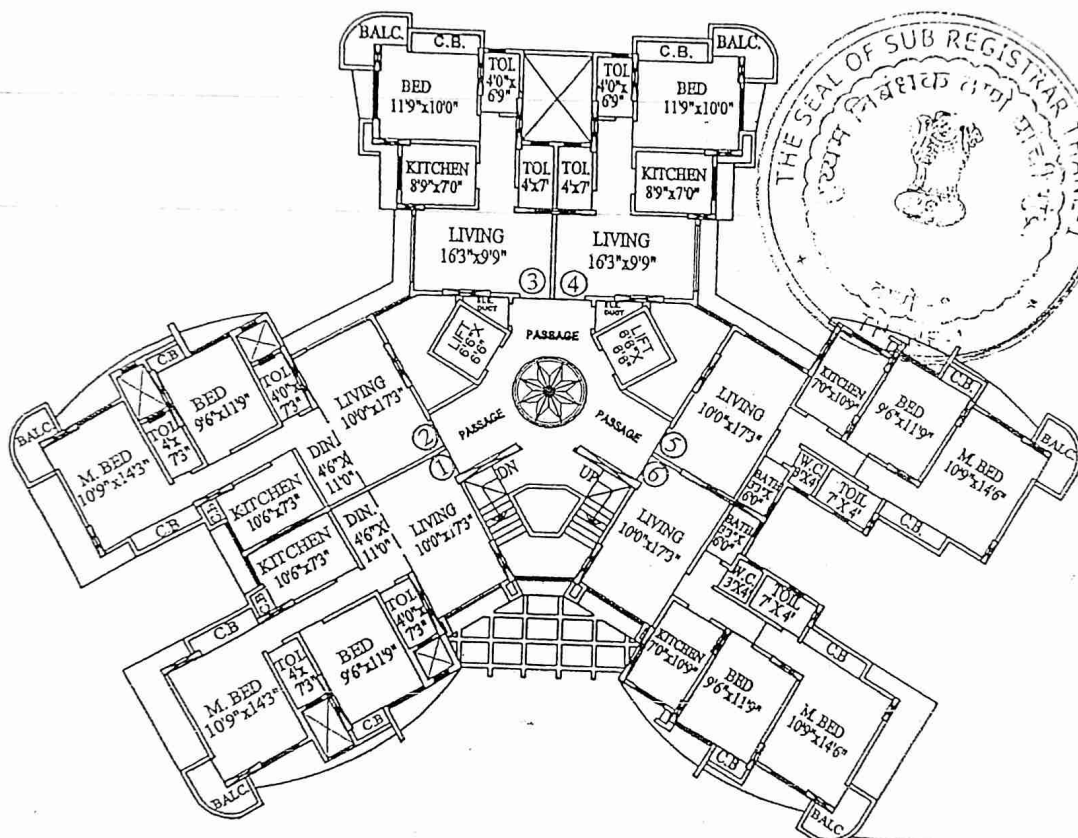
Damodar Patil
(DAMODAR PATIL)
Advocate.



ठाने-१
दस्त प्रमाणिक ५०६ / २००६
५५ / ६०

ANNEXURE - F

BOOKING PLAN PARSHWANATH GALAXY BUILDING 'B'



TYPICAL FLOOR PLAN

1st, 3rd, 5th, 7th, 9th, 11th & 13th FLOOR
SCALE = N. T. S.

टलन-9
दस्त क्रमांक 408/2090
408 20

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.No. 47H. No. 4 & 5, AT KASARWADAVLI, GHODBUNDER ROAD, THANE (W).

FOR :- M/s MAHARASHTRA ENTERPRISES



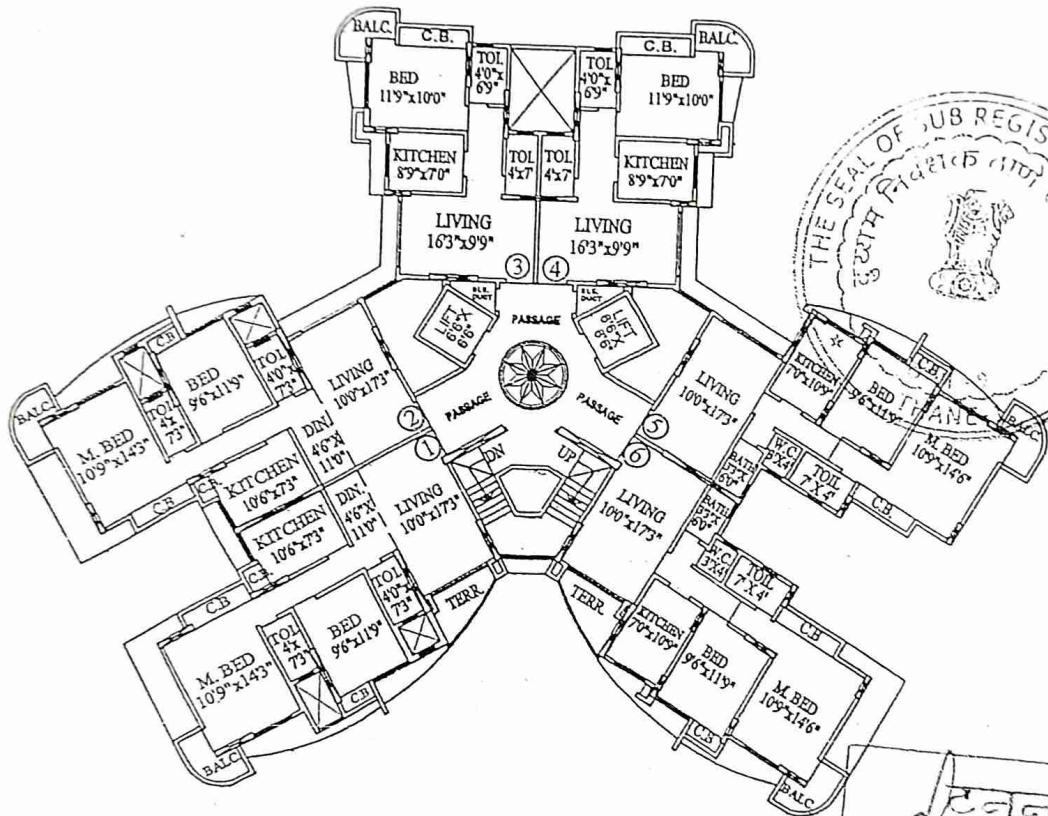
A.V.DESAI
D. ANNALLA

Tel. (off) : 2582 18 98
(Resi) : 2581 24 63
Mobile : 9821346171

akruiti consultants

• ARCHITECT • INTERIOR DESIGNER
105 / A-2 WING ANAND SAVALI
NEAR LANDMARK, LOUISWADI, THANE-400604

BOOKING PLAN
PARSHWANATH GALAXY
BUILDING 'B'



TYPICAL FLOOR PLAN

2nd, 4th, 6th, 8th, 10th, 12th & 14th FLOOR
SCALE = N. T. S.

Handwritten notes:
अनु-9
रिपो कमांक युके 2090
यु / एड
अक्षय मल्ल
अक्षय मल्ल

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENCIAL BUILDING ON LAND
BEARING S.No. 47H. No. 4 & 5, AT KASARWADAVLI,
GHODBUNDER ROAD, THANE (W).
FOR :- M/s MAHARASHTRA ENTERPRISES



A.V. DESAI
G.D. ANAND A.I.A.A.

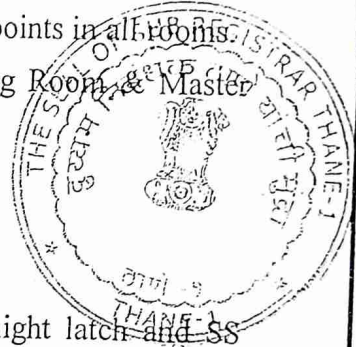
Tel. (off) : 2582 18 98
(Resl) : 2581 24 63
Mobile : 9821346171

akrti consultants
• ARCHITECT • INTERIOR DESIGNER
105 / A-2 WING ANAND SAVALI
NEAR LANDMARK, LOUISWADI, THANE-400604

ANNEXURE – G

AMENITIES

1. Vitrified flooring in all rooms.
2. Full height glazed / ceramics wall tiles in WC and Bath.
3. Kitchen platform in Black granite with stainless steel sink.
4. Glazed/Ceramic tiles above platform.
5. Tiles above washbasin.
6. Four side Marble window sill.
7. Aluminum Sliding windows with powder coating/anodizing.
8. Concealed plumbing with Hot/Cold mixture with good quality Bathroom fittings.
9. Concealed copper wiring with sufficient points in all rooms.
10. Cable TV and Telephone point in Living Room & Master Bedroom.
11. Internal walls in POP finish.
12. WC/ Bath doors in Acrylic Finishing.
13. Internal doors will be flush doors.
14. Main door in good quality wood with night latch and SS fittings.



GENERAL AMENITIES

1. Building will be in R.C.C. frame structure.
2. Acrylic emulsion paint for external walls.
3. Cable TV point in each flat.
4. Reputed Companies Elevator
5. P.C.C. around the Building.
6. Intercom with security.

टनन - 9
दस्ता क्रमांक 406/1090
47 20

Handwritten signatures and text:
A. K. M. M. M. M.
श्री शिवाजी

PROMOTER

PURCHASER/S

18/01/2010

दुय्यम निबंधका

दस्त गोपवारा भाग-1

दस्ता

4:16:12 pm

ठाणे 1

दस्त क्र 506/2010

48-68

दस्त क्रमांक : 506/2010







दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: धिसुलाल बी जैन - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: नाकोडा विकास, मानपाडा ठाणे</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नंबर: ACAPJ2646M</p>	<p>लिहून देणार</p> <p>वय 46</p> <p>सही <i>धिसुलाल बी जैन</i></p>		
2	<p>नाम: सुशिला धिसुलाल जैन - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: व प</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नंबर: AAPPJ3400N</p>	<p>लिहून देणार</p> <p>वय 45</p> <p>सही</p> <p><i>सुशिला जैन</i></p>		
3	<p>नाम: मे महाराष्ट्र एटरप्रायझेस भागिदारी संस्थेतर्फे</p> <p>भागिदार आनंद</p> <p>एम जैन AAMFM6528R - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: 5, पुरुषोत्तम प्लाजा, कासार वडवली</p> <p>ईमारत नं: -</p> <p>पेट/वस</p>	<p>लिहून देणार</p> <p>वय 41</p> <p>सही</p> <p><i>Anand M Jain</i></p>		



माझ्या समक्ष सही केली

दुय्यम निबंधका, ठाणे-१

दस्त क्र. [टनना-506-2010] चा गोपवारा
बाजार मुल्य : 1656750 मोबदला 1206000 भरलेले मुद्रांक शुल्क : 65450

पावती क्र.: 514 दिनांक: 18/01/2010
पावतीचे वर्णन
नांव: प्रिसुलाल वी जैन - -

दस्त हजर केल्याचा दिनांक : 18/01/2010 04:07 PM
निष्पादनाचा दिनांक : 31/12/2009
दस्त हजर करणा-याची सही :

(Handwritten signature)

16570 : नोंदणी फी
1200 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

17770: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/01/2010 04:07 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 18/01/2010 04:15 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 18/01/2010 04:15 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 18/01/2010 04:15 PM

दु. निबंधकाची सही, ठाणे 1

दस्त नोंद केल्याचा दिनांक : 18/01/2010 04:15 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्ताऐवज करुन देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड एन एस खोपकर - - , घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव सुवत टेम्ही नाका ठाणे

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

(Handwritten signature)



दु. निबंधकाची सही
ठाणे 1

पुस्तक क्रमांक 9 मध्ये
दस्त क्रमांक 506 वर नोंदले असुन
त्यास एकूण ६०० पाने आहेत.

दुय्यम निबंधक, ठाणे-१
दि. १९ माहे १ सन २०१०

