

~~Ram~~
HLSF BICC

ARYAN ONE APF

FILE

Builder person: Kalpesh SHINDE

9766600033

Sales MANGER -

RAM KUMAR

8299781896

ram.kumar@sbi.co.in

Executive NAME: Ankit Shukla

8097755593

cluster HEAD: PREM GIRI

9321071557

Diganta Roy.

Sanjay Kumar.

05 FEB 2024

1/2



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder	M/S. KONARK LIFESPACES		
2	Registered Address	<u>Sapna Talkies, First Floor, Opposite Sapna Garden, Ulhasnagar - 421003</u>		
3	Address for correspondence	Aryan One, Bhosle Nagar, Shirgaon, Badlapur East - 421503		
4	Contact Person Name, Mob. No. Email id	Ms. Chetna Israni (+91 99201 21611)		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	https://aryanone.in		
6	Date of establishment	Company - 2012 Project - 2015		
7	Constitution	Partnership Firm		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	MCHI, CREDAI		
9	Ratings from CRISIL/ICRA etc.	None		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	Mr. Mukesh G. Kimtani	64 Years	B.COM	MD, Heading Project Management and Entire Finance
	Mr. Nand G. Kimtani	58 Years	B.COM	Partner, Heading Construction Activities Mumbai & Pune.
	Mr. Ritesh M. Kimtani	35 Years	B.E.	Partner, Heading Construction Activities Mumbai & Pune.
	Mr. Nandlal R. Jethani	58 Years	B.COM	Partner, Heading Construction Activities Mumbai.
11	Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name	Vasant Valley	Vasant Park	Adinath Palace	
Location	Kalyan	Kalyan	Kalyan	
Whether approved by SBI?	NO	NO	NO	
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	AXIS Bank, HDFC Bank, ICICI Bank	AXIS Bank, HDFC Bank	AXIS Bank, HDFC Bank	



[Handwritten Signature]

Konark Lifespaces

Site Address: Aryan One, Bhosale Nagar, Shirgaon, Badlapur (E), Maharashtra - 421503

www.aryanone.in

Month & Year of Commencement of Construction	April - 2010	March - 2007	June - 2011
Present Status (Completed/Partially completed)	Completed on <u>March - 2012</u> (Month& Year)	Completed on <u>March-2012</u> (Month& Year)	Completed on <u>Dec - 2015</u> (Month& Year)
	__Phases completed. Full completion expected by (Month& Year)	__Phases completed. Full completion expected by (Month& Year)	__Phases completed. Full completion expected by (Month& Year)
Total built up area of the project, in Sq.Mtr.	586670 SQFT	225247 SQFT	110000 SQFT
Number of floors	G+19 , G+14	G+12 , G+7	G+13 , G+7
No. of Dwelling Units in the project	520	350	79
No. of units sold in the project	490	350	79
Hsg. Loan taken Through SBI (No. of flats)	22	20	10
Date of Occupancy Certificate	21.03.2012	21.03.2012	02/06/2015, 11/07/2019
Date of conveyance	NO	NO	NO
12	Details of the Present Project		
Project Name	ARYAN ONE		
Location with Survey Nos.	Shirgaon, Badlapur East, S. No.70, H.No. 1 & 2, S.No. 71, H.No. 1, S.No. 75, H.No. 1,2,3,5 & 6, S.No. 76, H.No. 1,2 & 3, S.No. 77, S.No. 78, H.No. 3, S.No. 79, H.No. 9 & 10, S.No. 98, H.No. 5 & 6, S.No. 102, H.No. 6,		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	SARASWAT CO-OPERATIVE BANK LTD		
Status of encumbrance of the project land	Enclosed Letter Dated - 26/04/2023, 26/04/2023 & 08/05/2023		



If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC, AXIS BANK, INDIABULLS, ICICI HFL, PNB HFLetc							
Month & Year of Commencement of Construction	KBNP/NRV/BP/765-214 dated 19.12.2014							
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	4 PHASE							
	COMPLETED				-- PLAN			
	WING	FLOOR	FLAT	SHOP	WING	FLOOR	FLAT	SHOP
	A	7	56	12	K	17	163	44
	B	7	56	12	L	17	167	-
	C	7	42	06	M	17	167	-
	D	7	42	-	N	17	133	-
	E	10	80	-	O	17	184	-
	F	12	72	-	P	17	132	-
	G	12	96	-	Q	17	133	-
	H	12	72	-	R	17	133	-
I	12	72	-					
J	12	72	-					
Total built up area of the project, in Sq. Mt.	46254.00 sq.mtr							
No. of Dwelling Units in the project	2000							
No. of units sold in the project	598							
Details of Development Agreement and POA if any	Enclosed Copies							
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Enclosed Copies							
13 Project Value								
Type of Flat/House	No. of Flats / House		Average price per flat / house	Total				
	Completed	Proposed						
1 BHK	576	339	32 - 35 Lakh	-				
2 BHK	72	476	45 - 48 Lakh	-				
2.5 BHK	12	135	57 Lakh	-				
3 BHK	-	262	-	-				
Total Project Value - Rs. 725 CR								
14 Whether credit facility enjoyed With any bank	Bank - Saraswat Co-operative Bank ltd Branch - Vikhroli West A/c No. 281500100000189							



15. RERA Registered Escrow Account Details	Bank - Saraswat Co-operative Bank ltd Branch - Vikhroli West A/c No. CAPUB28110100000241 Konark Lifespaces Aryan One Wing (E and F) , CAPUB281100100000244 Konark Lifespaces Aryan One Wing (G and H) (Rera Account Closed)
16. Disbursement to be made In favour of Account Name: Account Number : Bank / Branch : IFSC code	Konark Lifespaces A/C. No 281500100000189 The Saraswat Co.Op Bank Ltd. Vikhroli (West) <u>SRCB0000281</u>

Name: MR. RITESH M KIMTANI

Designation: PARTNER



R. M. Kimtani

Signature with stamp of Authorized person:



19

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700015793

Project: Aryan One Wing I And J Plot Bearing / CTS / Survey / Final Plot No 70/1,70/2,71/1,75/1,75/2,75/3,75/5,76/1,76/2,76/3,77,78/3,79/9,79/10,98/5,98/6,102/6 at Badlapur (M Cl), Ambarnath, Thane, 421503;

1. **Konark Lifespaces** having its registered office / principal place of business at *Tehsil: Ulhasnagar, District: Thane, Pin: 421003.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **26/03/2018** and ending with **31/10/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 3/26/2018 10:28:29 AM

Dated: **26/03/2018**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



LETTER FROM THE BUILDER FOR PROJECT TIE UP

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: ARYAN ONE

We M/s. **KONARK LIFESPACES** a Company/Firm, having its registered office at **Sapna Talkies, First Floor, Opposite Sapna Garden, Ulhasnagar - 421003** are willing to enter into a Tie arrangement with your Bank for our Project "ARYAN ONE situated at Near Konark Gardens, Opp Kalp Nisrag, Bhosale Nagar, Shirgaon, Badlapur (East)- 421503.

Yours faithfully,

A handwritten signature in black ink, appearing to read "R. Kimtani".



Authorized Signatory
(Ritesh M Kimtani)

Konark Lifespaces

Site Address: Aryan One, Bhosale Nagar, Shirgaon, Badlapur (E), Maharashtra - 421503 of 5

www.aryanone.in

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT ARYAN ONE WING I & J

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

To: prem.giri@sbicapsec.com <prem.giri@sbicapsec.com>; ram.kumar@sbicapsec.com <ram.kumar@sbicapsec.com>
Cc: sanjeev.kumar@sbicapsec.com <sanjeev.kumar@sbicapsec.com>



BUILDER REQUEST LETTER FOR APF.doc; site inspection report format as per OPAS.doc; CA CERTIFICATE FORMAT 17072021 NEW.jpg;

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - KONARK LIFESPACES
PROJECT NAME - ARYAN ONE WING I & J
RERA NO. P51700015793

We are happy to inform you that the Project "ARYAN ONE WING I & J" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder Entity

- 1. Airport NOC (if applicable)*
- 2. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)*
- 3. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project. (if any)*
- 4. KYC of Individuals: KYC of Partner Mr. Nand Jethani*
- 5. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project.*
- 6. Tie up request letter as per format enclosed.*

Requirement from Sourcing Entity

- 1. Site Inspection Report along with selfie photos (on latest 10 points format by sourcing entity).*
- 2. Covering cum Recommendation Letter: Mentioning clearly the Name, Phone No., Designation and Email ID of the Relationship Manager of the Project. Also furnish information as under :*

(a) Total no of Unit financed by SBI with amount (b) Expected business from this project (No. and Amount) till date from this builder in last 3 months.

Thanks & Regards,

Nitin Sarang

Dy. Manager,

Builder Relation Team,

Home Loans Sales Department,

State Bank Of India,

Local Head Office (Mumbai Metro), "Synergy",

BKC, Bandra (East) Mumbai - 400051.

Dear Sir/Madam,

Regards ,

Chief Manager

Builder Relation Team

Home Loans Sales Department

State Bank Of India

Local Head Office (Mumbai Metro), "Synergy"

5th Floor, C-6, "G" Block,

BKC, Bandra (East) Mumbai-400 051

BUILDER TIE-UP CHECKLIST

(LIST OF DOCUMENTS (XEROX COPY) REQUIRED FOR ESTABLISHING TIE-UP ARRANGEMENT IN RESPECT OF HOUSING PROJECT)

REQUIRMENT FROM BUILDER:

1. Board Resolution Copy/ **Authority letter** to sign the application *(on letter head)*.
2. **Builder Profile**, as per the attached format with detail of **latest 2** completed residential projects.
3. Details of expected Business with current penetration and expected penetration for the current project and past projects. *(on letter head)*
4. Affidavit on letter head (as per attached format).
5. **Flat Wise AREA & Work Completion Stage certificate**: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, *(on letter head)*
6. **KYC of Individuals**: Self Attested Copy of PAN card and AADHAR card of the Partners / Directors/ proprietor of the Firm.
7. **Address proof of Business**: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. Name, contact number and PAN card of **Marketing Associate** who can be individual or non-individual. (if any)
9. **KYC of Firm**: Self Attested Copy of PAN card Partnership/ LLP/ Pvt Ltd./ Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy.
10. Screen shot of Home page of builder's website.
11. **Copy of External rating** from CRISIL / ICRA etc, (if any)
12. **Copy of Membership of Industry body** like MCHI, CREDAI, ISO certification (if any)
13. **Copy of Maha RERA Registration Certificate.**
14. Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement.
15. A letter from Chartered Accountant certifying stipulated stake of the Builder (minimum 15%) in the Project.
16. **Details of Litigation with hard/soft** Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
17. **Property Documents & Approvals**: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card , (3) Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society / condominium etc. as applicable.
18. Draft of Sale Agreement / Agreement of Sale
19. **Copy of Development permission**: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
20. **Copies of all Commencement Certificate.**
21. **Copies of Approved Master Plans & IOD**: Copies of approved / sanctioned/ amended plans certified by Architect and IOD, LOI.
22. **N.A. Order (permission)**: Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
23. **Environment Clearance Certificate** from appropriate authority copy (if applicable). X OC
24. **AAI & Fire NOC**: Fire & Airport Authority of India- NOC (if applicable) X OC
25. **TIR of Land / Project** prepared by Advocate of Builder. Search Report
26. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project. (if any) X

2

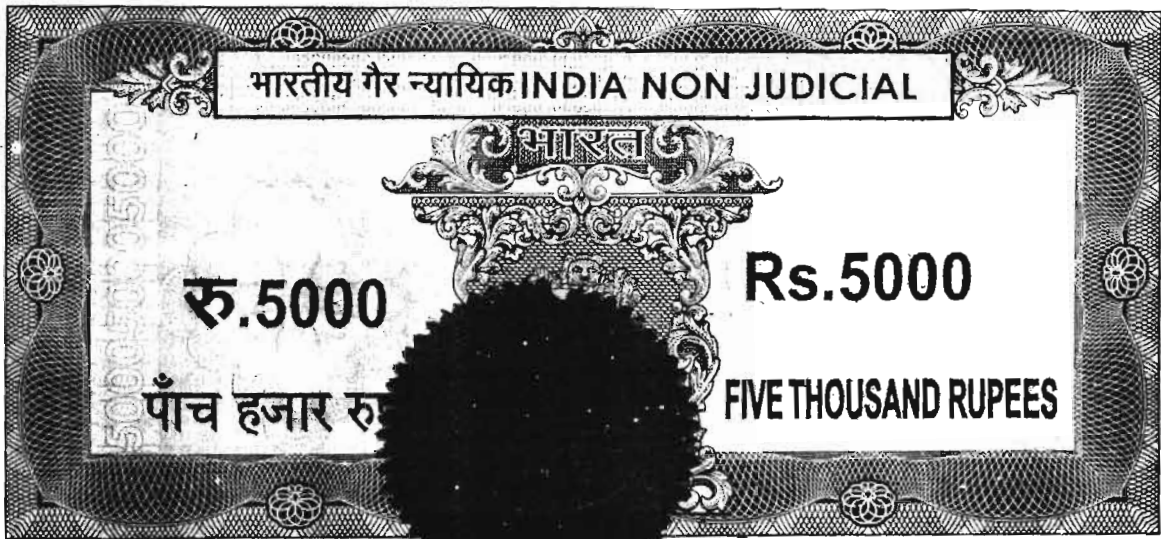
3

ARYAN ONE

No.	Details	N.A.	Date of receipt
1	Application on Builder's letter head signed by authorized signatory.	✓	
2	If 1st project of the firm, then detailed experience of Proprietors/ Partners/ Directors Builder's letter head signed by authorized signatory.	X	
3	Request Letter from builder for Project Tie Up arrangement on Builder's letter head signed by authorized signatory.	✓	
4	Certificate of Completion on Builder's letter head signed by authorized signatory. Along with copy of completion or occupancy certificate of these projects as well. with copy of completion or occupancy certificate of these projects as well.	✓	
5	Certificate of Conveyance done for past project (If applicable) on Builder's letter head signed by authorized signatory.	✓	
6	Authorized Signatory letter Builder's letter head signed by all authorized signatories with Specimen signature of all authorized signatory with mode of operation.		—
7	CREDAI/ ISO certification copy if member else declaration stating not member on Builder's letter head signed by authorized signatory.	copy of CREDAI membership	
8	Land and Building Insurance copy else declaration stating not availed on Builder's letter head signed by authorized signatory.		—
9	Information About Project on Builder's letter head signed by authorized signatory.	✓	
10	Builder stake in project-Minimum 15% (<i>Certificate issued by Chartered Accountant in original</i>).		—
11	Affidavit cum declaration should be notarized.	✓	
12	Copy of N.A. Order with MTR Challan.		—
13	Copy of Commencement Certificate to construct.		—
14	Copy of Environmental Clearance Certificate wherever applicable.	✓	
15	Copy of Aviation NOC if applicable. Else declaration stating zone of aviation with height of the structure on Builder's letter head signed by authorized signatory.		—
16	Copy of Water NOC.		—
17	Copy of Pollution NOC.	✓	
18	Copy of Fire NOC.	✓	
19	RERA Certificate with Details	✓	
20	If project loan availed, copy of list of Original Documents duly signed by competent authority on Financers Letter Head.		—
21	If project loan availed, Copy of Indenture of Mortgage/ Mortgage Deed.	✓	
22	If Previous/ Existing Litigation, Any Court Orders, Decree, Judgements regarding disputes related to the project. Revenue Court Order regarding Tahsildar, Divisional Collector, etc.		—

23	Blueprint of approved Plan (Architect True/Certified Copy).	✓	
24	KYC of individual partners/ directors/ proprietor (Id and Address proof).	✓	
25	KYC of POA holders/ Authorized Signatory (Id and Address proof).	✓	
26	PAN Card of Firm/ Co.	✓	
27	If Proprietor/ Partner/ Co, Shop License.	X	
28	Registered office Address Proof.	✓	
29	If Partnership/ .LLP, copy of partnership deed with certificate of registration. POA for appointment of designated person to sign allotment letter/ NOC, demand letter / agreement to sale at registrar office.	✓	
30	If Ltd./ Pvt. Ltd. Company, copies of Memorandum and Article of Association & board resolution appointing designated person to sign allotment letter/ NOC, demand letter/ agreement to sale at registrar office.	X	
31	If Association of Persons/ Joint Venture , registered agreement,	X	
32	Builder's three years Income Tax Returns including Balance sheet & Profit & Loss A/c.		
33	Builder title search report from builders advocate for last 30 years.	✓	
34	Draft Agreement - RERA compliant.	✓	
35	Brochure of the project	✓	
36	Chain of Property Documents for last 30 years	✓	

3



महाराष्ट्र MAHARASHTRA
16 MAR 2012

2 APR 2012

337567



मुद्रांक पुरवठा दि-१९६६
उप कोषागार कार्यलय, उल्हासनगर

[Handwritten signature]

उप कोषागार अधिकारी
उल्हासनगर - हाते

Dr. No. 82 Date
Issued to M/s. Konark Lifespaces, Unit R-3
Stamp
16-3-2012
V. K. ALMARAMANI
Ulhasnagar
Khasra No. 74480

[Handwritten signature]
2 APR 2012



PARTNERSHIP DEED

THIS DEED of Partnership made at Ulhasnagar this 2nd day of April, 2012, among:

1. M/s. Konark Infrastructure Ltd., a company registered under The Companies Act, 1956, having its registered office at 1st Floor, Konark Plaza, Near Sapna Garden, Ulhasnagar – 421 003, (which expression unless it be repugnant to the context and meaning thereof shall include of all its directors, their heirs, executors, successors, administrators and assignees), herein referred to as party of the ONE PART,

[Handwritten signatures and initials]



2. Mr. Mukesh G. Kimtani, aged about 54 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, (which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as party of the SECOND PART,

3. Mr. Nand G. Kimtani, aged about 44 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as party of the THIRD PART,

4. Mr. Ritesh M. Kimtani, aged about 25 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as Party of the FOURTH PART,

5. Mr. Nandlal R Jethani, aged about 49 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee), herein referred to as Party of the FIFTH PART,

WHEREAS the parties hereto from First to Fifth parts thought that it will be to their mutual advantage, if they carry on a business in partnership as Promoters, Builders, Contractors, Real Estate etc,

WHEREBY IT IS AGREED that the parties hereto (hereinafter together called the partners) shall become partners in the business of Builders, Contractors, Construction & real Estates with effect from 2nd April, 2012, upon the terms and conditions hereinafter contained namely:

T.M.K.








(1) The partnership shall be carried on in the name and style of M/s. KONARK LIFE SPACES.

(2) The office of the partnership firm will be at 1st Floor, Konark Plaza, Sapna Garden, and Ulhasnagar and/or at such other place or places, as shall be agreed to by the partners from time to time.

(3) The business of the partnership shall be to form, acquire, promote, develop, improve land and hereditaments and to erect and build thereon Flats, Houses, Residential Estates, Shops, Offices, Commercial complexes and other buildings and to hold, occupy, exchange, underlet, mortgage, sale or otherwise deal with the same & deal in real estates of all kinds. In addition, to build, purchase, acquire, take on lease or in any other lawful manner any area, land and building, structures, apartments, houses, flats, huts, rooms, shops, offices, commercial complexes or other accommodation & to turn the same in full or in part on installment basis, hire purchase basis or by outright sale or by any other mode of disposition & to equip the same or any part thereof with all or any amenities or conveniences, drainage, electronic, telephonic, television installation or other amenities of all kinds and to dispose off and to deal with the same in any manner and carry on other allied activities as may be mutually agreed upon by the partners from time to time.

(4) The capital of the partnership shall be Rs. 5,00,00,000/- (Rupees Five Crores Only), which shall be contributed by the partners in the following proportions.

First Party	40%
Second Party	19%
Third Party	12%
Fourth Party	19%
Fifth party	10%
TOTAL	100%

X     



The further capital if any required by the partnership shall be brought by the partners and such additional capital brought by the partners shall be treated as loan to the firm and shall be paid interest @ 12 % p.a. out of the gross profits of the firm.

(5) The partners may agree to increase the capital of the firm by bringing in additional contribution in the proportion of the shares held by them in the initial capital of the firm. At the time of increase of the capital, the additional capital of the partner or partners may be adjusted against the increased capital.

(6) (a) That 10% of the total profit of the partnership business after deduction of all incidental expenses relating to the partnership business as well as remuneration and interest paid or payable to the partners in accordance with this deed of partnership shall be distributed between the working partners in the following proportion:-

I) Ritesh M. Kimtani	8.00%
II) Nand G. Kimtani	2.00%

And balance 90% of the total profit shall be divided among all the partners in the following proportion.

i) Konark Infratructure Ltd.	36.00%
ii) Mukesh G. Kimtani	17.10%
iii) Nand G. Kimtani	10.80%
iv) Ritesh M Kimtani	17.10%
v) Nand R. Jethani	9.00%

TOTAL **90.00%**

7



b) The loss, if any, of the partnership business shall be borne by all the partners in the following proportion:-

i)	Konark Infrastructure Ltd.	40.00%
ii)	Mukesh G. Kimtani ✓	19.00%
iii)	Nand G. Kimtani ✓	12.00%
iv)	Ritesh M Kimtani ✓	19.00%
v)	Nand R. Jethani	10.00%
TOTAL		100.00%

(7) The bankers of the partnership shall be any bank and will be decided by the partners mutually. The bank account of the firm shall be operated by any two partners jointly.

(8) The firm shall maintain usual account and other books at the place of business and they shall be kept properly posted up to date and shall not be removed from the place of business without the consent of all the partners. Each partner shall have free access to the books of account of the partnership at all times and shall be entitled to make such copies or extract therefrom as he may think fit.

(9) Each partner shall-

(i) Be just and faithful to other partners in the transactions relating to partnership business;

(ii) Pay his separate debts and indemnify the other partners and assets of the firm against the same and all other proceedings, costs, claims or demands in respect thereof;

(iii) Give full information and truthful explanations of all matters relating to the affairs of the partnership to all the partners at all times.



(10) No partner shall without the consent of the other partners-

(i) Lend money or give credit of the goods of the firm to whom the other partners have previously forbidden him to trust.

(ii) Mortgage, charge or assign his share in the assets or profits of the firm.

(iii) Draw, accept or indorse any bill of exchange or promissory note on account of the firm.

(iv) Engage, remove or dismiss any apprentice, employee or agent of the firm.

(v) Give any security or promise for the payment of money on account of the firm except in the ordinary course of business.

(vi) Give bail, bond or guarantee or become surety for any person or do or knowingly suffer any thing to be done where the partnership property may be endangered.

(vii) Compromise or compound or, release or, discharge any debt due to the partnership.

(11) The accounts of the partnership shall be maintained according to the financial year, from 1st April to 31st March and general account shall be taken of all the capital assets and liabilities to, the time being of the partnership as on 31st March in each year and a balance sheet and profit and loss account shall be prepared by any Chartered Accountants to be agreed upon by the partners and a copy thereof shall be furnished to each of the partners, who shall be bound thereby, unless some manifest error shall be discovered within six months, in which case such error, shall be rectified. Immediately after the preparation of the said balance sheet and profit and loss account, the net profits less sums drawn by the partners shall be divided to the partners.

x



(12) A new partner, may be introduced with the consent of all the partners on such terms and conditions as the partners agree with the Person to be introduced as a partner, in the firm.

(13)The partners may borrow from time to time from themselves or other persons, firms, companies, bankers and / or financing institutions and organizations such sum of money as may be decided by the partners from time to time. If any deeds, documents or agreements are required for such purpose, the same shall be executed by the parties hereto.

(14) That this partnership shall not be responsible for the personal liabilities of the partners. Each one shall pay and discharge his own separate debts and liabilities, if any, and each one shall be bound to indemnify and save harmless the other and/or the others of them and / or its property from and against the same and against all expenses thereof.

(15) On the death of any partner, during the continuance of the partnership, the firm shall not be dissolved, the surviving partners shall have the option to purchase the share of the deceased partner, in the partnership business and the property and goodwill thereof. The purchase price of the share of deceased partner shall be the amount at which such share shall stand in the last balance sheet which shall have been prepared prior to the death of the deceased or in the event of the death of either, partner before the preparation of the first balance sheet the sum credited to him as his share of capital, and interest at the rate of 12 % p.a. thereon in lie. of profit from the date of the then last preceding annual account up to the date of death of the deceased. The partner, purchasing the share of the deceased partner, shall also enter, into a covenant to indemnify the personal representatives of the deceased partner from the existing and future debts, obligations ant liabilities of the partnership.

(16) Any partner desiring to retire from the partnership shall give three months notice in writing to the other partners of his intention to do so.

*



(17) If a partner retires or becomes insolvent, then the partnership will not be dissolved, and the remaining partner, shall have the option to purchase the share of such partner and the purchase price shall be calculated as given in the preceding clause.

(18) All outgoings and expenses of the partnership and all losses or damages incurred, interest payable for any loans received and taxes, etc. shall be paid first out of the profits, next out of capital and in the case of further deficiency, by the partners in the shares in which they are entitled to the net profits of the partnership business.

(19) All partnership moneys, bills, notes, cheques and other instruments received by the partnership shall as and when received be paid and deposited in the bank to the credit of the firms' account, except such sums as are immediately required to meet the current expenses of the partnership firm.

(20) All transactions of the firm shall be done in the name of the partnership and all goods shall be purchased or sold in the firm name. All the bills, vouchers, delivery notes, receipts, etc. shall be issued in the name of the firm.

(21) Notwithstanding any thing stated or provided herein that partners shall have full powers and discretion to modify, alter or vary the terms and conditions of this partnership deed in any manner whatsoever as they think fit by mutual agreement which shall be reduced in writing and be signed by all the partners and thereupon, the said writing shall become appendage and part of this deed.

(22) Upon the determination of the partnership by efflux of time or in the case of death, retirement or expulsion of a partner from the partnership, the surviving or other partner shall not exercise the option of purchasing the share and interest of the deceased, retired or





x



expelled partner or the partnership is determined by any other event not herein otherwise provided, a full and general account of the assets, credits, debts, liabilities of the partnership shall be taken and the assets and credits shall be sold, realised and the proceeds shall be applied in paying and discharging debts, liabilities and expenses of and incidental to the partnership business and the winding up affairs of the partnership affairs and subject thereto in paying to each partner any unpaid profits which may be due to him and his share of the capital and the balance of such proceeds shall be divided between the partners in the shares in which they are entitled to the net profits of the partnership and the partners shall execute, do or cooperate in all necessary or proper instruments, acts, matters and things for effecting or facilitating the sale, realisation and getting in of the partnership assets and credits and the application and division of the proceeds thereof and for their mutual release or indemnity or otherwise.

(23) All disputes and differences whatsoever which shall arise between the partners or between the partners and the personal representatives of the deceased partner relating to any matter whatsoever touching the affairs of the partnership or the interpretation of this agreement and whether before or after the determination of the partnership shall be referred to a single arbitrator, if the parties agree upon one, otherwise to three arbitrators one to be appointed by each party to the difference in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

(24) All the other matters for which no provision is made in this deed, shall be decided by the majority of the partners for the time being of the partnership.

x    

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

Signed and delivered by the within named
M/s. Konark infrastructure Ltd.,
The party of the FIRST PART

For Konark Infrastructure Ltd.

[Signature]
Director



Signed and delivered by the within named
Mr. Mukesh G. Kimtani,
The party of the SECOND PART

[Signature]

Signed and delivered by the within named
Mr. Nand G. Kimtani,
The party of the THIRD PART

[Signature]

Signed and delivered by the within named
Mr. Ritesh M. Kimtani,
The party of the FOURTH PART

[Signature]



Signed and delivered by the within named
Mr. Nandlal R. Jethani,
The party of the FIFTH PART

[Signature]

BEFORE ME

WITNESSES;

1. SANJAY KUPTA

2. Savita Panyani

[Signature]
VISHWAS G. KHARE, & CO., LL.B.
ADVOCATE HIGH COURT
NOTARY FOR THANE DISTRICT
No. 4069 DATE 16/04/2022

[Signature]

[Signature]
Director

[Signature]

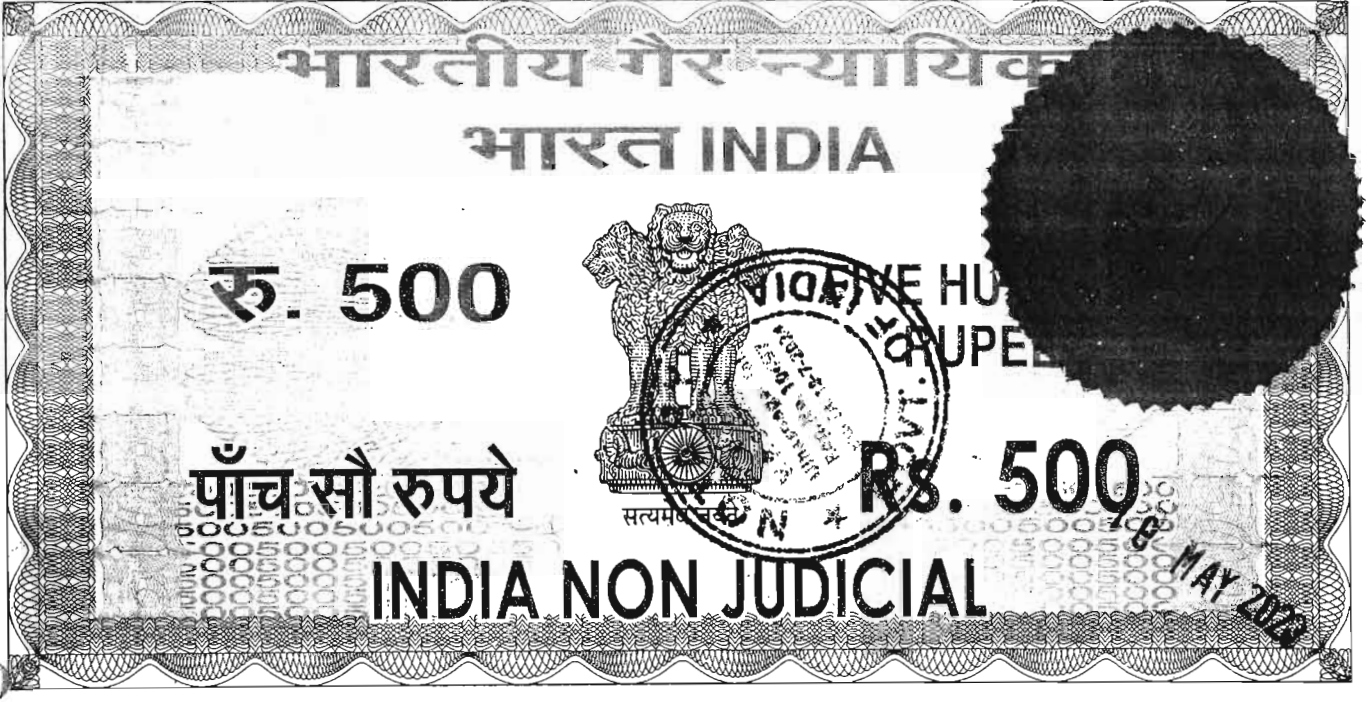


.

◐

◐





महाराष्ट्र MAHARASHTRA

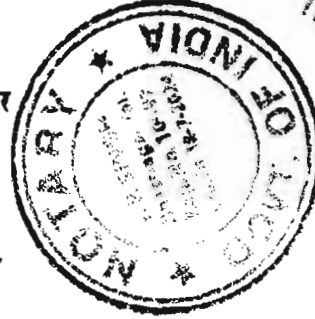
© 2022 ©

BV 872441



उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक पत्रिका दिनांक
- 9 MAY 2023

उप कोषागार अधिकारी, उल्हासनगर
91512023



I/We Proprietor / Partners / Directors of M/s. **KONARK LIFESPACE**,
having its Office at **Sapna Talkies, First Floor, Opposite Sapna Gar-
den, Ulhasnagar - 421003.**

1. M/S. KONARK INFRASTRUCTURE LTD
2. MR. MUKESH G. KIMTANI
3. MR. NAND G. KIMTANI
4. MR. RITESH M. KIMTANI
5. MR. NANDLAL R. JETHANI

I/We state and declare that the property bearing Survey No. **S. No.70,**
H.No. 1 & 2, S.No. 71, H.No. 1, S.No. 75, H.No. 1,2,3,5 & 6, S.No.
76, H.No. 1,2 & 3, S.No. 77, S.No. 78, H.No. 3, S.No. 79, H.No. 9 &
10, S.No. 98, H.No. 5 & 6, S.No. 102, H.No. 6, admeasuring 40440.00



Approval

प्रकृत प्रमाणित (अनुसूची 4)
Original (Annexure-4)

प्रीति ...
For ... Bansy

पं. ...
Res. ... Proposed Loan

मुद्रा ...
Stamp ... Leandre Life S Paces, Umeri
Place of ... The Regional Branch

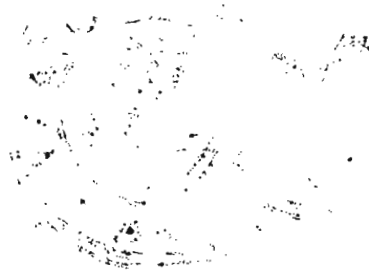
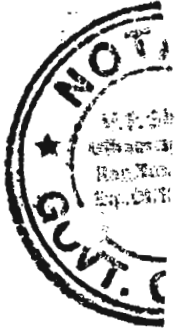
मुद्रांक क्र. ...
Serial No. ... 738 ... 10 MAY 2023

मुद्रांक विकत ...
Stamp Purchase ...

परवीन ...
परवीन ...

Sd/- ...
Shop No. ...

ज्या ...
पुस्तक ...



...mtr. being and lying at Village **Shirgaon** Tal. **Ambarnath** District **Thane** State **Maharashtra**. is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

I/We state and declare that I/we am/are constructing buildings consisting of various flats and Shops under Housing Project named as "**Aryan One**" on the said land and declare that I/we have availed Project Loan from **Saraswat Co-Operative Bank Ltd.**

[Saraswat Co-operative Bank Ltd, Vikhroli West and A/c No. 281500100000189] , if Project Loan is obtained, give details] and we hereby undertake to obtain the NOC from the said Bank for creating first mortgage charge on the flats financed by State Bank of India.

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court or if it is pending as given below.

Sr. No.	Court Name	Case Number	Case Type	Year	Present Status
1	Ulhasnagar	50/2012	Special Civil Suit	2012	Enclosed Letter Dated - 26.04.2023
2	Ulhasnagar	84/2013	Special Civil Suit	2013	Enclosed Letter Dated - 26.04.2023
3	Kalyan	231/2016	Special Civil Suit	2016	Enclosed Letter Dated - 08.05.2023

We further confirm that there has been no injunction or stay order or adverse order in the above all cases till date.

Yours Faithfully,



Authorized Signatories



Reg. No. 16/66
Date 24/05/2023

Name of Officer: MR. RITESH M KIMTANI
Designation: PARTNER

Before me


24/05/2023

V. P. SINGH
LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 10697
Flat No. 5 & 6, B-Wing,
Hetal Co-operative Hsg. Society,
Shahad (W)-421 103.





M/s. Konark Life Spaces

1st Floor Konark Plaza, Sapna Talkies,
Near Sapna Garden,
Ulhasnagar -- 421003

Sub NOC for sale of Flat No. **I-805** in the Building namely "Aryan One", Village Shirgaon, Near Marathon Nagari, Taluka Ambarnath. Dist. Thane.

Dear Sir,

With reference to your mail in regard to the captioned matter we hereby give our NOC for sale of the said Flat No. **I-805** in the building namely "Aryan One" (herein after referred to as said flat on the conditions hereunder written,

1. Saraswat Co-op Bank Ltd has No Objection for sale of said Flat No **I-805** in the building namely "Aryan One", provided that entire sale consideration of the said Flat made by the prospective purchaser of the said flat viz., **Mrs. Yashoda Subhash Nagpure and Mr. Kalpesh Subhash Nagpure** shall be routed through the Account No.281500100000189 maintained by Konark Lifespaces with Saraswat Co-op Bank Ltd., SME Vikhroli Branch, Such prospective purchaser shall draw cheque(s) / drafts(s) in favour of Saraswat Co-op Bank Ltd "M/s. Konark Lifespaces – Account No 281500100000189".
2. The loan provider against the said flat should also release the funds against the said flat in favour of Saraswat Co-op Bank Ltd "M/s. Konark Lifespaces. -Account No. 281500100000189" maintained with Saraswat Co-op Bank Ltd., SME Vikhroli Branch.
3. In the event the sale to the prospective purchaser is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you will have to apply for a fresh NOC for sale over the said flat.
4. On any such cancellation, we shall forthwith release the entire amount routed through Account in your favour

Subject to the conditions aforesaid stated, we hereby grant you our consent for sale of the said flat and we shall hereafter have no claim, right, title or interest in respect of said flat whatsoever, only on receipt of entire sale consideration to the credit of the above account.

Thanking you,
Yours faithfully,



S. Shetye
Shirish Shetye, General Manager
Head - Credit Administration Department

Saraswat Co-operative Bank Ltd. (Scheduled Bank)

CREDIT ADMINISTRATION DEPT.
First Floor, Laxman Zulla, Ranade Road,
Dadar West, Mumbai 400 028
Tel: 022 - 2433 0034/35

100%
Assurance of the year

To,
STATE BANK OF INDIA

SUBJECT : - PRAPOSED SALE COST SHEET FOR I TO J WING

BHK TYPE	1 BHK					2 BHK			2.5 BHK
	344.66	347.35	349.61	350.69	366.08	444.76	453.48	467.58	490.30
RERA CA	3,308,736	3,334,560	3,356,256	3,366,624	3,514,368	5,003,550	5,101,650	5,260,275	5,981,660
Basic	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Club House	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Development Charges	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Car Parking	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Grill Charges									
Total	3,908,736	3,934,560	3,956,256	3,966,624	4,114,368	5,603,550	5,701,650	5,860,275	6,581,660

FOR KONARK LIFESPACES

Authorized Signature



(14)

F.No. 21-121/2014-IA.III
Government of India
Ministry of Environment, Forest & Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road,
New Delhi - 3

Dated: 24th August, 2015

To
M/s Konark Life Space,
1st Floor, Konark Plaza, Sapna Talkies,
Near Sapna Cinema, Ulhasnagar,
Maharashtra -03

Sub: 'Vasant Greens- A Residential Project' on plot bearing S.No. 98/5, 98/6, 76/1, 76/2, 76/3, 75/1, 75/2, 75/3, 75/5, 75/6, 70/1, 71/1, 70/2, 77, 79/9, 79/10, 78/3, 100/10 of Shirgaon Village, Taluka Badlapur, Thane (Maharashtra) by M/s Konark Life Spaces - Environmental Clearance - Reg.

Sir,

This has reference to your application dated 11.10.2014 and subsequent letters dated 23.12.2014 and 21.01.2015 submitting the above-mentioned proposal to this Ministry for grant of Environment Clearance (EC) in term of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection), Act, 1986.

2. The proposal for '**Vasant Greens- A Residential Project' on plot bearing S.No. 98/5, 98/6, 76/1, 76/2, 76/3, 75/1, 75/2, 75/3, 75/5, 75/6, 70/1, 71/1, 70/2, 77, 79/9, 79/10, 78/3, 100/10 of Shirgaon Village, Taluka Badlapur, Thane (Maharashtra) by M/s Konark Life Spaces** was considered by the Expert Appraisal Committee (EAC) in the Ministry for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its meeting held on 22nd - 24th December, 2014.

3. The details of the project, as per the documents submitted by the project proponents (PP), and also as informed during the above said EAC meetings. are reported to be as under:-

(i) The proposal involves Construction of proposed residential project 'Vasant Greens' at S.No. 98/5, 98/6, 76/1, 76/2, 76/3, 75/1, 75/2, 75/3, 75/5, 75/6, 70/1, 71/1, 70/2, 77, 79/9, 79/10, 78/3, 100/10 of Shirgaon Village, Tehsil Badlapur, Thane (Maharashtra) by M/s Konark Life Space.

(ii) The total plot area is 42654 sqm. The FSI area is 61868.62 sqm. Non-FSI area is 21576.44 sqm. Total construction area is 83445.04 sqm. Proposed project consists of 24 wings (ST+7, ST+12, ST+10 Floors), 1672 nos. of residential tenants and 30 nos. of shops.

(iii) The total water requirement is 1220 KLD (domestic-754 KLD, flushing-378 and gardening - 88) and will be sourced from Kulgaon Badlapur

SD

Municipal Council (KBMC). The total sewage generated is 1057 KLD which will be treated in STP having capacity of 1060 KLD. Total 951 KLD wastewater will be treated and reuse for flushing-378, gardening, - 88 and balance 485 KLD will be discharged in KBMC sewer line.

(iv) The total solid waste generation is dry waste - 1688 kg/day and wet waste - 2515 kg/day.

(v) Parking facility for 300 nos. of four wheelers, 2090 nos. of two wheelers and 2090 nos. of cycles are proposed to be provided. The width of all internal roads is 9 m wide.

(vi) The total power requirement is 7721.96 KW which will be sourced by MDEDCL. Five DG sets having capacity 1 x 320 KVA, 1 x 500 KVA, 1 x 500 KVA, 1 x 625 KVA and 1 x 500 KVA will be used in case of power failure.

(vii) 22 nos. of recharge pits having size 3m x 3m x 3m Deep with deep bore soak way are proposed.

(viii) Rooftop rainwater of buildings will be collected in 1 no. of RWH tank of capacity 260 cum for harvesting after filtration.

(ix) Proposed energy saving measures would save about 16.6 % of power.

(x) **Trees cutting:** 5 trees out of 13 existing at the site to be cut, 825 tree sapling proposed to be planted.

(xi) **Investment/Cost:** The total cost of the project is Rs.122.86 crores.

(xii) **Wildlife issues:** It is not located within 10 km of any Eco-Sensitive areas.

(xiii) There is no **court cases/violation** pending with the project proponent.

4. The proposal was considered by the EAC in its meeting held on 22nd - 24th December, 2014 and recommended for grant of Environmental Clearance. As per recommendations of the EAC, the Ministry of Environment, Forest & Climate Change hereby accords Environmental Clearance to the above-mentioned project **Vasant Greens- A Residential Project' on plot bearing S.No. 98/5, 98/6, 76/1, 76/2, 76/3, 75/1, 75/2, 75/3, 75/5, 75/6, 70/1, 71/1, 70/2, 77, 79/9, 79/10, 78/3, 100/10 of Shirgaon Village, Taluka Badlapur, Thane (Maharashtra) by M/s Konark Life Spaces** under the provisions of the Environment Impact Assessment Notification, 2006 and amendments thereto and Circulars issued thereon and subject to the compliance of the following specific conditions, in addition to the general conditions mentioned below:

PART A - SPECIFIC CONDITIONS

I. Construction Phase

(i) The Project Proponent shall ensure that the guidelines issued vide this Ministry's OM No. 19-2/2013-IA.III dated 09.06.2015, to be followed for building and construction projects to ensure sustainable environmental management in pursuance of Notification No. 3252 (E) dated 22. 12.2014 under the EIA Notification, 2006, as applicable, are followed in this project.

(ii) The EC is based on the veracity and subsistence of the submissions made by the project proponent before the EAC, and is subject to the Project Proponent obtaining all the necessary building, town planning, fire fighting and other statutory clearances before initiating any on-site activity.

- (iii) 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iv) The total plot area is 42654 sqm. The FSI area shall be 61868.62 sqm. Non-FSI area shall be 21576.44 sqm. Total construction area shall be 83445.04 sqm. The proposed project shall consist of 24 wings (ST+7, ST+12, ST+10 Floors), 1672 nos. of residential tenants and 30 nos. of shops.
- (v) The total water requirement is 1220 KLD (domestic-754 KLD, flushing-378 and gardening - 88) which shall be sourced from Kulgaon Badalapur Municipal Council (KBMC). The total sewage generated is 1057 KLD which shall be treated in STP having capacity of 1060 KLD.
- (vi) The total solid waste generation shall be dry waste - 1688 kg/day and wet waste - 2515 kg/day.
- (vii) Parking facility for 300 nos. of four wheelers, 2090 nos. of two wheelers and 2090 nos. of cycles shall be provided.
- (viii) The width of all internal roads shall be 9 m wide.
- (ix) The total power requirement is 7721.96 KW which shall be sourced by MDEDCL. Five DG sets having capacity 1 x 320 kVA, 1 x 500 kVA, 1 x 500 kVA, 1 x 625 kVA and 1 x 500 kVA shall be installed in case of power failure.
- (x) D.G set shall be at least 6 m away from the boundary.
- (xi) 22 nos. of recharge pits having size 3m x 3m x 3m Deep with deep bore soak way shall be provided.
- (xii) Rooftop rainwater of buildings shall be collected in 1 no. of RWH tank of capacity 260 cum for harvesting after filtration.
- (xiii) 5 trees out of 13 existing at the site to be cut, 825 tree sapling shall be planted.
- (xiv) All the construction shall be in accordance with the local building byelaws. The Project Proponent shall obtain all necessary clearances.
- (xv) The project proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designed Energy Conservation/ efficiency Authority in the State.
- (xvi) Temporary toilets will be provided for all construction labour.
- (xvii) Suitable toilet fixtures for water conservation shall be provided.

sh

- (xviii) Proponent shall obtain permission for ground water withdrawal from State Ground Water Authority.
- (xix) The rainwater harvesting plan should be incorporated by the CGWA.
- (xx) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (xxi) A First Aid Room will be provided in the project both during construction and operation of the project.
- (xxii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xxiii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xxiv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xxv) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (xxvi) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxvii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xxviii) The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.
- (xxix) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxx) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during

SH

construction phase, so as to conform to the stipulated standards by CPCB/ SPCB.

- (xxxix) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003.
- (xxxii) Ready mixed concrete must be used in building construction.
- (xxxiii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxxiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxxv) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxvi) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxxvii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxviii) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxix) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xl) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

II. Operation Phase

- (i) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (ii) The treated wastewater of 951 KLD shall be recycled and reused for flushing (378 KLD) and gardening (88 KLD) to reduce the demand of fresh water as committed.
- (iii) Solid waste management shall be collected, treated disposed in accordance with the Municipal Solid Waste (Management & Handling)

Rules, 2000. No municipal waste should be disposed off outside the premises.

- (iv) The Operation and Maintenance of STP shall be made in the MoU with STP supplier. Project Proponent shall ensure regular operation and maintenance of the STP.
- (v) Parking facility with 6 m clear driveway shall be provided as committed.
- (vi) The Project Proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.
- (vii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated affluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (viii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (ix) Diesel power generating sets proposed as source of back-up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (x) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xi) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- (xii) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- (xiii) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use

SKJ

CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.

PART - B. GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
 - (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
5. Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC should be forwarded to the CCF, Regional office of MoEF&CC, Nagpur.
6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the forest (conservation) Act, 1980, the wildlife protection Act, 1972, as applicable, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest & Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Nagpur.
10. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.


SK

11. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.


13. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

14. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.


24/8/2015
(S.K. Srivastava)
Scientist E

Copy to:

1. The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai - 32
2. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 32
3. The Chairman, Maharashtra Pollution Control Board, Kalpataru Points, 3rd & 4th floor, Opp. Cine Planet, Sion Circle, Sion (E), Mumbai - 22
4. The Chief Conservator of Forests, Ministry of Environment, Forest & Climate Change, Regional Office, Nagpur
5. Guard File.
6. Monitoring Cell.


24/8/2015
(S.K. Srivastava)
Scientist E

GOVERNMENT OF MAHARASHTRA

No. MFS/KUL/0157/16
Tel No. 2667 7555
Fax No. 2666 0287

629)

Directorate of Maharashtra Fire Service
Maharashtra Fire Service Academy
Vidyanagri, Hans Bhugra Marg,
Santacruz (East), Mumbai - 400 098

Date: 23/11/2016

To,
M/s. S.D.Oak.
Gr Floor, Ashirwad Apt,
Kulgaon, Badlapur-E.

Sub: NOC stipulating fire protection and fire fighting requirements for Residential buildings on S No. 70, H No.1 & 2, S No.71, H No.1, S No.75, H No.1,2,3,5,6, S No. 76, H No.1,2,3, S No. 77, S No.78, H No.3, S No.79, H No.9,10, S No.98, H No.5,6, S No.102, H No.6 At Village-Shirgaon, Taluka- Ambernath, Dist-Thane.

Ref: Online Application No. MFS/KUL/0157/16, dated 06/10/16.

Dear Sir,

This is a proposal for construction of 02 Residential buildings of which wing E comprising of Stilt + 10 upper floors with total height of 31.65 mtrs, 05 wings ie., wings F,G,H,I,J comprising of Stilt + 12 upper floors with total height of 37.20 mtrs.

Total Plot area of the said layout is 40,440.00 Sq. Mtrs and the proposed built up area is 19711.54 Sq. Mtrs and height of the building is 37.20 mtrs.

The area wise details of said building are as under:

Floors	Wing E	Wing F	Wing G	Wing H	Wing I	Wing J
Stilt	21.77	22.61	25.78	23.93	23.93	26.12
1 st	328.49	260.89	314.82	255.06	255.06	287.46
2 nd	328.49	260.89	314.82	255.06	255.06	287.46
3 rd	328.49	260.89	314.82	255.06	255.06	287.46
4 th	328.49	260.89	314.82	255.06	255.06	287.46
5 th	328.49	260.89	314.82	255.06	255.06	287.46
6 th	328.49	260.89	314.82	255.06	255.06	287.46
7 th	328.49	260.89	314.82	255.06	255.06	287.46
8 th	294.59	227.39	287.11	221.29	221.29	253.13
9 th	328.49	260.89	314.82	255.06	255.06	287.46
10 th	328.49	260.89	314.82	255.06	255.06	287.46
11 th	-	260.89	314.82	255.06	255.06	287.46
12 th	-	260.89	314.82	255.06	255.06	287.46
Total	3272.77	3119.79	3775.91	3050.88	3050.88	3441.31
Sub Total	19711.54					
Height in Mtrs	31.65	37.20				

KUL/0157.16



(Handwritten signature and date)

Each wing is provided with 02 enclosed type staircases having flight width of 1.20 mtrs leading from Ground floor to Terrace floor level with 02 lifts.

The site abuts on 12 mtrs wide Road on North side. The open spaces around the buildings are as follows:

Direction	Building line to plot boundary
North	12.00 mtrs
South	10.00 mtrs
East	10.00 mtrs
West	6.00 mtrs + 9 mtrs road



In view of the above, as far as this Department is concerned, there would be no objection for construction of 02 Residential buildings of which wing E comprising of Stilt + 10 upper floors with total height of 31.65 mtrs, 05 wings ie., wings F,G,H,I,J comprising of Stilt + 12 upper floors with total height of 37.20 mtrs, subject to satisfactory compliance of the following requirements, as per the details shown in the enclosed plan, signed in token of approval.

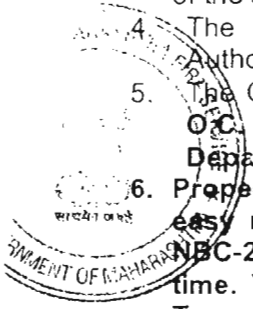
As Recommended by Municipal Chief Officer, the aforesaid NOC is issued by this office, but as per section 22 of Maharashtra Fire Prevention and Life Safety Measures Act, it is the responsibility of the Planning Authority ie., Badlapur Municipal Council, to ensure that all the fire fighting equipments, appliances and manpower are provided to the centre of Fire Service to serve the building in case of any eventuality.

This N.O.C is valid subject to fulfillment of the following condition: -

Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

1. Under **Section 3** of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
2. As per the provision as **under :- 10** of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing such other related activities required to be carried out in any place or building or part thereof provided that,
 - A) No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under **sub-section (3) of section 3** regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.

- B) The names of the License Agencies approved by Directorate of Maharashtra is available in our website www.mahafireservice.gov.in
3. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
 4. The plans of the building should be approved by The Concern Competent Authority.
 5. The Occupancy certificate should be obtained from The competent authority. **The OC shall be issued subject to "Final No-Objection Certificate" from this Department.**
 6. **Proper roads in the premises should be provided and marked on ground for easy mobility of the Fire Brigade Appliance as per the guidelines given in NBC-2005, & marginal spaces should be kept free from obstructions all the time. The load bearing capacity of internal roads shall not be less than 45 Tons. The width of the road shall not be less than 6.0 Mtrs for easy maneuver of the fire engine. However, the marginal open space shall be seen in to by the concern competent authority of the building proposal department.**
 7. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets should be strictly as per and confirming to **IS: 15683.**
 8. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
 9. Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the company" should be displayed in security cabin & at other strategic locations
 10. It shall be ensured that security staff & every employee of the building are trained in handling fire fighting equipments & fire fighting.
 11. "Fire Extinguisher", "Fire Bucket" "Danger" "No Smoking" caution boards should be displayed at the places easily visible from a distance.
 12. The house keeping shall be well maintained within the entire complex building.
 13. Fire buckets **06 Nos.** filled in with fine sand will have to be installed on strategic locations and should be easily accessible in case of emergency.
 14. All electrical appliances/fittings and fixtures should be strictly flame proof.
 15. No hot job should be permitted in the complex building without prior permission from the concerned responsible personnel of the society.
 16. **In future if the said building intends to carry out any expansion, alteration, modification of any building, an approval of this department must be obtained before commencing proposed construction.**
 17. **The height and other clearances/approvals must be obtained from local civil aviation department if required**



(Signature)
19/11/16

(Signature)

Requirement and Provision - The following active fire protection system will be required for the safety of the building: -

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
1	Portable Fire Extinguishers	Required	IS: 2190 & IS 15683	
2	Hose Reel	Required at prominent places.	In lift lobby adjacent to staircase	On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to IS 884:1985
3	Wet Riser	Required	In lift lobby adjacent to staircase	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed confirming to IS: 5290.
4	Yard Hydrant or Ring hydrant around the building	Required	At Various strategic Locations.	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-14933-2001 along with Standard Branch (Universal) confirming to IS-2871. The distance between 2 Hydrants should not be more than 45 mtrs. The guidelines should be followed as per IS 3844:1989.
5	Automatic Sprinkler system	Required	Sprinkler system should be provided on each floor. Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system.	
6	Manually Operated Fire Alarm System	Required	At Various strategic location	Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply.
7	Automatic Smoke Detection System	Required	Automatic Smoke Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm	



Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
			system.	
8	Underground Static Storage Tank	Required 50,000 liters for each wing.		This water storage should be in each core & used exclusively for Fire Fighting.
9	Terrace Level Tank	Required 5000 Ltrs for each wing		On each Terrace
10	Fire Pump	1 No. 1800 lpm electrical driven main pump. 1 No. 1800 lpm Diesel driven pump. 1 No. 180 lpm Electrical Jockey pump. 1 Nos. 450 lpm electric driven (Booster Pump)		Fire Fighting pumps shall be well maintained. Fire pumps shall be centrifugal pumps only. <i>1 stand by set of all pumps</i> Booster pump should be provided on terrace.
11	Fire Brigade Connection For Static Water Tank and For Hydrant System	Required at the Main Gate		
12	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.		Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
13	Manual Call Point			Manual Call Point should be provided at prominent places.

NOTE: Fix fire fighting installations such as risers, hydrant connections, hose reels etc. shall be provided in separate shaft having opening at floor level with Glass cabinet having locking arrangement to avoid theft and damage.

ALTERNATE SOURCE OF POWER SUPPLY.

An alternate source of LV/HV supply from a separate substation or from a diesel generator with appropriate changeover over switch shall be provided for fire pumps,

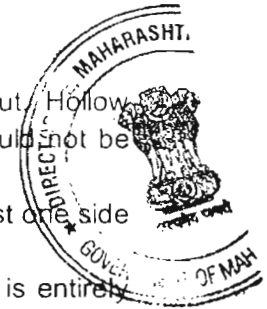
Q. over 29/11/16

[Signature]

booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin.

GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2005

- a) Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should not be less than 1.5 M. No Gas piping shall be laid down in the stairway.
- b) Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to external walls and shall be completely enclosed.
- c) Internal staircase shall not be arranged around lift shaft unless the latter is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- d) The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
- e) No living space, store or other space, involving fire risk, shall open directly in to staircase.
- f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- g) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- h) **Exits shall be so located that it will not be necessary to travel more than 22.5 Mtrs from any point to reach the nearest exit.**



FIRE ESCAPE: (ENCLOSED TYPE) SHALL COMPLY THE FOLLOWING:

1. **Travel Distance should be maintained 22.5 M as per the guidelines given in NBC-2005. Exits and staircase guidelines should be followed as per National Building Code-2005**
2. **Fire escape constructed of M.S. angles, wood or glass is not permitted is not permitted.**
3. **Opening of the Fire Escape Staircase should be from outside.**
4. Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.
5. Exits door shall open outwards, that is away from the room, but shall not obstruct the travel along any exit.
6. Fire Escape Staircase shall be directly connected to the ground.
7. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
8. **Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.**

9. The route to the external staircase shall be free of obstructions at all times.
10. The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
11. No Staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.
12. Fire Staircase shall have straight flight not less than 150 c.m. wide with 25 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
13. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

EXIT REQUIREMENT:

- a. An exit may be doorway, corridor, Passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level.
- b. Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- c. Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electric circuit on an alternative source of supply.
- d. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a 'funnel or flue effect' may be created inducing an upward spread of fire.
- e. All exits shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street.
- f. Exits shall be so arranged that they may be reached without passing through another occupied unit.

GUIDELINES FOR REFUGE AREA:-

Refuge Area: For buildings more than 24 Mtrs in height, refuge area of 15 Sq. Mtrs or an area equivalent to 0.3 Sq Mtrs per person to accommodate the occupants of two consecutive floors, whichever is higher shall be provided. The refuge area shall be provided on the periphery of the floor or **preferably on a cantilever projection & open to air at least on one side protected with suitable railings.**

1. For floors above 24 Mtrs. & up to 39 Mtrs. One refuge area on the floor immediately above 24 Mtrs.
2. For floors above 39 Mtrs. one refuge area on the floor immediately above 39 Mtrs. and so on after every 15 mtrs. shall be provided.
3. The location of the Refuge Area should be such that it should be easily approachable from road side for carrying out rescue operation.

15/01/16



STAIRCASE AND CORRIDOR LIGHTINGS:

- a. The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) **Emergency lights shall be provided in the staircase/corridor.**
- e) **Passageway should be provided as per the guidelines given in National Building Code- 2005.**

STAIRCASE DESIGN REQUIREMENT:

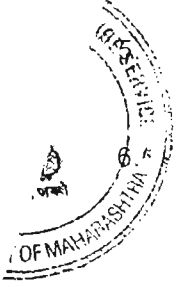
1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircases shall be continuous from ground floor to the terrace level.
5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.

Escape route from flat to staircase :

- i) Corridor / Lift Lobby / Staircase at each floor level shall be ventilated to outside air, as shown on the plan.
- ii) Escape routes shall be maintained free from any obstruction at all times.

FIRE LIFT :

1. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per **1200 Sq. Mtrs.** of floor area shall be provided and shall be available for the exclusive use of the fireman in an emergency.
2. The lift shall have a floor area of not less than **1.4 Sq. Mtrs.** It shall have loading capacity of not less than **545 Kg. (8 persons)** with automatic closing doors of minimum **0.8 Mtrs.** width.
3. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a safe route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volt supply.



4. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily open able.
In case normal electric supply fails, it shall automatically trip over to alternate supply. Alternatively, the lift shall be so wired that in case of power failure it will come down to the ground level and stand still with door open.
The operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on landing call points should become inoperative and the lift will be on car control only or on a priority device. When the switch is off, the lift will return to normal working.
7. The words "**Fire Lift**" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level. The speed of the fire lift shall be such that it can reach the top floor from ground level within **1 Min.**

LIFT ENCLOSURES : -

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 1800 mm (0.2sq.m.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room.
4. Landing doors in lift enclosures shall open in the ventilated corridor/lobby & shall have fire resistance of not less than one hour.
5. Exit from the lift lobby shall be through a self-closing smoke top door of half hour fire resistance.
6. The lift machine room shall be separate and no other machinery shall be installed therein.
7. Grounding switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.

ELECTRICAL SERVICES:

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
2. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
3. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
4. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
5. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.

16/09/16

6. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. The doors provided for the service room shall have fire resistance of not less than two hours.

Electric cable shaft and electric meter room :

- i) Electric cables shall not pass through the staircase walls or shall be taken in concealed manner.
- ii) Inspection door of the shaft if provided shall have two hours of fire resistance.
- iii) Electric meter room shall be provided at the ground floor at the location marked on the plan. It shall be adequately ventilated.
- iv) Electrical shafts shall be sealed at each floor level with non combustible material such as vermiculite concrete.
- v) Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB / MCB in electrical installation of the building.

Access :-

Two entrance gates each of width not less than 04.50 mtr and height clearance not less than 04.50 mtrs shall be provided.

Courtyards :-

- i) The courtyards on all sides of the building shall be paved suitably to bear the load of fire engines weighing up to 45m. tones and shall be flushed to road level.
- ii) The courtyards shall be in one plane.

CAR PARKING:

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- ii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iii) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing /maintenance of vehicles shall be strictly prohibited in the parking area.
- iv) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- v) The drive way shall be properly marked & maintained unobstructed

PORTABLE FIRE EXTINGUISHERS :-

- a. Two Dry Chemical Powder (A.B.C.) type fire extinguisher of 6 kgs. Capacity having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in Electric meter Room as well as Lift Machine room.

- b. Eight Dry Chemical Powder (A.B.C.) type fire extinguishers each of 6 Kgs. Capacity having I.S.I. certification mark shall be kept at parking area equally distributed at prominent places in basement and at stilts.



TERRACE DOOR:

- i) The top half portion of the doors shall be provided with louvers.
- ii) The latch- lock shall be installed from the terrace side at the height of not more than 1mtrs.
- iii) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.

SIGNAGES :-

Self glowing / fluorescent EXIT signs in green colour shall be provided showing the means of escape for the entire building.

This is a "**Provisional No-Objection Certificate**" which shall be treated valid for the period of one year from the date of issue. After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system "**Final No-Objection Certificate**" will be issued.

This will be a high rise building proposed outside the major cities like Mumbai, Thane, Navi Mumbai, etc near outskirts of Navi Mumbai ie. Kulgaon-Badlapur. All allied services including Fire Service shall be provided by Kulgaon-Badlapur Municipal Council. Fire Protection Fund Fees are also recovered by Kulgaon Badlapur Municipal Council and thus it shall be the responsibility of Kulgaon Badlapur Municipal Council to set a Fire Service having Special Appliances like Aerial Ladder Platform or Turn Table Ladder is made available with them.

However, Town Planning is requested to verify the total built up area and inform this Department for the purpose of levying additional Capitation fee.

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

Thanking you.

Yours faithfully,


(P. S. Rahangdale)
Director

Maharashtra Fire Services.

KUL/0157.16


19/11/16

13 of 14

GOVERNMENT OF MAHARASHTRA

No. MFS/KUL/0157/16 623
Tel No. 2667 7555
Fax No.2666 0287

Directorate of Maharashtra Fire Service
Maharashtra Fire Service Academy
Vidyanagri, Hans Bhugra Marg,
Santacruz (East), Mumbai – 400 098
Date: 23/11/2016

To,
M/s. S.D.Oak.
Gr Floor, Ashirwad Apt,
Kulgaon, Badlapur-E.

Sub: NOC stipulating fire protection and fire fighting requirements for Residential buildings on S No. 70, H No.1 & 2, S No.71, H No.1, S No.75,H No.1,2,3,5,6, S No. 76, H No.1,2,3, S No. 77, S No.78, H No.3, S No.79, H No.9,10, S No.98, H No.5,6, S No.102, H No.6 At Village-Shirgaon, Taluka- Ambernath, Dist-Thane.

Ref: Online Application No. MFS/KUL/0157/16, dated 06/10/16.

Dear Sir,

This is a proposal for construction of 02 Residential buildings of which wing E comprising of Stilt + 10 upper floors with total height of 31.65 mtrs, 05 wings ie., wings F,G,H,I,J comprising of Stilt + 12 upper floors with total height of 37.20 mtrs.

Total Plot area of the said layout is 40,440.00 Sq. Mtrs and the proposed built up area is 19711.54 Sq. Mtrs and height of the building is 37.20 mtrs.

The area wise details of said building are as under:

Floors	Wing E	Wing F	Wing G	Wing H	Wing I	Wing J
Stilt	21.77	22.61	25.78	23.93	23.93	26.12
1 st	328.49	260.89	314.82	255.06	255.06	287.46
2 nd	328.49	260.89	314.82	255.06	255.06	287.46
3 rd	328.49	260.89	314.82	255.06	255.06	287.46
4 th	328.49	260.89	314.82	255.06	255.06	287.46
5 th	328.49	260.89	314.82	255.06	255.06	287.46
6 th	328.49	260.89	314.82	255.06	255.06	287.46
7 th	328.49	260.89	314.82	255.06	255.06	287.46
8 th	294.59	227.39	287.11	221.29	221.29	253.13
9 th	328.49	260.89	314.82	255.06	255.06	287.46
10 th	328.49	260.89	314.82	255.06	255.06	287.46
11 th	-	260.89	314.82	255.06	255.06	287.46
12 th	-	260.89	314.82	255.06	255.06	287.46
Total	3272.77	3119.79	3775.91	3050.88	3050.88	3441.31
Sub Total	19711.54					
Height in Mtrs	31.65	37.20				

KUL/0157.16



(Handwritten signature)

Each wing is provided with 02 enclosed type staircases having flight width of 1.20 mtrs leading from Ground floor to Terrace floor level with 02 lifts.

The site abuts on 12 mtrs wide Road on North side. The open spaces around the buildings are as follows:

Direction	Building line to plot boundary
North	12.00 mtrs
South	10.00 mtrs
East	10.00 mtrs
West	6.00 mtrs + 9 mtrs road

In view of the above, as far as this Department is concerned, there would be no objection for construction of 02 Residential buildings of which wing E comprising of Stilt + 10 upper floors with total height of 31.65 mtrs, 05 wings ie., wings F,G,H,I,J comprising of Stilt + 12 upper floors with total height of 37.20 mtrs, subject to satisfactory compliance of the following requirements, as per the details shown in the enclosed plan, signed in token of approval.

As Recommended by Municipal Chief Officer, the aforesaid NOC is issued by this office, but as per section 22 of Maharashtra Fire Prevention and Life Safety Measures Act, it is the responsibility of the Planning Authority ie., Badlapur Municipal Council, to ensure that all the fire fighting equipments, appliances and manpower are provided to the cadre of Fire Service to serve the building in case of any eventuality.

This N.O.C is valid subject to fulfillment of the following condition: -

Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

1. Under **Section 3** of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
2. As per the provision as **under :- 10** of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing such other related activities required to be carried out in any place or building or part thereof provided that,
 - A) No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under **sub-section (3) of section 3** regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.

- B) The names of the License Agencies approved by Directorate of Maharashtra is available in our website www.mahafireservice.gov.in
3. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
 4. The plans of the building should be approved by The Concern Competent Authority.
 5. The Occupancy certificate should be obtained from The competent authority The **O.C. shall be issued subject to "Final No-Objection Certificate" from this Department.**
 6. **Proper roads in the premises should be provided and marked on ground for easy mobility of the Fire Brigade Appliance as per the guidelines given in NBC-2005, & marginal spaces should be kept free from obstructions all the time. The load bearing capacity of internal roads shall not be less than 45 Tons. The width of the road shall not be less than 6.0 Mtrs for easy maneuver of the fire engine. However, the marginal open space shall be seen in to by the concern competent authority of the building proposal department.**
 7. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets should be strictly as per and confirming to **IS: 15683.**
 8. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
 9. Emergency Telephone numbers like **"Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the company"** should be displayed in security cabin & at other strategic locations
 10. It shall be ensured that **security staff & every employee of the building are trained in handling fire fighting equipments & fire fighting.**
 11. **"Fire Extinguisher", "Fire Bucket" "Danger" "No Smoking"** caution boards should be displayed at the places easily visible from a distance.
 12. The house keeping shall be well maintained within the entire complex building.
 13. **Fire buckets 06 Nos. filled in with fine sand will have to be installed on strategic locations and should be easily accessible in case of emergency.**
 14. All electrical appliances/fittings and fixtures should be strictly flame proof.
 15. No hot job should be permitted in the complex building without prior permission from the concerned responsible personnel of the society.
 16. **In future if the said building intends to carry out any expansion, alteration, modification of any building, an approval of this department must be obtained before commencing proposed construction.**
 17. **The height and other clearances/approvals must be obtained from local civil aviation department if required**

AG/ase
19/11/16



Requirement and Provision: - The following active fire protection system will be required for the safety of the building: -

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
1	Portable Fire Extinguishers	Required	IS: 2190 & IS 15683	
2	Hose Reel	Required at prominent places.	In lift lobby adjacent to staircase	On each floor in the Staircase landing for Fire Fighting, the first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to IS 884:1985
3	Wet Riser	Required	In lift lobby adjacent to staircase	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed confirming to IS: 5290.
4	Yard Hydrant or Ring hydrant around the building	Required	At Various strategic Locations.	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-14933-2001 along with Standard Branch (Universal) confirming to IS-2871. The distance between 2 Hydrants should not be more than 45 mtrs. The guidelines should be followed as per IS 3844:1989.
5	Automatic Sprinkler system	Required	Sprinkler system should be provided on each floor. Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system.	
6	Manually Operated Fire Alarm System	Required	At Various strategic location	Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply.
7	Automatic Smoke Detection System	Required	Automatic Smoke Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm	



Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
			system.	
8	Underground Static Storage Tank	Required 50,000 liters for each wing.		This water storage should be in each core & used exclusively for Fire Fighting.
9	Terrace Level Tank	Required 5000 Ltrs for each wing		On each Terrace
10	Fire Pump	1 No. 1800 lpm electrical driven main pump. 1 No. 1800 lpm Diesel driven pump. 1 No. 180 lpm Electrical Jockey pump. 1 Nos. 450 lpm electric driven (Booster Pump)		Fire Fighting pumps shall be well maintained. Fire pumps shall be centrifugal pumps only. Booster pump should be provided on terrace.
11.	Fire Brigade Connection For Static Water Tank and For Hydrant System	Required at the Main Gate		
12	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.		Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
13	Manual Call Point			Manual Call Point should be provided at prominent places.

NOTE: Fix fire fighting installations such as risers, hydrant connections, hose reels etc. shall be provided in separate shaft having opening at floor level with Glass cabinet having locking arrangement to avoid theft and damage.

ALTERNATE SOURCE OF POWER SUPPLY.

An alternate source of LV/HV supply from a separate substation or from a diesel generator with appropriate changeover over switch shall be provided for fire pumps,

Waseem
19/11/16



booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin.

GUIDELINES FOR INTERNAL STAIRWAYS as per NBC. 2005

- a) Stairways shall be constructed of non-combustible materials throughout. No combustible construction shall be permitted. Width of Staircase should not be less than 1.5 M. No Gas piping shall be laid down in the stairway.
- b) Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to external walls and shall be completely enclosed.
- c) Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- d) The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
- e) No living space, store or other space, involving fire risk, shall open directly in to staircase.
- f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- g) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- h) **Exits shall be so located that it will not be necessary to travel more than 22.5 Mtrs from any point to reach the nearest exit.**

FIRE ESCAPE: (ENCLOSED TYPE) SHALL COMPLY THE FOLLOWING:

1. Travel Distance should be maintained 22.5 M as per the guidelines given in NBC-2005. Exits and staircase guidelines should be followed as per National Building Code-2005
2. Fire escape constructed of M.S. angels, wood or glass is not permitted is not permitted.
3. Opening of the Fire Escape Staircase should be from outside.
4. Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.
5. Exits door shall open outwards, that is away from the room, but shall not obstruct the travel along any exit.
6. Fire Escape Staircase shall be directly connected to the ground.
7. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
8. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.

9. The route to the external staircase shall be free of obstructions at all times.
10. The Fire Escape stairs shall be constructed of non-combustible materials. and any doorway leading to it shall have the required fire resistance.
11. No Staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.
12. Fire Staircase shall have straight flight not less than 150 c.m. wide with 25 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
13. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

EXIT REQUIREMENT:

- a. An exit may be doorway, corridor, Passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level.
- b. Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- c. Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electric circuit on an alternative source of supply.
- d. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a 'funnel or flue effect' may be created inducing an upward spread of fire.
- e. All exits shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street.
- f. Exits shall be so arranged that they may be reached without passing through another occupied unit.

GUIDELINES FOR REFUGE AREA:-

Refuge Area: For buildings more than 24 Mtrs in height, refuge area of 15 Sq. Mtrs or an area equivalent to 0.3 Sq Mtrs per person to accommodate the occupants of two consecutive floors, whichever is higher shall be provided. The refuge area shall be provided on the periphery of the floor or **preferably on a cantilever projection & open to air at least on one side protected with suitable railings.**

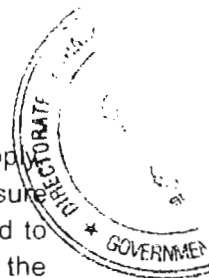
1. For floors above 24 Mtrs. & up to 39 Mtrs. One refuge area on the floor immediately above 24 Mtrs.
2. For floors above 39 Mtrs. one refuge area on the floor immediately above 39 Mtrs. and so on after every 15 mtrs. shall be provided.
3. The location of the Refuge Area should be such that it should be easily approachable from road side for carrying out rescue operation.

AS
19/11/16



STAIRCASE AND CORRIDOR LIGHTINGS:

- a. The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) **Emergency lights shall be provided in the staircase/corridor.**
- e) **Passageway should be provided as per the guidelines given in National Building Code- 2005.**



STAIRCASE DESIGN REQUIREMENT:

1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircases shall be continuous from ground floor to the terrace level.
5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.

Escape route from flat to staircase :

- i) Corridor / Lift Lobby / Staircase at each floor level shall be ventilated to outside air, as shown on the plan.
- ii) Escape routes shall be maintained free from any obstruction at all times.

FIRE LIFT :

1. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per **1200 Sq. Mtrs.** of floor area shall be provided and shall be available for the exclusive use of the fireman in an emergency.
2. The lift shall have a floor area of not less than **1.4 Sq. Mtrs.** It shall have loading capacity of not less than **545 Kg. (8 persons)** with automatic closing doors of minimum **0.8 Mtrs.** width.
3. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a safe route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volt supply.



4. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily open able.
5. In case normal electric supply fails, it shall automatically trip over to alternate supply. Alternatively, the lift shall be so wired that in case of power failure it will come down to the ground level and stand still with door open.
6. The operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on landing call points should become inoperative and the lift will be on car control only or on a priority device. When the switch is off, the lift will return to normal working.
7. The words "**Fire Lift**" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level. The speed of the fire lift shall be such that it can reach the top floor from ground level within **1 Min.**

LIFT ENCLOSURES : -

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 1800 mm (0.2sq.m.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room.
4. Landing doors in lift enclosures shall open in the ventilated corridor/lobby & shall have fire resistance of not less than one hour.
5. Exit from the lift lobby shall be through a self-closing smoke top door of half hour fire resistance.
6. The lift machine room shall be separate and no other machinery shall be installed therein.
7. Grounding switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.

ELECTRICAL SERVICES:

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
2. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
3. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
4. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
5. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.

Gawar
19/11/16

6. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. The doors provided for the service room shall have fire resistance of not less than two hours.

Electric cable shaft and electric meter room :

- i) Electric cables shall not pass through the staircase walls or shall be taken in concealed manner.
- ii) Inspection door of the shaft if provided shall have two hours of fire resistance.
- iii) Electric meter room shall be provided at the ground floor at the location marked on the plan. It shall be adequately ventilated.
- iv) Electrical shafts shall be sealed at each floor level with non combustible material such as vermiculite concrete.
- v) Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB / MCB in electrical installation of the building.

Access :-

Two entrance gates each of width not less than 04.50 mtr and height clearance not less than 04.50 mtrs shall be provided.

Courtyards :-

- i) The courtyards on all sides of the building shall be paved suitably to bear the load of fire engines weighing up to 45m. tones and shall be flushed to road level.
- ii) The courtyards shall be in one plane.

CAR PARKING:

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- ii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iii) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- iv) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- v) The drive way shall be properly marked & maintained unobstructed

PORTABLE FIRE EXTINGUISHERS :-

- a. Two Dry Chemical Powder (A.B.C.) type fire extinguisher of 6 kgs. Capacity having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in Electric meter Room as well as Lift Machine room.



- b. Eight Dry Chemical Powder (A.B.C.) type fire extinguishers each of 6 Kgs. Capacity having I.S.I. certification mark shall be kept at parking area equally distributed at prominent places in basement and at stilts.

TERRACE DOOR:

- i) The top half portion of the doors shall be provided with louvers.
ii) The latch- lock shall be installed from the terrace side at the height of not more than 1mtrs.
iii) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.

SIGNAGES :-

Self glowing / fluorescent EXIT signs in green colour shall be provided showing the means of escape for the entire building.

This is a "**Provisional No-Objection Certificate**" which shall be treated valid for the period of one year from the date of issue. After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system "**Final No-Objection Certificate**" will be issued.

This will be a high rise building proposed outside the major cities like Mumbai, Thane, Navi Mumbai, etc near outskirts of Navi Mumbai ie. Kulgaon-Badlapur. All allied services including Fire Service shall be provided by Kulgaon-Badlapur Municipal Council. Fire Protection Fund Fees are also recovered by Kulgaon Badlapur Municipal Council and thus it shall be the responsibility of Kulgaon Badlapur Municipal Council to set a Fire Service having Special Appliances like Aerial Ladder Platform or Turn Table Ladder is made available with them.

However, Town Planning is requested to verify the total built up area and inform this Department for the purpose of levying additional Capitation fee.

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

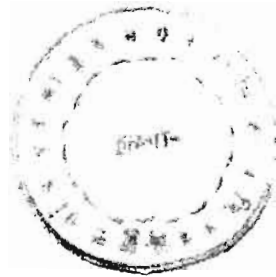
Thanking you.

Yours faithfully,


(P. S. Rahangdale)
Director

Maharashtra Fire Services.

- २) वरिष्ठ इमारतीमधील अग्निशमन यंत्रणा चालु व सुस्थितीत असल्याची खात्री करून इमारतीमधील ग्रीवाग्री / जवावदार व्यक्ती / सोसायटी यांचे नाव्यात लेखी स्वरूपाने देण्याची जवावदारी विकासक यांची असेल .
- ३) यंत्रणा ग्रीवाग्रींचे नाव्यात दिल्यावर वसविलेल्या माहितीचे याहीसह ग्रीवाग्रींचे स्वाक्षरीनिशी अग्निशमन दलास लेखी कळवावे .
- ४) इमारतीमधील यंत्रणा ताव्यात घेतल्यावर ती पुढे योग्य व चालु स्थितीत ठेवण्याची जवावदारी सोसायटीची राहिल . सोसायटी स्थापन होईपर्यंत विकासकाची असेल .
- ५) गच्चीवरील fire Tank मध्ये सदैव पाणी उपलब्ध राहिल ही जवावदारी सदैव घ्यावी व भविष्यात Fire Tank मधून आवश्यकतेनुसार कोणत्याही प्रकारचे पाणी वापराचे कनेक्शन करू नये .
- ६) महाराष्ट्र आग प्रतिबंधक कायदा अधिनियमातील कलम ३(३) नुसार मालक , भोगवटादार , विकासक सोसायटी यांनी लायसन्स अभिकरणामार्फत इमारतीमध्ये असलेली अग्निशमन यंत्रणा वर्षातून दोनदा म्हणजेच प्रत्येक जानेवारी व जुलै महिन्यात कार्यान्वित असल्याबाबतचे प्रमाणपत्र अग्निशमन विभागामुळे सादर करणे बंधनकारक आहे .
- ७) कुळगांव बदलापुर नगरपरिषदेने नेमलेले लायसन्स अभिकरणाची माहिती अग्निशमन विभागात व अग्निशमन संचालनालयाने नेमलेल्या अभिकरणांची याही www.maharashtrafireservices.org या संकेतस्थळावर उपलब्ध आहे .
- ८) इमारतीमधील यंत्रणा तपासणी अधिकार अग्निशमन विभागाने राखून ठेवला असून अचानक तपासणीत इमारतीतील अग्निशमन यंत्रणा , वंद अपर्याप्त, नादुरुस्त असल्यास २००६ अधि . मधील कलम ६,७,८, नुसार योग्य ती कारवाई करणेत येईल .
- ९) विकासक / सोसायटीने वर्षातून किमान दोन वेळा Fire Drill करून दफ्तरी नोंद ठेवावी . तसेच आपापल्या इमारतीचा Disaster Management Plan बनवून एक प्रत अग्निशमन विभागात सादर करावी . तसेच लिफ्टची चावी जवावदार व्यक्ती , सोसायटी यांच्याकडे असणे आवश्यक आहे .
- १०) सदरचा अंतिम दाखला हा फक्त अग्निशमन विषयक व इमारतीमधील अग्निशमन यंत्रणा तपासणी दिवशी कार्यान्वित व सुस्थितीत असल्याची खात्री व निर्दर्शनास आल्यानुसार देण्यात आलेला आहे .
- ११) वरिल दाखल्यानुसार विकासक यांनी सदरची प्रत सोसायटी / जवावदार व्यक्ती यांकडे सर्विस्तर देवून वरीलप्रमाणे यापुढे कार्यवाही करून हया दाखल्याचे दरवर्षी नुतणीकरण करून जे शुल्क लागू असेल ते सोसायटी / जवावदार व्यक्ती यांचे वर लागू असेल ही नोंद द्यावी . तसेच सदर केलेल्या सत्यप्रतिज्ञा लेखा नुसार यंत्रणा सुस्थितीत ठेवण्याची जवावदारी विकासकाची असेल .



मुख्याधिकारी
कुळगांव बदलापुर नगरपरिषद
कुळगांव

15



Receipt (pavti)

541/9582

पावती

Original/Duplicate

Monday, November 07, 2022

नोंदणी क्र.: 39म

4:50 PM

Regn.: 39M

पावती क्र.: 10209 दिनांक: 07/11/2022

गावाचे नाव: शिरगाव

दस्तऐवजाचा अनुक्रमांक: उहून4-9582-2022

दस्तऐवजाचा प्रकार : रिकन्वेन्स

नादर करणाऱ्याचे नाव: मे. कोणार्क लाईफ स्पेसेस तर्फे भागीदार मे. कोणार्क इन्फ्रास्ट्रक्चर लिमिटेड तर्फे अधिकृत अधिकारी नंद रामचंद्र जेठानी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1060.00


पृष्ठांची संख्या: 53

एकूण:

रु. 1160.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:09 PM ह्या वेळेस मिळेल.


Joint S.S. R. Ulhasnagar 4
साह. देवम निलधर वगैरे
रु. 100.00
रु. 1060.00
रु. 1160.00

वाजार मुल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 1060/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0711202207987 दिनांक: 07/11/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010202526202223E दिनांक: 07/11/2022

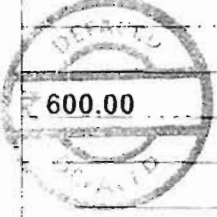
बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MHD16202526202223L	BARCODE			Date	07/11/2022-10:32:27	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Type of Payment				Registration Fee				
Office Name				ULH12_ULHASNAGAR 2 JI SUB REGISTRAR				
Location				THANE				
Year				2022-2023 One Time				
Full Name				MS KONARK LIFESPACES				
Flat/Block No.				S.N 70,11 75 - 79. 98 102 FLAT AND SHOP				
Premises/Building				ARYAN ONE				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			500.00		SHIRGAON			
0030063301 Registration Fee			100.00		TAL AMBERNATH			
					Town/City/District			
					PIN			
					4 2 1 5 0 3			
					Remarks (If Any)			
					SecondPartyName=SARASWAT CO OPERATIVE BANK LTD-			
					Amount In			
					Six Hundred Rupees Only			
Total			600.00		Words			
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		69103332022110711292 2775824696	
Cheque/DD No			Bank Date		RBI Date		07/11/2022-10:33:01 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID: 0000000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन केवल दस्तावेज निलंबक कार्यालय में नोंदणी करवावस्था दर्शावारी लागू आहे. नोंदणी न करवावस्था दर्शावारी सादर चालन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	uS1-511-9582	0005078251202223	07/11/2022-16:50:44	IGR129	100.00



तहना - ४
०५/११/२०२२
९ ५३



CHALLAN
MTR Form Number-6



GPN	MH010202526202223E	BARCODE	[Barcode]		Date	07/11/2022-10:32:27	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
			PAN No.(If Applicable)						
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name	MS KONARK LIFESPACES					
Location	THANE								
Year	2022-2023 One Time		Flat/Block No.	S.N 70,71,75 - 79, 98,102 FLAT AND SHOP					
			Premises/Building	ARYAN ONE					
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	500.00	Road/Street	SHIRGAON					
0030063301	Registration Fee	100.00	Area/Locality	TAL AMBERNATH					
			Town/City/District						
			PIN	4	2	1	5	0	3
			Remarks (If Any)	SecondPartyName=SARASWAT CO OPERATIVE BANK LTD-					
			Amount In	Six Hundred Rupees Only					
			Words						
Total		600.00							
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332022110711292	2775824696			
Cheque/DD No.			Bank Date	RBI Date	07/11/2022-10:33:01	Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK					
Name of Branch			Scroll No. . Date	Not Verified with Scroll					

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.



रकम - ४
[Signature]
2 33

RECONVEYANCE DEED

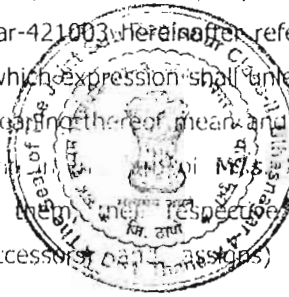
THIS INDENTURE is made at Badlapur on this 07th day of November, Two Thousand Twenty Two,

BETWEEN

SARASWAT CO-OPERATIVE BANK LIMITED, a Bank registered under the Bombay Co-operative Societies Act, 1925 and deemed to registered under the Maharashtra Co-operative Societies Act, 1960 and also under the Multi State Co-operative societies Act, 2002 having its registered office at Ekanath Thakur Bhavan, 953, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025 and a branch office amongst other place at SME - Vikhroli hereinafter referred to as "The BANK" through its Authorized Signatory Mr. Omkar D Jeshi (which expression shall unless it be repugnant to the context and meaning thereof admit mean and include its successors and assigns) of the **FIRST PART**.

AND

(1) M/s. Konark Infrastructure Ltd. A company Registered under the companies act, 1956 and having its registered office at 1st Floor Konark Plaza, Sapna Talkies, Near Sapna Garden, Ulhasnagar - 421 003. (2) Mr. Mukesh Gobindram Kimtani 3) Mr. Nand Gobindram Kimtani. 4) Mr. Ritesh Mukesh Kimtani. 5) Mr. Nand Ramchand Jethani., carrying on business in Partnership under the firm name and style of **M/s. Konark Lifespaces**, a Partnership firm registered under the Indian Partnership Act 1932, having its office at 1st floor, Konark Plaza, Sapna Talkies, Near Sapna Garden, Ulhasnagar-421003. Hereinafter referred to as "**Borrower/Mortgagor**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the firm, the firm, **Lifespaces** the survivor of them, their respective heirs, executors, administrators successors (and assigns) of the **SECOND PART**;



उ ह न - ४
३ ५३

(Handwritten signatures and initials)

WHEREAS by an indenture of Mortgage expressed to be made on 13.12.2019 and lodged for Registration under document No. UHN2-16753-2019, registration Receipt no.19091 dated 13.12.2019 with the Sub-Registrar of Assurances at Ulhasnagar -2 between the Mortgagor/Borrower of the ONE PART and Bank Second Part on consideration of a sum of Rs 200.00 Lacs (Rupees Two Hundred Lakhs only) paid to Mortgagor/ Borrower by the Bank did thereby convey transfer and assure to the Bank all their right, title and interest in the property i.e All that piece and parcel of plot of Land bearing following Survey Numbers situate at Village Shirgaon Taluka Ambernath Dist-Thane

Sr. No.	Survey No.	Hissa No.	Area sq. meters
1	70	1	1400.00
2	70	2	1400.00
3	71	1	490.00
4	75	1	2100.00
5	75	2	400.00
6	75	3	850.00
7	75	5	3690.00
8	75	6	5550.00
9	76	1	4350.00
10	76	2	750.00
11	76	3	3000.00
12	77		3340.00
13	78	3	200.00
14	79	9	120.00
15	79	10	400.00
16	98	5	6700.00
17	98	6	4400.00
18	102	5	1300.00
TOTAL			40440.00



in property more particularly mentioned in Schedule I to HOLD the same with appurtenances unto and to the use of on payment

Handwritten signatures and initials at the bottom of the document, including 'M.A.K.', 'A.', 'K.M.', and others.

of the said sum of Rs.200.00 Lacs (Rupees Two Hundred Lakhs only) to the Bank.

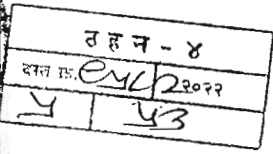
AND WHEREAS the credit facilities sanctioned/advanced by bank to Borrower/ Mortgagor against the said property being the security are still due alongwith the interest thereon.






AND WHEREAS the Borrower offered a new security / property by replacing of abovementioned property as a security for the facilities sanctioned/ granted to Borrower and Bank have accepted the request of the Borrower and hence now desirous to Reconveyance of the said Mortgaged property as is hereinafter contained.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

THAT in consideration as mentioned above accepted by the Borrower/ Mortgagor to the Bank, the Bank on the security to the hereinbefore recited Indenture of the Mortgage the receipt whereof the Bank doth hereby admit and acknowledge and from the same doth acquit, release And forever discharge quit, claim unto the said Mortgagor of property lying and being All that piece and parcel of plot of Land bearing following Survey Numbers situate at Village Shirgaon Taluka Ambernath Dist- Thane :

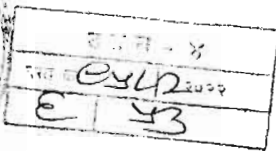
Sr.No.	Survey No.	Hissa No.	Area sq.
1	70		1400.00
2	70		1400.00
3	71		490.00
4	75		2100.00
5	75	2	400.00
6	75	3	850.00
7	75	5	3690.00
8	75	6	5550.00



9	76	1	4350.00
10	76	2	750.00
11	76	3	3000.00
12	77		3340.00
13	78	3	200.00
14	79	9	120.00
15	79	10	400.00
16	98	5	6700.00
17	98	6	4400.00
18	102	6	1300.00
TOTAL			40440.00

mentioned in the herein above recited Indentures of Mortgage and more particularly described in the Schedule-I hereunder, comprised with their rights, easements and appurtenances and all the estate of the said Bank in the said mortgaged property to have and to hold the said property hereby re-conveyed, released and reassured or intended so to be with their rights, easement and appurtenances unto and to the use of the Mortgagors forever freely and absolutely discharged of and from all action, suits, accounts, reckonings, claims and demand whatsoever either at law or in Equity on account of or in respect of the said hereinbefore recited Indenture of Mortgage or of any act, deed, matter or thing in any wise relating to the said property and the said Bank doth hereby covenant with the Mortgagors that the said Bank has not at any time heretofore made, done or executed or knowingly or willingly permitted suffered or been party or privy to any act, deed or thing whereby or by reason of which the said land, hereditaments, and property hereby re-conveyed, reassured, reassigned, or intended so to be are, is ~~can~~ shall or may impeach or encumbered in title, estate or otherwise howsoever.



MGR

[Signature]

[Signature]

[Signature]

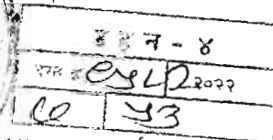
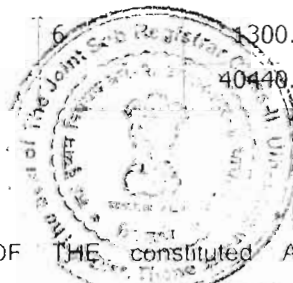
[Signature]

SCHEDULE - I

(Description of the Immovable Property).

All that piece and parcel of plot of Land bearing following Survey Numbers situate at Village Shirgaon Taluka Ambarnath Dist-Thane

Sr.No.	Survey No.	Hissa No.	Area sq. meters
1	70	1	1400.00
2	70	2	1400.00
3	71	1	490.00
4	75	1	2100.00
5	75	2	400.00
6	75	3	850.00
7	75	5	3690.00
8	75	6	5550.00
9	76	1	4350.00
10	76	2	750.00
11	76	3	3000.00
12	77		3340.00
13	78	3	700.00
14	79	9	120.00
15	79	10	400.00
16	98	5	6700.00
17	98	6	4400.00
18	102	6	1300.00
TOTAL			40440.00



IN WITNESS WHEREOF THE constituted Attorney of SARASWAT CO-OPERATIVE BANK LIMITED has subscribed his respective signature hereto on the day & the year first hereinabove written.

[Handwritten signatures and initials]

Signed And Delivered by)
SARASWAT CO-OP BANK LTD.)

By the hand of Mr. Dinkar Dilip Gosh)
It's Authorized Signatory.)

In the presence of

SARASWAT CO-OP BANK LTD.
Credit Administration Dept.
Authorized Signatory



1) Vijay Kumar S Rai (Signature)

2) Lal Hazbaxar Motwani (Signature)

Mortgagor / Borrower

Signed and Delivery By)

M/s. Konark Lifespaces)

Through its Partners

1) **M/s. Konark Infrastructure Ltd.**

THE COMMON SEAL of Konark Infrastructure Ltd.
has been affixed hereunto pursuant to the
Resolution passed by its Board of Directors
at its meeting held on the 1st day of Nov 2022
through its authorized Director
Mr. NAND RAKHARAJ BETHANI



The Director of the Company who have
in token thereof Subscribed his
signature hereto.



2) Mr. Mukesh Gobindram Kimtani



रजि. नं.	एमएच-१
८	५३

3) Mr. Nand Gobindram Kimtani



4) Mr. Ritesh Mukesh Kimtani.



Ritesh Kimtani



5) Mr. Nand Ramchand Jethani



Nand Jethani



In the Presence of

1) Vijay Kumar S Rai

2) Lal Harbaxrai Mofwan

AGY 7 NILC14

H. Jethani



उद्देश - ४
नाम <i>AGY 7 NILC14</i>
<i>e 33</i>



13/12/2019

सूची क्र.2

दुय्यम निबंधक सह दु.नि. उल्हासनगर
2

दस्त क्रमांक: 16753/2019

नोदणी.

Region-63m

गावाचे नाव: शिरगाव

- (1) विलेखाचा प्रकार गहाणक्षत
- (2) मोबदला 20000000
- (3) बाजारभाव(घाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतौ की पट्टेदार ते नमुद करतवे) 0
- (4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)
- 1) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: मीजे शिरगांव,ता. अंबरनाथ, जि. ठाणे येथील 1)स.नं. 70/1,क्षेत्र 1400 चौ.मी.,2)70/2,क्षेत्र 1400 चौ.मी.,3)71/1,क्षेत्र 490 चौ.मी.,4)75/1,क्षेत्र 2100 चौ.मी.,5)75/2,क्षेत्र 400 चौ.मी.,6)75/3,क्षेत्र 850 चौ.मी.,7) 75/5,क्षेत्र 3890 चौ.मी.,8)75/6,क्षेत्र 5550 चौ.मी.,9)76/1,क्षेत्र 4350 चौ.मी.,10) 76/2,क्षेत्र 750 चौ.मी.,11)76/3,क्षेत्र 3000 चौ.मी.,12)77,क्षेत्र 3340 चौ.मी.,13) 78/3,क्षेत्र 200 चौ.मी.,14)79/9,क्षेत्र 120 चौ.मी.,15)79/10,क्षेत्र 6700 चौ.मी.,16) 98/5,क्षेत्र 6700 चौ.मी.,17)98/6,क्षेत्र 4400 चौ.मी.,18)102/6,क्षेत्र 1500 चौ.मी.,एकूण क्षेत्र 40440 चौ.मी.,((Survey Number : 70/2 ;))
- 2) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 102/6 ;))
- 3) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 98/6 ;))
- 4) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 79/10 ;))
- 5) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 79/9 ;))
- 6) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 78/3 ;))
- 7) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 77 ;))
- 8) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 76/2 ;))
- 9) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 75/6 ;))
- 10) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 75/5 ;))
- 11) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 75/3 ;))
- 12) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 75/2 ;))
- 13) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: ((Survey Number : 75/1 ;))
- (5) क्षेत्रफळ
- 1) 14.000 आर.चौ.मीटर 2) 13.000 आर.चौ.मीटर 3) 44.000 आर.चौ.मीटर 4) 4.000 आर.चौ.मीटर 5) 1.2000 आर.चौ.मीटर 6) 2.0000 आर.चौ.मीटर 7) 33.4000 आर.चौ.मीटर 8) 7.5000 आर.चौ.मीटर 9) 55.5000 आर.चौ.मीटर 10) 36.9000 आर.चौ.मीटर 11) 8.5000 आर.चौ.मीटर 12) 4.0000 आर.चौ.मीटर 13) 21.000 आर.चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- 1): नाव:-मे. कोणार्क लार्डफ स्पेसेस तर्फे भागिदार वय:-20; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं:-, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-421002 पॅन नं:-AAMFK0847M
- 2): नाव:-श्री.नंदलाल गोविंदराम किमतानी वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं:-, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-421002 पॅन नं:-
- 3): नाव:-नंदलाल गोविंदराम किमतानी वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं:-, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-421002 पॅन नं:-
- 4): नाव:-मे. कोणार्क लार्डफ स्पेसेस तर्फे भागिदार संख्या तर्फे वय:-20; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं:-, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-421002 पॅन नं:-AAMFK0847M
- 5): नाव:-मे. कोणार्क लार्डफ स्पेसेस तर्फे भागिदार वय:-20; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं:-, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-421002 पॅन नं:-AAMFK0847M
- 6): नाव:-मे. कोणार्क लार्डफ स्पेसेस तर्फे भागिदार वय:-20; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं:-, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-421002 पॅन नं:-AAMFK0847M



६६६-४
९०/५३

प्लाझा, ब्लॉक नं. -, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421002 पॅन नं:-AABCK6745L
 7): नाव:-मे. कोणार्क लाईफ स्पेसेस तर्फे भागीदार मुकेश गोविंदराम किमतानी वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं. -, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421002 पॅन नं:-AAMFK0847M
 8): नाव:-मे. कोणार्क लाईफ स्पेसेस तर्फे भागीदार नंदलाल गोविंदराम किमतानी वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं. -, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421002 पॅन नं:-AAMFK0847M
 9): नाव:-मे. कोणार्क लाईफ स्पेसेस तर्फे भागीदार रितेश मुकेश किमतानी वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं. -, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421002 पॅन नं:-AAMFK0847M
 10): नाव:-मे. कोणार्क लाईफ स्पेसेस तर्फे भागीदार नंद रामचंद्र जेठानी वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पहिला मजला, इमारतीचे नाव: कोणार्क प्लाझा, ब्लॉक नं. -, रोड नं: सपना टॉकिज, सपना गार्डन जवळ, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421002 पॅन नं:-AAMFK0847M

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-दि सारास्वत को.ऑपरेटिव्ह बँक लि वय:-20; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एकनाथ ठाकुर भवन; ब्लॉक नं: 953, रोड नं: अप्पासाहेब मराठे मार्ग, प्रभादेवी, मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-AABAT4497Q

2): नाव:-मंनजर उमेश उत्तम नवधरे वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एकनाथ ठाकुर भवन, ब्लॉक नं: 953, रोड नं: अप्पासाहेब मराठे मार्ग, प्रभादेवी, मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-AABAT4497Q

(9) दस्तऐवज करून दिल्याचा दिनांक 13/12/2019
 (10)दस्त नोंदणी केल्याचा दिनांक 13/12/2019
 (11)अनुक्रमांक,खंड व पृष्ठ 16753/2019
 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100000
 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000
 (14)शेरा

सह दुय्यम निबंधक वर्ग-२
 उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्का आकारताना निवडलेला अनुच्छेद :-

b) When possession is not given



99/53



Ref. No.. SCB/CAD/TMD/2022-23/844

 **Saraswat Bank**
Date 29th August 2022

M/s.Konark Lifespaces.
1st Floor, Konark Plaza, Sapna Talkies, Near
Sapna Garden, Ulhasnagar – 421003



(Through SME – Vikhroli)
//WITHOUT PREJUDICE//

Dear Sir,

Re: Requests

The CREDIT COMMITTEE OF BOARD OF DIRECTORS of our Bank, at its meeting held on 26.08.2022 considered your following requests

1. To reduce rate of interest to 7.90% as against existing rate of interest of 9% p.a. for all credit facilities.
2. To release plot of land located at Survey & Hissa Nos. 70/1, 2, 71/1, 75/1, 2,3,5,6, 76/1,2,3, 77, 78/3, 79/9, 10, 98/5, 6, 102/6, Village Shirgaon, Near Marathon Nagari, Taluka Ambernath Dist Thane offered as prime security against OD limit and to replace the said security with 129 unsold flats and 27 unsold commercial units of Project Aryan One.
3. To not to charge request charges for these requests.

In this connection, we are directed to inform you as follows:

i. Your request as stated above under Serial No.1 is **Granted** as under:-

- Rate of interest will be charged @ PLR – 6.00% p.a. i.e., subject to minimum @ 8.75% p.a.

Interest will be charged on monthly rests & interest would be debited to the advance account on last day of current month. Rate of Interest prevailing on the date of first disbursement shall be applicable to the overdraft. Bank has the right to change both the base rate i.e. PLR and mark up percentage.

Our PLR at present is 14.75 % p.a., which is subject to change depending on conditions in the money market. Changes in PLR and effective date of its application will be displayed on the notice board of the bank / branch as and when the same are made.

You may also note that the rate of interest charged to your limits is also linked to credit rating of your account. This rating exercise is done annually based on last audited accounts submitted and overall conduct of the account with us.

Interest to be paid within immediately from the date of debit to the account. No moratorium for payment of interest.

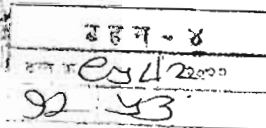
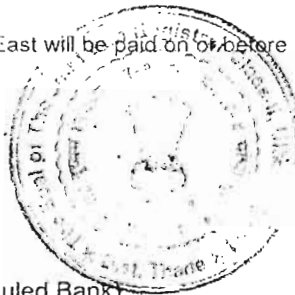
ii. Your request as stated above under Serial No.2 is **Granted** subject to:-

- Title Search Report of the unsold flats of Aryan One Project, Badlapur East to be submitted for bank record before release of security.

iii. Your request as stated above under Serial No.3 is **Granted**.

Other condition:

- Visit to Aryan One Project, Badlapur East will be paid on or before release of security.



Saraswat Co-operative Bank Ltd. (Scheduled Bank)
CREDIT ADMINISTRATION DEPT.
Ekanath Thakur Bhavan, Plot No. 953, Appasaheb Marathe Marg, Prabhadevi, Mumbai-400 025. CAD - 00033/v

CONTINUATION SHEET



M/s. Konark Lifespaces.

All other terms and conditions as stipulated in our earlier sanction / sanction letters remain unchanged and will continue.

Thanking you,

Yours faithfully,

Tanja Desai
Tanuja Desai,
Chief Manager
Credit Administration Department

Encl.. Schedule

CC In-charge SME – Vikhroli.



CREDIT ADMINISTRATION DEPT.

CSCAD 0014500



महाराष्ट्र MAHARASHTRA
16 MAR 2012

5-2 APR 2012 337567



16-3-12
उप कोषागार अधिकारी
उल्हासनगर - ४२१००३

Dr. No. _____
Issued by _____
U/hasnagar
Y. K. A. RAMAMANI
Mandate No. 76489

5-2 APR 2012



PARTNERSHIP DEED

THIS DEED of Partnership made at Ulhasnagar this 2nd day of April, 2012, among

- 1. Ms. Konark Infrastructure Ltd a company registered under The Companies Act 1956, having its registered office at 1st Floor, Konark Plaza, Near Sarfo Garden, Ulhasnagar - 421 003, which expression unless it be repugnant to the context and meaning thereof shall include of all its directors, their heirs, executors, successors, administrators and assignees), herein referred to as party of the ONE PART

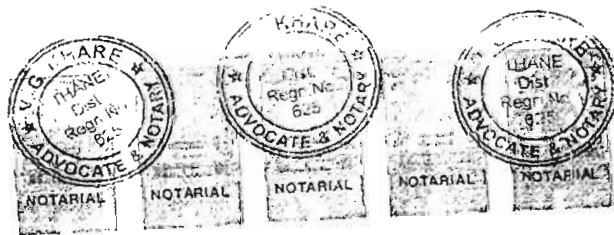
Handwritten signatures and initials of the parties.

For KONARK LIFESPACES

Partner



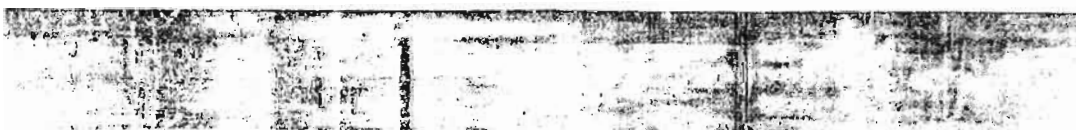
Stamp with handwritten numbers: 92/33



Handwritten text in a rectangular box: 04/22/93

For KONARK LIFESPACES

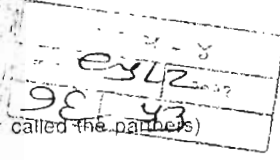
Partner





2. Mr. Mukesh G. Kimtani, aged about 54 years, having office at Ground Floor Kala palace, Ulhasnagar – 421 001, (which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as party of the SECOND PART
3. Mr. Nand G. Kimtani, aged about 44 years having office at Ground Floor Kala palace Ulhasnagar – 421 001 which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as party of the THIRD PART.
4. Mr. Ritesh M. Kimtani, aged about 25 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as Party of the FOURTH PART,
5. Mr. Nandlal R Jethani aged about 49 years having office at Ground Floor Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee), herein referred to as Party of the FIFTH PART

WHEREAS the parties hereto from First to Fifth parts thought that it will be to their mutual advantage, if they carry on a business in partnership as Promoters, Builders, Contractors, Real Estate etc.



WHEREBY IT IS AGREED that the parties hereto (hereinafter together called the partners) shall become partners in the business of Builders, Contractors, Construction & real Estates with effect from 2nd April, 2012 upon the terms and conditions hereinafter contained namely:

Handwritten signatures of the parties, including 'T.M.K.', 'N.G.', 'R.M.', and 'N.J.', along with a signature for 'Partner'.

For KONARK ENTERPRISES
Partner



(1) The partnership shall be carried on in the name and style of M/s. KONARK LIFE SPACES.

(2) The office of the partnership firm will be at 1st Floor, Konark Plaza, Sapna Garden, and Uhasnagar and/or at such other place or places as shall be agreed to by the partners from time to time.

(3) The business of the partnership shall be to form, acquire, promote, develop, improve land and hereditaments and to erect and build for room Flats, Houses, Residential Estates, Shops, Offices, Commercial complexes and other buildings and to hold, occupy, exchange, underlet, mortgage, sale or otherwise deal with the same & deal in real estates of all kinds. In addition, to build, purchase, acquire, take on lease or in any other lawful manner any area, land and building, structures, apartments, houses, flats, huts, rooms, shops, offices, commercial complexes or other accommodation & to turn the same in full or in part on installment basis, hire purchase basis or by outright sale or by any other mode of disposition & to equip the same or any part thereof with all or any amenities or conveniences, drainage, electronic, telephonic, television installation or other amenities of all kinds and to dispose off and to deal with the same in any manner and carry on other allied activities as may be mutually agreed upon by the partners from time to time

(4) The capital of the partnership shall be Rs. 5,00,00,000/- (Rupees Five Crores Only), which shall be contributed by the partners in the following proportions.

First Party	40%
Second Party	19%
Third Party	12%
Fourth Party	19%
Fifth party	10%
TOTAL	100%

For KONARK LIFESPACES

Partner



The further capital if any required by the partnership shall be brought by the partners and such additional capital brought by the partners shall be treated as loan to the firm and shall be paid interest @ 12 % p.a. out of the gross profits of the firm.

(5) The partners may agree to increase the capital of the firm by bringing in additional contribution in the proportion of the shares held by them in the initial capital of the firm. At the time of increase of the capital, the additional capital of the partner or partners may be adjusted against the increased capital.

(6) (a) That 10% of the total profit of the partnership business after deduction of all incidental expenses relating to the partnership business as well as remuneration and interest paid or payable to the partners in accordance with this deed of partnership shall be distributed between the working partners in the following proportion -

- I) Ritesh M. Kimtani 8.00%
- II) Nand G Kimtani 2.00%

And balance 90% of the total profit shall be divided among all the partners in the following proportion.

- i) Konark Infrastructure Ltd 36.00%
- ii) Mukesh G. Kimtani 17.10%
- iii) Nand G Kimtani 10.80%
- iv) Ritesh M Kimtani 17.10%
- v) Nand R. Jethani 9.00%

TOTAL 90.00%



रहस्य - ४
पत्र क्र. २५८/२०११
१८ / ४३

For KONARK LIFESPACES

Partner

55/11



b) The loss, if any of the partnership business shall be borne by all the partners in the following proportion -

i)	Konark Infrastructure Ltd.	40.00%
ii)	Mukesh G. Kimtani	19.00%
iii)	Nand G. Kimtani	12.00%
iv)	Ritesh M. Kimtani	19.00%
v)	Nand R. Jethani	10.00%
TOTAL		100.00%

(7) The bankers of the partnership shall be any bank and will be decided by the partners mutually. The bank account of the firm shall be operated by any two partners jointly.

(8) The firm shall maintain usual account and other books at the place of business and they shall be kept properly posted up to date and shall not be removed from the place of business without the consent of all the partners. Each partner shall have free access to the books of account of the partnership at all times and shall be entitled to make such copies or extract therefrom as he may think fit.

(9) Each partner shall-

(i) Be just and faithful to other partners in the transactions relating to partnership business;

(ii) Pay his separate debts and indemnify the other partners and assets of the firm against the same and all other proceedings, costs, claims or demands in respect thereof;

(iii) Give full information and truthful explanations of all matters relating to the affairs of the partnership to all the partners at all times.

For KONARK LIFE

Partner



(10) No partner shall without the consent of the other partners:

(i) Lend money or give credit of the goods of the firm to whom the other partners have previously forbidden him to trust.

(ii) Mortgage, charge or assign his share in the assets or profits of the firm.

(iii) Draw, accept or indorse any bill of exchange or promissory note on account of the firm

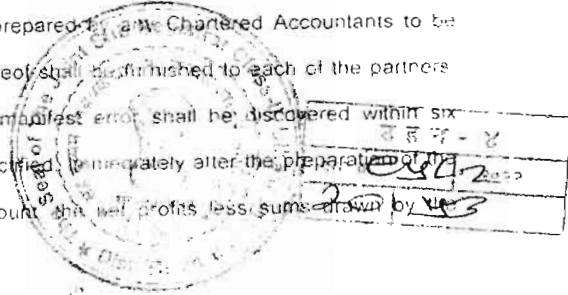
(iv) Engage, remove or dismiss any apprentice, employee or agent of the firm

(v) Give any security or promise for the payment of money on account of the firm except in the ordinary course of business

(vi) Give bail, bond or guarantee or become surety for any person or do or knowingly suffer any thing to be done where the partnership property may be endangered.

(vii) Compromise or compound or, release or, discharge any debt due to the partnership.

(11) The accounts of the partnership shall be maintained according to the financial year from 1st April to 31st March and general account shall be taken of all the capital assets and liabilities to, the time being of the partnership as on 31st March in each year and a balance sheet and profit and loss account shall be prepared by any Chartered Accountants to be agreed upon by the partners and a copy thereof shall be furnished to each of the partners who shall be bound thereby unless some manifest error shall be discovered within six months, in which case such error shall be rectified immediately after the preparation of the said balance sheet and profit and loss account. The net profits less sums drawn by the partners shall be divided to the partners.



For KONARK LIFESPACES

Partner

[Handwritten signature]



(12) A new partner may be introduced with the consent of all the partners on such terms and conditions as the partners agree with the Person to be introduced as a partner, in the firm

(13) The partners may borrow from time to time from themselves or other persons, firms, companies, bankers and / or financing institutions and organizations such sum of money as may be decided by the partners from time to time. If any deeds, documents or agreements are required for such purpose, the same shall be executed by the parties hereto

(14) That this partnership shall not be responsible for the personal liabilities of the partners. Each one shall pay and discharge his own separate debts and liabilities, if any, and each one shall be bound to indemnify and save harmless the other and/or the others of them and / or its property from and against the same and against all expenses thereof.

(15) On the death of any partner during the continuance of the partnership, the firm shall not be dissolved. the surviving partners shall have the option to purchase the share of the deceased partner in the partnership business and the property and goodwill thereof. The purchase price of the share of deceased partner shall be the amount at which such share shall stand in the last balance sheet which shall have been prepared prior to the death of the deceased or in the event of the death of either partner before the preparation of the first balance sheet the sum credited to him as his share of capital, and interest at the rate of 12 % per annum in lieu of profit from the date of the then last preceding annual account up to the date of death of the deceased. The partner, purchasing the share of the deceased partner, shall also enter into a covenant to indemnify the personal representatives of the deceased partner from the existing and future debts, obligations and liabilities of the partnership.

(16) Any partner desiring to retire from the partnership shall give three months notice in writing to the other partners of his intention to do so

For KONARK LIFESPACES

Partner



(17) If a partner retires or becomes insolvent, then the partnership will not be dissolved and the remaining partner, shall have the option to purchase the share of such partner and the purchase price shall be calculated as given in the preceding clause

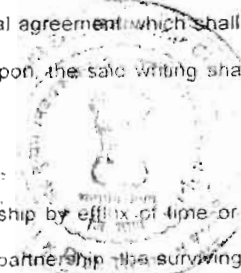
(18) All outgoings and expenses of the partnership and all losses or damages incurred interest payable for any loans received and taxes etc shall be paid first out of the profits next out of capital and in the case of further deficiency by the partners in the shares in which they are entitled to the net profits of the partnership business.

(19) All partnership moneys, bills notes, cheques and other instruments received by the partnership shall as and when received be paid and deposited in the bank to the credit of the firms' account, except such sums as are immediately required to meet the current expenses of the partnership firm

(20) All transactions of the firm shall be done in the name of the partnership and all goods shall be purchased or sold in the firm name. All the bills, vouchers, delivery notes, receipts etc shall be issued in the name of the firm.



(21) Notwithstanding any thing stated or provided herein that partners shall have full powers and discretion to modify, alter or vary the terms and conditions of this partnership deed in any manner whatsoever as they think fit by mutual agreement which shall be reduced in writing and be signed by all the partners and thereupon, the said writing shall become appendage and part of this deed



Handwritten notes and a date stamp: 20/03/2023

(22) Upon the determination of the partnership by efflux of time or in the case of death, retirement or expulsion of a partner from the partnership the surviving or other partner shall not exercise the option of purchasing the share and interest of the deceased retired or

For PARTNER

Partner

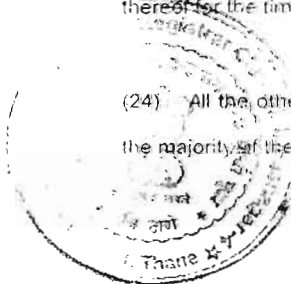
Handwritten signatures and initials of the partners



expelled partner or the partnership is determined by any other event not herein otherwise provided, a full and general account of the assets, credits, debts, liabilities of the partnership shall be taken and the assets and credits shall be sold, realised and the proceeds shall be applied in paying and discharging debts, liabilities and expenses of and incidental to the partnership business and the winding up affairs of the partnership affairs and subject thereto in paying to each partner any unpaid profits which may be due to him and his share of the capital and the balance of such proceeds shall be divided between the partners in the shares in which they are entitled to the net profits of the partnership and the partners shall execute, do or cooperate in all necessary or proper instruments, acts, matters and things for effecting or facilitating the sale, realisation and getting in of the partnership assets and credits and the application and division of the proceeds thereof and for their mutual release or indemnity or otherwise

(23) All disputes and differences whatsoever which shall arise between the partners or between the partners and the personal representatives of the deceased partner relating to any matter whatsoever touching the affairs of the partnership or the interpretation of this Agreement and whether before or after the determination of the partnership shall be referred to a single arbitrator if the parties agree upon one otherwise to three arbitrators one to be appointed by each party to the difference in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

(24) All the other matters for which no provision is made in this deed, shall be decided by the majority of the partners for the time being of the partnership.



23/1/23

For KONARK LIFESPACES

Partner

[Handwritten signatures and initials]

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

Signed and delivered by the within named
M/s. Konark infrastructure Ltd ,
The party of the FIRST PART

For Konark Infrastructure Ltd.

[Signature]
Director



Signed and delivered by the within named
Mr. Mukesh G. Kintani,
The party of the SECOND PART

[Signature]

Signed and delivered by the within named
Mr. Nand G. Kintani,
The party of the THIRD PART

[Signature]

Signed and delivered by the within named
Mr. Ritesh M. Kintani,
The party of the FOURTH PART

[Signature]



Signed and delivered by the within named
Mr. Nandlal R. Jethani,
The party of the FIFTH PART

[Signature]

BEFORE ME:

WITNESSES:

1. SANJAY WADIA

2. Savita Panyani

[Signature]
Partner

For KONARK INFRASTRUCTURE LTD

Partner

VISHWAS C. KHARE, & CO. P. S.
ADVOCATE HIGH COURT
NOTARY FOR THANE DISTRICT
No. 4049 DATE 16/02/2012



387-Y
042
28/23

Ref: SCB/CAD/NAG/2022-23

Date: 05th November 2022

Joint Sub Registrar,
Ulhasnagar 2

Dear Sir,

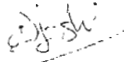
Ref: Authority Letter

We hereby authorize **Mr. Omkar Joshi** Dy. Manager to sign on behalf of the bank for execution of Reconveyance Deed of **M/s Konark Life Spaces**

Description of immovable property is mentioned below:

- All that piece and parcel of plot of Land bearing following Survey Numbers 70,71,75,76,77,78,79,98 & 102 situate at Village Shirgaon Taluka Ambernath Dist- Thane

Signature of **Mr. Omkar Joshi** is attested below.



For Saraswat Co-op Bank Ltd



Nivedita Gaitonde
Assistant General Manager.
Credit Administration Department.



Saraswat Co-operative Bank Ltd. (Scheduled Bank)

CREDIT ADMINISTRATION DEPT.
First Floor, Laxman Zulla, Ranade Road,
Dadar West, Mumbai 400 028
Tel: 022 - 2433 0034/35

100+
A century & beyond...

Receipt (pavti)

71/22626

पावती

Original/Duplicate

Tuesday, October 04, 2022

नोंदणी क्र. 39म

12:01 PM

Regn.:39M

पावती क्र. 25137 दिनांक: 04/10/2022

गावाचे नाव: कल्याण

दस्तऐवजाचा अनुक्रमांक: कलन2-22626-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: जगदीश गोवर्धन गिडवाणी -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 200.00

पृष्ठांची संख्या: 10

एकूण:

₹. 300.00

वाजार मूल्य: ₹.1/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

Joint Sub Registrar Kalyan 2

(सही) जी.बी. सातदिवे

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

1) देयकाचा प्रकार: DHC रकम: ₹.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1909202212428 दिनांक: 04/10/2022

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007968332202223E दिनांक: 04/10/2022

वैकेचे नाव व पत्ता:

[Handwritten signature]



उत्तर - ४
दिनांक: 04/10/2022
जे ५३

1/1

Department of Stamp & Registration, Maharashtra	
राज्य शासनाचे दस्तऐवज हाताळणी विभाग	
PRN	Date
Received from Jagdish Govardhan Gadwan, Mobile number 9111111111, an amount of Rs.200/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S R Kalyan 2 of the District Thane	
Payment Details	
Bank Name: SBI	Date: 09/09/2022
Bank CIN: SBI00012220001	REF No: 2737725124
This is computer generated receipt, hence no signature is required.	



Handwritten text: 20/03



Handwritten text: 20/03

Handwritten numbers: 9 and 90

SPECIAL POWER OF ATTORNEY

I, **NAND GOBINDRAM KIMTANI (PAN: ALHPK7621B)** Aged 67 Years, Residing at Flat No. 1101, Glendale Hiranandam Garden, Cliff Avenue Behind D-Mart, Powai, Mumbai - 400072,

DO HEREBY SEND GREETINGS

WHEREAS:

- A) I am doing business in the field of Real Estate Industry as a Builder and Developer. I have acquired/purchased various properties and land through Sale Deeds/Development Agreements in the individual capacity and as a partner in various firms.
- B) Due to various Business commitments, I find it difficult to attend registration office for the purpose of lodging of documents, completing registration formalities of the necessary documents and as such it is necessary and expedient in the matter to appoint someone who can take care of the formalities of registration of the following types of documents which are signed and / or executed by me pertaining to land / Building / Commercial Use as an individual or as a partner in firms.

- 1. Development Agreement
- 2. Sale Agreement
- 3. Sale Deed
- 4. Confirmation Deed
- 5. Declaration
- 6. Supplementary Deed
- 7. Lease Deed
- 8. Joint and Tenants Agreement
- 9. Mortgage Deed
- 10. Reconveyance Deed
- 11. Correction-Cancellation Deed



22/02/2022	
3	90



[Handwritten signatures and initials]

1. Power of Attorney
And other such related documents

C) And Whereas I am desirous of appointing

1. Mr. Jagdish Govardhan Gidwani having PAN AFRPG2777E, Aadhar no 545734603641 Aged 48 yrs, residing at C-2-602, "Pashupatinath" Madhav Sankalp CHS LTD, Khadakpada, Wayle Nagar, Kalyan (w)-421301

AND

2. Mr. Arjun Nandlal Harisinghani having PAN ACRPH8648E, Aadhar no. 699668493001, Aged 33 yrs, residing at Flat no. 303, Kailash Complex, Aman Talkies Road, Ujhasnagar 3.

In Whom I have full faith and trust to lodge the documents signed and executed by me as an individual and / or as a partner of a firm before the concerned Sub registrar of assurance and admit the execution thereof.

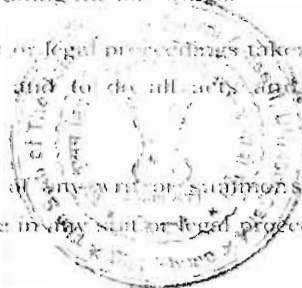
Now know ye all men and these presents witness that I the executant do hereby nominate, constitute and appoint

1. Mr. Jagdish Govardhan Gidwani

AND

2. Mr. Arjun Nandlal Harisinghani

as my true and lawful attorneys. My said attorneys can singly do all the registration formalities in relation to the above referred Documents or any other such deeds and documents related to the above referred Documents including but not limited to Agreements, Confirmation Deeds, Declaration, Supplementary Deeds, Correction Deeds, etc. and to do all the acts, deeds, things and matters in relation to including the followings:



उप नं - ४
दिनांक 22/02/2023

(II) To accept service of any writ or summons or process or notice in any suit or legal proceedings and any	
दिनांक 22/02/2023	२०२२
४	१०

[Handwritten signatures and initials]

person to represent in such court civil or criminal or revenue court or tribunal or before any officer or other Tribunal whatsoever

(III) And also to appear before the Registrar or Sub-Registrar of any District, ~~SUB~~ District appointed or to be appointed under any Act or law for the time being in force or otherwise for the registration of deeds, assurances, contracts or other instruments and then and there or at any time thereafter to present and register or cause to be registered any deeds, assurances, Contracts or other instruments in which I am interested and to pay such fees as shall be necessary for the registration on my behalf.

(IV) To present, Lodge the above referred Agreement, Sale Deed and/or any other such deeds and documents related to the above referred Documents including Agreements, Confirmation Deeds, Declaration, Supplementary Deeds, Lease agreement, Mortgage Deed, Correction Deeds, Power of Attorney etc and such other related documents, which are signed, executed by me before the concerned registering authority and/or Sub-Registrar to admit the execution of all the aforesaid documents before the Registrar, Sub-Registrar, ~~Sub~~ Registrar and/or to enter the relevant books kept at the office of the sub registrar, to remain personally present for all the formalities in relation to the documents signed, executed by me and to appear before the Computer for the purpose of identification and/or photograph, finger thumb impression as required under the registration rules and to complete the registration process in relation to the documents referred to above for me and on my behalf.



To receive and sign and to receive and sign of documents, deeds, letters and/or any written communication issued by the Bank, Sub-Registrar's Office, court, tribunal and/or government authority performing the above mentioned duties.

[unclear]	
22/22	2022
4	90


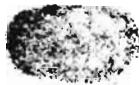
[Handwritten signature]

individual or as a partner in a firm for me and on my behalf

And I agree to ratify all lawful acts, deeds, matters and things done by my attorney's pursuant to the powers granted to them as hereinbefore mentioned

In witness whereof I the Executant hereof have signed hereunder today at Kalyan the 20th day of September


Nand Gobindram Kimtani



CR-1921

We hereby accept to act as power of attorney holders in relation to the powers granted hereunder to the said Nand Gobindram Kimtani as signed hereunder today


Shri Govardhan Gidwani



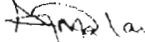
(ATTORNEY HOLDER)

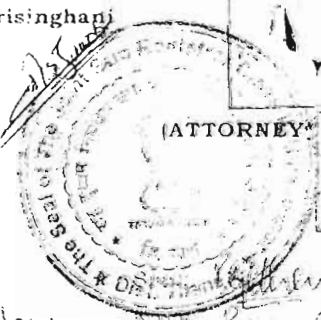
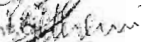
2. Mr. Arjun Nand Lal Harisinghani
दस्तावेज क्र. 22822 2022
E 90



(ATTORNEY HOLDER) - 2

WITNESS

1. Sign: 
Name: Shankar K. Malaw
Add: Ulhasnagar, 1


Sign: 
Name: S. P. A. Jethani
Add: Ulhasnagar - 1

32 53



जगदीश गोवर्धनदास गिडवानी
 Jagdish Govardhandas Gidwani
 जन्म तारीख / DOB: 14/08/1974
 पुरुष / MALE
 Mobile No.: 9373266999

5457 3460 3641

माझे आधार, माझी ओळख

(Handwritten signature)



पत्ता:
 सी-2, 602, पशुपतीनाथ, माधव संकल्प इन्डियन
 एलटीडी, खडकपाडा, वायले नगर, कल्याण वेस्ट,
 कल्याण, ठाणे,
 महाराष्ट्र - 421301

Address:
 C-2, 602, Pashupati Nath, Madhav Sankalp
 CHS LTD, Khadakpada, Wagle Nagar, Kalyan
 West, Kalyan, Thane, Maharashtra - 421301

5457 3460 3641



7881-4
ESLR
33 33

क.स.व. २	
दस्तावेज क्र. 22E2E	२०२२
७	७०



भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No. 10672812200394

To
 नंद गोकुलराम विजयवर्दी
 Nand Gokularam Kurlakar
 Flat No 1101 - Ghanshyam Hirvanandam Garden
 Behind D-Mart CHP Avenue - Powai
 Mumbai
 Powai IT
 Mumbai, Maharashtra 400075
 37626495
 019072013
 3860792294
 MA765290399F I



आपला आधार क्रमांक / Your Aadhaar No

4313 9739 2350

माझे आधार, माझी ओळख



भारत सरकार
 Government of India

नंद गोकुलराम विजयवर्दी
 Nand Gokularam Kurlakar
 Flat No 1101 - Ghanshyam Hirvanandam Garden
 Behind D-Mart CHP Avenue - Powai, Mumbai



4313 9739 2350

माझे आधार, माझी ओळख

[Handwritten signature]

भारत सरकार
 GOVERNMENT OF INDIA



6996 6849 3001

आधार - आम आरटीपी का अधिकार



भारत सरकार
 Government of India



बिपिन अमराज जेठानी
 Bipin Amaraj Jethani
 Flat No. 108, 15/10/1991
 (P.Y. MAI)



4789 2555 1742

मेरा आधार, मेरी पहचान

[Handwritten signature]



भारत सरकार
 GOVERNMENT OF INDIA

शंकर गोकुलराज मलानी
 Shankar Gokulraj Malani
 Flat No. 108, Level 13/03/1991
 पुणे, महाराष्ट्र



8869 1028 7007

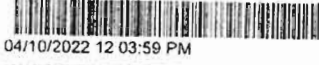
मेरी आधार, मेरी पहचान



उह न - ४
मत नं. २५१२ २०१९
३४ ५३

10/4/22, 12:04 PM

Summary 2

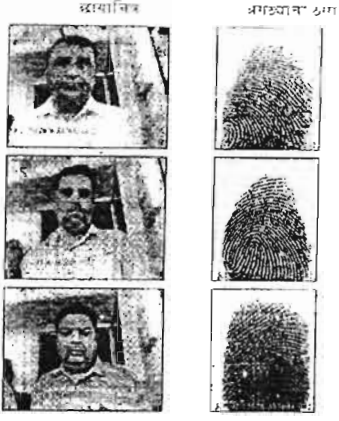


दस्तावेज प्रकार: 2

दस्तावेज क्रमांक: 22626/2022

दस्तावेज क्रमांक: कलन2/22626/2022
दस्तावेज प्रकार: कुलसुखद्वयारपत्र

- अनु क्र. पक्षकाराचे नाव व पत्ता
1. नाव: जगदीश गोवर्धन गिडवाणी -
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-2/602,
पशुपतीनाथ, माधव संकल्प सोसायटी लि, वास्को नगर, लहकपाडा,
करव्याण, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे.
पिन नंबर: AFRPG2777E
 2. नाव: अर्जुन नंदलान हरिसिंधानी -
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 303, कैलाश
कॉम्प्लेक्स, अमन टाकीज रोड, उल्हासनगर -3, ब्लॉक नं. -, रोड नं. -,
महाराष्ट्र, ठाणे.
पिन नंबर: ACRPH8648E
 3. नाव: नंद गोविंदराम किमतामी -
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1101, तिरानवानी
मार्हेन पवार्ड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई
पिन नंबर: ALHPK7621B

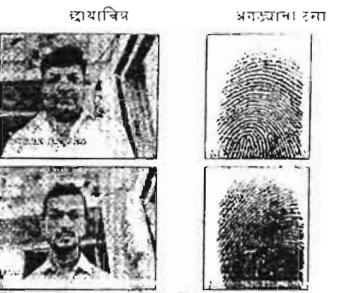


वरील दस्तऐवज करून देणार तयारधीत कुलसुखद्वयारपत्र चा दस्तऐवज करून दिल्याचे कथून घेतलाय.
शिक्का क्र.3 ची वेळ: 04 / 10 / 2022 11 : 58 : 31 AM

ओळख:-

खालील दस्तम असे तिथेदीत करताय की ते दस्तऐवज करून देणा-यांचा व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितगत

- अनु क्र. पक्षकाराचे नाव व पत्ता
1. नाव: शंकर पी मलानी -
वय: 43
पत्ता: उल्हासनगर
पिन कोड: 421001
 2. नाव: विपीन जेशानी -
वय: 31
पत्ता: करव्याण
पिन कोड: 421001



शिक्का क्र.4 ची वेळ: 04 / 10 / 2022 11 : 57 : 18 AM

शिक्का क्र.5 ची वेळ: 04 / 10 / 2022 11 : 57 : 26 AM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar, Kalyan 2
(सही) जी.अ. सावंत

सह-पुस्तक नियंत्रक, दर्जा ३

sr.	Purchaser Name	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Detail Number	Dr./Lr Date
1	Jagdish Govardhan Gidwani	eChallan	6910333202091920028	MH00796833202223E	100	SD	0004311667202223	04/10/2022
2		DHC		1909202212428	200	RF	1909202212428D	04/10/2022
3	Jagdish Govardhan Gidwani	eChallan		MH00796833202223E	100	RF	0004311667202223	04/10/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1. Vently Scanned Document for correctness through thumbnails (4 pages on the side) on the scanner.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isanica@gmail.com



महाराष्ट्र MAHARASHTRA

2022

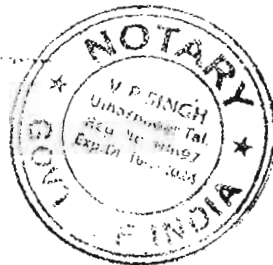
16AA 733918



30/9/2022

उपकोषागार कार्यालय, उल्हासनगर,
मुद्रांक पुरवठा दिनांक
30 SEP 2022
उप कोषागार अधि.

20 OCT 2022



AFFIDAVIT

I, Mr. Nand Gobindram Kimtani, PAN: ALHPK7621B, Hindu adult, Indian Inhabitant, having address at Flat No.1101, Glendale Hiranandani Garden, Behind D-Mart Cliff Avenue, Powai Mumbai-400076 do hereby solemnly state and declare on oath as under: -

1. That I am also known as Mr. Nandlal Gobindram Kimtani.
2. That my name in PAN: ALHPK7621B is written as Mr. Nand Gobindram Kimtani.
3. That my name in Aadhar: 4313 9739 2350 is written as Mr. Nand Gobindram Kimtani.
4. That in certain documents my name is written / described as Mr. Nand Gobindram Kimtani and in some other documents is mentioned as Mr. Nandlal Gobindram Kimtani.
5. I, solemnly affirm in the name of god that Mr. Nand Gobindram Kimtani and Mr. Nandlal Gobindram Kimtani are not different persons but one and same person.

30/9/2022
30 53

ANNEXURE - I

Only for Affidavit (Article - 4)

For Submitting to _____

Reason for Affidavit _____

STAMP PURCHASER'S NAME Nand Gobindram Kintani

If through other person than Name & Add. Satyaprakash Singh

Serial No. 3306 Date: 20/10/22

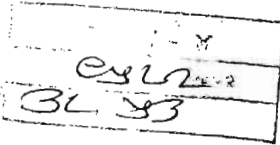
Stamp Purchaser's Sign. / Date Satyaprakash Singh

परवानाधारक मुद्रांक विक्रेत्याची स्वाक्षरी आणि परवाना क्रमांक आणि मुद्रांक विक्रेत्याचे ठिकाण / पत्ता / Signature and license number of the licensed stamp vendor and location / address of the stamp vendor.

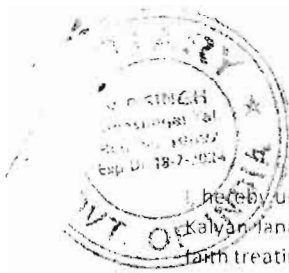
Amit R. Gandhi

AMIT R. GANDHI
STAMP VENDOR, LICENSE NO. 1212008
ULHASNAGAR - 421001.

ज्या कारणासाठी मुद्रांक खरेदी केला असेल त्यांनी मुद्रांक खरेदी केल्यापासून ६ महिन्यांच्या आत वापरणे बंधनकारक आहे.
For the purpose for which the stamp paper was purchased, it is mandatory to use it within 6 months from the date of purchase of the stamp.



120 00



: 2 :

I hereby undertake to indemnify and keep indemnified all concerned and more particularly "The Kalyan Janata Sahakari Bank Ltd." And its Officers, Managers, Staff and whatsoever act in good faith treating Mr. Nand Gobindram Kimtani and Mr. Nandlal Gobindram Kimtani as same person and if they sustain any loss due to any adverse claim in the name of either of these names viz. Mr. Nand Gobindram Kimtani and Mr. Nandlal Gobindram Kimtani.



I further state that I shall be liable and held responsible for all such losses and all the losses sustained by all concerned and more particularly The Kalyan Janata Sahakari Bank Ltd. And its Officers, Managers, Staff and whatsoever on account of any claim by any person/legal heirs of Mr. Nand Gobindram Kimtani and Mr. Nandlal Gobindram Kimtani shall be made good and indemnified by me.

Whatsoever stated above is true and correct and nothing in this respect has been concealed or withheld by us.

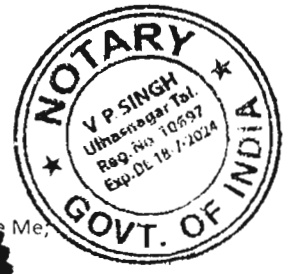
Solemnly affirmed at Kalyan on this 28th day of October, 2022.



L.H.T. Imp.

Signature

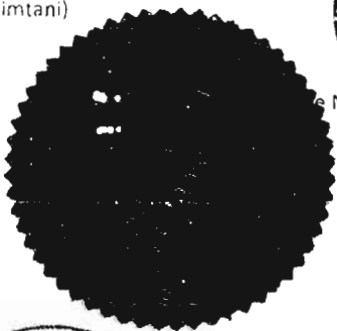
(Mr. Nand alias Nandlal Gobindram Kimtani)



Identified by:

Me,

MR Jagdish Gidwani



Before me

V.P. Singh
28/10/2022

V. P. SINGH
LL.B.

ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 10697

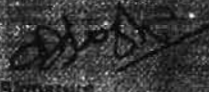
Flat No. 5 & 6, B-Wing,
Hetal Co-operative Hsg. Society,
Shahad (W)-421 103.





2022-8
ENR 2097
32133

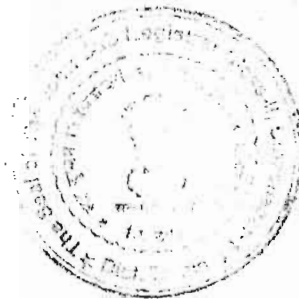
Reg. No. 121524

Date 28/10/2022

आयकर विभाग
INCOME TAX DEPARTMENT
OMKAR DILIP JOSHI
DILIP VASANT JOSHI
17/10/1989
 Permanent Account Number
AKQPJ3679M

 Signature

भारत सरकार
GOVT. OF INDIA



Certified True Copy
For SARASWAT CO-OP. BANK LTD.
(A. Anty)
 Authorised Signatory
 Credit Administration Dept.



पत्र - ४	
दिनांक २५/१२/२०१२	
४०	५३



भारत सरकार
 Unique Identification Authority of India
 Government of India

नॉटिफिकेशन क्रमांक / Enrollment No.: 0000/00115/59851

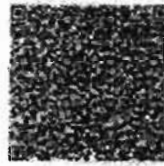
To
 ओंकार दिलीप जोशी
 Omkar Dilip Joshi
 S/O. Dilip Vasant Joshi
 502, Shree Vasudeo Kripa Handvali 1st Cross Road
 Opp Shanti Nagar Chembur East
 Kalyan
 Thaknagar
 Thane

09-01-2012
 145131662

Maharashtra 421201
 9819146472



ML451316623FT



आपला आधार क्रमांक / Your Aadhaar No. :

9812 0878 7178

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 Government of India

ओंकार दिलीप जोशी
 Omkar Dilip Joshi
 जन्म तारीख / DOB: 17/08/1989
 लिंग / Male

उत्तम - ४
 दिनांक २५/१२/२०२२
 ४९ ५३

9812 0878 7178

आधार - सामान्य माणसाचा अधिकार

Certified True Copy
 For SARASWAT CO-OP. BANK LTD.

(Signature)
 Authorised Signatory
 Credit Administration Dept.



CERTIFIED TRUE COPY

B.S. Vande
B.S. VANDE
Chief Manager 45V0138



787-2
82/53

Certified True Copy
For SARASWAT CO-OP. BANK LTD.
A. K. ...
Authorised Signatory
Credit Administration Dept.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संस्थांकृत खाते नंबर
Permanent Account Number Card
ALHPK7621B

नाम/नाम
NAND GOBINDRAM KIMTANI

पिता का नाम/Father's Name
GOBINDRAM DEORAM KIMTANI

जन्म तिथि/Date of Birth
09/12/1964




Handwritten signature

PERMANENT ACCOUNT NUMBER
ACGPK4387A

नाम
MUKESH GOBINDRAM KIMTANI

पिता का नाम
GOBINDRAM DEORAM KIMTANI

जन्म तिथि
27 09 1968



Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RITESH-MUKESH KIMTANI

MUKESH GOBINDRAM KIMTANI

02/04/1987
Permanent Account Number
APGPK3236F




Handwritten signature



उहन - ४
रकम - ०५५२२०२२
४३ ५३

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संस्थांकृत खाते नंबर
Permanent Account Number Card
ADEPJ9924B

नाम/नाम
NAND RAMCHAND JETHANI

पिता का नाम/Father's Name
RAMCHAND JETHANI

जन्म तिथि/Date of Birth
19/05/1964




Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KONARK LIFE SPACES

02/04/2012
Permanent Account Number
AAMFK0847M



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KONARK INFRASTRUCTURE LIMITED

10/11/1997
Permanent Account Number
AABCK6745L



Handwritten signature



Handwritten text and numbers: 06/12/2019, 55, 33

भारत सरकार
Government of India

8899 3615 9365

आम आदमी का मित्र

भारत सरकार
Government of India

8595 8382 1485
MD 9156 4985 9111 8240

महोदय श्री प्रशासन

भारत सरकार
Government of India

4313 9739 2350

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

समावेश क्रम Enrolment No.: 0638/10/5410/045

श्री प्रशासन
Prashant Kumar
C/O - Rishi Vashishth Koirala
1002-1 Rosemary Vasant Valley
Khadkarpada Village Gandhara
Kharadi Road
Mumbai - 400032

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

4313 9739 2350

भारत सरकार
GOVERNMENT OF INDIA

2419 7200 8559

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार - सामान्य माणसाचा अधिकार

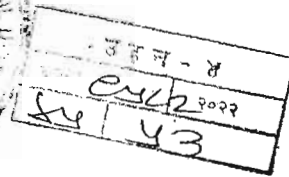
Handwritten signature

घोषणापत्र

मी श्री. विश्वनाथ याद्वारे घोषित करतो की, दुय्यम निबंधक Kalyan 2
यांचे कार्यालयात श्री. ए. ए. ए. ए. या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री. व. इ. यानी दि. 5/10/22 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
शिक्षेस मी पात्र राहोन याची मला जाणीव आहे.

दि. नाक:

कुलमुखत्यारपत्रधारकाचे नाव
व सही



॥ घोषणा पत्र / शपथ पत्र ॥

मी /आम्ही खालील सही करणार मा . नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. ग. पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचुन असे घोषित कातों की, नोंदणीसाठी माट्टर केलेली दस्तावेजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबारा विक्री होत नाही. दस्तातील लिहून देणार /कुलमुखयारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इमम घेवुन आलो आहे.

सदर नोंदणीचा दस्तावेज निष्पादीत करताना नोंदणी प्रकियेमुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कजेदार हितसंबंधी व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकीने नेमुन दिलेल्या कुलमुखयारधारक (P.A.Holder) लिहून देणार हयांत आहे व फक्त कुलमुखयार अदयापही अस्तीत्यात आहे व ते आजपावती रट्ट झालेले नाही याची मी/ आम्ही खात्री देत आहेत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क , कर्ज, बँक बोजे, शासन बोजे व कुलमुखयार धारकांनी केलेल्या व्यवहाराच्या अग्नीन गहून आम्ही आमचा आर्थिक व्यवहार पुर्ण करुन दस्तावेज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रकियेमध्ये जोडण्यात आलेले पुरक कागदपत्र हे खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकिय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/ आम्ही खात्री देत आहेत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजामधील मिळकतीचे मालक कुलमुखयारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुकु/ दनावटीकरण / संगमभत व त्या अनुषंगाने पोलिस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तावेजामधील मिळकती विषयी होतु नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी /आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा काबदेशिर प्रश्न उदभवल्यास त्यास मी /आम्ही व दस्तावेजामधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आम्हांस पुर्ण कल्पना आहे.

त्यामुळे मी /आम्ही नोंदणी प्रकियेमध्ये कोणत्याही प्रकारचा काबदेशिर गुन्हा घडणारे कृत्ये केलेले नाही. जर भविष्यात कायदयामुसार कोणातेही गुन्हे घडल्यास मी /आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वेंकट्या शिरीस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे.

लिहून देणार

लिहून घेणार

पुणे - ४
२५/१२/२०१३
५३



भारत सरकार



मोटवानी लाल हरबखराय
Motwani Lal Harbaxrai
जन्म तारीख/ DOB: 09/12/1958
पुरुष / MALE



6737 9211 9954

माझे आधार, माझी ओळख

[Handwritten signature]



उत्तर - ४
सं. क्र. ०५६७२०२२
५० / ५३



जासद

भारतीय विधि-परामर्श मंडळ
भारतीय विधि-परामर्श मंडळ OF INDIA

पत्ता:
फ्लॅट नं. 406, बिल्डिंग नं. 5, स्यप्रेस,
वसंत वैली, खडकपाडा, कल्याण वेस्ट,
कल्याण, ठाणे,
महाराष्ट्र - 421301

Address:
Flat No.406, Building No.5, Cypress,
Vasant Valley, Khadakpada, Kalyan
West, Kalyan, Thane, Maharashtra -
421301



1847
1800 300 1847

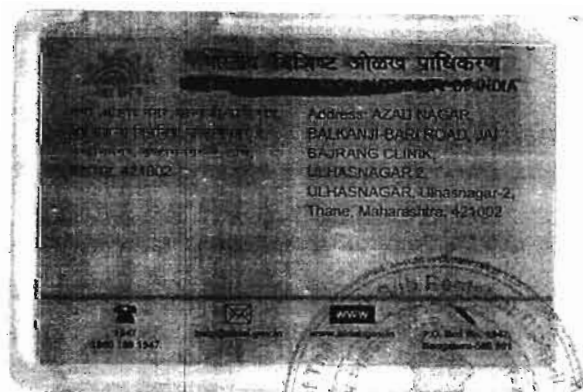
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bangalore-560 001



विजय कुमारे ११५



०५६२२००२
५३



वियकुमार राय





Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS KONARK LIFESPACES	eChallan	69103332022110711292	MH010202526202223E	500.00	SD	0005078251202223	07/11/2022
2		DHC		0711202207987	1060	RF	0711202207987D	07/11/2022
3	MS KONARK LIFESPACES	eChallan		MH010202526202223E	100	RF	0005078251202223	07/11/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9021112022

211
Kyc - Partners (Individual)

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

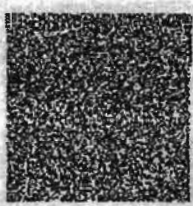
नामांकन क्रम/ Enrolment No.: 0638/10154/40445

Download Date: 09/07/2021

To
रितेश मुकेश कीमतानी
Ritesh Mukesh Kimtani
C/O: Ritesh Mukesh Kimtani
1902/1 Rosemary Vasant Valley
Khadakpada Village Gandhare
Kalyan West
Narayana School
Kalyan
Kalyan D.c.
Thane Maharashtra - 421301
9860792297



Issue Date: 29/06/2021

Signature valid




आपका आधार क्रमांक / Your Aadhaar No. :
8595 8382 1485
VID : 9156 4885 9911 8240

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Download Date: 09/07/2021



रितेश मुकेश कीमतानी
Ritesh Mukesh Kimtani
जन्म तिथि/DOB: 02/04/1987
पुल्य/ MALE

Issue Date: 29/06/2021

8595 8382 1485
VID : 9156 4885 9911 8240

मेरा आधार, मेरी पहचान

SELF ATTESTED

Kimtani

06/07/23

Purpose S.B.I.A.P.F. Purpose
and not to be used
for other purpose

Kim



SELF ATTESTED

R. Kimitani

Signature

Date *07/23*

Purpose *FOR SBI APF*

and not to be used
for other purpose

धारा 10(1) के तहत जारी किया गया

PERMANENT ACCOUNT NUMBER

ACGPK4387A



नाम NAME

MUKESH GOBINDRAM KIMTANI

पिता का नाम FATHER'S NAME

GOBINDRAM DILOMAL KIMTANI

जन्म तिथि DATE OF BIRTH

21-09-1958

हस्ताक्षर SIGNATURE OF



Commissioner of Income Tax

[Handwritten signature]

6/7/23

For SBI APF

for other purpose



भारतीय जनसंख्या आयोग
Ministry of Statistics and Public Relations, Government of India

पता:
503, कला पैलेस, ब्लॉक न ए/25,
रूम न 145, मधुबन हॉटेल रोड, न्यू
टेलिफोन एक्सचेंज जवळ, उल्हासनगर
1, उल्हासनगर, उल्हासनगर-1, ठाणे,
महाराष्ट्र, 421001

Address
503, KALA PALACE, BLOCK NO
A/25, ROOM NO 145,
MADHUBAN HOTEL, ROAD,
NEAR-NEW TELEPHONE
EXCHANGE, ULHASNAGAR 1,
Ulhasnagar, Ulhasnagar-1, Thane,
Maharashtra, 421001

9899 3615 9365

1947
1800-300-1947



help@uidai.gov.in

www

www.uidai.gov.in

SELF ATTESTED

[Handwritten signature]
6/7/23

For SBI APF





मुकेश गोबिंदराम किंतानी
Mukesh Gobindram Kintani
जन्म तिथि / DOB: 21/09/1968
पुरुष / Male



9899 3615 9365

आधार - आम आदमी का अधिकार

भारतीय विधिष्ठ ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

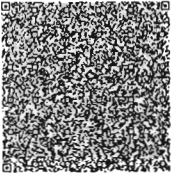
नोंदणी क्रमांक: / Enrolment No.: 1067/28122/00394

Download Date: 18/09/2019

To
 नंद गोविंदराम किमंतानी
 Nand Gobindram Kimtani
 Flat No.1101, Glendale
 Hiranandani Garden
 Cliff Avenue, Powai
 Behind D-Mart
 Mumbai
 Powai IT
 Mumbai Maharashtra - 400076
 9860792294

Generation Date: 27/08/2018



Signature valid




QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :
4313 9739 2350
 VID : 9179 7953 5899 9197


माझे आधार, माझी ओळख

भारत सरकार
Government of India





नंद गोविंदराम किमंतानी
 Nand Gobindram Kimtani
 जन्म तारीख/DOB: 09/12/1964
 पुरुष/ MALE



4313 9739 2350
 VID : 9179 7953 5899 9197

माझे आधार, माझी ओळख



भारतीय विधिष्ठ ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION


- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारवला देशभरात मान्यता आहे
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

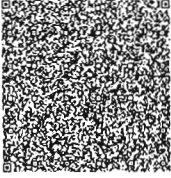



भारतीय विधिष्ठ ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
 फ्लॅट नं.1101, ग्लेन्डेल, हिरानंदानी गार्डन, डी-मार्ट मागे,
 क्लिफ अव्नेय, पोवाई, मुंबई, महाराष्ट्र - 400076



Address:
 Flat No.1101, Glendale, Hiranandani
 Garden, Behind D-Mart, Cliff Avenue,
 Powai, Mumbai, Mumbai,
 Maharashtra - 400076



4313 9739 2350
 VID : 9179 7953 5899 9197

SELF ATTESTED

Signature.....

Date..... 07/7/23.....

Purpose..... for SBI APF
 and not to be used
 for other purpose

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ALHPK7621B

नाम/ Name
NAND GOBINDRAM KIMTANI

पिता का नाम/ Father's Name
GOBINDRAM DILORAM KIMTANI

जन्म की तारीख/ Date of Birth
09/12/1964

हस्ताक्षर/ Signature



2024/2016

CONFIDENTIAL

6/7/23
for SBI APP
Card not to be used
for other purpose



भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

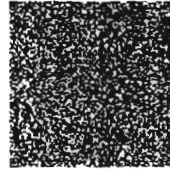
नैदविण्याचा क्रमांक / Enrollment No. : 2006/70194/47809

To
 Nand Ramchand Jethani
 नंद रामचंद जेठानी
 S/O: Ramchand Jethani
 Jethani House BK No.39 Room No. 16
 Near Bhim Nagar
 Ulhasnagar
 Ulhasnagar-1, Ulhasnagar, Thane,
 Maharashtra - 421001
 9820063704

26/10/2012



KA750087715FH



आपला आधार क्रमांक / Your Aadhaar No. :

2419 7200 8559

माझे आधार, माझी ओळख

भारत सरकार
 Government of India



नंद रामचंद जेठानी
 Nand Ramchand Jethani
 जन्म तारीख / DOB: 19/05/1964
 लिंग / Male



2419 7200 8559

माझे आधार, माझी ओळख

SELF ATTESTED

Signature

Date: 6/7/23

Purpose: for SBI. APP
 and not to be used
 for other purpose



Employee Code : KLS228
Name : Mr. Kalpesh Shinde
Designation : Sr. Executive-CRM
Contact No. : 076660022



Employee Details

DOB: 09/03/1985
Emergency contact no. 9136890049
E-mail: info@aryanhousing.com

If found, kindly return to:

Konark Lifespaces.

98/5, Aryan One,
Shirgaon, Badlapur East,
Board line Contact No. 02241008189



Employee Code : KLS228
Name : Mr. Kalpesh Shinde
Designation : Sr. Executive- CRM
Contact No. : 9766600033

Shinde



Employee Details
DOB: 09/03/1985
Emergency contact no. 9138890049
E-mail: info@aryanhousing.com

If found, kindly return to:
• Konark Lifespaces.
98/5, Aryan One,
Shirgaon, Badlapur East.
Board line Contact No. 02241008189

26



Lmtani

KALYAN CIRCLE - II 545

KALYAN RURAL DIVISI 003

BADLAPUR (E) S/DN : 149 1

Consumer No. 021666534872
 Consumer Name M/S KONARK LIFE SPACES
 Address S NO 79 H NO 6 A
 SHIRGAON

BILL DATE	06-06-2023	52,010 00
DUE DATE	26-06-2023	
IF PAID UPTO	15-06-2023	51,580 00
IF PAID AFTER	26-06-2023	52,670 00
Last Receipt No./Date	/16-05-2023	
Last Month Payment	93,510 00	
Scale / Sector	Large Scale /Private Sector	

Village Pincode : 421503

Email ID	man*****@yahoo.com	Activity	
Mobile No	93*****58	Meter No	055-X1153112
Tariff	70 LT-II B	Connected Load (KW)	48 49 KW
Contract Demand (KVA)	22 00	40% of Con. Demand(KVA)	8 80
Sanctioned load (KW)	48.49 KW	Feeder Voltage (KV)	11
DTC	4149715	PC-MR-ROUTE-SEQ	00-40-0611-0115
Date of Connection	27-06-2014	Category	LT COMM 20 TO 50KW
Supply at	LT	Elec. Duty	06
Prev. Highest (Mth)		Prev. Highest Bill Demand (KVA)	
Security Deposit Held Rs	1,85,350 46	Addl S.D. Demanded Rs	00.00
Bank Guarantee Rs.	0.00	S.D. Arrears Rs.	00.00

Bill Month	Consumption (Units)	Bill Demand (KVA)	Bill Amount
Apr 2023	4,575		2096,683 12
Mar 2023	247		98,853 20
Feb 2023	241		98,832 41
Jan 2023	197		98,062 02
Dec 2022	3,596		1066,488 36
Nov 2022	2,888		953,837 59
Oct 2022	2,937		954,508 46
Sep 2022	2,184		941,596 79
Aug 2022	2,373		945,163 66
Jul 2022	2,335		944,340 16
Jun 2022	4,389		978,087 38
May 2022	3,777		959,305 46

CUSTOMER CARE Toll Free

No.

1912, 1800-212-3435,
1800-233-3435

Rule & Procedure for Consumer Gnevances Redressal is available at www.mahadiscom.in>consumer portal>CGRF Instead of Printed bill , register for E-bill and avail Rs 10 per bill as a "Go-green " discount.For registration visit at www.mahadiscom.in->consumer portal->Quick access->Go-green request

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number.MSEDCL01021666534872
- IFS Code SBIN008965
- Name of Bank STATE BANK OF INDIA
- Name of Branch: IFB BKC
- Bill Amount 52,010.00

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

आता ज्वॉज औद्योगिक वॉज जोडणी अधिक सुलभतेने

* मासकी रकम / माहितीचा पुरावा
* विविध नवीन कॅटगरी प्रमाणात सर्व प्रक्रिया ऑनलाईन (अर्थ नसते, मित्रां सोडवा नसते)

461
महाराष्ट्र
महाराष्ट्र शासन
www.mahadiscom.in
या संकेतस्थळावरील ताहक वज नव्यवेना किवा महाराष्ट्र शासन अंशका वापर करावा

Important Message

- Consumers can pay online using Net Banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss> after registration
- Submit / update your E-mail id and mobile number to Circle office for receiving prompt alerts through SMS
- Submit / update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification
- Special desk is operational for HT Consumers, please contact htconsumer@mahadiscom.in for any clarification / query or grievance
- This Electricity Bill should not be use for the address proof and as a proof of property ownership
- For Any Payment to MSEDCL, ENSURE & INSIST for computerised receipt with unique system generated receipt number. Do not accept handwritten receipts. Pay online to avoid any inconvenience.

CURRENT CONSUMPTION DETAILS

Reading Date	KWH	KVAH	RKVAH (LAG)	RKVAH (LEAD)	KW (MD)	KVA (MD)
Current 31-05-2023	58156.600	62658.200	7870.600	11114.200	22.820	25.420
Previous 30-04-2023	55711.000	59803.800	6700.600	11054.800		
Difference	2445.600	2854.400	1170.000	59.400		
Multiplying Factor	1.000	1.000	1.000	1.000	1.000	1.000
Consumption	2446.000	2854.000	1170.000	59.000	23.000	25.000
LT Metering	0.000	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000	0.000		
Assessed Consump	0.000	0.000	0.000	0.000	0.000	0.000
Total Consumption	2446.000	2854.000	1170.000	59.000	23.000	25.000

BILLING DETAILS

Billed Demand (KVA)	16	@ Rs.	470	Demand Charges	7,520.00
Assessed PF		Avg PF	0.890	Wheeling Charge @ 01.17	2,861.82
Billed PF	0.890	L.F.		Energy Charges	30,892.98
Consumption Type	Units	Rate	Charges Rs.	TOD Tariff EC	-463.60
Industrial	0	0.00	00.00	FAC @ 00.00 Ps/U	00.00
Residential	0	0.00	0.00	Electricity Duty (21.00 %)	9,014.50
Commercial	2,446	12.63	30892.98	other charges	00.00
E.D. on(Rs)	Rate %	Amount Rs.		Tax on Sale @ 19.04 Ps/U	465.72
0.00	0	0.00		PF Penal Charges/P.F. Inc.	408.11
0.00	0	0.00		Charges For Excess Demand	2,115.00
42,926.20	21	9014.50		Debit Bill Adjustment	00.00
TOD Zone	Rate	Units	Demand	Charges Rs.	
2200 Hrs-0600 Hrs	-01.50	797	24.00	-1,195.50	
0600 Hrs-0900 Hrs & 1200 Hrs-1800 Hrs	00.00	862	20.00	0.00	
0900 Hrs - 1200 Hrs	00.80	446	25.00	356.80	
1800 Hrs-2200 Hrs	01.10	341	23.00	375.10	
Amount in Words	FIFTY TWO THOUSAND EIGHT HUNDRED TWENTY ONLY			TOTAL CURRENT BILL	52,010.53
				Current Interest 30-05-2023	00.01
				Principle Arrears	02.51
				Interest Arrears	00.03
				Total Bill (Rounded) Rs.	52,010.00
				Delayed Payment Charges Rs.	660.18
				Amount Payable 26-06-2023 After	
				Amount Rounded to Nearest Rs. (10/-)	52,670.00

Message:
 * Tariff revision difference (if any) is adjusted in this bill.
 * Incremental Consumption Rebate if paid on or before 15-06-2023 Rs. 804/after 15-06-2023 Rs.804 on units 1072 Ref Consumption 1374.

2

24

A.K.H.



MAHARASHTRA
16 MAR 2012

2 APR 2012

337567

Gr. No. 82 Date
Issued by Konark Lifespaces, URK-3
Stamp paper of Rs. 5000

Mr. P. LeDactor



16-3-2012
उप-क्याबजारी अधिकारी
उल्हासनगर - तालुको

Y. K. ATMARAMANI
Licence No. 74388

2 APR 2012

Y. G. Khare

PARTNERSHIP DEED



HIS DEED of Partnership made at Ulhasnagar this 2nd day of April, 2012, among:

1. M/s. Konark Infrastructure Ltd., a company registered under The Companies Act, 1956, having its registered office at 1st Floor, Konark Plaza, Near Sapna Garden, Ulhasnagar - 421 003, (which expression unless it be repugnant to the context and meaning thereof shall include of all its directors, their heirs, executors, successors, administrators and assignees), herein referred to as party of the ONE PART,

7 MKI

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

CD



2. Mr. Mukesh G. Kimtani, aged about 54 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, (which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as party of the SECOND PART,

3. Mr. Nand G. Kimtani, aged about 44 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself his heirs, executors, administrators and assignee) herein referred to as party of the THIRD PART,

4. Mr. Ritesh M. Kimtani, aged about 25 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee) herein referred to as Party of the FOURTH PART,

5. Mr. Nandlal R Jethani, aged about 49 years, having office at Ground Floor, Kala palace, Ulhasnagar – 421 001, which expression unless it be repugnant to the context and meaning thereof shall include himself, his heirs, executors, administrators and assignee), herein referred to as Party of the FIFTH PART,

WHEREAS the parties hereto from First to Fifth parts thought that it will be to their mutual advantage, if they carry on a business in partnership as Promoters, Builders, Contractors, Real Estate etc,

WHEREBY IT IS AGREED that the parties hereto (hereinafter together called the partners) shall become partners in the business of Builders, Contractors, Construction & real Estates with effect from 2nd April, 2012, upon the terms and conditions hereinafter contained namely:

TMK



(1) The partnership shall be carried on in the name and style of M/S KONARK LIFE SPACES.

(2) The office of the partnership firm will be at 1st Floor, Konark Plaza, Sapna Garden and Uhasnagar and/or at such other place or places, as shall be agreed to by the partners from time to time.

(3) The business of the partnership shall be to form, acquire, promote, develop, improve land and hereditaments and to erect and build thereon Flats, Houses, Residential Estates, Shops, Offices, Commercial complexes and other buildings and to hold, occupy, exchange, underlet, mortgage, sale or otherwise deal with the same & deal in real estates of all kinds. In addition, to build, purchase, acquire, take on lease or in any other lawful manner any area, land and building, structures, apartments, houses, flats, huts, rooms, shops, offices, commercial complexes or other accommodation & to turn the same in full or in part on installment basis hire purchase basis or by outright sale or by any other mode of disposition & to equip the same or any part thereof with all or any amenities or conveniences, drainage, electronic, telephonic, television installation or other amenities of all kinds and to dispose off and to deal with the same in any manner and carry on other allied activities as may be mutually agreed upon by the partners from time to time.

4) The capital of the partnership shall be Rs. 5,00,00,000/- (Rupees Five Crores Only), which shall be contributed by the partners in the following proportions.

First Party	40%
Second Party	19%
Third Party	12%
Fourth Party	19%
Fifth party	10%
TOTAL	100%

X [Signatures]



The further capital if any required by the partnership shall be brought by the partners and such additional capital brought by the partners shall be treated as loan to the firm and shall be paid interest @ 12 % p.a. out of the gross profits of the firm

(5) The partners may agree to increase the capital of the firm by bringing in additional contribution in the proportion of the shares held by them in the initial capital of the firm. At the time of increase of the capital, the additional capital of the partner or partners may be adjusted against the increased capital.

(a) That 10% of the total profit of the partnership business after deduction of all incidental expenses relating to the partnership business as well as remuneration and interest paid or payable to the partners in accordance with this deed of partnership shall be distributed between the working partners in the following proportion:-

- | | |
|----------------------|-------|
| i) Ritesh M. Kimtani | 8.00% |
| ii) Nand G. Kimtani | 2.00% |

And balance 90% of the total profit shall be divided among all the partners in the following proportion.

i) Konark Infrastructure Ltd	36.00%
ii) Mukesh G. Kimtani	17.10%
iii) Nand G. Kimtani	10.80%
iv) Ritesh M Kimtani	17.10%
v) Nand R. Jethani	9.00%
TOTAL	90.00%



b) The loss, if any, of the partnership business shall be borne by all the partners in the following proportion:-

i)	Konark Infrastructure Ltd.	40.00%
ii)	Mukesh G. Kimtani	19.00%
iii)	Nand G. Kimtani	*12.00%
iv)	Ritesh M Kimtani	19.00%
v)	Nand R. Jethani	10.00%
TOTAL		100.00%

(7) The bankers of the partnership shall be any bank and will be decided by the partners mutually. The bank account of the firm shall be operated by any two partners jointly

(8) The firm shall maintain usual account and other books at the place of business and they shall be kept properly posted up to date and shall not be removed from the place of business without the consent of all the partners. Each partner shall have free access to the books of account of the partnership at all times and shall be entitled to make such copies or extract therefrom as he may think fit.

(9) Each partner shall-

- i) .) Just and faithful to other partners in the transactions relating to partnership business.
- ii) Pay his separate debts and indemnify the other partners and assets of the firm against the same and all other proceedings, costs, claims or demands in respect thereof;
- iii) Give full information and truthful explanations of all matters relating to the affairs of the partnership to all the partners at all times.

7



(10) No partner shall without the consent of the other partners:

(i) Lend money or give credit of the goods of the firm to whom the other partners have previously forbidden him to trust.

(ii) Mortgage, charge or assign his share in the assets or profits of the firm

(iii) Draw, accept or indorse any bill of exchange or promissory note on account of the firm.

(iv) Engage, remove or dismiss any apprentice, employee or agent of the firm

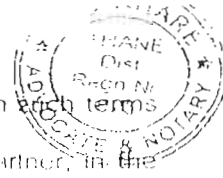
(v) Give any security or promise for the payment of money on account of the firm except in the ordinary course of business.

(vi) Give bail, bond or guarantee or become surety for any person or do or knowingly suffer any thing to be done where the partnership property may be endangered

(vii) Compromise or compound or, release or, discharge any debt due to the partnership.

(11) The accounts of the partnership shall be maintained according to the financial year from 1st April to 31st March and general account shall be taken of all the capital assets and liabilities to, the time being of the partnership as on 31st March in each year and a balance sheet and profit and loss account shall be prepared by any Chartered Accountants to be agreed upon by the partners and a copy thereof shall be furnished to each of the partners. who shall be bound thereby, unless some manifest error shall be discovered within six months, in which case such error, shall be rectified. Immediately after the preparation of the said balance sheet and profit and loss account, the net profits less sums drawn by the partners shall be divided to the partners.

[Handwritten signatures and initials]



(12) A new partner, may be introduced with the consent of all the partners on such terms and conditions as the partners agree with the Person to be introduced as a partner, in the firm.

(13) The partners may borrow from time to time from themselves or other persons, firms, companies, bankers and / or financing institutions and organizations such sum of money as may be decided by the partners from time to time. If any deeds, documents or agreements are required for such purpose, the same shall be executed by the parties hereto

(14) That this partnership shall not be responsible for the personal liabilities of the partners. Each one shall pay and discharge his own separate debts and liabilities, if any, and each one shall be bound to indemnify and save harmless the other and/or the others of them and / or its property from and against the same and against all expenses thereof

(15) On the death of any partner, during the continuance of the partnership, the firm shall not be dissolved, the surviving partners shall have the option to purchase the share of the deceased partner, in the partnership business and the property and goodwill thereof. The purchase price of the share of deceased partner shall be the amount at which such share shall stand in the last balance sheet which shall have been prepared prior to the death of the deceased or in the event of the death of either, partner before the preparation of the first balance sheet the sum credited to him as his share of capital, and interest at the rate of 12 % p.a. thereon in lieu of profit from the date of the then last preceding annual account up to the date of death of the deceased. The partner, purchasing the share of the deceased partner, shall also enter, into a covenant to indemnify the personal representatives of the deceased partner from the existing and future debts, obligations and liabilities of the partnership.

(16) Any partner desiring to retire from the partnership shall give three months notice in writing to the other partners of his intention to do so.



(17) If a partner retires or becomes insolvent, then the partnership will not be dissolved, and the remaining partner, shall have the option to purchase the share of such partner and the purchase price shall be calculated as given in the preceding clause

(18) All outgoings and expenses of the partnership and all losses or damages incurred, interest payable for any loans received and taxes, etc. shall be paid first out of the profits, next out of capital and in the case of further deficiency, by the partners in the shares in which they are entitled to the net profits of the partnership business.

(19) All partnership moneys, bills, notes, cheques and other instruments received by the partnership shall as and when received be paid and deposited in the bank to the credit of the firms' account, except such sums as are immediately required to meet the current expenses of the partnership firm.

(20) All transactions of the firm shall be done in the name of the partnership and all goods shall be purchased or sold in the firm name. All the bills, vouchers, delivery notes, receipts, etc. shall be issued in the name of the firm

(21) Notwithstanding any thing stated or provided herein that partners shall have full powers and discretion to modify, alter or vary the terms and conditions of this partnership deed in any manner whatsoever as they think fit by mutual agreement which shall be reduced in writing and be signed by all the partners and thereupon, the said writing shall become appendage and part of this deed.

(22) Upon the determination of the partnership by efflux of time or in the case of death, retirement or expulsion of a partner from the partnership, the surviving or other partner shall not exercise the option of purchasing the share and interest of the deceased, retired or

X



expelled partner or the partnership is determined by any other event not herein otherwise provided, a full and general account of the assets, credits, debts, liabilities of the partnership shall be taken and the assets and credits shall be sold, realised and the proceeds shall be applied in paying and discharging debts, liabilities and expenses of and incidental to the partnership business and the winding up affairs of the partnership affairs and subject thereto in paying to each partner any unpaid profits which may be due to him and his share of the capital and the balance of such proceeds shall be divided between the partners in the shares in which they are entitled to the net profits of the partnership and the partners shall execute, do or cooperate in all necessary or proper instruments, acts, matters and things for effecting or facilitating the sale, realisation and getting in of the partnership assets and credits and the application and division of the proceeds thereof and for their mutual release or indemnity or otherwise.

(23) All disputes and differences whatsoever which shall arise between the partners or between the partners and the personal representatives of the deceased partner relating to any matter whatsoever touching the affairs of the partnership or the interpretation of this agreement and whether before or after the determination of the partnership shall be referred to a single arbitrator, if the parties agree upon one, otherwise to three arbitrators one to be appointed by each party to the difference in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

(24) All the other matters for which no provision is made in this deed, shall be decided by the majority of the partners for the time being of the partnership.

Handwritten signatures and initials at the bottom of the page.

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

Signed and delivered by the within named
M/s. Konark infrastructure Ltd.,
The party of the FIRST PART

For Konark Infrastructure Ltd.

[Signature]
Director



Signed and delivered by the within named
Mr. Mukesh G. Kimtani,
The party of the SECOND PART

[Signature]

Signed and delivered by the within named
Mr. Nand G. Kimtani,
The party of the THIRD PART

[Signature]

Signed and delivered by the within named
Mr. Ritesh M. Kimtani,
The party of the FOURTH PART

[Signature]



Signed and delivered by the within named
Mr. Nandlal R. Jethani,
The party of the FIFTH PART

[Signature]

BEFORE ME:

WITNESSES:

1. *SANJAY KUMAR*

2. *Sawita Parjani*

[Signature]
Datta

[Signature]

[Signature]

[Signature]
VISHWAS G. KHARE, & COM. LL.B.
ADVOCATE HIGH COURT
NOTARY FOR THANE DISTRICT
R. N. 4049 DATE 16/04/2022



31

ARYAN ZONE

ABOUT US
CONFIGURATIONS
AMENITIES
GALLERY
VIDEOS
VIRTUAL TOUR
LOCATION
DOWNLOAD BROCHURE

2BHK SOLD OUT
THANK YOU FOR YOUR AMAZING RESPONSE

12:10 PM 1/1/2013

~~1~~
①

1

,

2



Original
नोंदणी क्र. १०५



पावती क्र 4325

गावचे नाव

दिनांक 26/04/2012

दस्तऐवजाचा अनुक्रमांक उहन2 - 04244 - 2012

दस्ता ऐवजाचा प्रकार मुखलगावामा

सादर करणाराचे नाव: मे. कोंणार्के लाईफरपस तर्फे भार्गीदार श्री नंदलाल गाविंदराम किमतानी

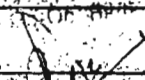
नोंदणी फी	-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (58)	-	1160.00
एकूण	रु.	1260.00

आपणास हा दस्त अंदाजे 5:55PM ह्या वेळेस मिळेल

सह दुष्यन्तु सिद्धिचिंताकार्ग - २
उत्पादनसदस्यक्रमांक - २

बाजार मूल्य: 0 रु. मोबदला: 0 रु.
भरलेले मुद्रांक शुल्क: 500 रु.

Deed of

Nature of Document.	Power of Attorney
Registration Details Registrable/Non Registrable	
Registrable Name of S.R.O.	
Ranking Unique No.	62209.
Property Description in brief-Village, Taluka, No., C.T.S. No., Area.	
Consideration Amount.	
Stamp Purchaser's Name.	Konark Lifespaces
Name of the other Party.	
through, Name & Address.	
Stamp Duty Amount (Rs.) (in words)	five hundred only.
Authorized Person's Full Signature & Seal	

Authorized Signature



उह न.२	
४२४४	२०१२
१	५८

(Customer's Copy)





The Nav Jeevan Co-op. Bank Ltd.

H. O. Bhawani Saw Mills Compound, Ulhasnagar - 421 003

Visit us at : www.navjeevanbank.com

An ISO 9001 : 2000 Certified Bank

Tel. No. : 2560396, 2566435

Date: 24/4/12	Sr. No: 48666
Franking Value	Rs. 500
Service Charges Rs. 10/- per document	Rs. 10
Total Amount	Rs. 510
Rupees (in words)	
No. of Documents:	
Name of stamp duty paying party: Kamark Infocast Ltd	
Name of Counter Party	
Purpose of Transaction	
Cheque / DD No.	
Drawn on Bank	
Branch	
<small>Declaration</small> I/We hereby accept the stamping of the above documents & declare that the information provided by me in this application form is true & correct. I/We accept that The Nav Jeevan Co-op. Bank Ltd. is entitled at its discretion to accept or reject this application for stamping, any reason whatsoever. I/We have confirmed the amount to be franked, am solely & fully responsible for the stamp value. I/We will not hold the Bank responsible if the value of stamp franked turns out to be incorrect. I/We will submit the original franked document. If the impression is distorted, incorrect or faded, I/We agree & accept to pay a service charge of Rs 10/- per impression. I/We agree to pay the amount of stamp.	
 Signature of Purchaser (For Bank's Use Only)	
Franking Sr. No. 62209	
Cashier / Officer	 Authorised Signatory



3357


For The Nav Jeevan Co-op. Bank Ltd.

Authorised Signatory

DEED OF GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY MADE AT BADLAPUR ON THIS 26th DAY OF April 2012 BY

उह न. २	
४२४९	२०१२
२	५६


 THE NAV JEEVAN CO-OP. BANK LTD.
 BHAWANI SAW MILLS COMPOUND
 H. O. BHAWANI NEAR NEW RIVER HIGH SCHOOL
 ULHASNAGAR - 421 003
 STAMP DUTY: 0000500/- P86506
 STAMP DUTY: MAHARASHTRA
 APR 24 2012
 16:13

M/s. **Marathon Realty Pvt. Ltd.**, a company registered under the Indian Companies Act, 1956, having its registered office at 702, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai - 400 080 hereinafter called and referred to as the Vendor (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) being the Party of the First Part

AND

1. Shri Laxman Krishna Surval
2. ~~Shri~~ Shivaji Laxman Surval
For self and natural guardian of
Kum. **Lalita and Ganesh** and as
Karta of HUF
3. Sau. Savita Shivaji Surval
4. Shri. Umesh Shivaji Surval
5. Kum. Gauri Shivaji Surval



M/s. **Marathon Realty Pvt. Ltd.**, a company registered under the Indian Companies Act, 1956, having its registered office at Marathon House, Devidayal Road, Mulund, Mumbai 400080 hereinafter called and referred to as the Owners (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) being the Party of the Second Part

AND

Shri **Ashwin Mohanlal Thakkar**, adult, occupation Business, having his address at First Floor, Ganesh Krupa Building, Bazar Peth, Kulgaoon Badlapur (West), District Thane, hereinafter called and referred to as the **Confirming Party** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the Third Part;

IN FAVOUR OF

M/s. **Konark Lifespaces**, a partnership firm, registered under the Indian Partnership Act, 1932, having its registered office at Sapna Talkies, First Floor, Opp Sapna Garden, Ulhasnagar 421003, through its partner Shri **Nandlal Gobindram Kimtani** hereinafter called and referred to as the **Purchasers/Developers** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) being the Party of the Fourth Part;

WHEREAS Owners own all that piece and parcel of land lying, being and situate at village Shirgaon, Taluka Ambernath,

उह न. २	
४२४४	२०९२
३	५८

District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing:

Survey No.	Hissa No.	Area (Sq. metres)
75	6	5550

and as per the ULC records the said land is shown as 5539.91 sq. metres hereinafter for the sake of brevity called and referred to as "the said property";

AND WHEREAS one Kalu Dhondu Chavan has acquired the above property under the provisions of Bombay Tenancy and Agricultural Lands Act, 1948 as evidenced by mutation entry No. 406;

AND WHEREAS the said Kalu Dhondu Chavan expired leaving behind him his heirs
 Thamibai Laxman Surwal (married daughter)
 Fasibai Kalu Chavan (daughter)
 Avadabai Kalu Chavan (wife)
 as evidenced by mutation entry No. 430.



AND WHEREAS as per the partition between said Fasibai Sadu Jagtap (maidan name Fasibai Kalu Chavan) and Shivaji Laxman Surwal viz. son of Thamibai Laxman Surwal said property has fallen to the share of said Shivaji Laxman Surwal as evidenced by mutation entry No. 1541;

AND WHEREAS the necessary development permission under section 43 of Bombay Tenancy and Agriculture Land Act, 1948 required for the development of the said property is obtained under No. TD/TNC/SR/B 59 dated 20.12.1991 and the same is evidenced by mutation entry No. 1852;

AND WHEREAS said property is declared as Retainable Land under order No. ULC/ULN/6(1)/SR-18/ Shirgaon dated 30.01.1984 under section 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976;

AND WHEREAS the abovesaid Owners by and under the agreement dated 31.10.2006 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 3697/2006 agreement dated 31.10.2006 granted the development rights in respect of the said property to the Confirming Party herein at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof the abovesaid Owners also granted the power of attorney in favour of the Confirming Party herein on 31.10.2006 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.3698 dated 31.10.2006



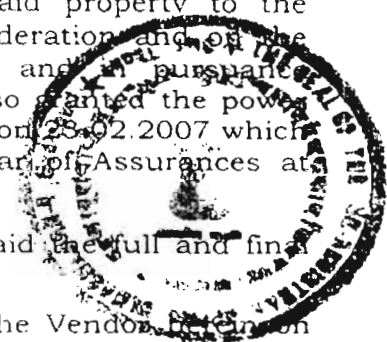
उह न. २
 ४२४४ ०९२
 ४ ५८



AND WHEREAS the said owners have also obtained the necessary permission from Collector Thane under the provisions of Bombay Tenancy and Agricultural Lands Act, 1958 under No TD/TNC/SR/B-59 dated 20.12.1991 as evidenced by mutation entry No. 1852.

AND WHEREAS the Confirming Party herein has paid the full and final consideration to the abovesaid Owners;

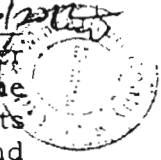
AND WHEREAS the said Confirming Party by and under the agreement dated 22.02.2007 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 886/2007 on 23.02.2007 granted the said property to the Vendor herein at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof the abovesaid Confirming Party also granted the power of attorney in favour of the Vendor herein on 23.02.2007 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.887/ 2007;



AND WHEREAS the Vendor herein has paid the full and final consideration to the Confirming Party.

AND WHEREAS as recited hereinabove, the Vendor herein on the strength of powers and authorities vested in them are well and sufficiently entitled to the above referred property with the right to develop the same and/or to transfer and assign the development rights as they may deem fit and proper

AND WHEREAS by and under the Agreement dated 25/04/2012 registered at the office of Sub-Registrar of Assurances under serial No. 4243 / 2012, the Vendor, Owners and the Confirming Party have granted the said property along with its development rights to the Purchaser / Developer herein at and for the price / consideration and on the terms and conditions therein contained.



AND WHEREAS in pursuance to the said agreement it is expedient and necessary to execute the power of attorney in favour of Purchaser / Developer to do all the acts, deeds, things and matters in connection with the property described in the Schedule hereunder written and accordingly the Vendor, Owners and the Confirming Party are executing the same.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS THAT WE, the Vendor, Owners and the Confirming Party do hereby nominate, constituted and appoint the Purchaser / Developer along with its Directors as our true and lawful attorney to do jointly and/or each of them severally the following acts, deeds, things and matters in connection with the property described in the Schedule hereunder written viz.

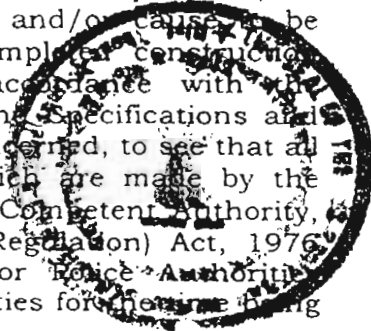
उह 7.2	
8288	2092
5	52

Handwritten mark resembling a stylized 'A' or '4'.

Handwritten mark resembling a stylized 'W' or '4'.

324

1. TO deal and correspond with the Municipal Council including all its department of officers or any other authority in connection with or relating to the or touching to the said immovable property described in the schedule hereunder written to carry out the following acts, deeds, things, matters namely;
 - a) TO apply and/or obtain the sanction of the building plans to be sanctioned with future amendments, alterations or additions as may be required by the said attorney. To avail the transfer of development rights on the said property as permitted by the rules and regulations of the Council and also to avail the staircase floor space index if permitted by the Council.
 - b) TO deal and correspond with the assessment department of the Kulgaon Badlapur Municipal Council and / or the dispose and deal with all the matters in connection with or relating to the property described in the SCHEDULE hereunder written.
 - c) TO apply for and obtain the occupation and / or completion certificate in respect of the building/s to be constructed and completed on the aforesaid property.
2. SIMULTANEOUSLY on execution of these presents, to commence, carry out and complete and/or cause to be commenced, carried out and/or completed construction work on the said property, in accordance with the sanctioned Plans and Permissions and Specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Competent Authority, under the Urban Land (Ceiling & Regulation) Act, 1976 and/or Municipal Authorities and/or Town Planning Authorities and/or any other Competent Authorities for the time being are strictly observed.
3. TO carry on correspondence under/or over signature and carry on negotiations and also settle with all concerned authorities and bodies including the Government of Maharashtra, all the departments, Municipal Authorities and/or Town Planning Authorities and/or the Competent Authority under the Urban Land (ceiling & Regulation) Act, 1976, in connection with the Sub- division and/or obtaining the No Objection Certificate for the development of the Said Property.
4. TO appear and represent us before any and all concerned authorities and parties as may be necessary, required or



उडन.२	
४२४४	१२
६	५८

cd

advisable for or in connection with the development of the said Property and to make such arrangement and arrive at such arrangements as may be conclusive to the Sub division and/or development of the said Property.

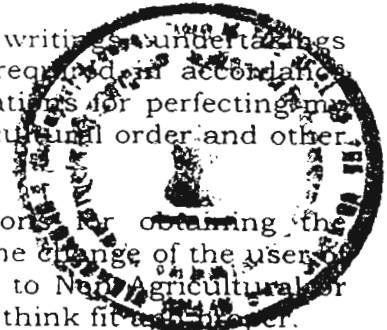
5. TO CARRY on correspondence with the Kalyan Dombivali Municipal Corporation, Government of Maharashtra, Collector of Thane, Bombay Metropolitan Regional Development Authority, Town Planning, Slum Clearance Authority and/or MHADA for deriving maximum potentiality of floor space index and development thereof.
6. TO APPOINT at Attorney's costs Architects, Engineers, Supervisors, Surveyors, Workmen, Advocate, Solicitors, Counsels and other persons as desired by the said Attorney for Plans, approval or any other matter connected therewith on such terms and conditions and on payment of the fees and remuneration to them as the said Attorney may deem fit.
7. TO PREPARE, sign and submit the Scheme for the lay-out, sub - division of the said property and also to submit plans for construction of the buildings to be constructed on the said property on the lay-out, sub- divided plots thereof to the Kulgaon Badlapur Municipal Council or any other authorities concerned and to have the same sanctioned and to apply for revalidating the plans that may have already been passed and/or to be sanctioned or otherwise howsoever to get the same approved and to submit applications to the cement/steel controller for obtaining cement and steel and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof and to represent before the Government, Kulgaon Badlapur Municipal Council, Collector of Thane, Revenue Authorities, Municipal Authorities or other Public authorities or any other appropriate authority in all matters in connection with the said property and for its sub-division and /or development.
8. TO hand over free of costs to the Kulgaon Badlapur Municipal Council any portion of the said property if the same is comprised under road widening scheme and/or other reservations as per development plan of the Town Planning Authorities and/or for the same is under set back and/or other reserved purposes and in lieu thereof to take the benefit of the F.S.I. permitted by the authority.
9. TO apply for and obtain the necessary permission under the Urban Land (Ceiling and Regulation) Act 1976 or any

ज ह न . २	
४२४४	२०९२
७	५८



other statutory modification or enactment for the time being in force and/or under any other Central or state legislation for the time being in force as may be necessary in connection with the property or its sub-division, construction, development and/or transfer.

- 10. TO make and submit all applications, petitions, submissions and appeals and to carry out correspondence with the appropriate authorities or officers concerned.
- 11. TO deal with all the authorities concerned and make necessary payments and deposits in connection with the said property and/or development thereof and/or construction work to be carried out thereon and/or otherwise howsoever in connection therewith and also to receive from the authorities concerned and give proper receipt and discharge for the same.
- 12. TO make necessary applications to the Collectors, Mamlatdar Tahasildar, Talathi, Panchayats, City Survey Officer/s, Municipal Council, Government of Maharashtra and other public and semi public authorities or such other authorities as may be necessary for the said purpose and for the purpose set out hereinafter.
- 13. TO make the necessary applications, file affidavits, petitions before the authorities concerned for obtaining permissions to transfer the said property to the name of such person or persons as the said attorney may think fit and proper.
- 14. TO submit necessary application, writings, undertakings and other documents as may be required in accordance with the prevailing rules and regulations for perfecting title and for obtaining the Non-Agricultural order and other requisite permissions etc.
- 15. TO make the necessary applications for obtaining the necessary permissions concerning the change of the user of the said property from Agricultural to Non-Agricultural or other user as the said Attorney may think fit and proper.
- 16. TO pay the necessary charges, deposits, assessments and apply for the refund thereof as the said attorneys may think fit and proper.
- 17. TO amalgamate the said properties with any other property and/or properties as the said Attorneys may think fit and proper and also after amalgamation to submit the layout plans or sub-division plans of one or more amalgamated

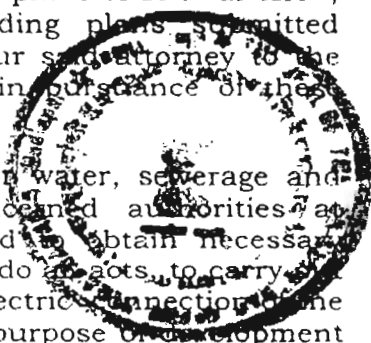


रह न. २	
४२४४	०९२
८	५८



properties or the said property and get the same duly approved from the Collector or other authorities concerned and also to grant the right of access to the other adjacent properties as the Attorneys may deem fit and proper. To avail the transfer of development rights on the said property from any source and to enter into agreement / writings with such persons and to use, utilise and consume the said T.D.R. on the said property and to sell the flats / units thereby constructed to any intending purchasers and appropriate the sale proceeds thereof.

- 18. TO prepare and submit proposal for township/layout and/or other purpose(s) for development of the said property whether alone or after amalgamation of the said property with other properties as the said Attorney may think fit and proper.
- 19. TO develop the said property more particularly described in the SCHEDULE hereunder written by way of levelling the same and filling the same and/or constructing roads as per internal layout, constructing sheds, godown and office for the purpose of effective development of the said property and also to demolish the existing structures situated in the said property and to have amicable settlement with the occupants of the structures.
- 20. TO carry out and comply with all the requisitions that may be made by the Municipal authorities and/or any other authorities in connection with such plans of sub-division, layout amalgamation or the building plans submitted and/or that may be admitted by our said attorney to the appropriate concerned authorities in pursuance of the presents.
- 21. TO make necessary applications for water, sewerage and electric connection with the concerned authorities at the expense of the attorneys and to obtain necessary orders in pursuance thereto and to do all acts, to carry out and lay the water sewerage and electric connection as per internal layout and roads for the purpose of development of the said property to make application to the M.S.E.B. for electrical connections and for submitting the proposal for sub- station and hand over any portion of the land to the M.S.E.B. authorities.
- 22. TO carry on correspondence, to prepare sign and execute papers, applications and documents including affidavits, plaints, petitions, declarations, indemnity bonds and undertakings etc. as may be required for the purpose of

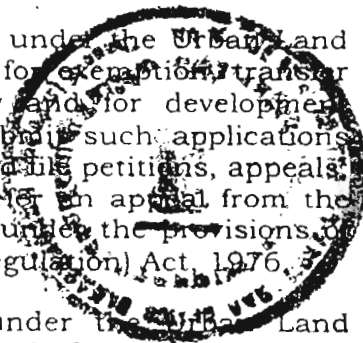


T.D.R.	
5288	2072
e	56

66

constructing the said proposed building or buildings on the said property.

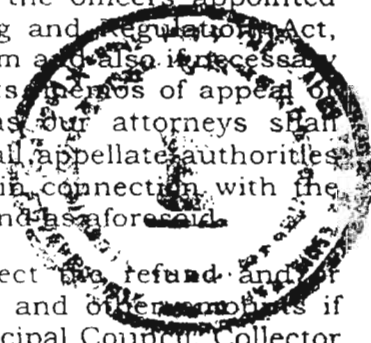
- 23. TO put up and display hoardings on the said property announcing the proposed Housing schemes or any other schemes in respect of the said property.
- 24. TO negotiate for sale of the said property or any part thereof as also to negotiate sale flats / shops bungalow / row houses / garages / units in the proposed construction of the proposed buildings on the said land or any part thereof.
- 25. TO negotiate with tenants and / or occupants of the said property if any and to procure vacant possession of the said property or any portion thereof as the case may be and to take necessary actions against them.
- 26. TO proceed with the development of the said property including constructing boundary walls, to comply with all the terms of the building plans and permissions and for the purpose if required to hand over and/or surrender and/or transfer portion of the property falling in set back area or under reservation to the municipal council or Collector or to the authorities concerned and to apply for and obtain in lieu thereof the compensation and/or for the utilisation of the said F.S.I. on the remaining portion of the said property.
- 27. TO make the necessary application under the Urban Land (Ceiling and Regulation) Act, 1976 for exemption, transfer or otherwise of the said property and for development thereof and for the purpose to submit such applications, writings, undertakings, affidavits and petitions, appeals, etc. as may be required and to prefer an appeal from the orders of the Competent Authority under the provisions of the said Urban Land (Ceiling and Regulation) Act, 1976.
- 28. TO make necessary application under the Urban Land (ceiling and Regulation) Act, 1976 for obtaining the permission for transfer of the said property by way of sale to the ultimate transferee/s.
- 29. TO make necessary application under section 20 21 or 22 or other provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for development of the said property and for the purpose to do all acts, deeds, matters and things including to sign, execute and submit the applications, undertakings and other papers.



उह 7.2	
8248	2092
90	56

Out

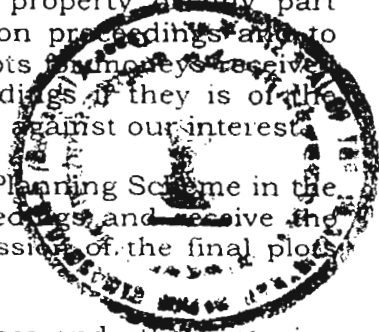
- 30. TO prefer an appeal from the order which may be made by the Competent Authority or other authorities under the Urban Land (Ceiling and Regulation) Act and to do all acts, deeds, matters and things and to institute and file the said appeal and for the purpose to sign and declare all petitions, memos of appeal, affidavits, plaint and all other proceedings as may be required for the said purposes.
- 31. TO commence, file and prosecute any action petition/s, appeals, suits or other proceedings at law against any person or persons in respect of the matters or things relating to our affairs and to appear to and defend all actions, suit or other proceedings commenced or to be commenced against me or whereunto we shall think fit, to compromise, refer to arbitration, submit to judgement, discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept services to writs or summons, notice or other proceedings. To defend and appear for pending suit/s in any court of law including High Court and Supreme Court.
- 32. TO apply or proceed or continue with applications made by me for permission of the Competent Authority or the State Government or any other authorities under the provisions of the Urban Land (Ceiling and Regulation) Act 1976 to develop the said property and for the purpose to make any declaration or sign forms as the said attorney shall deem fit and also to appear before any of the officers appointed under the said Urban Land (Ceiling and Regulation) Act, 1976 and to represent me before them and also if necessary to sign all the applications, affidavits, memos of appeal or other applications or documents as our attorneys shall deem fit and also to appear before all appellate authorities under the said Act and/or statute in connection with the permission for transfer of the said land as aforesaid.
- 33. TO ask for and apply and to collect the refund and return of the deposits, security fee and other amounts if any paid to Kulgaon Badlapur Municipal Council, Collector and/or other authorities concerned for getting the building plan/layout plan/sub-division sanctioned and also to apply for and obtain the refund of the deposits if any paid to the authorities concerned.
- 34. TO approach the authorities concerned to get the land or any portion, if under reservation and/or acquisition, released and/or to shift the same in such manner as the said Attorney may deem fit and proper.



लडुन.२	
४२४४	२०१२
११	५८



- 526
35. TO appear and represent before any and all concerned authorities and parties as may be necessary required or advisable for protection or in connection with the development of the said property and to make such agreements and arrive at such arrangements as may be conclusive to the development and/or transfer of the said property.
 36. TO ask, demand, sue or enforce payment of and recover and/or receive from any person and/or persons rents and/or compensation and/or mesne profits and/or deposits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me.
 37. TO raise the construction loan and/or financial assistance from any banks and/or financial institution and to create charge, mortgage on the said property as well as construction thereon and for that purpose to execute, sign and deliver the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, matters and things as the attorney may deem fit and proper and to lodge the same for registration before the registering authorities and admit the execution thereof.
 38. IN case of acquisition of the said property at any part thereof to represent me in acquisition proceedings and to receive compensation and give receipts for money received and also to oppose the said proceedings if they is of the opinion that the said proceedings are against our interest.
 39. IN case of enforcement of any Town Planning Scheme in the area, to represent me in the proceedings and receive the compensation and/or to take possession of the final plot allotted to me in any scheme.
 40. TO pay taxes, rates, charges, expenses and other outgoing in respect of the said property.
 41. TO execute a Deed of Conveyance, Transfer Deed of Indemnity, Assignment, Deed of Exchange, correction deeds, or other assurances in one or more sets in respect of the said property in favour of the cooperative housing society or corporate body or person and to take all the steps for effective registration of all such documents.
 42. TO appear before the Sub-Registrar of Assurances and lodge the above documents for registration and admit the

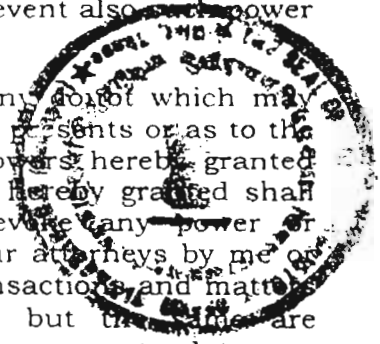


उह न. २	
४२४४	००९२
१२	५८



execution thereof and to comply with the provisions under the Indian Registration Act, 1908

- 43. TO make necessary applications under section 27 or other provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and to procure such permissions for transfer of the said property in one or more parts.
- 44. TO take necessary steps for formation of the co-operative society with an intent to transfer the said property or any part or portion thereof without or with structures in favour of the said society and for the to submit the necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960 and also to follow the procedure under the Maharashtra Ownership Flats Act, 1970 and to execute the necessary declarations therein contained so as to enable to submit the said property or any part thereof to the provisions of the said Act and form a condominium of apartment owners as the case may be.
- 45. To substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with the same or limited powers to act, remove and appoint other attorney/s if the said Attorneys think fit and proper and the attorney will be further entitled to appoint such substitute with irrevocable powers conferring such powers as they may think fit and proper and in such event also such power of attorney shall be irrevocable.
- 46. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities hereto before given to our attorneys by me or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the powers are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the business may the attorney be deemed to be requisite or expedient to be done or performed.
- 47. TO hand over the possession of the flats / shops / units to the Government, semi-government authorities as per the permission obtained under section 21 of the Urban Land (Ceiling and Regulation) Act, 1976 and also to receive the

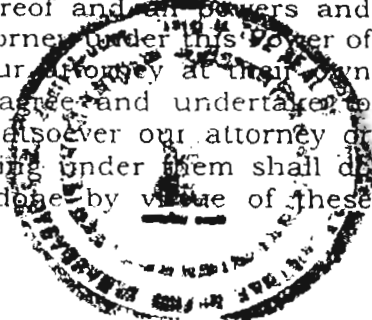


सह न.२	
४२४४	२०९२
९३	५८

cb

price / consideration either from the Government / semi-government and / or their nominee/s.

- 48. AND generally to do all other acts, deeds, matters and things whatsoever in or about our estate property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes and as we could do in our own person if these presents had not been made
- 49. AND we hereby ourselves agree and undertake to allow, ratify and confirm whatsoever our attorney or any substitute or substitutes acting under them shall do or purport to do or cause to be done by virtue of these presents.
- 50. All costs, charges, expenses of and incidental to any act, deed, matter or thing, done or caused to be done by our said attorney in or about the exercise of our powers herein contained shall be borne and paid as provided by my said attorneys alone and shall be responsible for the same and our said attorney shall indemnify and keep indemnified our self and our estate and effects from and against any loss and damages that may be caused to us by reason of our attorney doing or causing to be done any acts, deeds, matters or things by virtue of these presents.
- 51. THIS Power of Attorney is irrevocable and shall not be revoked by me from the date hereof and all powers and authorities conferred upon my attorney under this Power of Attorney shall be exercised by our attorney at their own costs and expenses we hereby agree and undertake to allow, ratify and confirm and whatsoever our attorney or any substitute or substitutes acting under them shall do or purport to do or cause to be done by virtue of these presents.



SCHEDULE

All that piece and parcel of land lying, being and situate at village Shirgaon Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing:

Survey No.	Hissa No.	Area (Sq. metres)
75	6	5550

and as per the ULC records the said land is shown as 5539.91 sq. metres together with all easement rights etc.

उह न. २
 ४२४४ १०७२
 १४ ५८

caj

IN WITNESS WHEREOF the parties hereto have set and subscribed our signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED
by the within named **Vendor**
M/s. **Marathon Realty Ltd.**,
through its Director
Chetan - R. Shah

For **Marathon Realty Pvt. Ltd.**

Chetan R. Shah

Director



SIGNED & DELIVERED
by the within named
Owners



1. Shri Laxman Krishna Surval
 2. Smt. Shivaji Laxman Surval
- For self and natural guardian of
Kum. **Lalita and Ganesh** and as
Karta of HUF
3. Sau. Savita Shivaji Surval
 4. Shri. Umesh Shivaji Surval
 5. Kum. Gauri Shivaji Surval
- Sr.No. 1 to 5 through their constituted attorney
M/s. **Marathon Realty Ltd.**,
through its Director
Chetan - R. Shah



For **Marathon Realty Pvt. Ltd.**

Chetan R. Shah

Director



SIGNED & DELIVERED
by the within named
Confirming Party
Shri Ashwin Mohanlal Thakkar



Ashwin M. Thakkar

SIGNED & DELIVERED
By the within named
Purchaser / Developer
M/s. **Konark Lifespaces**
Through its partners
Shri Nandlal Gobindram Pantani



Nandlal G. Pantani



WITNESS

DNZY

[Signature]

उह न. २	
४२४४	२०१२
७५	५८

गांव नमुना सात (अधिकार अभिलेख पत्रक)

जिल्हा : शिरगाव

तालुका : अंतरनाथ

जिल्हा : ठाणे

भूमापन क्रमांक	भूमापन क्र. उपविभाग	भूधारण पध्दती	भोगपटदाराचे नांव	खाते क्रमांक :
04-8			99E 80E 830 60E 483 9432 9478 9427 9422	603
प्लॉट स्थानिक नांव			कुळाचे नांव :	
लागवडीयोग्य क्षेत्र			हॅक्टर	आर
एकूण			0.40.0	
एकूण			0.40.0	
प्लॉट नंबर (लागवडी योग्य नसलेली)			0.04.4	
वर्ग (अ)				
वर्ग (ब)				
एकूण			0.04.4	
आकारणी			रुपये	पैसे
पुढी किंवा विशेष आकारणी			0.00	

शिवाजी अड्डा सुखळ



सिमा आणि भूमापन विन्दे

गांव नमुना बारा (पिकाधीन/दिवही)

वर्ग	हंगाम	पिकाखालीक क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिंचनाचे साधन	जमीन करणाऱ्याचे नांव	शेता
		मिठा पिकाखालील क्षेत्राच			घटक पिके व प्रत्येकखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			रुपय	हेक्टर			
		मिठा पिकाचा क्षेत्र क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

अस्तित्वात वर हुकूम खरी नक्कल दिली असे, तारीख :

11 JAN 2012

सहाय्यी

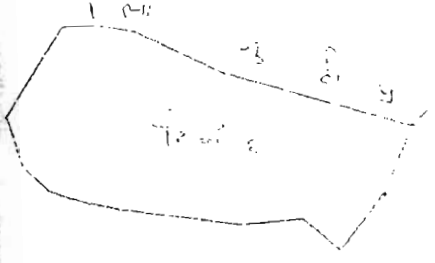
तालुका-अंतरनाथ

शिरगाव-खरवई
तालुका-अंतरनाथ

उह न. 2
4248 2092
9E 5L

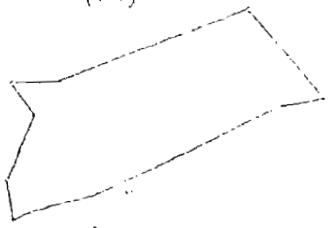
श्री. ५२१२१... वसुधा... पत्रा... वापे मंजे रोड...
दि. २० / १२ / २०२२ चे अर्जावरून मंजे रोड... तालुका अंबरनाथ जि. ठाणे
ता. अंबरनाथ येथील शिवाजी पुस्तकालय
ची कारणापुरती नक्कल

खते ३१-१०-२०१६
१६५११



स्केल १:१००

खते ३१-१०-२०१६
१६५११



स्केल १:१००

खते ३१-१०-२०१६
१६५११



स्केल १:१००



स्केल १:१००



लह न. २	
४२४४/२०१२	
१६	५६

अर्ज क्र./टोकन नं. ३६३१/२
अर्ज प्राप्त दिनांक २०/१२/२०२२
नक्कल तयार दिनांक २५/१२/२०२२
नक्कल दिल्याचा दिनांक २०/१२/२०२२
नक्कल फी २०/-
कागद फी २२/-
एकूण ४२/-

मकसद निवार कारणात

251



Original



स.स.न.र.		
8283	2092	
98		58



2019
 2017
 2015
 2014



श्री विवाह संन





नोंदीचा
वनकर्मचा

अधिकाराचे तपस्य

न्या नुमापन व
उपविभाग नुमापन
वर वरिष्ठाने नुमा
असेल, तो नुमापन
व उरविनास
नमाक

ताचको गेवाच्या
अधिकार्याची आणखी
किचा येत

११११११११
श्री. शेतजमीन न्याय अधिकारी कार्यालय []
अर्जे

१०२९

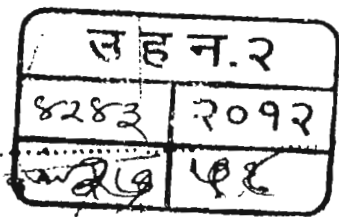
५
१
१

यदितीतल्लो वनसुद्धिवादावर प्रोजेक्शन फायदा

कलम ३२ च्या अन्वये २९ एप्रील ३१/११/०२
अन्वये ३१ एप्रील २०११ पर्यंत १००% प्रोत्साहन
यांची प्रत्येकी १००% प्रोत्साहन अर्थिनीतील थरोवीवर प्रोत्सा
श्री. तहसिलदार लहनाकरपूर
अप्रील ३१ एप्रील २०११ पर्यंत १००% प्रोत्साहन
सोपरी ३१-१०-०२ वा.
सुद्धिवादावर प्रोत्साहन

२०११
३१/११/०२
३१/११/०२
३१/११/०२

ह्या प्रोत्साहनावर प्रोत्साहन अर्थिनीतील थरोवी
कलम ३२ च्या अन्वये २९ एप्रील ३१/११/०२
अन्वये ३१ एप्रील २०११ पर्यंत १००% प्रोत्साहन
यांची प्रत्येकी १००% प्रोत्साहन अर्थिनीतील थरोवीवर प्रोत्सा
श्री. तहसिलदार लहनाकरपूर
अप्रील ३१ एप्रील २०११ पर्यंत १००% प्रोत्साहन
सोपरी ३१-१०-०२ वा.
सुद्धिवादावर प्रोत्साहन



तहसिलदार - शिरगांव

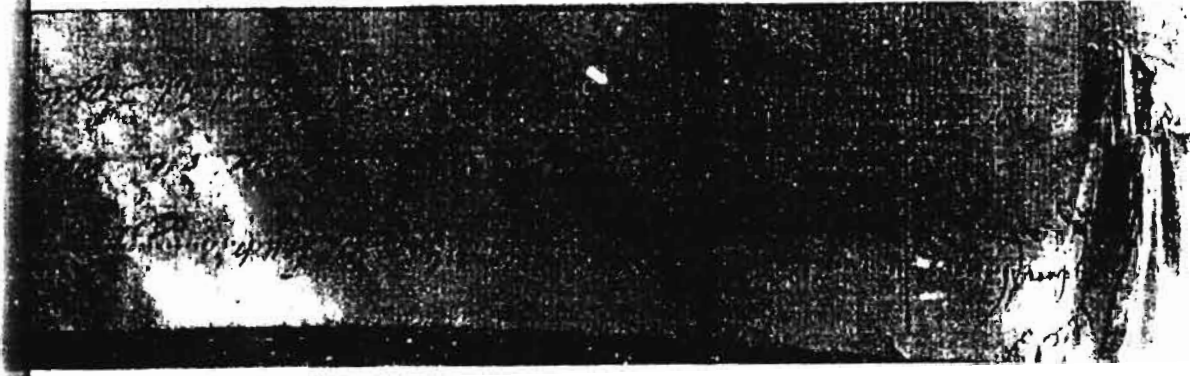
११११११११
श्री. शेतजमीन न्याय अधिकारी कार्यालय []

अर्जे आल्याची तारीख २९/११/०२
मजकूर तयार तारीख ३१/११/०२
अर्जेदाराचे नाव []
मजकूरान दिल्याची तारीख २९/११/०२
मजकूरान फा. मजकूर []
खर्चा मजकूर []



तहसिलदार अक्षयराय कर्ज

543



उह न.२	
४२४३	-२०१२
२२	४६



Tuesday, October 31, 2006
4:57:16 PM

Original
नीटप्री 39 च
1430 36 AM

पावती

पावती क्र. : 3699
दिनांक 31/10/2006
गावाचे नाव शिरगाव
दस्तऐवजाचा अनुक्रमांक उहन2 - 03698 - 2006
दस्ता ऐवजाचा प्रकार मुधमार्गनाम.

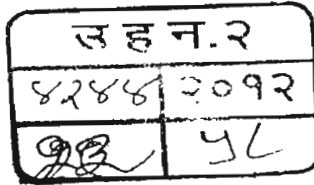
सादर करणाराचे नाव अश्विन मोहनलाल उज्जर दास तर्फे क. ज. देवगर श्री राजेंद्र एम. उज्जर

नोंदणी घी 100.00
मयकल (अ. 11(1)), पुढाकितानी नकल (अ. 11(2)), 420.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित की (21)
एकूण रु. 520.00

आपणास हा दस्त अंदाजे 5:12PM हा वेळीस मिळेल

बाजार मूल्य: 0 रु. नोंददला: 1 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

दुय्यम निब
उल्हासनगर

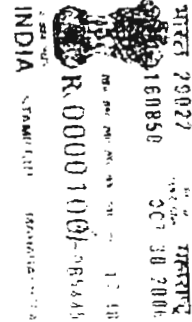
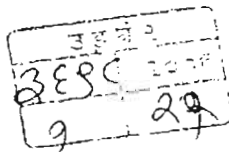


श्री १.

कुलमुखत्यारपत्र

आज दि ३१. माहे ३१.१०.०६ रोजी २००६ रोजी यथे लिहून दिले आहे

अश्विन मोहनलाल उज्जर
दास तर्फे
क. ज. देवगर
श्री राजेंद्र एम. उज्जर



श्री अश्विन मोहनलाल टक्कर, वय ५० वर्ष
 पत्नी - गणेशकृपा बिल्डींग, बाजारपेट
 कुठगाव, बदलापुर (प), ता अंबरनाथ, जि ठाणे) कुलमुख्यासत्र
) लिहून देणार
) पहिले पक्षी

यास .

१. श्री लक्ष्मण कृष्ण सुरवळ, वय ६३ वर्ष,) कुलमुख्यासत्र
२. श्री शिवाजी लक्ष्मण सुरवळ, वय ४५ वर्ष) लिहून देणार
 स्वतःकरीता व कु. लुलीता व गणेश यांचा)
 अज्ञान पालन कर्ता पिता म्हणून तसेच)
 एकत्र कुटूंबाचा पुढागी म्हणून)
३. सी सविता शिवाजी सुरवळ, वय ४० वर्ष,)
४. श्री उमेश शिवाजी सुरवळ, वय ३१ वर्ष)
५. कु. गौरी शिवाजी सुरवळ, वय २९ वर्ष,)
 मर्त आज रोजी मु. - मौजे शिगाव,)
 मालका अंबरनाथ, जिल्हा ठाणे) दुसरे पक्षीय

कारणे कुलमुख्यासत्र लिहून देतात तो येणे प्रमाणे

तुकडी जिल्हा ठाणे, पोस्ट तुकडी तालुका अंबरनाथ, मौजे शिगाव कुठगाव
 बदलापुर नगरपरिषदेच्या हद्दीतील

सर्व्हे नं.	हिस्सा नं	३/१२ प्रमाणे क्षेत्र (चौ.मी)	चुएलसी प्रमाणे क्षेत्र (चौ.मी)
७५	६	२७७३	२५३९.१२

मिळकतीस चर्तूसिमा येणे प्रमाणे --

पूर्वेस
 पाश्चिमेस
 दक्षिणेस
 उत्तरेस

अशा मिळकती लिहून देणार यांच्या मालकीच्या व कब्जेवद्दीवादीच्या अशा
 अशा मिळकतीस सदरहु मिळकत मिळकत म्हणून संबोधण्यात आले आहे

सदरहु मिळकत आम्ही तुम्होस दिनांक ३०/०९/२००६ रोजीच्या प्रत्येक विक्रामा
 कर्णयाकरीत दिलेली आहे व सदरथा करार मे दुव्यम निबंधक्याहेय अक्षरानुसार
 याने कार्यालयात अ.क्र. ३९६८/०६ अन्वये नोंदविण्यात आला आहे. सदरच्या
 करारात उरल्याप्रमाणे व सदरहु कराराच्या अटीची योग्य पूर्तता व्हावी व मिळकत

श्री

श्री श्री ५
 श्री ५
 श्री ५
 श्री ५

५५ ५५

उह नं. २
 BESS २००६
 २ २०

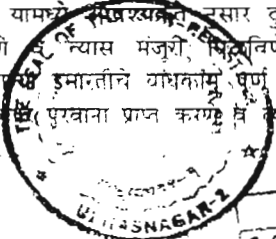
उह नं. २
 ४२४४ - १२
 २६ ५८



योग्यरित्या लिहून घेणार याच्या नावे अथवा ते सापत्नीक त्या व्यक्ती, पर्यंतच्या दिने कायम फरोकत व्हावी तसेच मिळकत योग्यरित्या विक्रीसाठी करून सहकारी माल्याच्या नावे तयारी करता यावी व त्या अनुषंगाने लागू करावयाच्या करासह उपरोक्त बाबत आमची तुम्हांस आमचे कुलमुखत्यार म्हणून परत करून देऊन आम्ही सदर मिळकतीसंबंधीचे आम्ही जी जी कामे पाहू शकू ती ती सर्व कामे योग्यरित्या पूर्ण अधिकार आम्ही तुम्हांस या कुलमुखत्याराने देऊन दिलेल्या आज सदर कुलमुखत्यारपत्रातील अधिकार तुम्ही एकट्याने अथवा मिळून वापरण्याचे आहेत.

- सदर मिळकतीचा ताबा घेणे, सदर मिळकतीचे अतिक्रमण करणे, जमिनी संरक्षण करणे व तसे झाल्यास दूर करणे.
- आमचे वरील मिळकतीचे सर्व्हे करून क्षेत्र व हद्दी निश्चीन करणे व त्यासाठी तालुका निरीक्षक भूमी अभिलेख जिल्हा निरीक्षक भूमी अभिलेख ठाणे किंवा संबंधीत सर्व्हे खान्याकडे अर्ज करणे, सर्व्हे फी भरणे इत्यादी.
- आमचे वरील जमिनीचे गा.न.७/१० चे उतारे, खाते उतारे, फेरफार नोंदी गटवूक उतारे वगैरेसाठी नहसीलदार, सर्व्हे इन्स्पेक्टर, सर्व्हे डिपार्टमेंट इत्यादींकडे अर्ज करून ते मिळविणे, त्यामध्ये नावे किंवा इतर हक्क बदलण्यासाठी आमचेवतीने अर्ज करणे, त्याबाबत आलेल्या नोंदींमधील स्वीकारणे नोंदींसाठी सहाय्य करणे व त्यासाठी आवश्यक ती फी भरणे, खर्च करणे.
- मिळकतीची मोजणी करून घेणे, मिळकतीच्या मनुषीमा टाकून घेणे, मिळकतीच्या क्षेत्रफळाबाबत दाखले मिळविणे, सर्व्हे मोजनाथ इ. कामे अर्ज करणे, दाखले मिळविण्याकरिता किंवा नकाशे आराखडे मोजनाथ किंवा सरकारी दफ्तरी असलेल्या कागदपत्राच्या मत्वपत्राचे मिळविण्यासाठी अर्ज अथवा अधिकाऱ्यांकडे अर्ज करणे व सतर दाखले नकाला यांच्या प्रती मिळविणे.
- सदर मिळकतीचा विकास करून त्यात इमारती, इमारते, गाळे इत्यादी प्रकारचे बांधकाम करणेचे दृष्टीने आवश्यक ते आराखडे (ले आऊट) अर्ज करणे किंवा मब-डिव्हिजन (विभागणीची योजना) तयार करणे त्याचे सर्व्हे करणे, सक्षम अधिकाऱ्यांकडे अर्ज करणे त्याबाबत नकाशे, नकाशे, योजना यामध्ये आवश्यकतेनुसार दुरुस्त्या करणे, त्या संबंधीचा पत्रव्यवहार करणे, त्यासाठी आवश्यक ते सर्व्हे मिळविणे इत्यादी सदर मिळकतीवर बांधण्यात येणाऱ्या इमारतीचे बांधकाम पूर्ण झाल्यावर कुळगाव बदलापुर नगरपरिषदेकडून वीजपुरवठा प्राप्त करणे व त्याबाबत लागू असणाऱ्या सर्व तरतुदीची पूर्तता करणे.

उह न.२	
४२४४	१२
२९	५८



उह न.२	
३९९८	२००९
३	२९

जे.बी.२५
उ.सी.५

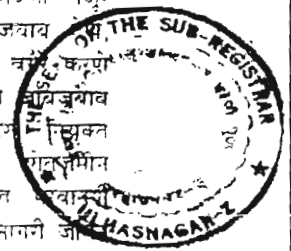
२३

२०/११/०९
२०/११/०९

hr

- १. वगैर कामासाठी वास्तुविशारद, आर सी सी तंत्र वकाल, वायटणीस सल्लागार, इंजिनिअर, मल्लेंकर यांची नियुक्त्ये करणे. त्यांचे श्रावणान्त मुहावजा ठरविणे, मुहावजा देणे
- २०. मदार मिळकतीचा योग्य प्रकार व पूर्णपणे दमनतरीत किंवा विक्री करणेसाठी व मदार मिळकतीवर बंधकान भरण्यासाठी परवानगी मिळवून करीता जिल्हाधिकारी यांकडे अर्ज करणे. कागदपत्र सादर करणे तसेच कमाल नगरी जमीन धागणा कायदा १९७६ (अर्धन लँड मिळकती अँड रेग्युलेशन अँक्ट, १९७६) अंतर्गत 'ना हक्कत' प्रमाणपत्र मिळवणे, त्यासाठी संबंधीत अधिकाऱ्यांकडे अर्ज करणे जावजबाब देणे, कागदपत्रे सादर करणे वगैरे तसेच बांधकामाची योजना, आराखडे वगैरे तयार करणे. नगरीत अधिकाऱ्यांकडे ते मंजुरीकरीता सादर करणे, नगरविकास कमिटी व तसेच अर्धन लँड रेग्युलेशन अँक्ट, १९७६ अंतर्गत कालम २०.७२ अन्वये आणि करिता अर्ज, यज्ञा, जावजबाब, ऑफीडेव्हीट डिक्लरेशन वगैरे मदार मियुक्त अधिकाऱ्यांसमोर करणे थोडक्यात मदार कायदानुसार विक्री प्रकल्प प्रमाणे अथवा सुधारित कलमान्वये योग्य ती प्रक्रीम मंजूर करवून देणे.
- २१. तसेच नागरी जमिन (धारणा व विनियमन) कायदा १९७६ अथवा मदार कायद्यात वेळेवेळी बदलेल्या तरतुदी अंतर्गत दुर्बल घटक योजना मंजूर करून घेण्यासाठी संबंधीत अधिकाऱ्यांकडे अर्ज करणे, जावजबाब, कागद-पत्रे सादर करणे व त्यासाठी लागणारे आराखडे तयार करणे संबंधीत अधिकाऱ्यांकडे ते मंजुरीकरीता सादर करणे व त्यासाठी जावजबाब देणे, सहाय्य करणे, ऑफीडेव्हीट डिक्लरेशन वगैरे मदार मियुक्त अधिकाऱ्यांसमोर करणे थोडक्यात मुंबई कळवहीवाट आणि आणण्याकरीता जी कामे करावी लागतील ती सर्व करणे तसेच नागरी जमिन (धारणा व विनियमन) कायदा १९७६ अंतर्गत अथवा सुधारित कलमान्वये सादरहू मिळकती करीता दुर्बल घटक योजना मंजूर करणे व त्यावेळेस प्रचलित कायदान्वये योग्य असा बांधकाम आराखडा तयार करणे व बांधकाम परवानगी घेणे.
- २२. नागरी जमिन (धारणा व विनियमन) कायदा १९७६ मध्ये उरून काही बदल करण्यात आले तर अशा सुधारित कायद्याच्या तरतुदी मदार तहसीलदार, उपजिल्हाधिकारी, मक्षम अधिकारी, जिल्हाधिकारी, अथवा राज्य सरकार यांचे समोर मदार मिळकती संबंधीत किंवा मदार मिळकतीच्या हक्का संबंधीत तसेच दुर्बल घटक योजना मंजूर करणे किंवा त्यावेळेस प्रचलित असलेल्या कायद्या अंतर्गत योग्य असा बांधकाम

तहज्ज २	
४२४४	१२
२६	५८



श्री. श्री. श्री
 उ. श्री. श्री
 श्री. श्री. श्री
 श्री. श्री. श्री

२० २० २३

तहज्ज २
३६९८
५ २९

आराखडा मजूर करून घेणे, वाधकाम परवानगे आणणे व विक्री परवानगे आणणे

२३ कुळगांव बदलापुर नगरपरिषद मंडळअखत्यार व केंद्र शासनाचे संवधान अधिकारी जसे जिल्हाधिकारी, उप अतिरिक्त जिल्हाधिकारी, नगरपालिका नलाठी, नगररचना अधिकारी, महाराष्ट्र कृषिनिर्माण महामंडळ यांनी जमिन (भर्यादा आणि नियमन) १९७६ व सुट्टे शेतजमीन व व कुळगांवकाड कायदा १९४८ च्या कायद्यातील तरतुदीनुसार देनलेले अधिकारी इत्यादींकडे जावून जावजबाब देणे सदर मिळकतीच्या कामसंबंधी अर्ज करणे ३०-11-11 सर्टीफीकेट मिळवणे सदरहू मिळकतीकरण विकण्यासाठी अथवा विक्रीसाठी करण्यासाठी अथवा हस्तांतरण करण्यासाठी आवश्यक या दस्तऐवज मिळवणे व प्रमाणपत्र मिळविणे इत्यादी

२४ कुळगांव बदलापुर नगरपरिषद किंवा इतर मश्रम अधिकारी, मिळकत कर अधिकारी, विक्रीकर अधिकारी यांचेकडे विक्रम पत्र दाखल करणे, हस्तार होणे, भेटणे, आणि कर निर्धारण करून घेणे.

उह न.२	
४२४४	३०९२
२६०	५८

२५ सदरहू मिळकतीत पाण्याचे नळाचे कनेक्शन देण्याकरिता अर्ज वगैरे दाखल करणे, त्याबाबत पाणी कनेक्शन अर्ज संबंधीन खात्यातील वगांकडे करणे त्याबाबत कनेक्शन फी भरणे, प्लंबर कडून माईप फिटिंग वगैरेची कामे करून घेणे.

२६ सदरहू मिळकतीत विद्वान पुरवठा कनेक्शन करिता महाराष्ट्र मंडळचे कार्यालयात अर्ज वगैरे दाखल करणे अनामत रक्कम भरणे, विद्वान पुरवठा घेणे, त्या करिता ना हक्कत दाखल घेणे, विजेची सुविधा मिळवणे घेणे त्याचे फिटिंग करून घेणे त्याची दस्तऐवज करून घेणे, किंवा जी काही रक्कम भरावी लागेल ती भरणे, वीज पुरवठा घेणे इ सर्व कामे प्रथम पक्षी यांनी करावायची आहेत



२७ सदर मिळकती संवधान किंवा सदर मिळकतीच्या हक्कसंबंधीत आसलेले वकील नेमणे व वकीलपत्रावर महा करणे त्याबाबत निर्णय घेणे, तर्फे कोर्टाच्या नोटीस तसेच समन्स ग्वीकारणे, दिवाणी फौजदारी दावे करणे इतर कोणी केलेल्या दाव्यांमध्ये किंवा फौजदारी कोर्टासमोर कैफीयत देणे, त्यावर सही करणे, मृत्यप्रतिज्ञालेखावर सही करणे व आपले म्हणणे मांडणे तसेच कोणत्याही न्यायाधिकरणापुढे जाणे, कैफीयतीवर सही करणे, जावजबाब देणे, नोटीस स्वीकारणे, रिक्वीजन दाखल करणे, कागदपत्रे दाखल करणे किंवा सदर मिळकती बाबत सर्व प्रकारच्या वाटाघाटी करणे, आपआपमातील तटा मिटविणे



श्री श्री. ५५
३ श्री ४
श्री श्री ५५
श्री श्री ५५

५५ ५५ ५५

उह न.२	
३६६८	३०९२
६	२२

करणे व त्या धर्तूदलच्या कागदपत्रांवर नवी कर्ण आणि किंवा 'कॅन्वेट डीक्री' मिळविणे आणि अशा स्वरूपाच्या नदयामध्ये न्यायालय किंवा न्यायाधिकरणे यांनी दिलेल्या निवाड्याचे व शर्तीचे पालन करणे व काररनाम्यातील शर्तीचे पालन करणे

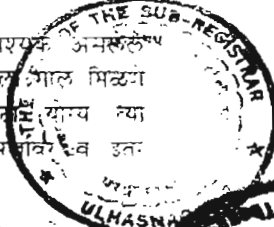
१८. वगेल निर्दिष्ट केलेल्या कायद्यातील तरतुदी व्यतीरेकून इतर बांधकामाची कायद्यांतर्गत बांधकाम /विकास/विक्री अथवा इतर सवधात परवानगी/मंजूरी/ना हरकत प्रमाणपत्र बांधणे मिळविणे आवश्यकतेप्रमाणे त्यासाठी अर्ज करणे, विवरण पत्र सादर करणे, सदर सक्षम अधिकार्यापुढे हजर होणे व जावजवाव देणे, तसेच मिळकती विकत घेणार याना कोणत्याही सहकारी/ सरकारी अथवा निमसरकारी व निमसरकारी खात्याकडून अथवा बैकामधून कर्ज घेण्याचे अमत्यास त्यासाठी जस त्या कागदपत्रांवर सही करणे, बांधकाम नजूर घेतवेळी आणि अथवा वेळोवेळी विकास अधिभार नगरपालिका आणि/अथवा तन्मस कॉम्पोटन्ट अधिनीती यांकडे भरणे त्या मन्ध्या नगरपालिका आणि/अथवा तन्मस अधिकारी निमसरकारी कार्यालयात वाटाघाटी करणे, त्याकरीता कोतदय्या करवे लागत्यास जरूर त्या सर्व गोष्टींनी पुर्तता करणे आणि/अथवा कोठल्याही स्वरूपाची तडजोड म्वाकाण

सह न.२	
४२४४	१९२
२४	५८

१९. तहसिलदार कार्यालय यांचे न्यायालयात या मिळकतीचे सवधात जी काही कामे करावी लागतील ती करणे, तसेच कॅन्वेट, उपविभागीय अधिकारी तलाठी सजा, तहसिलदार यांचे कार्यालय तसेच डेप्युटी कॅन्वेट आणि सक्षम प्राधिकारी, उल्हासनगर नागरी सकूलन ठाणे यांचेकडील कार्यालयात अर्ज देणे, वेगवेगळ्या परवानग्या मिळविणे व त्या संदर्भात जी काही कामे करावी लागतील ती कामे करणे.

२०. मदार मिळकतीवर बांधकाम व विकामकार्या करिता आवश्यक असलेले सिमेंट, लोखंड (स्टील) किंवा इतर मरकामद्वारे नियंत्रित केलेले गोल मिळकती वावत किंवा परवाना कोटा किंवा लायमन्स मिळणेमाती, यानेच त्या अधिकार्याकडे अर्ज करणे, विवरण पत्र भरणे आणि अर्जावर सब इतर कार्यालयात वावर मही करणे.

२१. मदार मिळकतीवर हस्तांतरणा करिता किंवा बांधकामाकरिता जाणे-येणे राहणे, मदार मिळकतीचा हस्तांतरणाकरिता किंवा बांधकामासाठी वाचणे सादर मिळकतीवर मंजूर नकाशाप्रमाणे तसेच कायद्याच्या तरतुदी नुसार वे घालून दिलेल्या शर्तीचे पालन करून बांधकाम करणे/किंवा बांधकाम करणे घेणे आणि त्यासाठी ट्रेडर, उप रेक्रेटर, मदार मंजूरी देणे, उचलणे.



सह न.२	
३२६८	२००९
६	२९

Handwritten notes and signatures at the bottom left of the page.



खुल्या बाजारत विकल्पे व त्या करिता करणे ते मध्ये लक्ष एक करणे मध्ये करणे व सदरहू विक्री अंतर्गत किमती स्विकारणे

- २६. सदरहू मिळकती मधील मटेनिकल गतिवागी यंत्र किंवा इतर यंत्रां मधील प्रवर्तित केलेल्या सहकारी संस्थेची मंडणी व इतर काम करीत निवडणूक सहकारी संस्था याचेकडे अर्ज करणे व त्याकरिता आवश्यक त्या कागदपत्रांची पूर्तता करणे न्यावर मही करणे इत्यादी
- २७. सदरहू मिळकतीवगेळ यथकाम, मदन मटेनिकल गारंटे किंवा इतर यंत्रांची किमते सुधानन वाढवून मिळणे शक्य करणे जमीन (कमाल भागणे व नियमन) कायदा १९७६ अंतर्गत नियमन केल्या मक्षम अधिकाऱ्याकडे अर्ज करणे व किमते सुधानन/वाढवून घेणे
- २८. सदरहू मिळकती संबंधांमाल मते कर, आकाश आणि इतर जाचक म्दुन भरणे, मिळकतीचा आवश्यक अमल्यास विमा उतरविणे आणि विमतेने दणे भरणे.
- २९. सदरहू मिळकती संबंधान एक किंवा एका पेक्षा अधिक अंर्पामेट फी मळ, खरेदीखते किंवा इतर कागदपत्रे वगैरे दस्तावेजावर मही करणे नियोजित सहकारी संस्था किंवा खरेदीदार याचे मते करणे देवून मही करणे मंडणी करणे देणे किंवा मटेन मिळकतीच्या विकामास आवश्यक अमल्यास म्हाण पत्र किंवा डिपॉझीट ऑफ टायटल डिडम करणे सदर मिळकती मधील हक्क गहाण देवणे किंवा गहाणपत्रावर मही करणे मंडविणे
- ३०. सदरहू मिळकतीचा परिणामकारक विकाम/नियोजन हाणेचे दृष्टीने आवश्यक ते जे आम्ही करू शकू ते खर्च करणे तसेच मटेन मिळकतीतील हक्क अबाधित राहणे करिता जे जे आवश्यक असावे ते ते करणे
- ३१. सदरहू मिळकतीवर विकसीत कार्ये गयविने वेळी जन्म पडल्यास म्हाण अपार्टमेंटसु ओनरशिप अँक्ट १९७५ अंतर्गत डिक्लरेशन दाखवणे करणे त्याच प्रमाणे म्हाण फ्लॅट ओनरशिप अँक्ट १९६३ अंतर्गत विकसीत कार्ये रायविणे, अमे विकसीत कार्ये गयविने वेळी वगैरे म्हाण किंवा भविष्यात प्रचलित असलेल्या कायद्या अंतर्गत मटेन पूर्तता म्हाण करणे.
- ३२. सदरहू मिळकतीचा कोणताही भाग कोणत्याही कायद्या अंतर्गत म्हाण केला गेल्यास त्याबद्दल कोर्टापुढे/न्यायाधिकरणापुढे दाद मागणे तसेच म्हाण खकम वसुल करणे किंवा वाढवून मागणे, तसेच मिळकत किंवा कायदा भाग ज्या उद्दीष्टाकरिता रिजर्व केला गेला असेल त्या संबंधी तन्या म्हाण

२७	२७
४२४४	१०९२
२९	५८



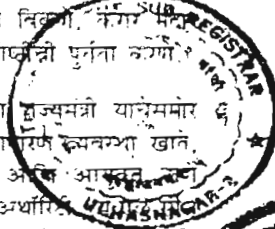
ग. नि. क.
 अ. नि. क.
 म. नि. क.
 २१/११/२३

२७	२७
३६९८	२००६
९	२७

कार्यालयकांडे वाढावाही करणे व नगरपालिका मंडळ मालमतीने अर्जा कोर्टामार्फत मदत दिशेने रद्द करणे आणि अधिक योग्य त्या तहदीर्घी स्वीकारणे.

- ३३. सदरहू मिळकती किंवा मिळकतीतील कोणाच्याही भागाचा मूळचा काढून किंवा इतर सक्षम अधिकार्यांकडून उभे काढवा अंतर्गत सर्वकाय मिळवता किंवा मोकळी केली गेला असल्यास सदर मिळकतीचा मिळकतीचे भागाचा कब्जा घेणे व कब्जा देणे
- ३४. सदरहू कुलमुखत्यारपत्रानुसार सदर मिळकतीचायत देण्यात आलेले अधिकार इतर कोणाहीकडून वापरून घेणे/कोणालाही त्यासाठी नियुक्त करून कामे करून कामे करून घेणे किंवा तशी नियुक्ती केल्यास आवश्यक वाटेल तेव्हा ती रद्दवातल करणे
- ३५. या खेरीज मिळकतीचे बांधकाम करणेकरीता भाडविले कामे दिल्यास व मिळकती वांगले प्रकारे विक्रीत घेण्याने दुर्घटने जा काही जादा फट उभे करणे असल्यास त्या अनुषंगाने जे काही दस्त, करारपत्रे करून घ्याऊन रक्कम उभी करणे, काढणे व त्याकरिता मजुरमहाण्डून इत्यादी याखेरीज दस्तऐवज लिहून देणे आल्यास ते लिहून देणे, कर्जावृ रक्कमेचा परतफेड करणे, रिकन्व्हिजिन्स डिड लिहून देणे, लिहून देणे
- ३६. सदरहू मिळकती संबंधी नागरी जमीन (धरमण व विनियमन) कायदा १९७६ अंतर्गत आमचे वतीने अर्ज ती योजना मजूर करून घेणे व अर्जा योजने अंतर्गत शासनाने निर्देशित केलेल्या व्यक्तींमार्फत मानिका विक्री, नगर मालमती करणे, नदरिनेकीची किंमत वसूल करणे, वायू देणे इ. गोष्टींची पूर्तता करणे.
- ३७. आमचेतर्फे व आमचेवतीने मुख्यमंत्री, इतर मंत्री आणि राज्यमंत्री यांचेमार्फत उपस्थित राहून तसेच नागरी विकास आणि नगर सर्वसाधारण व्यवस्था खाते, सेक्रेटरी, डेप्युटी सेक्रेटरी आणि नागरी विकास खाते असे अधिकार्यांच्या विभाग आणि अँडॉशनल कलेक्टर ठाणे, कॉर्पोरेशन अर्थारि, आणि डेप्युटी कलेक्टर, उप विभागांचे अधिकारी, तहसिलदार, तहसील नगरपालिका, मिटी सव्हे अधिकारी, टाऊन प्लॅनिंग अधिकारी आणि इतर अधिकारी यांच्या अर्थन लॅन्ड सिलींग कायद्याखाली नियुक्त केलेल्या व इतर मिळकतीचे हस्तांतरण/ विकासामधी देय कर व विनय शेलीची परवानगी मोजणी, पाहणी वगैरे तसेच सदर मिळकतीचे संरक्षण काही नातीने वगैरे करून ठेवले असल्यास विकासखात्यात तसेच बांधकाम व मिळकती तयदोल (ट्रान्सफर) करणे वाबत सर्व कामे करणे.

४२४४	२०९२
३०	५८



उहजे	
३६६८	२००६
१०	२१

ज्या ति ५५
उ. श्री सु.
२१ ११ १३

२३ २३ १३

- ३१. सदरहू मिळकतीबाबत आमचेतर्फे व आमचेकडील कोणत्याही कोजदारों किंवा इतर कार्यालयीन किंवा अधिकाऱ्यांसमोर हजर नसणे व सदर आमचे नवधात आमचेतर्फे सर्व कामे करणे वसूल इन्कम टॅक्स अधिकारी किंवा तपासणी/अप्लेंट अॅमिन्डर कॉमिशनर किंवा न्यायाधिकारसमोर किंवा न्यायालयीयसमोर हजर राहून इन्कम टॅक्स अॅक्ट तुरूंग आवरणसक. दाखले मिळण्याकरिता अर्ज करणे आणि सदर मिळकतीचे याबतून एक किंवा अधिक अभिहस्तांतर/व्यवहार करणे
- ३२. सदरहू मिळकतीबाबत ह्या कुलमुखत्यापत्रानुसार दिलेले अधिकार आमचे मुखत्यार हे स्वतःच्या जबाबदारीवर वापरतात आणि सदर अधिकार वापरत मिळणारे सर्व फायद्याचे अधिकारी राहतात
- ३३. या अखत्यारपत्रामध्ये स्पष्टपणे नमूद करणेत नाहीले आहे असे एखादे वरील मिळकती संबंधीचे काम उद्भवितल्यास तेही सुद्धा आमचे अखत्यारी अखत करवयाचे आहे व या कुलमुखत्यापत्राच्या हेतू पूर्तत्वाकरिता जर आवश्यक वाटल्यास अन्य दुसऱ्या योग्य अशा व्यक्तीला दुसरे कुलमुखत्यापत्र देऊ आमचे वरील कुलमुखत्यार करण्याचे हक्क व अधिकार राहतात
- ३४. वरील परिच्छदान करवयाची जी कामे नमूद केली आहेत, त्यात जे एखादे तपशिल दिला गेला नसेल तरी सुद्धा कोणत्याही मर्यादे अथवा निम्नसरकारी खात्याच्या कामाचे पूर्तत्वाकरिता कोणतेही अन्य काम जर काम लागले अथवा कागदपत्रावर मही करानी द्यावली तर ते करण्याचे आणि/किंवा योग्य त्या व्यक्तीकडून कराने देण्याचा अधिकार देखिल आम्ही आमच्या कुलमुखत्यारांना दिलेला आहे
- ३५. या कुलमुखत्यापत्राद्वारे तुम्हा आमचेवतीने आमच्याकरिता जी जी कामे किंवा व्यवहार करावे, करणे करावे, फेरफारखते करावे जाणे पावते त्या रक्कमा स्वीकाराल त्याच्या पावत्या घाल ती ती सर्व कामे पूर्तीचे केली आहेत असे समजण्यात येईल व ती आमच्यावर तारीखे आमच्या वार्षिक वारसावर बंधनकारक राहतील

सह नं.२	
४२४४	२०१२
२७	५८



आमचे कुलमुखत्यारांस अन्य कोणत्याही इमानास मुखत्यार करणेत आमचे अधिकार राहतील व सदर नेमलेल्या मुखत्यास ह्या कुलमुखत्यापत्रानुसार दिलेले सर्व अधिकार वापरण्याची मुभा राहिल

उह नं २
३८९८ २००९
११ २-११




डॉ. डी. डी.
ड. डी. डी.
२० ११ ११ २३

२३

गण प्रमाणे कुलमुख्यापत्र आम्ही गजाखुशीने स्वसोपाने व कोणत्याही
अपणाला दळी व पडता लिहून दिले असे आणि हे कुलमुख्यापत्र उभयपक्षांचे
साक्षीवारस यांचेवर बंधनकारक आहे व तहोत तसेच नदरेचे कुलमुख्यापत्र
ग्राहीही रद्द करता येणार नाही

गण
महाराष्ट्र

मै १९६६


श्री अश्विन माहनलाल ठुकर
(कुलमुख्यापत्र लिहून देणार)

उह न.२	
४२४४	२०१२
३०	५८

१. श्री लक्ष्मण कृष्ण मुरवळ



श्री शिवाजी लक्ष्मण मुरवळ
मृत करीना व जे ललीता व गणेश मुरवळ
अजान मल्लन कर्ता पिता न्हणून मरण
एकर कुटुंबाचा पदारी धणून



२. सौ मविता शिवाजी मुरवळ

३. सौ मविता शिवाजी मुरवळ

उह न.३	
३६९८	२००६
१२	२१

संवेदा (कॉपी) पुस्तक

४ श्री अमरा शिवाजी मुन्वळ

त्रोरा शि. पुस्तक

५ कृ. गौरी शिवाजी मुन्वळ

(कानपुरवायल्या कल्लुन देवा)

उह नं. २
३६९८
१३ २९

उह नं. २
४२४४ २०१२
३३ ५८



उत्तराखण्ड (अ) सुखले
श्री संतो पावली मुक्ता

श्री संतो पावली मुक्ता

क. संतो पावली मुक्ता
(क. संतो पावली मुक्ता)

उत्तराखण्ड
338
93 29

सं. नं. २	
४२४४	१०९२
३४	५८



393

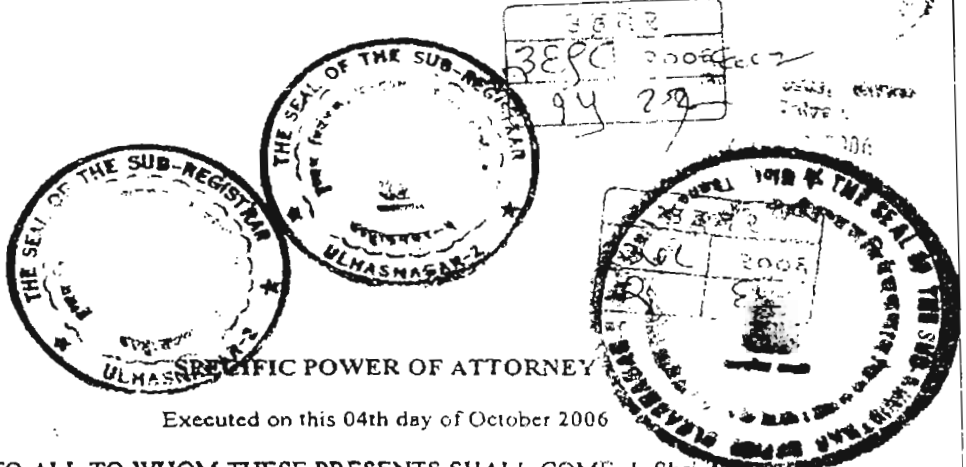


महाराष्ट्र MAHARASHTRA
 Rs. 100/- (Rupees Hundred Only)

X 4 993

Issued to श्री जय राघुनाथ बिरवाडकर
13/23
 Sr. No. 239 Date 03/10/06

Shri Jay Raghunath Birwadkar
 Stamp Vendor, Lic. No. 28 03
 Kumbhar Chawl, Netaji,
 Kalyan (East), 421 301



SPECIFIC POWER OF ATTORNEY

Executed on this 04th day of October 2006

TO ALL TO WHOM THESE PRESENTS SHALL COME. I, Shri Anant
 Mohanlal Thakkar, age about 50 years, residing at 13/14, Aryan Krupa,
 V.P. Road, Mulund (W), Mumbai 80

DO HEREBY SEND GREETINGS ;

Aut.

लहन.२
 ४२५४ ०१२
 ३६ ५८

उह न. २
३३०८ २००६
३१६

WHEREAS I am carrying the business of Builders and Developers and is engaged in real estate activities.

AND WHEREAS during the course of my business, I have undertaken to acquire, develop and sell various properties in the village Shirgaon, Taluka Ambernath and it is necessary for me to enter into, execute and lodge for registration and admit the execution of the various Agreements, Deeds, documents, writings and incidental assurances in respect of the below mentioned properties owned by the respective owners.. The details of such properties along with the names of the owners are as under:

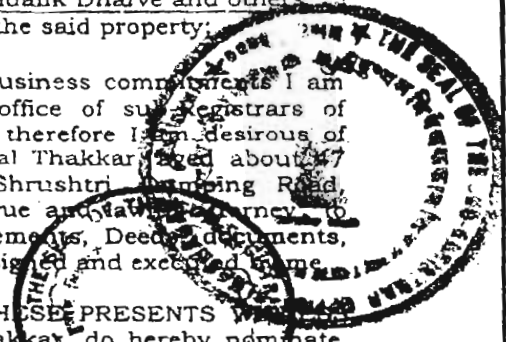
All those pieces and parcels of land lying, being and situate at village Shirgaon, Taluka Ambernath, District Thane within the limits of Kulgaon Badlapur Municipal Council

Survey No.	Hissa No.	Area (Sq. mts)	Name of the Owners
102	7	5250	Laxman Damu Mandavkar and others
95	7	6700	
75	6	5550	Shivaji Laxman Surwal and others
79	3	690	Kanha Walku Patil and others
79	4	670	
83	10	15550	
76	1	4350	
68	1/1	6120	Pundalik Dharve and others

Handwritten notes:
75
79

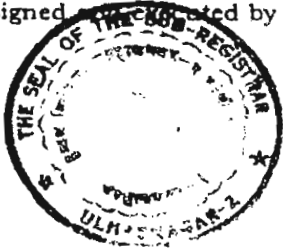
hereinafter called and referred to as the said property:

AND WHEREAS due to my other business commitments I am not in a position to attend the office of sub-Registrars of Assurances from time to time and therefore I am desirous of appointing Shri Rajendra Shankarlal Thakkar aged about 47 years, residing at A, 701, Om Shrushtri, Hanging Road, Mulund (w), Mumbai 80 as my true and lawful attorney to lodge and admit the various Agreements, Deeds, documents, writings and incidental assurances signed and executed by me.



NOW KNOW YE ALL MEN AND THOSE PRESENTS THAT I, Shri Ashwin Mohanlal Thakkar, do hereby nominate, constitute and appoint Shri Shri Rajendra Shankarlal Thakkar as my true and lawful attorney to do the following acts, deeds, things and matters in my name and on my behalf as my constituted attorney viz. :

1. To appear in my name and on my behalf and to lodge the various Agreements, Deeds, documents, writings and incidental assurances signed and executed by me and admit the execution



उह न. २
३३९८ २००६
३६ २१

उह न. २
४२४४ १९२
३७ ५८

उह नं २	
3306	2006
४	९

thereof including correction deeds, rectification deeds, supplementary agreements before the appropriate Sub-Registrar/ Registrar of Assurances so as to get the above documents perfectly ordered for registration under the provisions of law.

2. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents signed and executed by me and to follow all the procedure under the Indian Registration Act, 1908 as well as Bombay Stamp Act in my name and on my behalf as my true and lawful attorney and to represent my interest before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of adjudication under the provisions of law.

3. Generally to do all the acts, things, deeds and matters to comply with the aim and object of having the perfect lodgment and admission of the above referred documents.

I hereby agree, ratify and confirm whatsoever my attorney shall or purport to do lawfully or cause to be done by virtue of these presents.



In witness whereof I have set and subscribed my signature to this writing on this 4th day of October 2006.

SIGNED & DELIVERED
by the withinnamed Executant
Shri Ashwin Mohanlal Thakkar

[Signature]

उह नं.२	
४२४४	३९२
३६	५६

POWER OF ATTORNEY
ACCEPTED BY ME
Shri Rajendra Shankarlal Thakkar

[Signature]



Witness:

[Signature]
Shri Rajendra Shankarlal Thakkar

[Signature]
R. W. J.



उह नं २	
३६९६	२००६
१६	२९

357

REGISTRATION DEPARTMENT

दुय्यग निवधकः

दस्त माधकः भाग



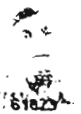

उह्नः

दस्त क 3378/2006

412

दस्ता क्रमांक 3378/2006

दस्ताचा प्रकार मुख्यदस्ता

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अगव्याना दस्ता
1		सिद्दह टणार वय 47 राही	 23723 61822	
2		सिद्दह टणार वय 50 राही	 23723 61822	

ms

उह्नः 3378/2006

उह्नः	3378/2006
38	42



उह्नः	3378/2006
38	42



353



दस्ता गोधवारा भाग - 2

उत्तर 2

दस्ता क्रमांक (3378/2006)

दस्ता क्र. 3378-2006 का गोधवारा
दस्ता क्र. 3378 का गोधवारा 1 भरलेंते मुद्रांक शुल्क 100

दस्ता क्र. 3378 का दिनांक 05/10/2006 11:54 AM
दस्ता क्र. 3378 का दिनांक 05/10/2006
दस्ता क्र. 3378 का दिनांक 05/10/2006

Rajesh

दस्ता क्र. 3378 दिनांक 05/10/2006

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

पंजीकृत मालिक

दस्ता क्र. 3378 (48) मुद्रांक शुल्क
दस्ता क्र. 3378 का दिनांक (सदरीकृत) 05/10/2006 11:54 AM
दस्ता क्र. 3378 का दिनांक (फ्री) 05/10/2006 11:56 AM
दस्ता क्र. 3378 का दिनांक (कटौती) 05/10/2006 11:57 AM
दस्ता क्र. 3378 का दिनांक (अंश) 05/10/2006 11:57 AM

दस्ता क्र. 3378 का दिनांक 05/10/2006 11:57 AM

दस्ता क्र. 3378 का दिनांक 05/10/2006 11:57 AM

दस्ता क्र. 3378 का दिनांक 05/10/2006 11:57 AM

वा. वरतारा दस्ता
मुद्रांक शुल्क



उह नं. 2
3884 2006
95 29

उह नं. 2
4284 2006
80 56



दस्ता क्र. 3378 का दिनांक 05/10/2006 11:57 AM

31/10/2006

दुय्यम निबंधकः

दस्त गोधवारा भाग-1

उहन2

दस्त क्र 3698/2006

5:00:36 pm

उल्हासनगर 2

3698/2006

दस्त क्रमांक 3698/2006

दस्ताचा प्रकार : मुखत्यारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	जायाधित्र	अंगलघाचा ठसा
1	<p>नाम: श्री.राजेंद्र एन ठडकर</p> <p>पत्ता: घर/प्लॉट नं: ...</p> <p>गल्ली/रस्ता: ...</p> <p>ईमारतीचे नाव: ...</p> <p>ईमारत नं: ...</p> <p>पेट/वसाहत: ...</p> <p>शहर/गाव: क</p>	<p>लिहून देणार</p> <p>वय 48</p> <p>सही</p>		
2	<p>नाम: लक्ष्मण कृष्ण सुरवळ</p> <p>पत्ता: घर/प्लॉट नं: ...</p> <p>गल्ली/रस्ता: ...</p> <p>ईमारतीचे नाव: ...</p> <p>ईमारत नं: ...</p> <p>पेट/वसाहत: ...</p> <p>शहर/गाव: शिरगाव बदलापूर</p> <p>नातुका: अकरनाथ</p> <p>पिन: ...</p> <p>पैन नम्बर: ...</p>	<p>लिहून देणार</p> <p>वय 67</p> <p>सही</p>		
3	<p>नाम: शिवाजी लक्ष्मण सुरवळ रघुन करीता व कु.ललिता</p> <p>पत्ता: गणेश गाँव अ फा क पिता म्हणून तसेच ए.कु.पु.</p> <p>म्हणून</p> <p>पत्ता: घर/प्लॉट नं: ...</p> <p>गल्ली/रस्ता: ...</p> <p>ईमारतीचे नाव: ...</p> <p>ईमारत नं: ...</p> <p>पेट/वसाहत: ...</p> <p>शहर/गाव: ...</p>	<p>लिहून देणार</p> <p>वय 45</p> <p>सही</p>		
4	<p>नाम: सी.सविता शिवाजी सुरवळ</p> <p>पत्ता: घर/प्लॉट नं: ...</p> <p>गल्ली/रस्ता: ...</p> <p>ईमारतीचे नाव: ...</p> <p>ईमारत नं: ...</p> <p>पेट/वसाहत: ...</p> <p>शहर/गाव: ड.प.</p> <p>नातुका: ...</p> <p>पिन: ...</p> <p>पैन नम्बर: ...</p>	<p>लिहून देणार</p> <p>वय 40</p> <p>सही</p>		
5	<p>नाम: उमेश शिवाजी सुरवळ</p> <p>पत्ता: घर/प्लॉट नं: ...</p> <p>गल्ली/रस्ता: ...</p> <p>ईमारतीचे नाव: ...</p> <p>ईमारत नं: ...</p> <p>पेट/वसाहत: ...</p> <p>शहर/गाव: ड.प.</p> <p>नातुका: ...</p> <p>पिन: ...</p> <p>पैन नम्बर: ...</p>	<p>लिहून देणार</p> <p>वय 21</p> <p>सही</p>		
6	<p>नाम: कु.गोरी शिवाजी सुरवळ</p> <p>पत्ता: घर/प्लॉट नं: ...</p> <p>गल्ली/रस्ता: ...</p> <p>ईमारतीचे नाव: ...</p> <p>ईमारत नं: ...</p> <p>पेट/वसाहत: ...</p> <p>शहर/गाव: ...</p> <p>नातुका: ...</p> <p>पिन: ...</p> <p>पैन नम्बर: ...</p>	<p>लिहून देणार</p> <p>वय 19</p> <p>सही</p>		



दस्तावेज करताना संपूर्ण नोंदी घ्याव्यात. नोंदी घेतल्याने दस्तावेज करताना दिव्याचे खर्च उभारतात.

उल्हासनगर क्रमांक-२

उहन-२

४२४४-१०९२

४९/५८

300



दस्त गोषवारा भाग - 2

उहनर

दस्त क्रमांक (3698/2006)

दस्त क्र. [उहनर-3698-2006] चा गोषवारा
फांजर मुला (नोंदला) भरलेले मुद्रांक शुल्क . 100

पावती क्र. 3698 दिनांक 31/10/2006

पावतीचे घर्षण

नाव: अश्विन माहनताल ठक्कर यांचे तर्फे
क. ज. देणार श्री राजेंद्र एत ठक्कर

दस्त हजर केल्याचा दिनांक : 31/10/2006 04:54 PM

निष्पादनाचा दिनांक : 31/10/2006

दस्त हजर करणा-याची सही

[Handwritten signature]

100 गोदणी फी

420 नक्कल (अ. 11/11), वृत्त/अनर्क/सक. 12
(अ. 11/12)

रुजयोल (अ. 12) व तथ्याचित्रण (अ. 13) एकत्रित फी

520: एकूण

दस्ताचा प्रकार (48) मुखत्यारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 31/10/2006 04:54 PM

शिकका क्र. 2 ची वेळ : (फी) 31/10/2006 04:57 PM

शिकका क्र. 3 ची वेळ : (कथुली) 31/10/2006 05:00 PM

शिकका क्र. 4 ची वेळ : (ओळख) 31/10/2006 05:03 PM

दस्त नोंद केल्याचा दिनांक : 31/10/2006 05:00 PM

5 निबंधकाची सही, उल्हासनागर 2

ओळख

खालील इतम अले निवंदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात,
व त्यांची ओळख पटयितात.

1) रघुनाथ गोविंद माळी, घर/फ्लॅट नं. -

गल्ली/रस्ता: -

इमारतीचे नाव: -

इमारत नं. -

पेट/वसाहत: -

शहर/गाव: धामटोली

तालुका: अंधरनाथ

पिन: -

2) कान्हा बाळकृ पाटील, घर/फ्लॅट नं. -

गल्ली/रस्ता: -

इमारतीचे नाव: -

इमारत नं. -

पेट/वसाहत: -

शहर/गाव: शिरगाव ददलापूर

तालुका: अंधरनाथ

पिन: -

रघुनाथ गोविंद माळी

कान्हा बाळकृ पाटील

[Handwritten marks]

[Handwritten marks]

[Handwritten marks]

5. निबंधकाची सही
उल्हासनागर 2



उहनर
8288 2092
82 56

(36)



दुय्यम निबधकः उल्हासनगर 2

दस्तावेजांक व वर्ष: 3697/2006

Tuesday, October 31, 2006
4:32:03 PM

सूची क्र. दोन INDEX NO. II

पान 63
पान 63

गावाचे नाव : शिरगाव

- (1) विलेखाया प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार सक्षेपलेख व राजारभाव (माडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 150,000.00
या.भा. रु. 4,535,000.00
- (2) मू-गापन, पोटहिस्सा व घरक्रमांक (1) वर्णन न न 75 हि न-8 क्षेत्र-5550 चौ.मी. (असल्यास)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पत्रकाराचे व संपूर्ण पत्ता नाव किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) लक्ष्मण कुमारा सुरवळ - - - घर/फ्लॅट नं. - - गल्ली/रस्ता - - इमारतीचे भाग - - इमारत नं. - - पेट/वसाहत - - शहर/गाव - - शिरगाव ददसापूर तालुका अंबरनाथ, पिन - - पिन नम्बर - -
- (2) शिवाजी लक्ष्मण सुरवळ स्वतःकरीता व कु.ललिता व गणेश बापे प्र.प.क. पिता म्हणून तारखे ए.कु.पु. म्हणून - - - घर/फ्लॅट नं. - - गल्ली/रस्ता - - इमारतीचे भाग - - इमारत नं. - - पेट/वसाहत - - शहर/गाव - - शिरगाव ददसापूर तालुका अंबरनाथ, पिन - - पिन नम्बर - -
- (3) सी.सविता शिवाजी सुरवळ - - - घर/फ्लॅट नं. - - गल्ली/रस्ता - - इमारतीचे भाग - - इमारत नं. - - पेट/वसाहत - - शहर/गाव - - व.प्र. - - तालुका - - पिन - - पिन नम्बर - -
- (4) उमेदा शिवाजी सुरवळ - - - घर/फ्लॅट नं. - - गल्ली/रस्ता - - इमारतीचे भाग - - इमारत नं. - - पेट/वसाहत - - शहर/गाव - - व.प्र. - - तालुका - - पिन - - पिन नम्बर - -
- (5) कु.गोरी शिवाजी सुरवळ - - - घर/फ्लॅट नं. - - गल्ली/रस्ता - - इमारतीचे भाग - - इमारत नं. - - पेट/वसाहत - - शहर/गाव - - व.प्र. - - तालुका - - पिन - - पिन नम्बर - -
- (6) दस्तऐवज करून देण्या-या पत्रकाराचे नाव व संपूर्ण पत्ता किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (1) अश्विनी मोहिलाने सुरवळ यांचे तर्फे क.ज.देगार श्री.राजेंद्र एस.ठक्कर - - - घर/फ्लॅट नं. - - गल्ली/रस्ता - - इमारतीचे भाग - - इमारत नं. - - पेट/वसाहत - - शहर/गाव - - कुकणाथ-ददसापूर तालुका अंबरनाथ, पिन - - पिन नम्बर - - अश्वीपीटी-3200
- (7) दिनांक करून दिल्याचा 31/10/2006
- (8) नोंदणीचा 31/10/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 3697 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 45350.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) सोरा



पत्र कुकणाथ तालुका अंबरनाथ
उल्हासनगर अश्वीपीटी-3

उल्हासनगर
3697/2006
83 56

-घोषणापत्र-

मौ श्री.सौ. विदेन्द्र शेट्टी यांच्या घोषित करतो की, दुय्यम निबंधक उल्हासनगर - २ यांचे कार्यालयात या शिर्षकाचा दस्तऐवज नोंदणीसाठी सादर करण्यांत आलेल्या आहे. श्री. मंगेश चव्हाण यांचे येन १ कल २१४ यांचे यांना दि. ११/०१/२०१२ मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मौ, सदर दस्तऐवज नोंदणीस सादर केला आहे. निष्पादन करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही. किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास भी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणा-या शिक्षेस पात्र राहिन. याची मला जाणीव आहे.

Shetty

कुलमुखत्यार पत्र धारकाचे नाव व महो

दिनांक :- 21/01/2012

उ ह न.२	
४२४४	२०१२
११	५८



264



Rs. 100
ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

5 SEP 2006
MAHARASHTRA
116

श्री. विजय गोविंदजी ठक्कर
★ परवाना धारक मूद्रांक विक्रेता ★
द. नं. ४. ए. बोली विन्डींग, अंकाजी धाम नवियगजक,
मु. जी. एड. मुलुंड (९.)

12 SEP 2006
AA 044055



हस्तांक 447 दिनांक
मार्थन/री/रीयल्टी
गोना ... मूद्रांक पेपर विक्रेता
गरी
परवाना धारक मूद्रांक विक्रेता

खदर - ७
६००० १७

**POWER OF ATTORNEY
FOR LODGING DOCUMENTS**

TO ALL TO WHOME THESE PRESENTS SHALL COME I, CHETAN R. SHAH, Director of Marathon Realty Ltd., having office at 101, Marathon House, Devidayal Road, Mulund (W), Mumbai 400 098
GREETINGS:

WHEREAS

(i) I am an authorised signatory of Marathon Realty Ltd. I have been given powers by the Company to sign and execute any deed or documents in respect of the property situate at village Shirgaon, Taluka ... District Thane, within the limits of the Kulgaon Badlapur Municipal Council.



उहन.२	
४२४४	२०९२
४९	५८

365

(vi) I have also been given powers by the Company to sign and execute any deed or document in respect of the property situate at bearing No.76. at Sector-20C, Airoli Node, Navi Mumbai, Taluka & District Thane

(vii) In pursuance thereof I have executed and intend to execute several other deeds and documents, like Development Agreements, Agreement to Sale etc. for both the Properties

(viii) As authorised signatory of Marathon Realty Ltd. I intend to execute several documents like Agreement For Sale of Premises being constructed on the Property

(ix) I am desirous of appointing Mr. Virendra Shetty who signs as follows to do the following acts and things as hereinafter appearing:

Sign of Mr. Virendra Shetty

Virendra Shetty

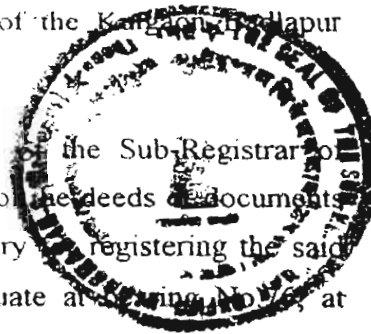
बकर - ७
६००० २
२०००

NOW KNOW YE ALL MEN AND THESE PRESENTS SHALL WITNESSETH THAT I, CHETAN R. SHAH, Director of Marathon Realty Ltd., do hereby nominate, constitute and appoint Mr. Virendra Shetty as my true and lawful attorneys to jointly or severally do the following:

1. To Present and lodge in the office of the Sub-Registrar of Assurances at Badlapur and to admit execution of the deeds or documents executed by me and to do all the acts necessary for registering the document related to the Property situate at village Shirgaon, Taluka Ambernath, District Thane, within the limits of the Karjat Badlapur Municipal Council



And also to Present and lodge in the office of the Sub-Registrar of Assurances at Thane-3 and to admit execution of the deeds or documents executed by me and to do all the acts necessary for registering the said deed or document related to the Property situate at bearing No. 76, at Sector-20C, Airoli Node, Navi Mumbai, Taluka & District Thane



3. AND I do hereby for myself agree to ratify and confirm all and whatsoever my said Attorney shall do or cause to be done by virtue of these presents.

च/र/र
४२४४ १०९२
४४ ५८

364

IN WITNESS WHEREOF I have hereunto set and subscribed my hands and signature to this writing on the 21st day of October 2006

SCHEDULE

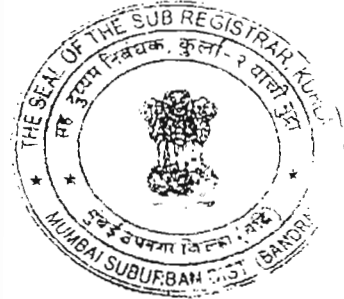
बंदर - ७	
६०००	३
२००६	

Firstly

All that piece and parcel of land lying, being and situate at village Shirgaon, Taluka Ambemath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey no.	Hissa No.
46	3
67	1
68	1
69	1
70	1
71	1
71	6
74	1
74	6
75	2
75	3
75	5
75	6
76	1
76	3
77	
78	1
78	2
79	2
79	3
79	4
79	6
79	10
81	1
83	5
83	9
83	10
84	4
84	5

Survey no.	Hissa No.
84	7
84	8
84	9
85	7
85	8
85	9
86	1
86	2
87	1
87	2
87	3
87	4
87	5
87	6
88	3
88	4
89	5
95	2
96	1
98	4
98	5
98	6
100	7
102	5
102	8
103	3
104	3
148	10
148	11



सह न. २	
४२४४	०१२
४४	५८

sub

357

Secondly

All that piece and parcel of Land/Plot bearing No 76, admeasuring about 519.846 Sq.mts. at Sector-20C Airoli Node, Navi Mumbai, Taluka & District Thane and bounded as follows that is to say:

- On or towards North by Plot No. 75
- On or towards South by 15 Mtr Wide Road
- On or towards East by 15 Mtr Wide Road
- On or towards West by Plot No. 46

बदर - ७	
९०००	७
२००९	

Signed Sealed And Delivered

by the withinnamed

Marathon Realty Limited

through its director

Mr CHETAN R. SHAH

in the presence of

Chetan R. Shah

[Handwritten signatures]



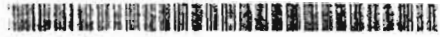
लहान.२	
०६२४४	२०१२
४४	५८



[Handwritten signature]

[Virendra Shetty]

POA HOLDER SIGN.



09/12/2006

दुय्यम निबंधक:

दस्ता मोठ्यासाठी भाग-1

वट्टर7

दस्ता क्र 6000/2006

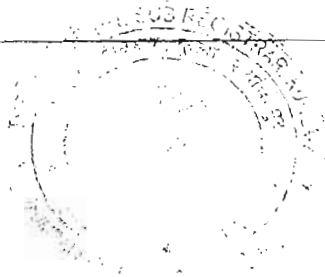
12/05/11 10:00

कुली 2 (दस्ताक्रमा)

दस्ता क्रमांक 6000/2006

दस्ताचा प्रकार मुखत्यारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठरसा
1	नाम: मंगेशराव विठ्ठलराव शिंदे पत्ता: धार/कॉन्ट नं: 101 मंगेशराव हाऊस, लांबा दरो दयाळ रोड मुलुड प मु 80 मालकी/रस्ता: उमावतीचे नाव उमावती शहर/पाटा: नालुण जिल्हा: पिन नं:	लिहून देणार वय 51 सही		
2	नाम: विठ्ठल शिंदे पत्ता: धार/कॉन्ट नं: 101 मंगेशराव हाऊस, लांबा दरो दयाळ रोड मुलुड प मु 80 मालकी/रस्ता: उमावतीचे नाव उमावती शहर/पाटा: नालुण जिल्हा: पिन नं:	लिहून देणार वय 34 सही		



ल.न.२
४२४४ ७९२
५० ५८



दस्ता देणारा करून देणार नसल्याचीत (मुखत्यारनामा) दस्तऐवज करून दिल्यास कयूल करतात.

329

दस्त क्रमांक (6000/2006)

E/E

क्र. क्रमांक 100/2006 व. गोषवारा
दस्त क्रमांक 6000/2006 व. गोषवारा

क्र. क्रमांक 100/2006 व. गोषवारा
दस्त क्रमांक 6000/2006 व. गोषवारा

दस्त क्रमांक दिनांक 09/10/2006 12:40 PM
दस्तावा दिनांक 09/10/2006
दस्त क्रमांक गाची गाची

दस्तावा दिनांक 09/10/2006 12:40 PM
दस्तावा दिनांक 09/10/2006 12:42 PM
दस्तावा दिनांक 09/10/2006 12:45 PM
दस्तावा दिनांक 09/10/2006 12:48 PM

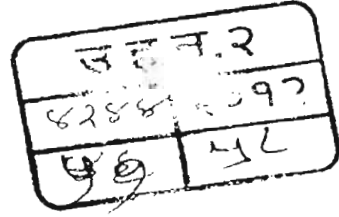
दस्तावा दिनांक 09/10/2006 12:40 PM
दस्तावा दिनांक 09/10/2006 12:42 PM
दस्तावा दिनांक 09/10/2006 12:45 PM
दस्तावा दिनांक 09/10/2006 12:48 PM

दस्तावा दिनांक 09/10/2006 12:40 PM
दस्तावा दिनांक 09/10/2006 12:42 PM
दस्तावा दिनांक 09/10/2006 12:45 PM
दस्तावा दिनांक 09/10/2006 12:48 PM

दस्तावा दिनांक 09/10/2006 12:40 PM
दस्तावा दिनांक 09/10/2006 12:42 PM
दस्तावा दिनांक 09/10/2006 12:45 PM
दस्तावा दिनांक 09/10/2006 12:48 PM

- दस्तावा दिनांक 09/10/2006 12:40 PM
दस्तावा दिनांक 09/10/2006 12:42 PM
दस्तावा दिनांक 09/10/2006 12:45 PM
दस्तावा दिनांक 09/10/2006 12:48 PM

Handwritten signature/initials



दस्तावा दिनांक 09/10/2006 12:40 PM
दस्तावा दिनांक 09/10/2006 12:42 PM
दस्तावा दिनांक 09/10/2006 12:45 PM
दस्तावा दिनांक 09/10/2006 12:48 PM



796

2

11/11

शुक्र 15/02/07



Friday, February 23, 2007
1:19:30 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 887

गावाचे नाव शिरगाव

दिनांक 23/02/2007

दस्तऐवजाचा अनुक्रमांक उहन2 - 00886 - 2007

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संशोधनेख

सादर करणाराचे नाव: मे. मंरोथॉन रियलटी लि.तर्फे डायरेक्टर श्री. वेतन आर.शहा

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:	1340.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (67)	:	31340.00
एकूण रु.		

आपणास हा दस्त अंदाजे 1:34PM हा वेळेस मिलेल

दुय्यम निबंधक

उल्हासनगर-2

बाजार मूल्य: 18005000 रु. मोबदला: 7677500 रु.

भरलेले मुद्रांक शुल्क: 180100 रु.



सहस्र	
8288	2042
42	45

371



उह न.२	
४२४४	२०१२
५३	५८





उह न.२	
४२४५	२०९२
५४४	५८



313

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

DINESH FUTARMAL JAIN
FUTARMAL KALURAM JAIN

27/01/1967
Permanent Account Number:
AAAR15650R

DINESH
Signature



ला.सी.ए.

मार्ग

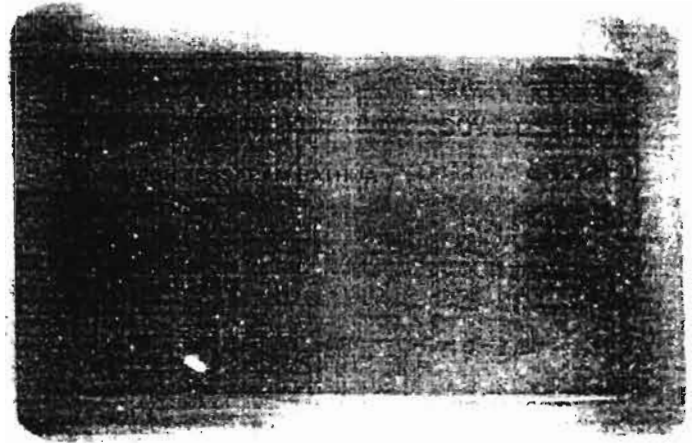
उ ह न. ३	
४२४८	२०१३
५५	५८



314

[Handwritten signature]

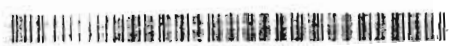
११७०८



उह न.२	
६२४४	२०१३
५६३	५८



515



दृश्यम निबंधक
S.11

दस्त गोपवारा भाग-1

उहन2
दस्त क्र 4244/2012
56-56

दस्ता क्र. 4244/2012
दस्ता प्रकार मुख्यकारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगाच्या ठसा
1	विष्णू कृष्णराय तर्फे नागोदार श्री नंदलाल पुस्तकालय समज साहेब सहायकार 3	लिहून देणार वय 45 सही		
2	महेश्वर रिशट्टी प्रा.लि.चे अविभूत श्री.चेतन कु.मु.का.ज. देणार श्री विरेंद्र शेट्टी पदावली नं. नाम पत्ता मु.मु.का.ज.	लिहून देणार वय 40 सही		
3	श्री.गुणेश सुरवळ शिवाजी लक्ष्मण सुरवळ पु.मु.का.ज. व मणेश यांचे पु.पा.का. पिता पु.मु.का.ज. मणेश या.शयिता शिवाजी नाम शिवाजी सुरवळ पदावली नं.	लिहून देणार वय सही		
4	श्री.शिवाजी सुरवळ यांचे पु.मु.महेश्वर म. प्रा.लि.चे अविभूत श्री.चेतन शहा यांचे कु.मु.का.ज. देणार श्री विरेंद्र शेट्टी पदावली नं. नाम पत्ता	लिहून देणार वय 40 सही		
5	श्री.मोहनलाल टक्कर पदावली नं. नाम पत्ता मु.मु.का.ज.	लिहून देणार वय 54 सही		



दस्ता प्रकार : ... देणार (मुख्यकारनामा) दस्तऐवज करून दिल्याचे कबूल करतात.

दृश्यम निबंधक वरिष्ठ
मुख्यकारनामा



दस्त गोधवारा भाग - 2

उहान 2

दस्त क्रमांक (4244/2012)

57 - 57

दिनांक 26/04/2012 05:36 PM
दिनांक 26/04/2012
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM

दिनांक 26/04/2012
दिनांक 26/04/2012
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM

100 नादणी फी
1060 नक्कल (अ. 11(1)), पृष्ठाकनावी
नक्कल (अ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फी

दिनांक: एकूण

दिनांक: एकूण

दिनांक 26/04/2012 05:36 PM
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM

इसम अस निघदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीश आढ्यतात.

मि. भाळरा पाटीवाल.

दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM



PG-9108

दिनांक 26/04/2012 05:41 PM

दिनांक 26/04/2012 05:41 PM



दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM

दिनांक 26/04/2012 05:41 PM

दिनांक 26/04/2012 05:41 PM

दिनांक 26/04/2012 05:41 PM

दिनांक 26/04/2012 05:41 PM



दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM

दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM
दिनांक 26/04/2012 05:41 PM

