

Transferors

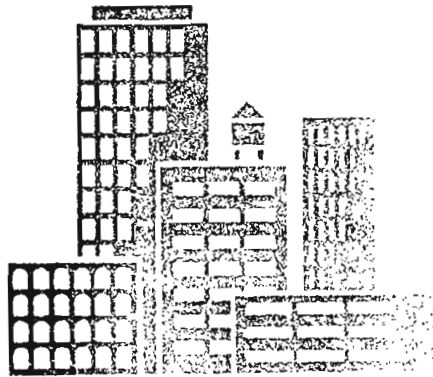
1. Mr. Vijayshankar Ramjeet Mishra
2. Mrs. Radha Vijayshankar Mishra

Transferee

✓ Mr. Amit Vijaykumar Vyas

Premises

Flat No.A-601 - Building No.EMP-63
Evershine Mars Co-operative Housing Society Ltd.
Evershine Millennium Paradise, Thakur Village, Kandivli (East)
Mumbai - 400101.



ESTATE AGENT

BALAJI HOUSING AGENCY

Shop No.57, Bldg.No.EMP-55, Evershine Millennium Paradise
Phase-V, Thakur Village, Kandivli (East), Mumbai-400101.

[Telephone : 28846212]



Printed at
IMPERIAL AGENCIES
C-107, "Gokul Galaxy", Thakur Complex,
Kandivli East, Mumbai - 400 101.
Telephone : 2854 2535
E-mail : imperialvr@yahoo.co.in

On Account of: 102-(II)

MMRDA Counter No.: 7

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
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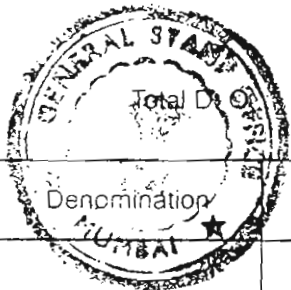
PO	548877	18/03/2005		0	28750.00
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Bank Name : SYNDICATE BANK (S.Y.B.)
Branch Name : ANDHARI (W) (ANW)

Case No. :

Lot No. :

Sr. No.	Description of Stamps Ranking	Quantity	Denomination	Amount (in Rs.)
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बदर-५/
२००५ १
२००५

Total :

Rs. : 28750.00 Rupees : Twenty Eight Thousand Seven Hundred and Fifty Only

Cashier / Accountant

Signature / Designation

Handwritten signature

Original

For loan purpose only.

पावती क्र. : 2520

दिनांक 11/04/2005

गावाचे नाव पोयसर

दस्तऐवजाचा अनुक्रमांक

वदर 5 - 02495 - 2005

दस्ताऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: अमित विजयकुमार व्यास -

नोंदणी फी	:-	9600.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)	:-	400.00
एकूण	रु.	10000.00

आपणास हा दस्त अंदाजे 12:35PM ह्या वेळेस मिळेल

श्री. सुखम विठ्ठल जोशी-२
दुय्यम निबंधक
संबई जिल्हा (संबली)

बाजार मूल्य: 958104 रु. मोबदला: 900000रु.

भरलेले मुद्रांक शुल्क: 31750 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सिंडिकेट बँक मु -58;

डीडी/घनाकर्ष क्रमांक: 548973 व 600 रूपये रोख; रक्कम: 9600 रु.; दिनांक: 08/04/2005

Recd
H.C. LIMSEDA
Debitive
H * Ambedkar
Original

For loan purpose only.

की पट्टेदार ते नमूद करावे) मोबदला रू. 900,000.00

बा.मा. रू. 958,104.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) सिटिएस क्र.: 809 वर्णन: विभागाचे नाव - पोईसर (बोरीवली), उपविभागाचे नाव - 78/351 - भुभाग: उत्तरेस गावाची सीमा, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी. रुंद वि.यो. रस्ता. सदर मिळकत सि.टी.एस. नंबर - 809 मध्ये आहे. ----- सदनिका क्र अ-601, सहावा मजला. बि नं -63 एव्हरशाईन मिलेनियम पॅराडाईज, एव्हरशाईन मॉर्स , तळ +7

(3) क्षेत्रफळ

(1) बांधीव मिळकतीचे क्षेत्रफळ 38.02 चौ.मी. आहे

(4) आकारणी किंवा जुडी देण्यात
सल्लेखा

(1)-

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(1) विजयशंकर रामजीत मिश्रा - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: अ-601
वि नं: ई एम पी-63 कांदीवली-101; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;
पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(2) राधा विजयशंकर मिश्रा - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(1) अमित विजयकुंभार व्यास - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 3-9/65
गणपती गल्ली जुना जालना जालना -431203 आज मुंबईत; ईमारत नं: -; पेठ/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 11/04/2005

(8) नोंदणीचा 11/04/2005

(9) अनुक्रमांक, खंड व पृष्ठ 2495 /2005

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 31680:00

(11) बाजारभावाप्रमाणे नोंदणी रू 9600:00

(12) शेरा

Received Original



AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai, this 11th day of April, Two Thousand and Five, between (1) Mr. Vijayshankar Ramjeet Mishra & (2) Mrs. Radha Vijayshankar Mishra, Adult, Indian, Inhabitant of Mumbai, addressed at: Flat No.A-601, Building No.EMP-63, Evershine Mars Co-operative Housing Society Ltd., Evershine Millennium Paradise, Thakur Village, Kandivli (East), Mumbai-400101, hereinafter referred to as "the Transferors" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, executors, administrators and permitted assigns) of the One Part; And Mr. Amit Vijaykumar Vyas, [Age : 25 Years], Adult, Indian, Inhabitant of Jalna, addressed at : H.No.03-09-65, Ganpati Galli, Old Jalna, Jalna-431203 [Maharashtra], hereinafter referred to as "the Transferee" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, executors, administrators and permitted assigns) of the Other Part;

Handwritten signature on the left margin, possibly 'Radha'.

Handwritten signature of Radha and another signature below it.

बंदर-५/
2005 | 2
2005

Stamp and handwritten notes on the right side. Includes 'GENERAL STAMP', 'INDIA', 'R.0028750', and 'APR 07 2005'. Handwritten notes include 'Twenty Eight Thousand Seven', 'M.H.', 'By Radha', 'Vijaykumar Vyas', and 'Amit Vijaykumar Vyas'.

AT, EXPENDITURE OF STAMP
BANDRA

For loan purpose only.

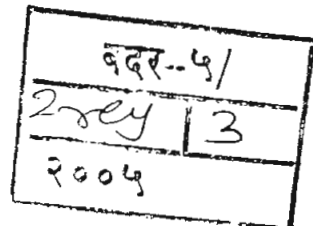
(i) M/s. Evershine Builders Private Limited, an existing Private Limited Company incorporated under the Companies Act, 1956 and having its Registered Office at : 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (West), Mumbai-400050 and M/s. Bombay Real Estate Development Company Private Limited, an existing Private Limited Company incorporated under the Companies Act, 1956 having its Registered Office at : Noshirwan Mansion, 3rd Floor, Henry Road, Colaba, Mumbai-400005, hereinafter collectively referred to as "Joint Developers", developed the lands described in the Schedule hereunder and constructed Flats and Shops therein in the residential township known as "Evershine Millennium Paradise", Thakur Village, Kandivli (East), Mumbai-400101;

(ii) And Pursuant to an Agreement for Sale dated 30.12.2002 made and entered into between the said M/s. Evershine Builders Private Limited and Bombay Real Estate Development Company Private Limited, therein collectively referred to as "Joint Developers" of the One Part and (1) Mr. Vijayshankar Ramjeet Mishra & (2) Mrs. Radha Vijayshankar Mishra [the Transferors herein], therein referred to as "The Purchasers" of the Other Part, [Registered with the Joint Sub Registrar, Borivli-2, Mumbai, under Registration No.BDR-5/114/2003 dated 06.01.2003], the said "Joint Developers" agreed to sell and the said (1) Mr. Vijayshankar Ramjeet Mishra & (2) Mrs. Radha Vijayshankar Mishra [the Transferors herein], agreed to purchase and accordingly purchased a residential premises bearing Flat No.601 [admeasuring 341.00 Sq. Ft. - Carpet Area, equivalent to 409.20 Sq. Ft. - Built-up Area], on the Sixth Floor in 'A Wing' of the Building numbered as "Building No.EMP-63" and known as "Mars", situated at Evershine Millennium Paradise, Thakur Village, Kandivli (East), Mumbai-400101 (hereinafter referred to as the said premises), more particularly described in the Schedule hereunder. The Building was constructed in the year 2002 with Stilt plus Seven Upper Floors (with 'Lift' facility) ;

(iii) The said (1) Mr. Vijayshankar Ramjeet Mishra & (2) Mrs. Radha Vijayshankar Mishra [the Transferors herein], having paid to the said "Joint Developers" the entire agreed consideration for the said premises in terms of the said Agreement for Sale dated 30.12.2002, were put in vacant possession of the said premises and have ever since



Radha
Radha



(IV) A Co-operative housing society of the said Evershine Millennium Building.Nos.EMP-63 to EMP-66 of the said Evershine Millennium Paradise was formed and registered under the name and style of "Evershine Mars Co-operative Housing Society Ltd.", a Society duly registered under the Maharashtra Co-operative Societies Act,1960 under Registration No.BOM/WR/HSG/TC/12408/2003-2004, hereinafter referred to as "the said Society"; And the said (1) Mr. Vijayshankar Ramjeet Mishra & (2) Mrs. Radha Vijayshankar Mishra [the Transferors herein], is the registered member of the said Society and as such member, is holding 5 (Five) fully paid up shares of Rs.50/- each in the capital of the said Society, the Share Certificate for which is yet to be issued by the said Society ;

AND WHEREAS upon the strength of the aforesaid representations made by the Transferors, the Transferee has approached the Transferors and has entered into oral negotiations with the Transferors, and pursuant to the said negotiations, requested them to sell the said premises to the Transferee for the consideration and on the terms and conditions hereinafter appearing; And the Transferors have agreed to sell, transfer and assign and the Transferee has agreed to purchase and acquire all the rights, title and interest of the Transferors in the said premises with absolute right of use and occupation of the said premises and also the said five shares;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

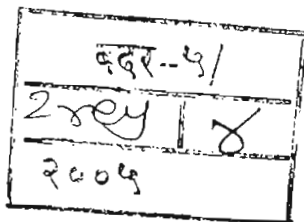
1. The Transferors hereby agree to sell and the Transferee agrees to purchase all the right, title and interest of the Transferors in the "said premises" viz., Flat No.A-601, Building No.EMP-63, Evershine Mars Co-operative Housing Society Ltd., Evershine Millennium Paradise, Thakur Village, Kandivli (East), Mumbai-400101, along with the said five shares, for the total consideration of Rs. 9,00,000/- (Rupees Nine Lacs only) payable by the Transferee in the manner hereinafter specified:-

❖ (A) A sum of Rs. 9,00,000/- (Rupees Nine Lacs only) has been paid by the Transferee to the Transferors, vide Cheque No.210791 dated 23.03.2005 drawn on Syndicate Bank, Andheri (West) Branch, Mumbai-



[Handwritten signature]

Radha
[Handwritten signature]



For loan purpose only.

Thousand, Two Hundred and Ninety-two only) is payable by the Transferee to the Transferors, on or before 15.04.2005, by way of credit of this sum by HDFC Bank Ltd., (wherefrom the Transferee is availing a loan) to the Transferors' Home Loan Account No.890 with Canara Bank, Dadar (West) Branch, Mumbai-400028 (wherefrom the Transferors have availed a Housing Loan), towards part consideration for the said premises ; and

❖ (D) The balance sum of Rs.58,708/- (Rupees Fifty-eight Thousand, Seven Hundred and Eight only) is payable by the Transferee to the Transferors, on compliance by the Transferors of the requirements as set out in the Note given hereunder, (by securing a loan from HDFC Bank Ltd.) towards the balance remaining in full and final consideration for the said premises ;

[Note : The Transferors have availed a loan from Canara Bank, Dadar (West) Branch, Mumbai-400028, against the security of the said premises under Home Loan Account No.890 in which a sum of Rs.7,41,292/- is outstanding as on date. On credit of the sum mentioned in Clause 1-(C) above, the Transferors undertake to get the said loan liquidated, get a 'Mortgage Clearance Certificate' from the said Canara Bank, Dadar (West) Branch, Mumbai-400028, and also obtain all the original documents of title relating to the said premises deposited with them as security for due repayment of the said loan and either furnish them to the Transferee or cause them to be sent to the said HDFC Bank Ltd., (wherefrom the Transferee are availing a loan) on or before 25.04.2005, as required.]

2. The Transferors undertake that they will obtain the required "No Objection Certificate" from the said Society for the sale of the said premises to the Transferee, and furnish the same to the Transferee before execution of this Agreement. The Transferors shall, on receipt of the full consideration for the said premises as specified above, apply to the Society to obtain their written permission for transferring the said premises to the Transferee.

3. The Society Transfer Charges in respect of this Sale will be borne and paid by the Transferors and the Transferee in equal share. The legal charges and other incidental charges in respect of this Sale are to be borne and paid by the Transferee.



[Handwritten signature]

[Handwritten signature]

Rachha

बदर-५/
2004/५
२००५

For loan purpose only

indicated in the note below Clause 1-(C) above, they have good right and absolute authority to enter into this Agreement and transfer the said premises and that the Transferors have not done any act, matter or thing whatsoever whereby the Transferors are prevented from agreeing to transfer or assign the said premises in favour of the Transferee.

6. The Transferors hereby covenant with the Transferee as follows:-

(i) That the Transferors are the absolute owners of the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, (save and except to the extent indicated in the Note below Clause 1-(C) above), lien, gift, trust, lease, assignment or otherwise howsoever, and that they have good right, full power and absolute authority to sell and transfer the same to the Transferee.

(ii) That the Transferors, save and except to the extent indicated in the Note below Clause 1-(C) above, have not created any other charge or encumbrances of whatsoever nature in respect of the said premises nor the said premises is the subject matter of any litigation nor is the same or any of it attached in execution of any decree nor have the Transferors created any tenancy or leave and licence or any right in favour of any one in respect of the said premises.

(iii) That the Transferors have duly observed and performed the rules, regulations and bye-laws of the said Society and paid up to date their contribution in the nature of outgoings, dues, taxes etc., to the Society and that the membership of the Transferors is valid and subsisting.

(iv) That the Transferors shall, whenever required, execute and sign applications, deeds, declarations and documents, if any, till the said premises and the said shares are transferred in the name of the Transferee.

(v) That the Transferors shall indemnify and keep the Transferee indemnified from and against all claims, suits, demands, costs, charges



Handwritten signature/initials.

Handwritten signature and name 'Rachha'.

बदर-५/
२००५ ६
२००५

for loan purpose only

409.20 Sq. Ft. - Built-up Area], on the Sixth Floor in 'A' Wing of Building No.EMP-63, "Evershine Mars Co-operative Housing Society Ltd." situated at Evershine Millennium Paradise, Thakur Village, Kandivli (East), Mumbai-400101, constructed in the year 2002 with Stilt plus Seven Upper Floors (with 'Lift' facility), on all those pieces or parcels of land, bearing C. T. S. Nos.809-A/1/2, 809-A/1/4, 809-A/1/6 & 820 lying and being at Village Poisar, Taluka Borivli in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of "R-South" Ward of Brihanmumbai Mahanagar Palika.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year first herein above written:

Signed, Sealed and Delivered by the within named Transferors
 1. Mr. Vijayshankar Ramjeet Mishra &
 2. Mrs. Radha Vijayshankar Mishra
 in the presence of

[Signature]
 Radhak. Mishra

[Signature]



Signed, Sealed and Delivered by the within named Transferee
 Mr. Amit Vijaykumar Vyas
 in the presence of

[Signature]

[Signature]
 (Presence of witnesses)

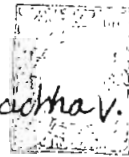


बदर-५/
२०१५/८
२००५

received from the within named transferee Mr. Amit Vijaykumar Vyas, a sum of Rs.1,00,000/- (Rupees One Lac only) being the part consideration towards the sale of Flat No.A-601, Building No.EMP-63, Evershine Mars Co-operative Housing Society Ltd., situated at Evershine Millennium Paradise, Thakur Village, Kandivli (East), Mumbai-400101, by Cheque as specified below :

Cheque No.	Dated	Amount Rs.	Drawn on
210791	23.03.2005	1,00,000/-	Syndicate Bank, Andheri (West) Branch, Mumbai-400058.

Rs. 1,00,000/-
WE SAY RECEIVED



Radha V. Mishra

{ Mr. Vijayshankar Ramjeet Mishra } { Mrs. Radha Vijayshankar Mishra }
 Transferors

Dated _____

Witnesses :

1.

2.

बदर-५/
 २४/३
 २००५



Received Original

For loan purpose only.

₹1000

RS 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

1.1 APR 2005

दिनांक 01
महानगरपालिका, पोखरा
बाँदा विभागाधिकार क्षेत्र अन्तर्गत

कर्मी/श्री/श्रीमती Amit Vyas

माता पञ्चदेव कुमारी
या बिराजा.

दिनांक 11/4/05



Agreement for Sale

- ① Vijayshankar R. Mishra
- ② Radha U. Mishra
- And
- ③ Amit Vyas

(Signature)

(Signature)

Raether

बदर-५/
२००५ १०
२००५

₹0000

R\$ 1000



एक हजार रुपये ONE THOUSAND RUPEES

क्रमांक 50:
संभागत नमूनांक कागजात, मुंबई
वांद्रा विभागांतर्गत विधीची फक्त बांधणी
दिनांक
अधीनी/धी/धीमती Amit Vyas
वांता न्यायेत्तर सुदांक
वा विभागा.

11 APR 2005

11/4/05
वांता विभाग

Agreement For Sale

- ① Vijay Shankar R. Mishra
- ② Radha V. Mishra
- And
- ③ Amit Vyas

Amit Vyas

DM Radha



बंदर..५/
2004/99
२००५

₹ 1000

RS 1000



एक हजार रुपये ONE THOUSAND RUPEES

11.1 APR 2005

क्रमांक ५१,
अध्याय ५३/२००५, मुंबई
बांधा विस्तारित विधी अन्तर्गत
दिनांक

कर्षणी/श्री/श्रीमती Amit Vyasa
यांना न्यायेत्तर सुट्टी
चा दिवस.

११/४/०५
अध्याय ५३/२००५



Agreement for Sale

Vijay Shankar R. Mishra
Radha V. Mishra

And

Amit Vyas

Amit Vyas

Radha

बदर-५/
१०५५/१२
२००५

For loan purpose only.

Sir,

With reference to your application No. 1754 dated 16.12.98 for Development Permission and grant of Commencement Certificate under section 45 & 80 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 34B of the Bombay Municipal Corporation Act 1888 to erect a building for the development work of Proposed building No.1, Sector No.1 C.R.S. No. 809A-1/2, 809A-1/4, 809A-1/5

situated at Street _____
Village Poisar, Plot No. _____
situated at Kandivali (East) Ward R/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation, the application and every person deriving title through or under the same shall be deemed to have carried out the development work in compliance of section 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The condition of this certificate shall not only on the applicant but on his heirs, executors, assignees, administrators and every person deriving title through or under him.

The Municipal Commissioner has appointed B. Uchgoankar Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Maharashtra Regional and Town Planning Act, 1966.

This C.C. is restricted for work upto Slab level of Wings 'A' & 'B' and part plinth + part slab level. For and on behalf of Local Authority of Wings 'C' and 'D' only. B. Uchgoankar, Bldg. Mumbai Mahanagar Palika

वदर-५/
२००५/१३
२००५

998 183

2003

Asst. Engineer, Building Proposal (West. Sub)
Sector 17 Wards
FOR
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

For loan purpose only.

Shri C.E. Vaid

Owner.

Sir,

With reference to your application No. 1755 dated 16.12.98 for Development Permission and grant of Commencement Certificate under section 45 & 60 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 34B of the Bombay Municipal Corporation Act 1988 to erect a building for the development work of Proposed bldg. No.2 on Sector No.1

C.R.S. No. 809-A-1/2, 809-A-1/4, 809-A-1/6 and 820

at premises at Street _____

Village Poisar

Plot No. _____

situated at Kandivali (East)

Ward R/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under such person shall be deemed to have carried out the development work in contravention of section 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The condition of this certificate shall not only on the applicant but on his heirs, executors, assignees, administrators and every person deriving title through or under him.

The Municipal Commissioner hereby appointed S.D. Uchgoankar

Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Act.

This C.C. is restricted for use upto Slab level of Wings 'A' to 'D'

for the use of on behalf of Local Authority only.

वदर-९/
2004/98
2004

Asst. Engineer, Building (West. Sub.)
 Wards
 FOR
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

for loan purpose only.

C.A. to Owner.

Sr.

With reference to your application No. 1756 dated 16.12.98 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1889 to erect a building for the development work of Proposed building No.3, Sector-I

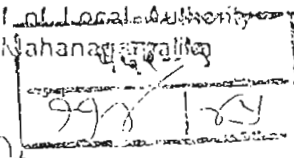
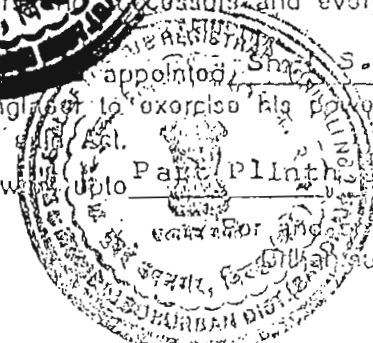
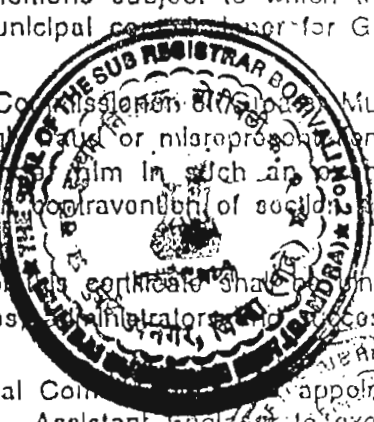
C.T.S. No. 809/A-1/2, 809/A-1/4, 809/A-1/6 and 820
at premises at Street _____
Village, Poushar _____ Plot No. _____
situated at Kandivali (East) Ward R/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of sections 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S.B. Uchgoankar Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for use upto Part Plinth and Part Stilt of Wings 'A' to 'G' only.



CERTIFIED TRUE COPY

H A MURTA, P.E.(C), A.M.I.C.E.
MUMBAI & DISTRICTS

Shri S.B. Uchgoankar
Asst. Engineer, Building Department (Western Side)
Sector 'R' Wards
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI
2004
2004

For loan purpose only

to Owner

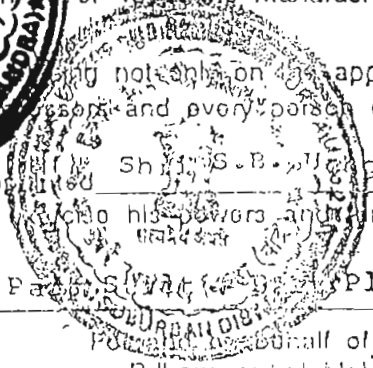
Sr.

With reference to your application No. 1757 dated 16.12.98 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 348 of the Bombay Municipal Corporation Act 1888 to erect a building for the development work of Proposed building No.4, Sector No.1 C.T.S. No. 809-A 1/2, 809-A/1/6 and 820

Plot No. _____
situated at Kandivali (East) Ward R South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an application shall be deemed to have carried out the development work in contravention of section 44 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The condition of this certificate shall be applicable not only on the applicant but on his heirs, executors, assignees, and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri S.B. Jagtapkar Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto Plinth Level of Wings 'A' and 'B' only.

For and on behalf of Local Authority
Bilhanmambal Mahanagarakalika
वदर-५

CERTIFIED TRUE COPY

Asst. Engineer (Building, Proposal, West Sub.)
'R' Wards
FOR

वदर-५/
28/12/98
2004

998/18E

For loan purpose only

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NOTED CARD No 03288



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बदर-५/
2004/90
2004

पोस्टल
RULED CARD No. 3762

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65

पोस्टल
RULED CARD No. 3787

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बदर-५/
2005/97
२००५



Handwritten notes and signatures in the right margin of the bottom card, including a signature and some illegible text.

For loan purpose only.

No. 3289

RULED CARD

520	1
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No. 2789

RULED CARD

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बदर-५/
28/04/92
2004

बदर-५
28/04
2004

Handwritten notes and signatures in the top right section, including a signature that appears to be 'H. P. ...' and some illegible text.

Handwritten notes and signatures in the bottom right section, including a signature and some illegible text.

For loan purpose only.

1 नाव: अमित विजयकुमार व्यास - -
पत्ता: घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: 3-9/65 गणपती गल्ली जुना जालना
जालना -431203 आज मुंबईत
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

लिहून देणार
वय 25
सही

Amit Vyas



2 नाव: विजयशंकर रामजीत मिश्रा - -
पत्ता: घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: अ-601 बि नं ई एम पी-63
कांदीवली-101
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पिन नम्बर: -

लिहून देणार
वय 39
सही

Vijayshankar



3 नाव: राधा विजयशंकर मिश्रा - -
पत्ता: घर/प्लॉट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पिन नम्बर: -

लिहून देणार
वय 38
सही

Radhav Mishra



वदर-५/
25/04/20
२००५



For loan purpose only.

दस्ता हजर करणा-याचा सहा :

[Handwritten signature]

400 : नक्कल (अ. 11(1)), पृष्ठाकनाचा नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 11/04/2005 12:16 PM
शिकका क्र. 2 ची वेळ : (फी) 11/04/2005 12:20 PM
शिकका क्र. 3 ची वेळ : (कबुली) 11/04/2005 12:21 PM
शिकका क्र. 4 ची वेळ : (ओळख) 11/04/2005 12:21 PM

10000: एकूण

दु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

दस्त नोंद केल्याचा दिनांक : 11/04/2005 12:21 PM

ओळख :

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

1) मनोज तिवारी- - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: 22 गोकूळ गॅलेक्सी कांदिवली

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) किशन कळंबे- - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

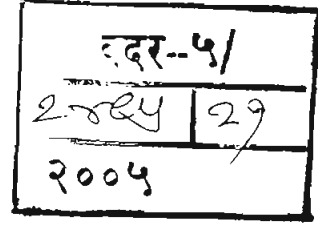
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



प्रमाणित करणेत येते की, या

दस्तावेज खऱ्यापणे 29 पाने आहेत.

दु. निबंधकाची सही
बोरीवली 2 (कांदिवली)



सह मुख्य निबंधक, बोरीवली-२,
मुंबई उपनगर, जिल्हा.

28/4/2005/04
दुस्तक क्रमांक १ क्रमांक २२
नोंदला ११/०४/२००५
दिनांक

सह मुख्य निबंधक,
मुंबई उपनगर, जिल्हा.

for loan purpose only

