

**Customer's Copy**

**CITIZEN CREDIT CO-OPERATIVE BANK LTD.**  
 Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203

Br. Mira Road Date 27/5/16  
 Pay to : Acct Stamp Duty Thane 27/5/16

Franking Value	Rs. <u>74000</u>
Service Chgs (Rs. 10 per doc)	Rs. <u>1</u>
TOTAL	Rs. <u>74700</u>

Name of the stamp duty paying party B. H. Hadvani

DD / Cheque No. 93155  
 Drawn on Bank CASH RECEIVED

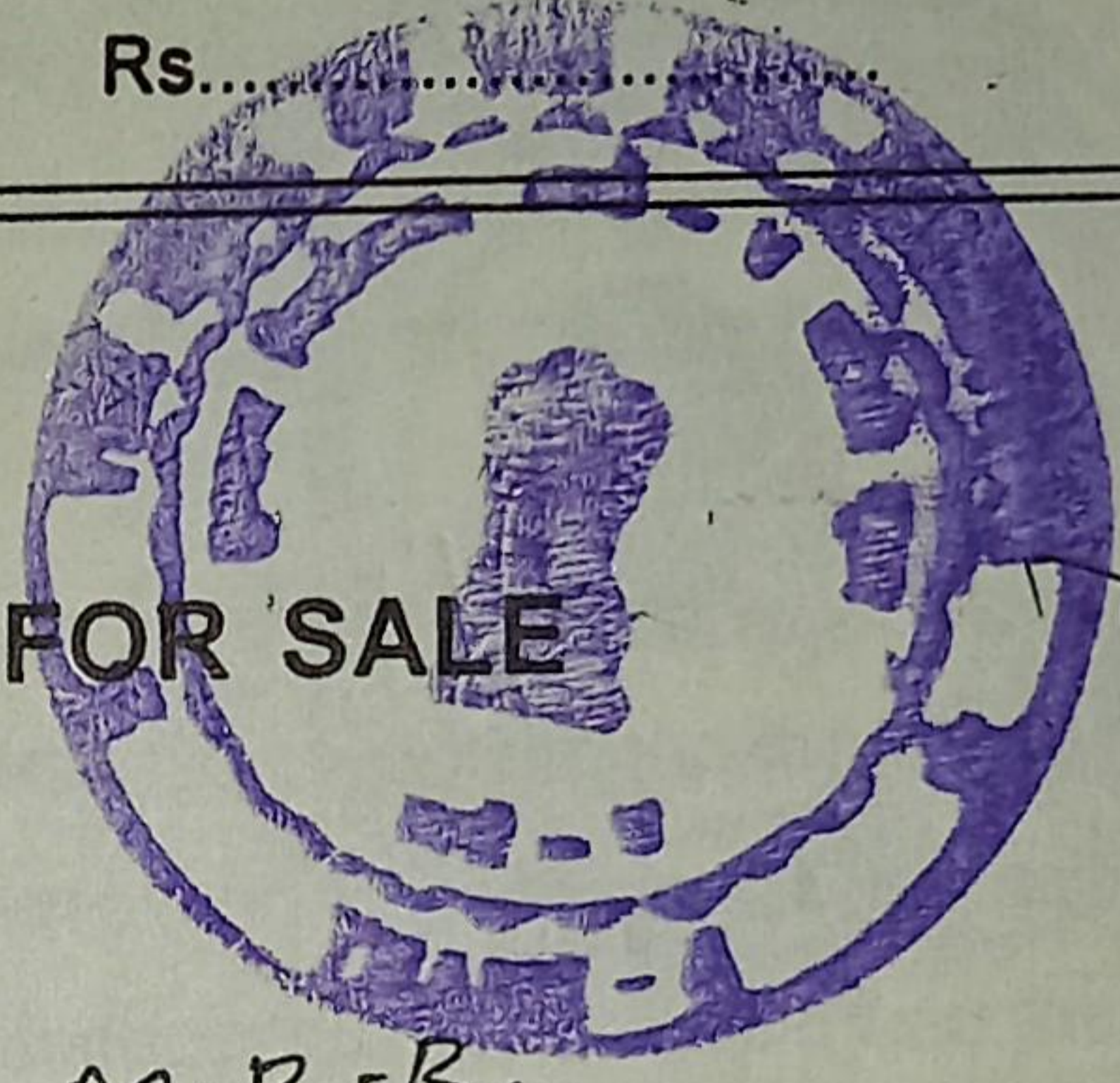
Tran ID \_\_\_\_\_  
 Franking Sr. No. \_\_\_\_\_  
 Cashier \_\_\_\_\_ Officer

*(for Banks Use Only)*

**CITIZEN CREDIT CO-OP. BANK LTD.**  
 THANE BRANCH

NO. OF FLOORS	.....
Built-up Area	..... sq. feet
Consideration	Rs. ....
Market Value	Rs. ....
Stamp Duty	Rs. ....
Paid	Rs. ....

**AGREEMENT FOR SALE**

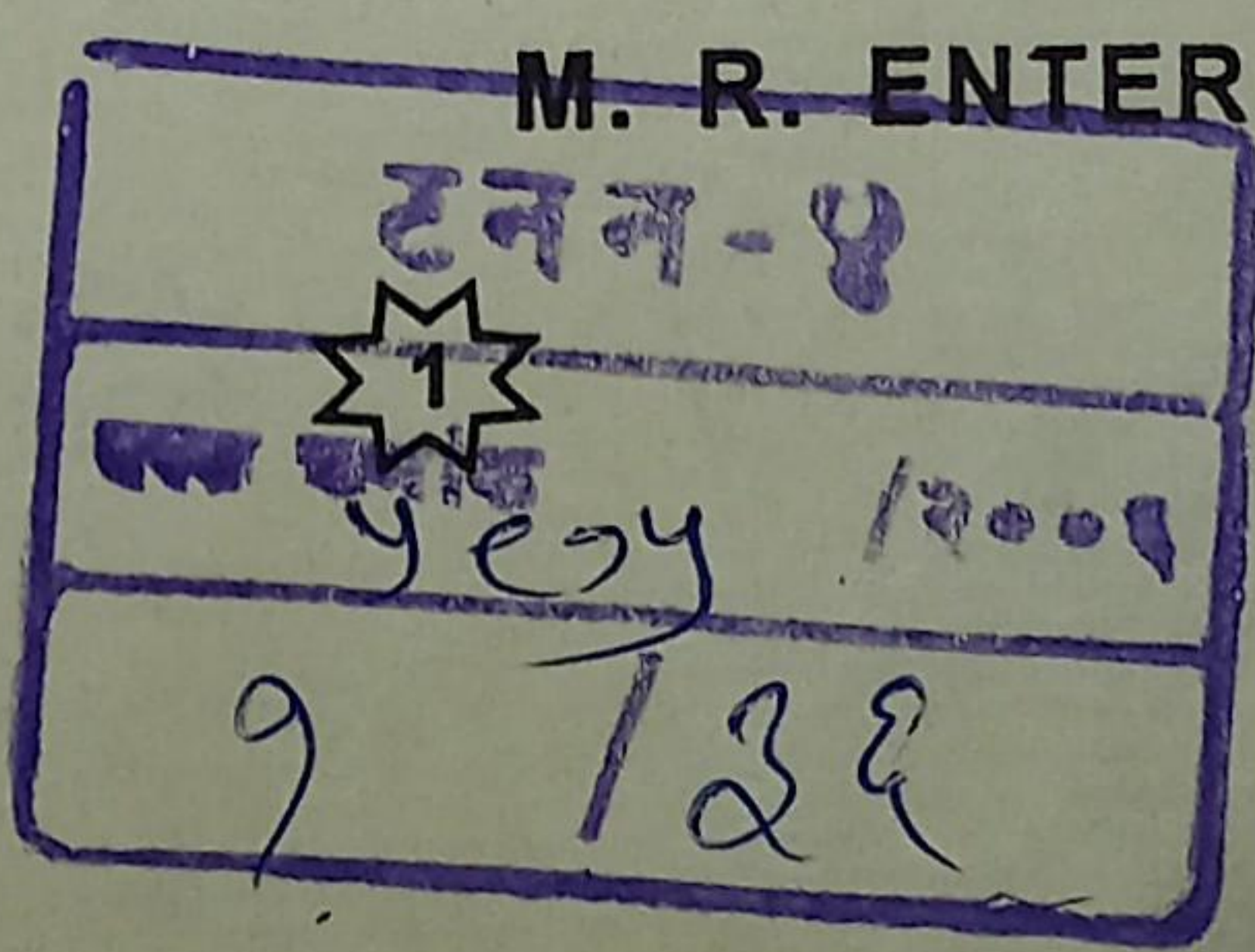


M.R.B.

ARTICLE OF AGREEMENT made and entered into at Bhayandar, on this 7<sup>th</sup> day of July 2006 BETWEEN : SMT. MANJU R. BHANDARI, Proprietrix of M/s. M. R. ENTERPRISES, having her Office at Meenakshi, Navghar-Phatak Road, Bhayandar (East), Thane 401 105, hereinafter called as "THE BUILDER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the FIRST PART AND

Mrs. Bhavna Harish Hadvani  
A/502, Sudama Tower,  
60ft Road, Bhayandar (West).

M.R.B.  
 60ft Road, Bhayandar



*A.H. Hadvani*  
*Proprietrix of M.R.B. Enterprises*

**INDIA** **STAMP DUTY** **MAHARASHTRA**

**भारत** **93155** **भारत**  
**189889** **16:52**  
**Rs. 00747001-PB5256**

**SPECIAL ADHESIVE**  
**भारत**  
**JUN 07 2006**

**CITIZEN CREDIT CO-OP. BANK LTD.**  
 Shop Nos. 34-41, Geeta Arcade-1,  
 Station Road, Mira Road (East),  
 Thane-401107.  
 D-5/STP(V)/C.R. 1009/02/2005/200-203

hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS originally 1) John Domnic Sutari, 2) Philip Sutari, 3) Beatrix Philip Sutari, 4) Edward Domnic Sutari, 5) Joseph Domnic Sutari, 6) Ignatius Domnic Sutari, 7) Eric Domnic Sutari, 8) Vinus Domnic Sutari, 9) Pauline Richard D'souza, 10) Conrad Domnic Sutari, 11) Clement Domnic Sutari were the owners of land bearing Old Survey No.52, New Survey No.97, Hissa No.5, admeasuring 830 sq. meters, Old Survey No.51, New Survey No.98, Hissa No.11, admeasuring 660 sq. meters and Old Survey No.52, New Survey No.97, Hissa No.4, admeasuring 2300 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and more particularly described in the Second Schedule hereunder written, (hereinafter referred to as 'THE SAID PROPERTIES').

AND WHEREAS by an Agreement for Sale cum Development, dated 9th March, 1994, the said Mr. John Domnic Sutari and others agreed to sell the said properties, more particularly described in the Second Schedule hereunder written, to M/s. Padmavati Developers at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale cum Development, dated 9th March, 1994, the said Mr. John Domnic Sutari and others have executed an Irrevocable General Power of Attorney in favour of partners of M/s. Shree Padmavati Developers, conferring upon them several powers inter-alia power to sell, transfer, assign and/or develop the said properties.

AND WHEREAS by a Deed of Dissolution, dated 25th July, 1994 of partnership business, the partners of the said M/s. Shree Padmavati Developers had transferred the said properties to one of the partners Shri Bhimraj Shivraj Jain, as a sole Proprietor of the said firm of M/s. Shree Padmavati Developers.

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AND WHEREAS under the circumstances, the said Shri Bhimraj Shivraj Jain, was absolutely seized and possessed of the said properties, more particularly described in the Second Schedule hereunder written.

AND WHEREAS by an Agreement for Sale, dated 2nd day of August, 1994, the said Shri Bhimraj Shivraj Jain, Proprietor of M/s. Shree Padmavati Developers, in his turn agreed to sell land bearing Old Survey No.52, New Survey No.97, Hissa No.5, admeasuring 830 sq. meters and Old Survey No.51, New Survey No.98, Hissa No.11, admeasuring 660 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane to M/s. Basudeo Builders Pvt. Ltd., at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 2nd day of August, 1994, the said Shri Bhimraj Shivraj Jain, Proprietor of M/s. Shree Padmavati Developers had executed an Irrevocable General Power of Attorney in favour of M/s. Basudeo Builders Pvt. Ltd., conferring upon them several powers inter-alia power to sell the said land bearing Old Survey No.52, New Survey No.97, Hissa No.5, admeasuring 830 sq. meters and Old Survey No.51, New Survey No.98, Hissa No.11, admeasuring 660 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, to the person or persons of its choice.

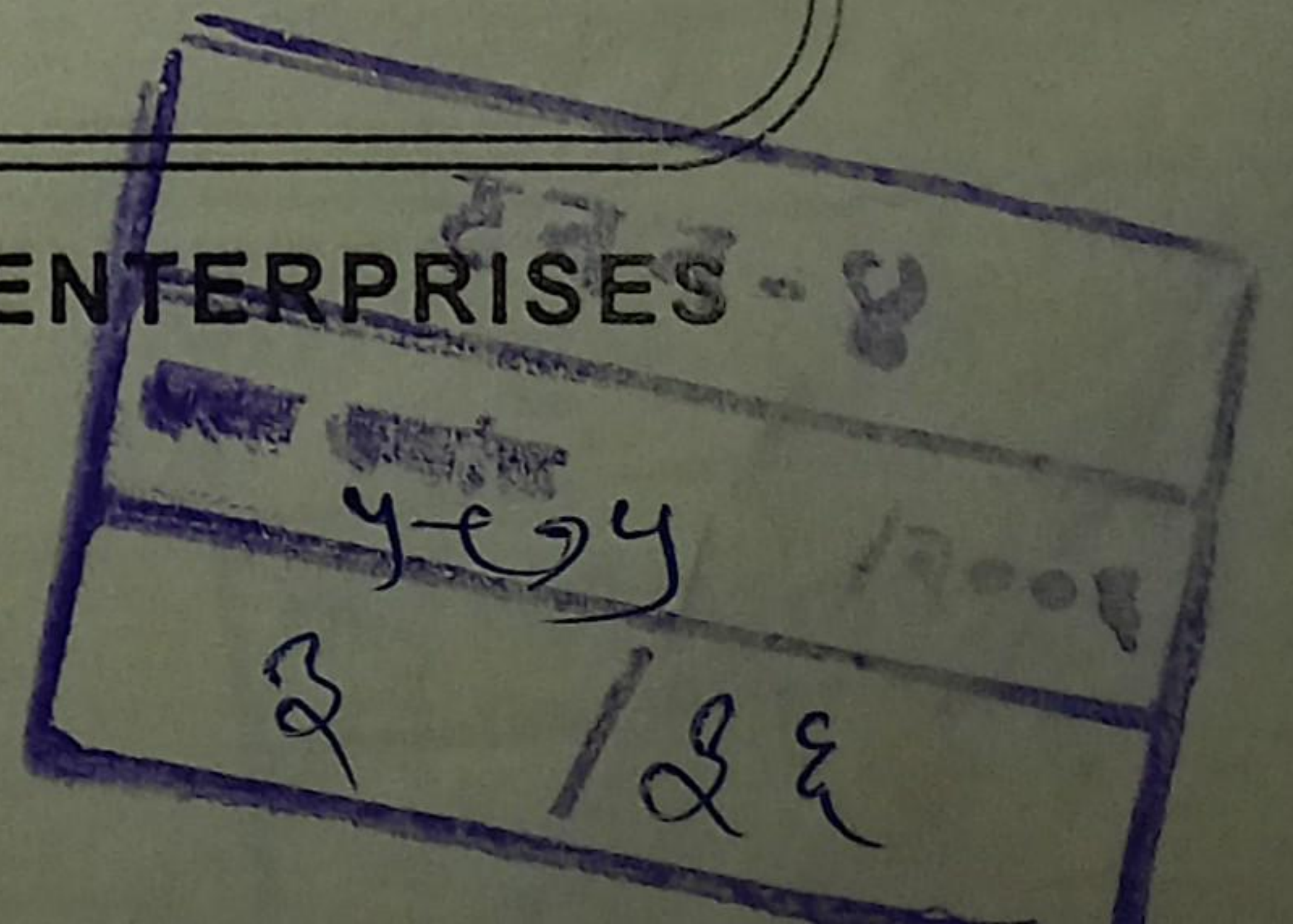
AND WHEREAS by an Agreement for Sale, dated 10th day of August, 1994, the said Shri Bhimraj Shivraj Jain, Proprietor of M/s. Shree Padmavati Developers, in his turn agreed to sell land bearing Old Survey No.52, New Survey No.97, Hissa No.4, admeasuring 2300 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane to M/s. Basudeo Builders Pvt. Ltd., at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 10th day of August, 1994, the said Shri Bhimraj Shivraj Jain, Proprietor of M/s. Shree Padmavati Developers had executed an Irrevocable General

M. R. ENTERPRISES - 8

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Power of Attorney in favour of M/s. Basudeo Builders Pvt. Ltd., conferring upon them several powers inter-alia power to sell the said land bearing Old Survey No.52, New Survey No.97, Hissa No.4, admeasuring 2300 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, to the person or persons of their choice.

AND WHEREAS by an Agreement, dated 14th day of February, 2000, the said M/s. Basudeo Builders Pvt. Ltd., in its turn agreed to grant development rights of the said properties, more particularly described in the Second Schedule hereunder written, to the Builder herein at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement, dated 14th day of February, 2000, the said M/s. Basudeo Builders Pvt. Ltd. had also executed an Irrevocable General Power of Attorney in favour of the Builder herein, conferring upon her several powers inter-alia power to construct the Industrial Estates and also to sell the galas in the Industrial Estate to be constructed on the said properties to the intending purchasers thereof.

AND WHEREAS the Builder has already got sanctioned the Plan of the Industrial Estate to be constructed on the said said properties, more particularly described in the Second Schedule hereunder written, from the Mira Bhayandar Municipal Council vide its Letter No. NP/NR/1414/6650/99-2000, dated 4/2/2000.

AND WHEREAS under the aforesaid circumstances, the Builder is absolutely seized and possessed of the said properties, more particularly described in the Second Schedule hereunder written.

AND WHEREAS the Builder hereby represent that the said Agreement and Irrevocable General Power of Attorney executed and between the parties thereto as stated hereinabove are valid, legal, subsisting and same are in full force and effect.

AND WHEREAS as per the said Permissions and Orders granted by the authorities concerned and as a result of the said Agreements, the

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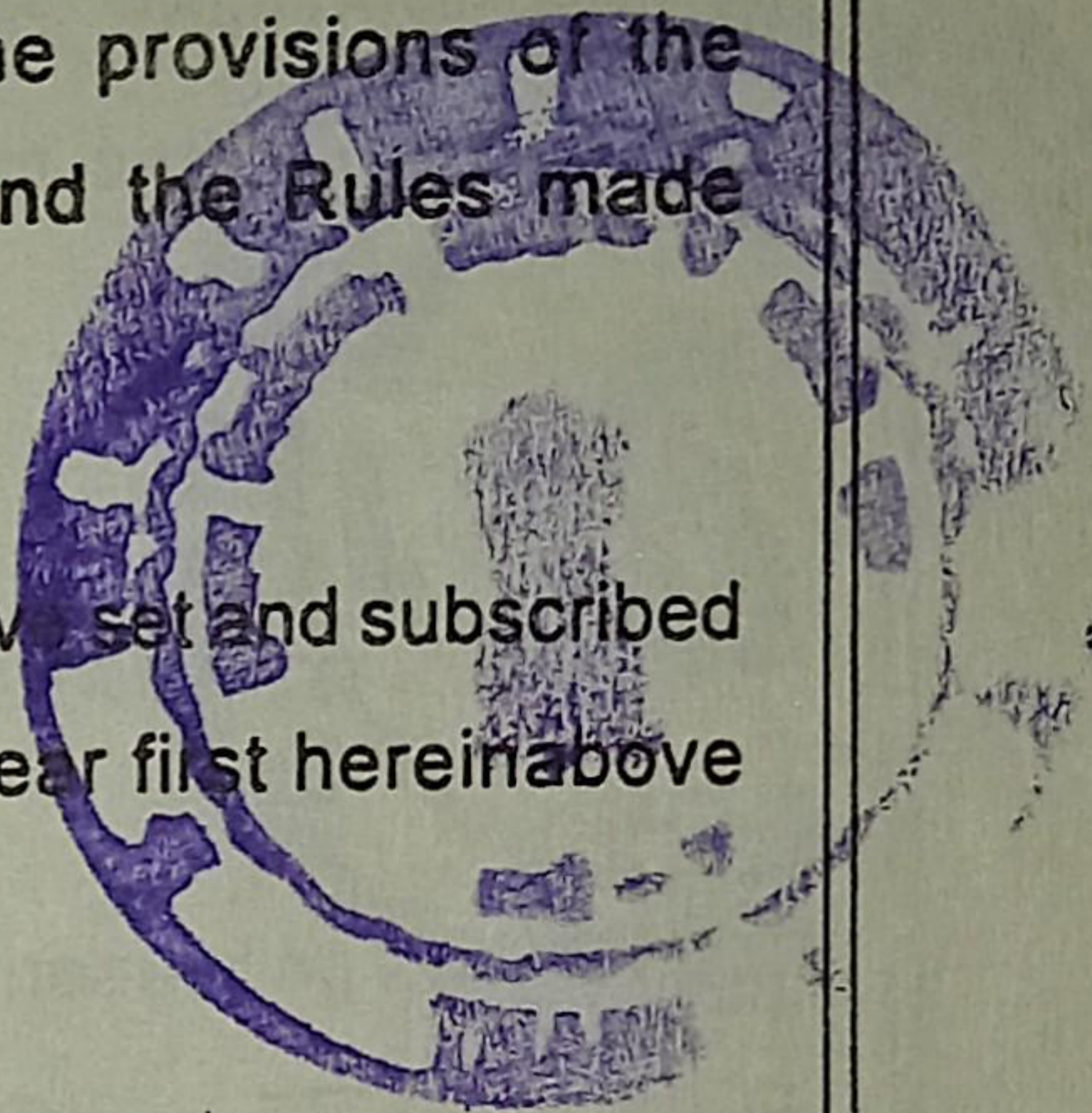
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36. This Agreement cancels all the previous understanding with the Purchasers or its agents.
37. Stamp duty & Registration Charges will be paid by the Purchasers only. In any case Builder will not be liable to pay Stamp Duty & Registration Fee.
38. Terrace will be the absolute properties of Builders. She has every right to develop and sale the same. In any case Terrace will not be shared by any member of Society. It will be the properties of the builder and it will remain exclusively in the possession of Builder.
39. This Agreement shall always subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the Rules made thereunder.

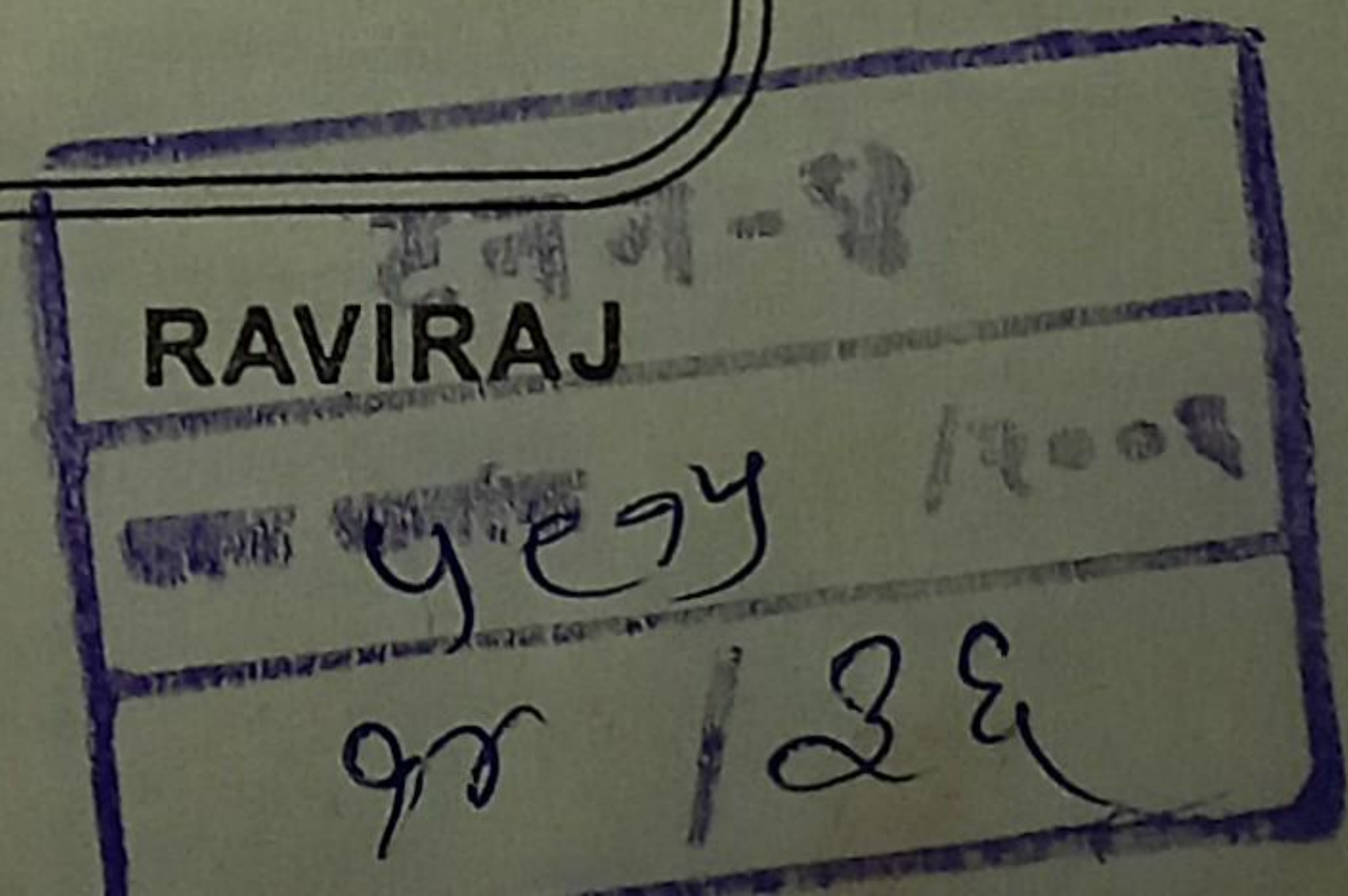
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands at Bhayandar the day and year first hereinabove written.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the roof, gutters and rain water pipes of the building, water pipes, gas pipes and electric wire in under or upon the estate and enjoyed or used by the Purchasers in common with the other occupiers of other Gala and the main entrances, passages, landing and staircase of the estate as enjoyed by the Purchasers or used by him in common with other Gala Holders and boundary wall of the estate compounds terrace etc.
2. The cost of cleaning and lighting the passages, landing staircase and other parts of the Estate enjoyed or used by the Purchasers in common with other Gala holder.
3. The costs of decorating the exterior of the building.
4. The costs of salaries of Clerk, Bill Collectors, Chowkidar, Sweepers, etc.



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5. The cost of maintenance of lights and service charges.
6. Municipal and other taxes, water charges, land revenue etc.
7. Insurance of the building.
8. Such other expenses as are necessary or incidental to the maintenance and upkeep of the building.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

ALL THESE piece or parcel of the land bearing Old Survey No.52, New Survey No.97, Hissa No.5, admeasuring 830 sq. meters, Old Survey No.51, New Survey No.98, Hissa No.11, admeasuring 660 sq. meters and Old Survey No.52, New Survey No.97, Hissa No.4, admeasuring 2300 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

A Industrial Unit/Gala No. ....12..... admeasuring ..... sq. feet (Super Built-up) on ..Grounds... floor in ..... Wing in the Industrial Estate known as **RAVIRAJ INDUSTRIAL ESTATE** standing on the properties mentioned in the Second Schedule hereinabove mentioned.

SIGNED SEALED AND DELIVERED

by the withinnamed "BUILDER"

**SMT. MANJU R. BHANDARI**

Proprietrix of

**M/s. M. R. ENTERPRISES**

in the presence of .....

*M. R. Bhandari*

1. ....

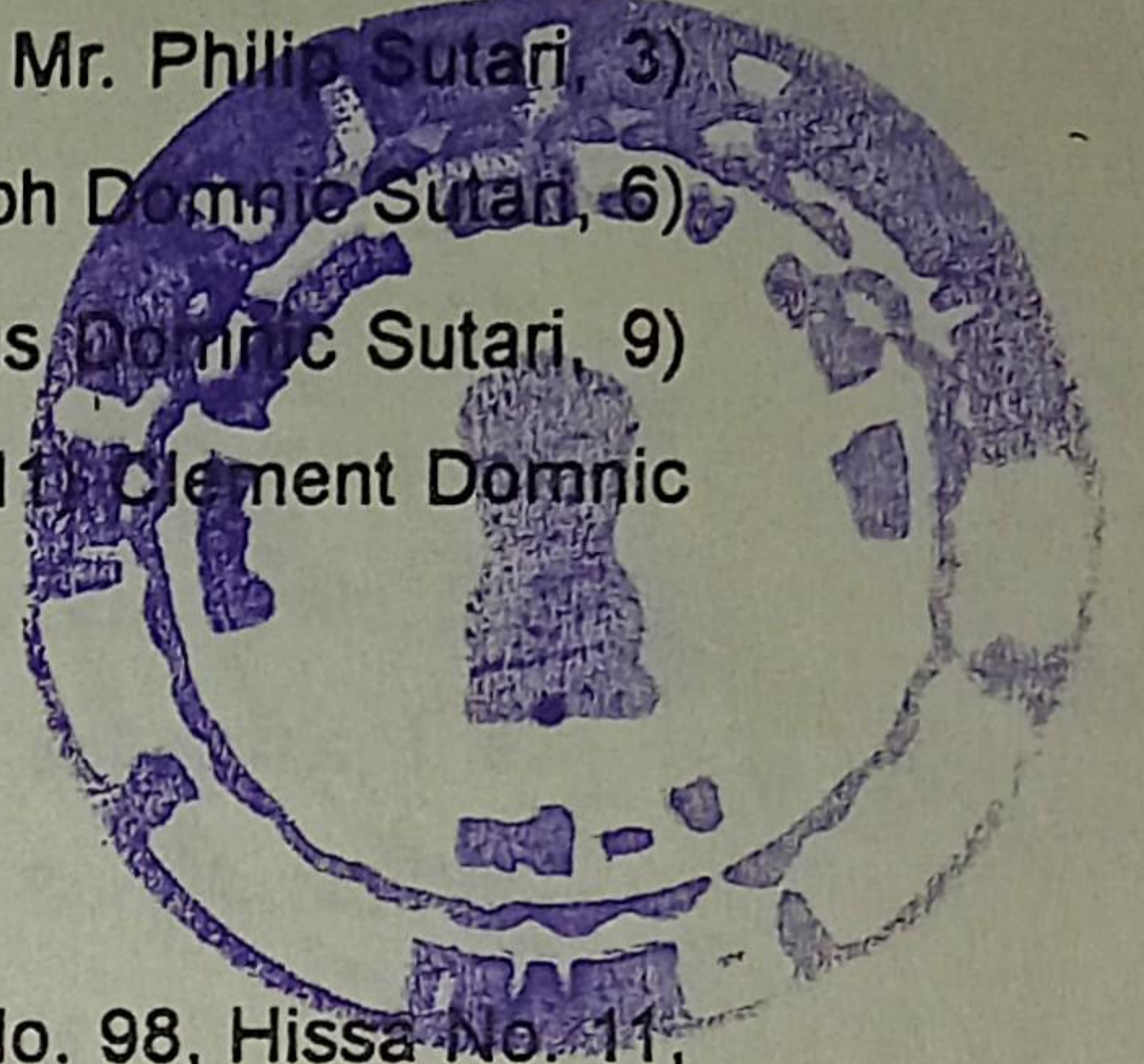
2. ....

**M. R. ENTERPRISES**

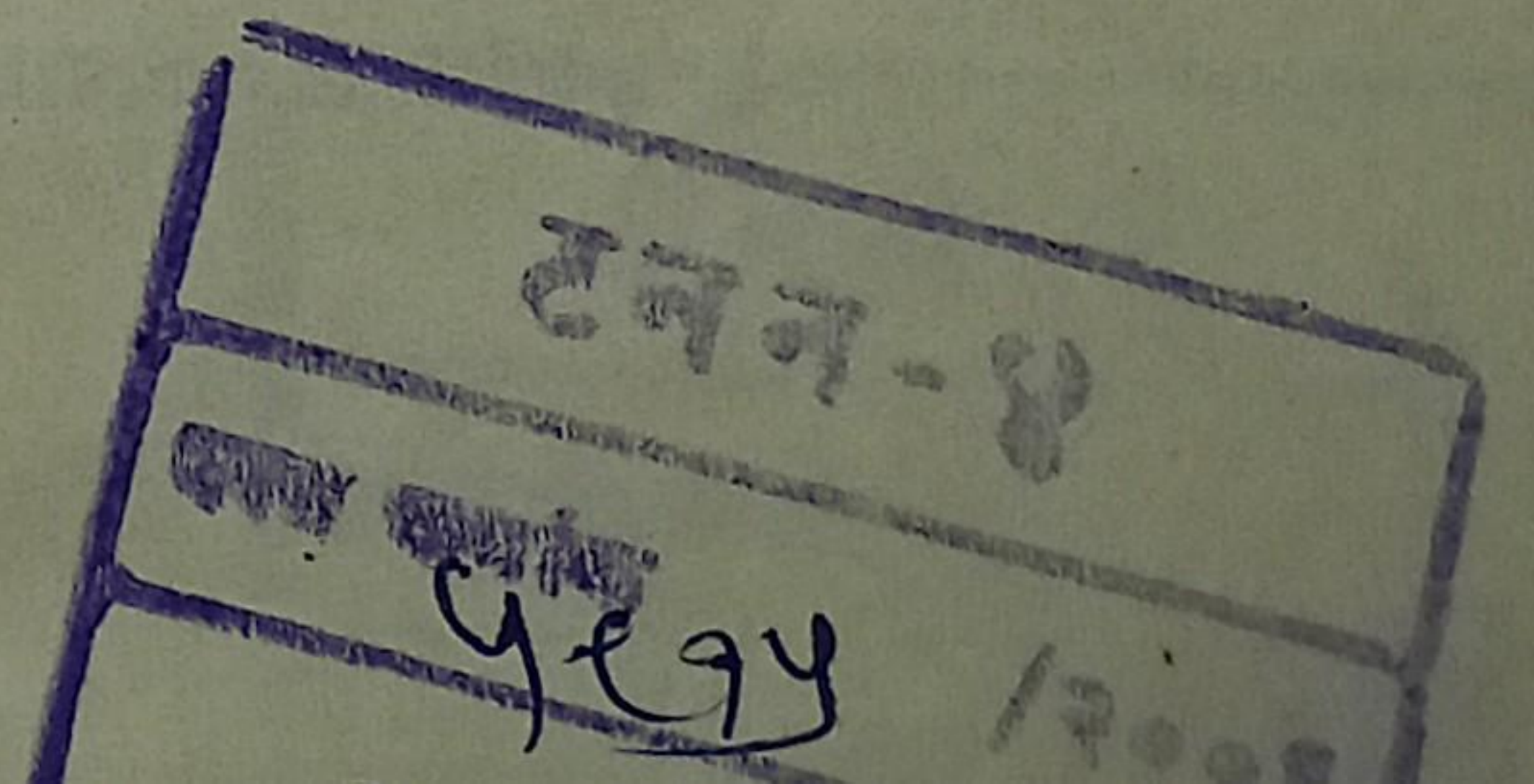
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**TO WHOMSOEVER IT MAY CONCERN**

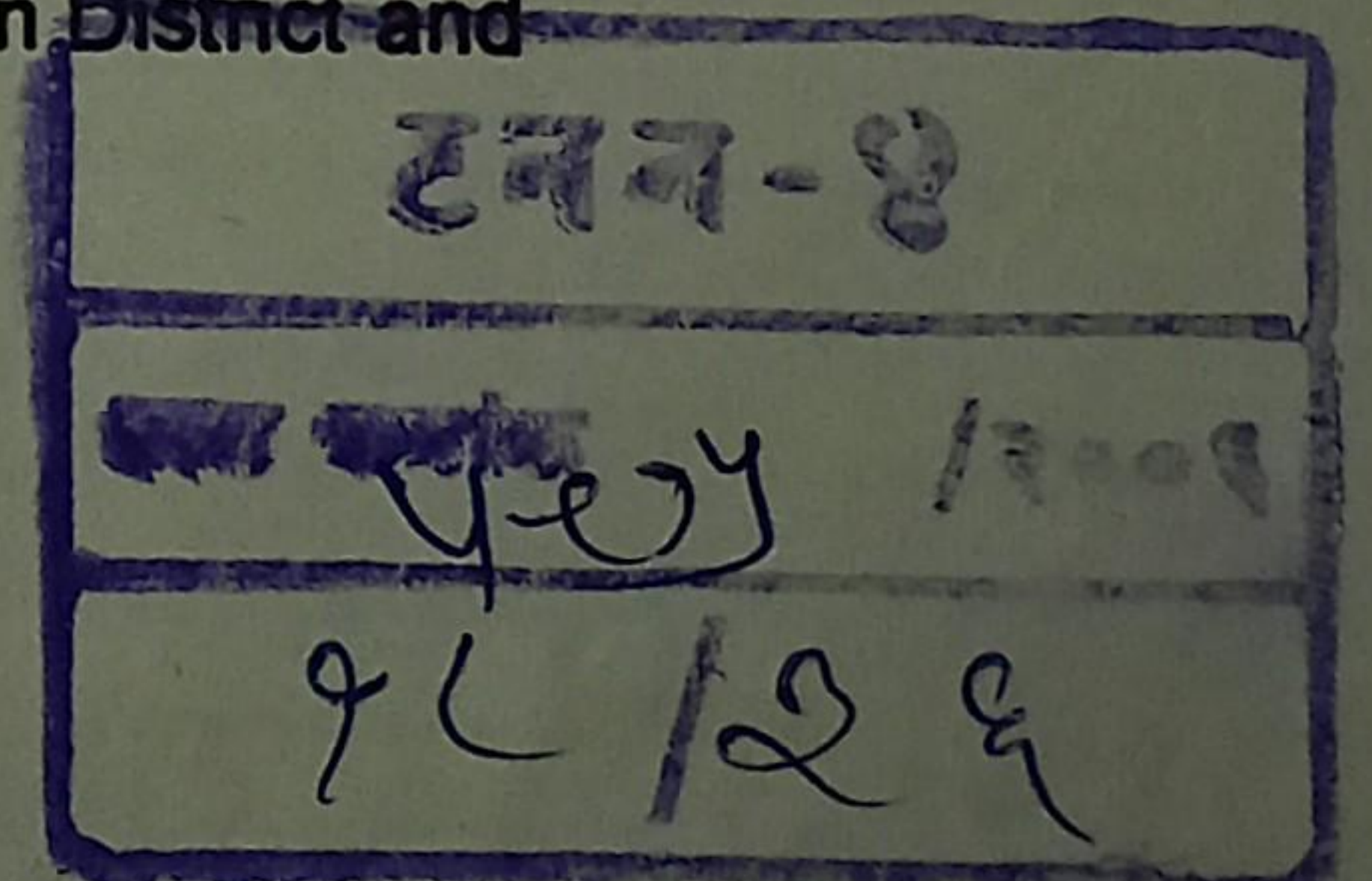
THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 52, New Survey No. 97, Hissa No. 5, admeasuring 1004.3 sq. yards, i. e. equivalent to 830 sq. meters, Old Survey No. 51, New Survey No. 98, Hissa No. 11, admeasuring 798.6 sq. yards, i. e. equivalent to 660 sq. meters, Old Survey No. 52, New Survey No. 97, Hissa No. 4, admeasuring 2783 sq. yards, i. e. equivalent to 2300 sq. meters, situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by 1) Mr. John Domnic Sutari, 2) Mr. Philip Sutari, 3) Beatric Philip Sutari, 4) Edward Domnic Sutari, 5) Mr. Joseph Domnic Sutari, 6) Mr. Ignatius Domnic Sutari, 7) Eric Domnic Sutari, 8) Vinus Domnic Sutari, 9) Pauline Richard D'souza, 10) Condrad Domnic Sutari and 11) Clement Domnic Sutari and have to state as hereunder.



1. The land bearing Old Survey No. 51, New Survey No. 98, Hissa No. 11, admeasuring 798.6 sq. yards, i. e. equivalent to 660 sq. meters and Old Survey No. 52, New Survey No. 97, Hissa No. 4, admeasuring 2783 sq. yards, i. e. equivalent to 2300 sq. meters, situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, are ancestral properties of Mr. John Domnic Sutari and others and land bearing Old Survey No. 52, New Survey No. 97, Hissa No. 5, admeasuring 1004.3 sq. yards, i. e. equivalent to 830 sq. meters, situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane is acquired by the said Mr. John Domnic Sutari and others under the provision of Bombay Tenancy and Agricultural Land Act, 1948.
2. By an Agreement for Sale cum Development, dated 9th March, 1994, the said Mr. John Domnic Sutari and others have agreed to sell the said properties to M/s. Shree Padmavati Developers, a partnership firm, at the price and on the terms and conditions therein contained.



3. In pursuance to the said Agreement for Sale cum Development, dated 9th March, 1994, the said Mr. John Dornic Sutari and others had executed an Irrevocable General Power of Attorney, in favour of partners of the said M/s. Shree Padmavati Developers, conferring upon them several powers inter-alia power to develop the said properties and/or to assign the development rights in respect of the said properties to the person or persons of their choice.
4. The said partnership firm, known as SHREE PADMAVATI DEVELOPERS was dissolved between the partners thereto vide a Deed of Dissolution dated 25th July, 1994 and by virtue of the dissolution of the said partnership business known as Shree Padmavati Developers, all the right, title and interest in the said properties were transferred in favour of the SHRI BHIMRAO SHIVRAJ JAIN, being one of the partner of the said erstwhile partnership business.
5. By an agreement for Sale cum Development, dated 2nd August, 1994, the said Shri Bhimrao Shivraj Jain, the proprietor of M/s. Shree Padmavati Developers, in his turn agreed to sell the land bearing Old Survey No. 52, New Survey No. 97, Hissa No. 5, admeasuring 1004.3 sq. yards, i. e. equivalent to 830 sq. meters, Old Survey No. 51, New Survey No. 98, Hissa No. 11, admeasuring 798.6 sq. yards. i. e. equivalent to 660 sq. meters, situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane to M/s. Basudev Builders Pvt. Ltd. at the price and on the terms and conditions therein contained.
6. In pursuance to the said Agreement for Sale cum Development, dated 2nd August, 1994, the said Shri Bhimrao Shivraj Jain, the proprietor of M/s. Shree Padmavati Developers, had executed an Irrevocable General Power of Attorney, in favour of the said M/s. Basudev Builders Pvt. Ltd., conferring upon them several powers inter-alia power to develop the said property by constructing building or buildings thereon.
7. By an agreement for Sale cum Development, dated 10th August, 1994, the said Shri Bhimrao Shivraj Jain, the Proprietor of M/s. Shree Padmavati Developers, in his turn agreed to sell the land bearing Old Survey No. 52, New Survey No. 97, Hissa No. 4, admeasuring 2783 sq. yards, i. e. equivalent to 2300 sq. meters, situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and

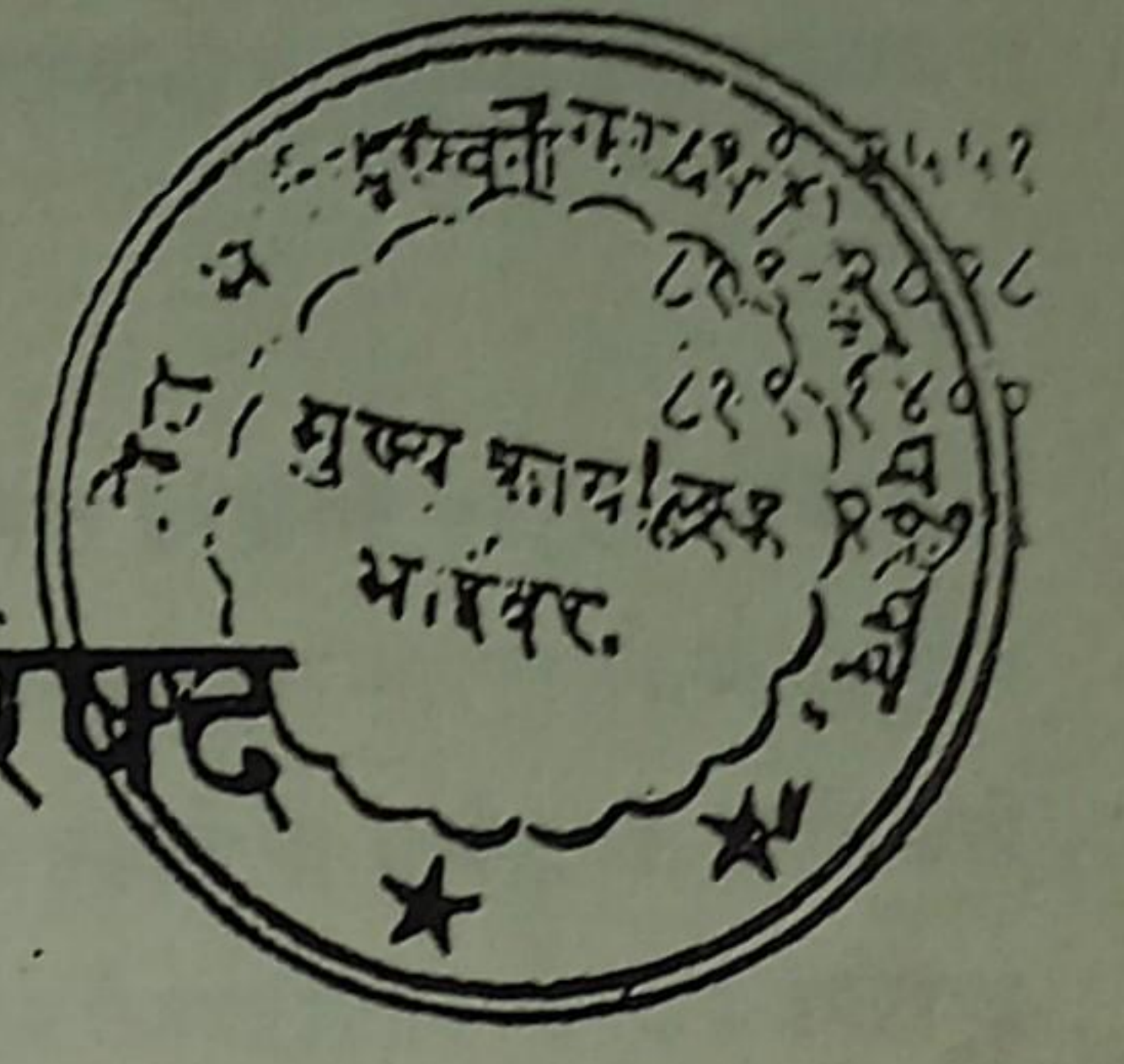




# मिरा भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर (प.)

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.



जा. क्र. नपा/नर/ १४१४ / ६६५० / १९२०००

दिनांक ४/११/२०००

प्रति,

श्री. मे. उमनिष सॉल्ट असो.

रिश्दी-सिद्धी डॉ. अण्केसर मार्ग

भाईंदर (प.)

विषय : मिरा भाईंदर येथील सर्व्हे नं./सिद्धी सर्व्हे नं. ५१/११, ५२/१५ (जून) १९/११, १८/१५ (नॉर्न)

मौजे गोडदेव चे नियोजित बांधकामाच्या नकाशांना प्राथमिक मंजूरी मिळणे बाबत

संदर्भ : १) आपला दि. ३०/३/११ चा अर्ज.

२) मे. सक्षम प्राधिकारी, नागरी संकुलन ठाणे यांचे कडील आदेश क्र. यु. एल. १८१/११/भाईंदर/एस. आर. १४ दि. १४/६/१५ ची मंजूरी.

३) मा. सहा. संचालक, नगररचना ठाणे यांचे कडील आदेश क्र. १४१/११/भाईंदर/मिरा/मौजे गोडदेव/विसंजठोणे/२२०२ दि. ११/११/११ अन्वये नकाशांना मंजूरीसाठी रिफायर्स प्र.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५/६९ अन्वये व महाराष्ट्र नगरपालिका अधिनियम ६५ च्या कलम १८९ अन्वये विकास कार्य करण्यासाठी, परवानगी मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर येथील मौजे - गोडदेव स.नं./सिद्धी सर्व्हे नं. ५१/११, ५२/१५ (जून) १९/११, १८/१५ (नॉर्न) नकाशांना हिरव्या रंगाने दुरुस्त्या दर्शविल्याप्रमाणे खालील अटीस अधिन राहून प्राथमिक अकृषिक परवानगी मंजूरी देणेत येत आहे.

बांधकाम

१) सदरची मंजूरी अंतिम नाही. ती तात्पुरत्या स्वरूपाची आहे.

कोणत्याही बाबत

२) सदर भूखंडाचा वापर फक्त विविध वास्तव्य करण्याचा आहे.

३) मंजूरी नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची जिल्हा निरीक्षक भूमी अभिलेख ठाणे यांनी प्रमाणित केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.

४) सदर भूखंडाची उपविभागणी इकडील पूर्वपरवानगीशिवाय करणेची नाही.

५) या जागेत आजुबाजुला जे पूर्वीचे नकाशे मंजूर झाले आहेत. त्याचे रस्ते हे सदर नकाशातील रस्त्यांशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे.

६) मे. जिल्हाधिकारी सो. ठाणे यांचेकडील अकृषिक परवानगी घेऊन त्यानंतर नगरपालिकेची बांधकाम परवानगी घेतल्याशिवाय जागेवर कोणत्याही प्रकारचे बांधकाम चालू करू नये.

७) नागरी जमीन परिमर्यादा १९७६ चे कायद्यामधील तरतुदींना कोणत्याही प्रकारे बाधा येता कामा नये

८) जेव्हा आजुबाजुच्या जमिनीतील नकाशे मंजूर होतील त्यावेळी सदर नकाशातील संलग्नित रस्ते सवापाठी खुले ठेवणे आवश्यक आहे.

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११/११

दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (5915/2006)

*Handwritten signature*

दस्त क्र. [टनन4-5915-2006] चा गोषवारा  
बाजार मुल्य :1494000 मोबदला 801000 भरलेले मुद्रांक शुल्क : 74700

पावती क्र.:5906 दिनांक:03/07/2006

पावतीचे वर्णन

नांव: भावना हरिष हदवानी

दस्त हजर केल्याचा दिनांक :03/07/2006 01:18 PM

निष्पादनाचा दिनांक : 07/06/2006

दस्त हजर करणा-याची सही :

*भावना शे. हदवानी*

14940 :नोंदणी फी

720 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

15660: एकूण

दस्ताचा प्रकार :25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 03/07/2006 01:18 PM

शिक्का क्र. 2 ची वेळ : (फी) 03/07/2006 01:23 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 03/07/2006 01:24 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 03/07/2006 01:24 PM

दस्त नोंद केल्याचा दिनांक : 03/07/2006 01:25 PM

दु. निबंधकाची सही, ठाणे 4

ओळख :

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

1) सुखदेव - संनासे ,घर/फ्लॅट नं: 8

गल्ली/रस्ता: -

ईमारतीचे नाव: मिलन प्लाझा

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: भाईदर

तालुका: -

पिन: -

2) नितेश- साळवी ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

निबंधक करचेत येते की, या दस्ताऐवजाचे  
रूप... *Handwritten* ... नावे जाहीर

दस्ता निबंधक ठाणे सं. 4

पुस्तक क्रमांक ..... *Handwritten* .....

...*Handwritten*... क्रमांकावर नोंदला.

सह. दुय्यम निबंधक ठाणे क्र. 4,  
तारीख 02 माहे 06 सन 2006.



*Handwritten signature*

दु. निबंधकाची सही  
ठाणे 4