

**INTER OFFICE MEMO****SDPL****FROM : SUNIEL NAYAR****DATE : 8/11/2005****TO : MR. MAKHAN BAGRI****TIME : 1315 HRS.****SUB : CTS 106 - 111 - 120 - 122 - 132 - 139 - 148 - 161  
of Village Kandarpada, Dahisar.**

The ORIGINAL DEVELOPMENT AGREEMENT of the above properties is being handed over to you containing the following set of documents.

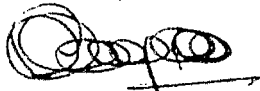
<b>Sr. No.</b>	<b>Particulars</b>	<b>Date</b>
1	Index No. II	29.12.04
2	Stamp Duty Receipt	29.12.04
3	Development Agreement	29.12.04
4	P. R. Card CTS No. 161	22.01.03
5	CTS Plan	27.03.03
6	P. R. Card CTS No. 132	22.01.03
7	CTS Plan	27.03.03
8	P. R. Card CTS No. 132	22.01.03
9	CTS Plan	23.04.03
10	P. R. Card CTS No. 122	22.01.03
11	CTS Plan	27.03.03
12	P. R. Card CTS No. 148	22.01.03
13	CTS Plan	27.03.03
14	P. R. Card CTS No. 139	22.01.03
15	CTS Plan	27.03.03
16	P. R. Card CTS No. 106	22.01.03

17	CTS Plan	27.03.03
18	P. R. Card CTS No. 120	22.01.03
19	CTS Plan	23.04.03
20	7 / 12 CTS No. 161	05.02.03
21	7 / 12 CTS No. 132	05.02.03
22	7 / 12 CTS No. 122	05.02.03
23	7 / 12 CTS No. 148	05.02.03
24	7 / 12 CTS No. 139	05.02.03
25	7 / 12 CTS No. 106	05.02.03
26	7 / 12 CTS No. 111	05.02.03
27	7 / 12 CTS No. 120	05.02.03
28	MCGM Letter CTS NO. 132 and Plan	28.09.04
29	MCGM Letter CTS NO. 132 and Plan	08.10.04
30	MCGM Letter CTS NO. 122 and Plan	23.12.97
31	MCGM Letter CTS NO. 148 and Plan	23.12.97
32	MCGM Letter CTS NO. 139 and Plan	23.12.97
33	MCGM Letter CTS NO. 166 and Plan	16.10.02
34	MCGM Letter CTS NO. 111 and Plan	16.10.02
35	MCGM Letter CTS NO. 120 and Plan	23.12.97
36	ULC ORDER	04.02.03
37	Power of Attorney – Ravinder Singh Chandok	26.11.03

2. One CD of the Scanned Original Documents.

Kindly acknowledge receipt of the same and oblige.

Thanking you.

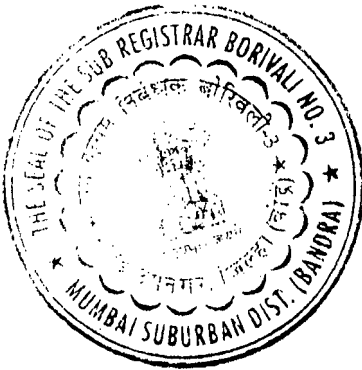
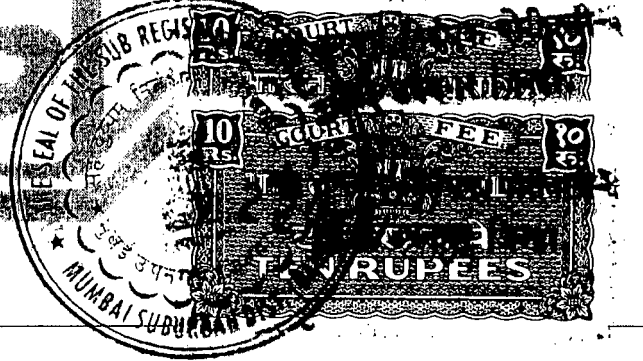


SUNIEL NAYAR



गावाचे नाव : दहिसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,269,000.00  
बा.भा. रू. 21,857,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: \* सर्वे क्र 290, हिस्सा क्र 4, सिटीएस क्र 161 क्षेत्र 340 चौ.मी. \* सर्वे क्र 290, हिस्सा क्र 8 सिटीएस क्र 132 क्षेत्र 553 चौ.मी. \* सर्वे क्र 290, हिस्सा क्र 14 सिटी एस क्र 122 क्षेत्र 503.40 चौ.मी. \* सर्वे क्र 291 हिस्सा क्र 9 सिटी एस क्र 148 क्षेत्र 225 चौ.मी. \* सर्वे क्र 291 हिस्सा क्र 15 सिटी एस क्र 139 क्षेत्र 112 चौ.मी. \* सर्वे क्र 314 हिस्सा क्र 3 सिटी एस क्र 106 क्षेत्र 606.50 चौ.मी. \* सर्वे क्र 314 व हिस्सा क्र 7 सिटी एस क्र 111 क्षेत्र 220.90 चौ.मी. \* सर्वे क्र 314 हिस्सा क्र 14 सिटी एस क्र 120 क्षेत्र 262.60 चौ.मी. विकसित करावयाचे हक्क फक्त
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रल्हादसिंह पंच. चांडोक, सत्येंदर कौर शिखीया, परमंदसिंग के चांडोक, सिमरन कौर अनवोरा, रविंद्रसिंह के चांडोक, सुनील नय्यर - -; घर/फ्लॉट नं: प्लॉट नं 554; गल्ली/रस्ता: 33वा रस्ता; ईमारतीचे नाव: हरी निवासा; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: खार प मुंबई तालुका: -; पिन: 52; पॅन नंबर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मेसर्स शिपोली डेव्हलपर्स प्रा. लि. तर्फे हितेश पटेल - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 36 भांडवाडा लेन; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मुंबई; तालुका: -; पिन: 2, पॅन नंबर: -.
- (7) दिनांक करून दिल्याचा 29/12/2004
- (8) नोंदणीचा 29/12/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 12438/2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 218580.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



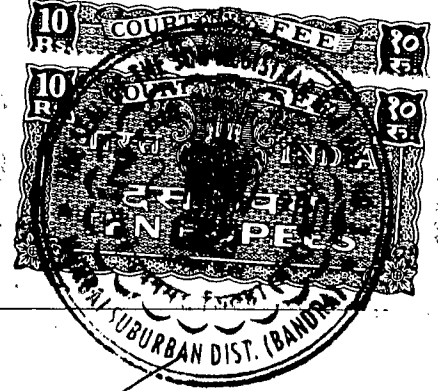
खरी प्रत

सह. दुय्यम निबंधक बोरीवली-३  
३, बंडा उपनगर जिद्धा.



## गावाचे नाव : दहिसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख  
मोबदला रू. 1,269,000.00  
बा.भा. रू. 21,857,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: \* सर्वे क्र 290, हिस्सा क्र 4, सिटीएस क्र 161 क्षेत्र 340 चौ.मी. \* सर्वे क्र 290, हिस्सा क्र 8 सिटीएस क्र 132 क्षेत्र 553 चौ.मी. \* सर्वे क्र 290, हिस्सा क्र 14 सिटी एस क्र 122 क्षेत्र 503.40 चौ.मी. \* सर्वे क्र 291 हिस्सा क्र 9 सिटी एस क्र 148 क्षेत्र 225 चौ.मी. \* सर्वे क्र 291 हिस्सा क्र 15 सिटी एस क्र 139 क्षेत्र 112 चौ.मी. \* सर्वे क्र 314 हिस्सा क्र 3 सिटी एस क्र 106 क्षेत्र 606.50 चौ.मी. \* सर्वे क्र 314 व हिस्सा क्र 7 सिटी एस क्र 111 क्षेत्र 220.90 चौ.मी. \* सर्वे क्र 314 हिस्सा क्र 14 सिटी एस क्र 120 क्षेत्र 262.60 चौ.मी. विकसित करावयाचे हक्क फक्त
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रल्हादसिंह एच. चांडोक, सत्येंदर कौर शेट्टीया, परमंदसिंग के चांडोक, सिमरन कौर अनवोरा, रविंदरसिंह के चांडोक हया सर्वातर्फ सुनील नय्यर - -; घर/फ्लॉट नं: प्लॉट नं 554; गल्ली/रस्ता: 33वा रस्ता; ईमारतीचे नाव: हरी निवास; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: खार प मुं: तालुका: -; पिन: 52; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मेसर्स शिपोली-डेव्हलपर्स प्रा.लि- तर्फे हितेश पटेल - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 36 भोईवाडा लेन; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मुंबई; तालुका: -; पिन: 2; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 29/12/2004
- (8) नोंदणीचा 29/12/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 12438 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 218580.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



खरी प्रत

सह. दुय्यम निबंधक बोरीवली-3  
मुंबई उपनगर जिल्हा.धो/श्रीमती अमित मोरवाजी  
यांना त्यांचे दा 22-92-08  
च्या अर्जावृत्त्यात दाद देई.  
दिनांक 22-92-08

सह. दुय्यम निबंधक बोरीवली क 3



Wednesday, December 29, 2004

4:45:02 PM

**Original**

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 12563

गावाचे नाव दहिसर

दिनांक 29/12/2004

दस्तऐवजाचा अनुक्रमांक वदर6 - 12438 - 2004

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव: मेसर्स शिपोली डेव्हलपर्स प्रा. लि.

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (92)	:-	1840.00
<b>एकूण</b>	<b>रु.</b>	<b>31840.00</b>

आपणास हा दस्त अंदाजे 4:59PM ह्या वेळेस मिळेल

**दुय्यम निबंधक**  
बोरीवली 3 (बोरीवली)

बाजार मूल्य: 21857500 रु. मोबदला: 1269000 रु. **निबंधक बोरीवली-३**

भरलेले मुद्रांक शुल्क: 220000 रु.

**मुंबई उपनगर जिल्हा.**

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ इंडिया, ताडदेव रोड ;

डीडी/धनाकर्ष क्रमांक: 045710; रक्कम: 30000 रु.; दिनांक: 28/12/2004

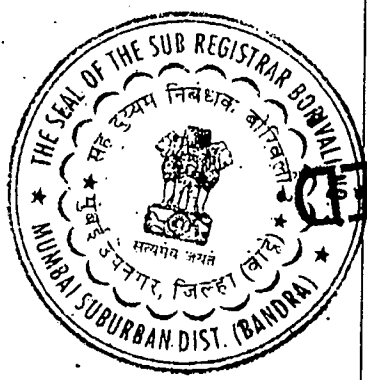
## GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

<b>RECEIPT FOR PAYMENT TO GOVERNMENT</b>	<b>NOT TRANSFERABLE</b>
Receipt No. : 24	Receipt Date : 29/12/2004
Received From : SHIMPOLI DEVELOPERS PVT LTD	
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.)
	PO 311948	28/12/2004		0	217500.00
Bank Name : HDFC BANK LTD. Branch Name : TULSI, MUMBAI - 21.					

Case No. :		Total D. O. :
Lot No. :	Lot No. :	

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
				
Total :				

Rs. :	217500.00 Rupees :	Two Lakh Seventeen Thousand Five Hundred Only
Cashier / Accountant	Signature / Designation	

**वदर-६**  
**9283719**  
**२००४**

# GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

84

Receipt Date :

29/12/2004

Received From :

SHIMPOLI DEV P LTD

On Account of :

102-(II)

MMRDA Counter No. : 2

Mode of Payment

DD/PO/CHQ/  
RBI-Challan No.

Date

Bank Name &  
Branch

Area  
Code

Amount  
(In Rs.)

Cash

2500.00

Case No. :

Lot No. :

Lot Date :

Total D. O. :

Sr. No	Description of Stamps	Quantity	Denomination	Amount (in Rs.)
1	SPL	1	2500	2500.00

Total :

2500.00

Rs. :

Rupees :

2500.00

Two Thousand Five Hundred

Only -

Cashier / Accountant

Signature / Designation

SMT V Y CHAUDHARI

# मालमत्ता पत्रक

विभाग/मोजे -- वतिसर

तालुका/न. भू. मा. कां. -- न. भू. अ. बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापना क्रमांक      क्षेत्र चौ. मी.      धारणाधिकार      साक्षनाला दिलेल्या अकरजीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसाणोची नियत वज्र

१६१      ३४०.०      -      -

सुविधाधिकार      -

तपसाचा मुळ धारक      शेतीफळे

पट्टेदार      -

इतर भार      -

झार शी      -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण

तपसाणी कर पारा -

खरी नक्कल -

२२१६ २२११५  
नगर भूमापना विभाग, बोरीवली.

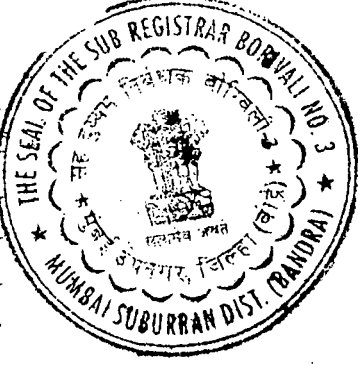


न. भू. अ. बोरीवली  
मुंबई उपनगर जिल्हा

बंदर--६  
१२८३४२८  
२००४

अर्ज क्र. -

२२११० १  
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२२११० ९  
२२११० १०





घातमत्ता पत्रक

जिल्हा/सोबे -- दंडिसर

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नवीन घराक (धा)	खेड	घारपासियावर	शासनाला दिलेल्या आकारणीचा किंवा भाड्याक तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
क्रमांक	घा.सो.		
१२२	५५२.२		
सुधियाधिकार	-		
हफताचा नुळ घारक	रोतीफडे.		
पट्टेदार	-		
भार धार	-		
इतर सोरे	-		

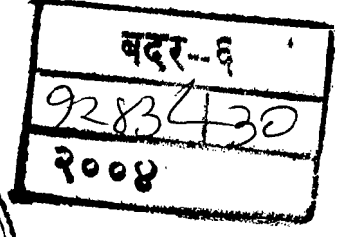
क्रमांक	जवळार	खंड क्रमांक	नविन घारक (धा) पट्टेदार (ध) किंवा भार (धा)	साक्षात्कन

तपासणी करवारा -

खरो नयकल -

न.भू.अ.बोरीवली  
मुंबई उपनगर जिल्हा

२२१३ २२१३७  
नगर सुभाषण अधिकारी,  
बोरीवली.



२२१३१०२  
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२०  
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२२



सालमत्ता पत्रक

जमाग/मोजे -- दहिसर

तालुका/न.भु.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुनाकर क्रमांक	क्षेत्र ची मी.	धारणाधियगर	शासनाला दिलेल्या आकारणीचा किंवा भाद्रवज तपशील अग्नि त्याच्या फेर तपासणीची नियत वेळ)
१२२	५०२.४		

सुविधाधिकार -

हक्कचा गूळ धारक शोतीकडे.

पट्टेदार -

इतर भार -

इतर शेर -

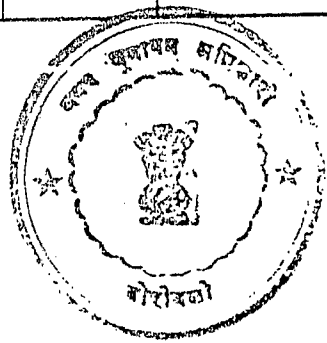
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकन

साक्षरणी करणास -

खरी नकल -

न.भू.अ.बोरीवली  
मुंबई उपनगर जिल्हा

कॅप्टेन  
नगर मूपाका अधिकारी,  
बोरीवली.



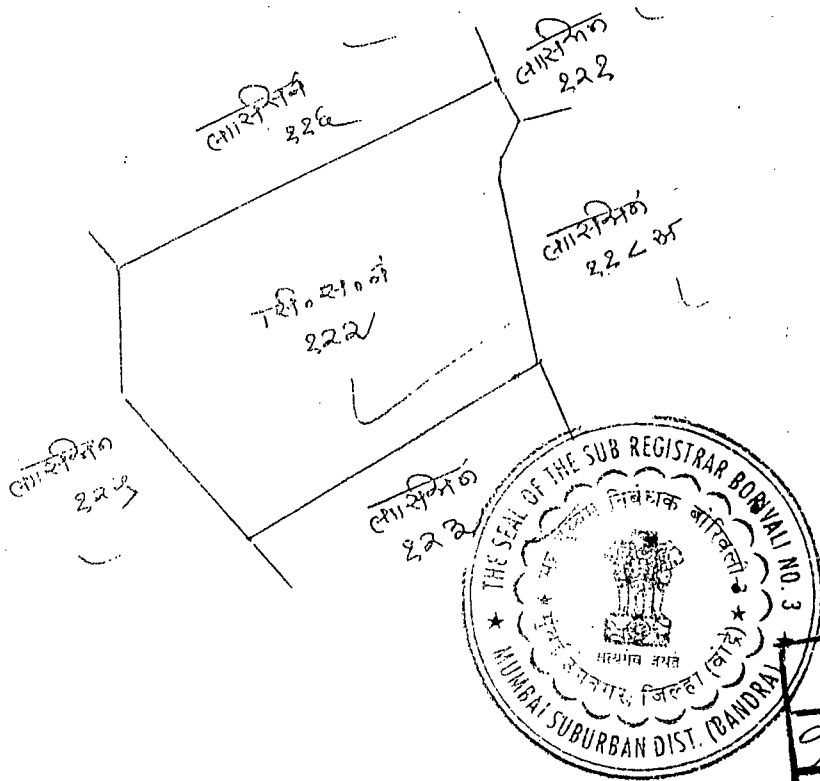
२२/१०/२२ नोंदी २  
२२/११/२२ २० - १  
२२/१२/२२ /  
२२ - २  
२२ - २



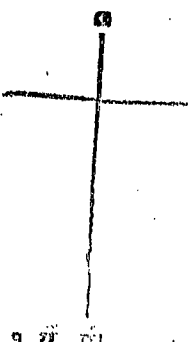
बदर-६  
१२४३/३२  
२००४

नमस्कार श्री मोहन राव  
 २६४/०३  
 वल्लभ  
 ५४  
 २२२

विषय - सदस्यता नकाशांत कोणतेही बदल करणे



क्र.सं.	दिनांक	वकाशा
२१४/०३		५०
२३१/०३		
२८५/०३		
३११/०३		
३१२/०३		
३१३/०३		
३१४/०३		
३१५/०३		
३१६/०३		
३१७/०३		
३१८/०३		
३१९/०३		
३२०/०३		
३२१/०३		
३२२/०३		



नमस्कार श्री मोहन राव  
 २६४/०३

बंदर-६

मालमत्ता पत्रक

२२/१२/१९७९ -- दहिसर

तालुका/न.भू.म.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

पुस्तक क्रमांक	क्षेत्र ची.मौ.	धारणाधिकार	शासनाला दिलेल्या अध्यादेशाच्या किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपशीलाची नियत वेळ
२२/१२/१९७९	१९२.३	५	सि.स.नं.१४६ प्रमाणे

मालमत्ताधिकार	-
हस्तांतरणातून धारक	[शेतीकडे.]
पट्टेदार	-
धार भार	-
धार शेर	-

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (पा) किंवा भार (भा)	साक्षात्कन
२२/१२/१९७९	सि.स.नं.१४६ प्रमाणे.			२२/१२/१९७९ न.भू.अ. बोरीवली
२२/०८/१९८१	न.भू.क्र.१४६ प्रमाणे.		(H) १)श्री.गोपाळ दत्त म्हात्रे. २)श्री.लक्ष्मण गोपाळ म्हात्रे. ३)श्री.भानुदास लक्ष्मण म्हात्रे. ४)श्री.प्रपाकर लक्ष्मण म्हात्रे. ५)श्री.मनोहर लक्ष्मण म्हात्रे.	२२/०८/१९८१ न.भू.अ. बोरीवली

तमासणी कर घारा - खरी नकदल - न.भू.अ.बोरीवली मुंबई उपनगर जिल्हा

नगर मुंबई उपनगर अधिकाऱ्याची कार्यालयी बारीवली.

२२/१२/७९ ३  
२२/१२/७९ ६०-५  
२२/१२/७९  
२२/१२/७९

बंदर-६

१२४३४३४

१००४



मालमत्ता पत्रक

विभाग/मोजे -- दहिसर

तालुका/न.भु.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक क्षेत्र धारणाधिकार शासनाला दिलेल्या अकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपशीलाची किंमत उच्च।

२२९ ११२.० - - -

सुविधाधिकार - - -

हस्तक्षेप मूळ धारक शेतीकडे

पट्टा - - -

धर धर - - -

धर धर - - -

दिनांक	जवहार	खंड क्रमांक	नविन धरक (धा) पट्टेदार (ध) किंवा धार (धा)	साक्षात्कन

दस्तावेजाचे कर धारक -

खरी नकल -

नगर भूमापन अधिकारी  
बोरीवली.



न.भू.अ.बोरीवली  
मुंबई उपनगर जिल्हा

२२११०३  
२२११०३  
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२२११०३

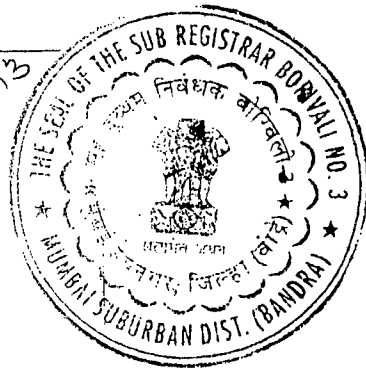
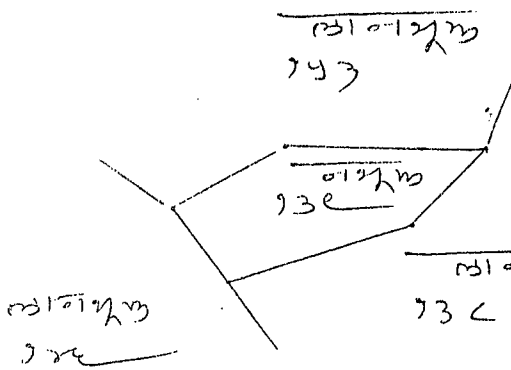
२२११०३  
२२११०३  
२२११०३  
२२११०३



बदर-६  
९२४३४३६  
२००४

क्रमांक २०१३१७  
 दि. २०/३/१७  
 शिवाजी नगर भूमापन  
 कार्यालय, पुणे जिल्हा  
 पोस्टल बॉक्स नं. १३९  
 पोस्टाधीन क्षेत्र

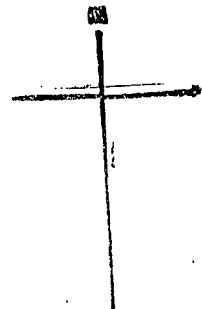
नि.पु. - नमावान कोवालेचे न्यायनाम नाथ



बंदर-६  
 १२८३८३१०  
 १५०४



सत्य प्रतिलिपी  
 नगर भूमापन अधिकारी  
 पोरीवली



सावाण नं. १० = ५ मीटर

क्रमांक २०१३१७  
 दि. २०/३/१७  
 सावाण १०  
 सावाण ११



भालभत्ता पत्रक

विभाग/मोजे -- दहिसर

तालुका/न.भू.सा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूकप्ता क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरणीचा किंवा भाड्याचा तपशील आणि त्याचा फेर तपसणीची मितरा बळ.

२०५ ५०५.५ -

सुविधाधिकार -

हक्काचा मुळ धारक शेती.

पट्टेदार -

इतर भार -

इतर शीरे -

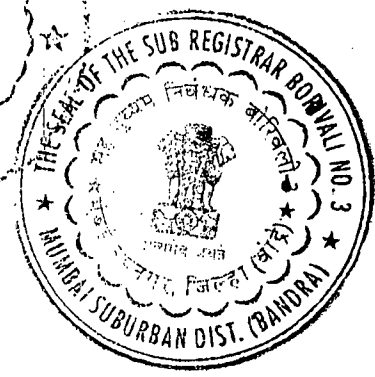
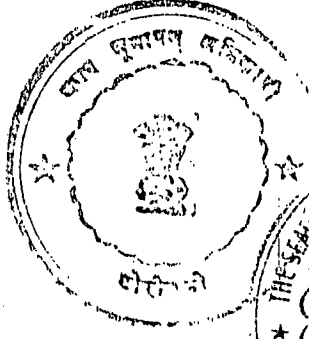
क्र.	खातदार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (पा) किंवा भार (भा)	साक्षात्कन

त्यासणी वरपारा -

खरी नकल -

२२१३ २२१५  
नगर भूकप्ताधिकारी,  
बोरीवली.

न.भू.अ.बोरीवली  
मुंबई उपनगर जिल्हा

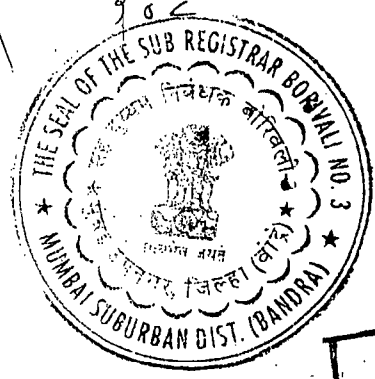
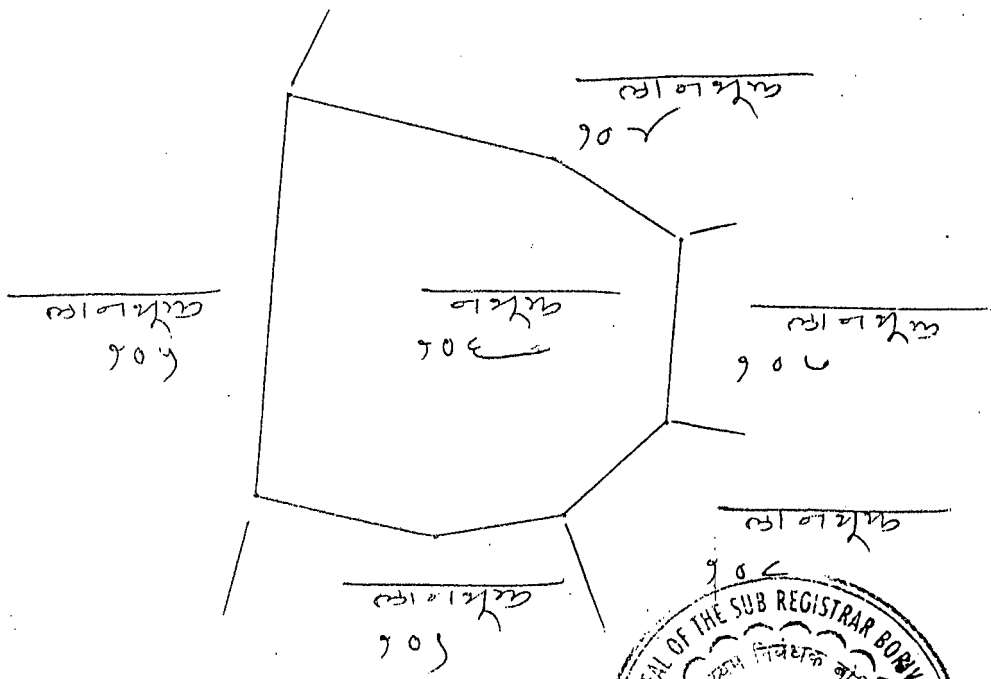


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२२१५३  
२२१५३  
२२१५३  
२२१५३  
२२१५३

बदर-६  
९२४३४३६  
२००४

११. २०१६  
 २०१३  
 २०१३  
 २०१३

- २५ - गलाशन कापानदी बांधलाग गांधी

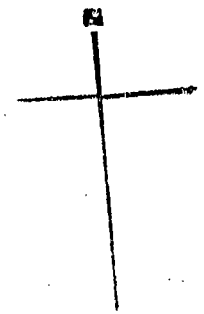


बंदर-६  
 १२४३६  
 २००४



अर्जा क्र. ३०९  
 २०१३  
 २०१३  
 २०१३  
 २०१३

सत्य प्रतिलिपी  
 नगर प्रशासन अधिकारी  
 बंदरीवली



५ मीटर

## मालमत्ता पत्रक

दिनांक/मोजे -- दहिसर

तालुका/न.भु.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नाम	दोन	धारणाधिकार	शासनाला दिलेल्या अचरणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपशीलाची नियमावली
कमी	घी.मो.		
२२१	२२०.९		

मुद्राधिकार	-
हस्ताक्षर मूळ धारक	शेती.

पट्टेदार	-
इतर पार	-

इतर शरे

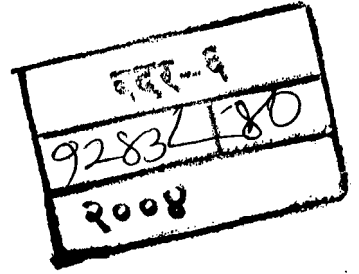
क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (पा) किंवा भार (भा)	साक्षात्कृत

तयारगी करणारा -

खरी नकल -

न.भू.अ.बोरीवली  
मुंबई उपनगर जिल्हा

कॅंडी २२११९  
नगर मजदुर अधिकारी,  
बोरीवली.



२२११९  
२२११९  
२२११९  
२२११९

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२०-९  
२३  
२२-६



## मालमत्ता पत्रक

जिल्हा/मोजे -- इतिहास

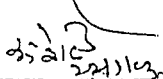
तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर मूमाफा क्रमांक	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अचकारणीया फिर्या भाड्याचा संपत्ति अथि त्याच्या फेर संपादणीची भिग हा जेळ	
२२०	२६२.६			
सुविधाधिकार				
हक्काचा मुळ धारक शेतीकडे.				
फट्टेदार				
इतर भार				
इतर शोरे				
क्र.ंक	व्यवहार	खंड क्रमांक	नविन घरक (धा) पट्टेदार (पा) किंवा भार (भा)	साक्षाकन

हस्ताक्षरी करपारा -

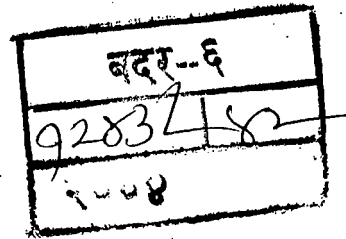
खरो नक्कल -

  
 नगर मूमाफन अधिकारी,  
 बोरीवली.



न.भू.अ.बोरीवली

मुंबई उपनगर जिल्हा

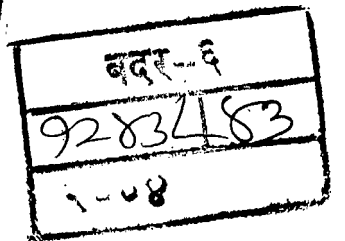
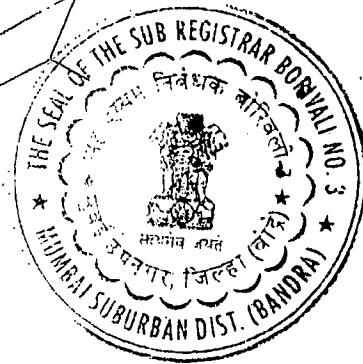
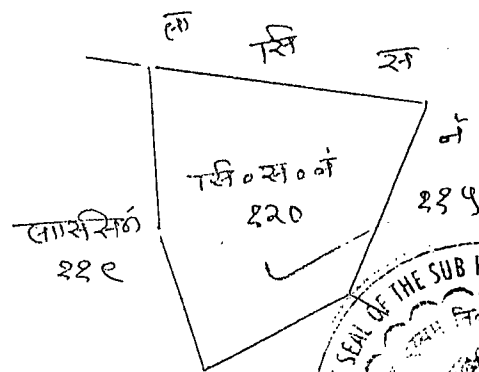


नगर मूमाफन क्रमांक २२११०३  
 क्षेत्र चौ.मी. २२१.१७  
 नगर मूमाफन क्रमांक २२११०३  
 क्षेत्र चौ.मी. २२१.१७  
 नगर मूमाफन क्रमांक २२११०३  
 क्षेत्र चौ.मी. २२१.१७



क्रमांक - ४० मोहन रावण  
 ३९४१०३ - नगर भूमापन नगर भूमापन  
 नोडनार - मीपिल पुनसिलोका  
 प्लॉट नं. ५४ - प्लॉट नं. ४२०  
 ...

टिप: - सदरच्या नकाशांत कोणत्याही बांधकाम नाही



२३००

३९४१०३	नकाशा नं.	४२०
२३३७७३	प्लॉट नं.	५०
२६५६३		
		२७
		५२

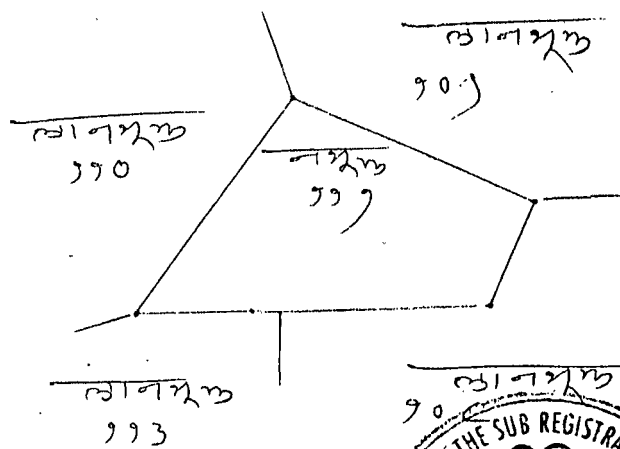


सत्य प्रतिलिपी  
 ३१-३॥॥  
 नगर भूमापन अधिकारी  
 बोरीवली

बसणाऱ्या पत्राचा - प. मीटर

... २१७ ...  
 ... भूमापन ...  
 ... पुनर्विलोकन ...  
 ... ७७७ ...

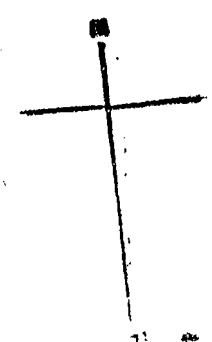
... नकाशा ... नोंदी ...



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 ... १२४३४९ ...  
 ... २००४ ...



सत्य प्रतिलिपी  
 ...  
 नगर भूमापन अधिकारी  
 वोरीवली



...  
 ... २०१३ ...  
 ... २०१३ ...  
 ... ५० ...  
 ... ५१ ...

... ५ मीटर ...



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प. नं. 250 वि.सा. नं. 8

गा. न. नं. ७७-ब व १२

गांव दोहिनर  
तालुका दोहरीपेठ  
जिल्हा कोल्हापूर

क्षेत्र लावणी लायंक...	रु.	गु.
पोट खराबा...		
एकूण...		
आकार.....	रुप	आ
चुडी अथवा .....		पैसे
ज्यादा आकार .....		
पंपी .....		

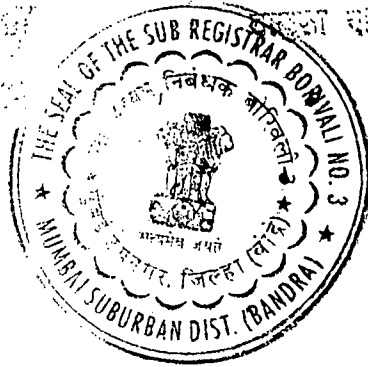
कबजेदार 52 2980  
१) निष्प्राप्तिते ह्योसिते  
२) पक्षापसिते ह्योसिते  
2352

पक्षा 9900

वर्ष	कूळ व खंड	क्षेत्र	रीत	पिके व लागवड	क्षेत्र	सेरा
<u>७६</u> <u>७७</u>	<u>खराबा</u>	<u>52111</u>	<u>1</u>	<u>गायड</u>	<u>52111</u>	<u>९</u>
	<u>रिप ! धारणा</u>	<u>पूरणा</u>		<u>उत्तर</u>		

तयार तारीख 5/12/2003  
अस्पल वरहुकूम नक्कल रुजू असे

[Signature]  
तलाठी



बंदर-६  
9283188  
२००४



CTS 132

5

स. नं. २००८	हिस्सा नं. ८	गा. न. नं. ७,७-व व १२	गांव दाखिमर
क्षेत्र लावणी लायक...	फ ५११	कवजेंदार ७३६	तालुका दाखिमर
भोर खयबा...		७३६	इतर
एकूण...	५११		
आकार.....	रुप ७	आ ७	
बुडी अथवा .....			
ज्यादा आकार .....			
पाणी .....			

वर्ष	कूल व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
१९९६	२५००	५५१	७३	आठ	५५१	५
१९९९	टिप :- च्याख्या	७३६	उतारा			

तयार तारीख 5/2/2003  
अस्सल वरहुकूम नककल रुजू असे

*[Signature]*  
तलाठी



बंदर-६  
७२८३७८५  
२००४



C/S 148

7

स. नं. 2.E.9 हिस्सा नं. ९

गा. न. नं. ७,७-ब व १२

गांव दाहभर  
तालुका खारोळा

	प	ग
क्षेत्र लावणी लायक....	—	211.
पोट खराबा...	—	—
एकूण...	—	211.
आकार.....	रुप	आ
	—	—
चुडी अथवा .....	४२	
ज्यादा आकार .....		
पाणी .....		

कवजेदार (१५) २७६७  
श्री. कृपाजीराम हरोसिंह  
श्री. पुष्पाजीराम हरोसिंह  
2353

इतर  
गुण्डा २७५००

वर्ष	कूळ व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
८० ८९	व्यक्तः	211.	७	—	211.	(
	दिप. वारणा	पुस्तक		डारा		

तयार तारीख २१/२/२००३  
अस्सल वरहुकूम नक्कल रुजू असे

तलाठी



बंदर-६  
२२४३८४०  
२००४

(75) 139

86

स. नं. 2009 हिस्सा नं. 95

मा. न. नं. 69-ब व 12

गांव दाहिसर  
तालुका हरीवडी  
इतर

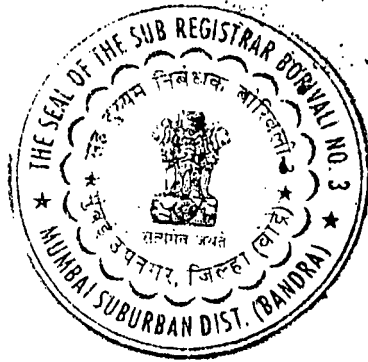
क्षेत्र लावणी लायक....	प	म.
पोट खराना...		
एकूण...		
आकार.....	रुप	आ
बुडी अथवा .....		पैसे
ज्यादा आकार .....		
पाणी .....		

कवजेदार 25  
9559  
1) श्री कृष्णदास हरीमोह  
2) श्री कृष्णदास हरीमोह  
2383

वर्ष	कूळ व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
108 1500	खराना	6111	9	काठ	6111	5
	श्री. हरीमोह		पु. 1	3112		

तयार तारीख 5/12/2003  
अस्सल वरहुकूम नक्कल रजु असे

तलाठी



बंदर-6  
9283/182  
2008

1 CTS 106

स. नं 3978 हिस्सा नं. 2		गा. न. नं. 6,6-ब व १२		गांव <u>काहानूर</u>
क्षेत्र लावणी लायक...	फ	ग	कवजेदार	तालुका <u>बोरीबंदी</u>
	—	—	<u>[Redacted]</u>	इतर <u>[Redacted]</u>
पोट खराबा...	—	—	१) कृष्णादसोग हावेसोग	<u>लेफादेसोर ता.द.</u>
एकूण...	—	—	२) पुष्पादीसोग हावेसोग	२) गोलाड पाणु म्हाडा
आकार.....	रुप	आ	पैसे	उमनलालदास बाबासाहेब म्हाडा
वुडी अथवा .....	—	—	५८	<u>[Redacted]</u>
ज्यादा आकार .....	S		S	S
पाणी .....	S		S	S

वर्ष	कूळ व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
<u>७६</u> <u>७७</u>	<u>पुष्पा</u>	६५१.	१	<u>धान</u>	६५१.	१
	<u>पि. व. वारणा</u>	<u>पुष्पा</u>	<u>३१२५</u>			
	S		S	S	S	S

तयार तारीख 5/2/2003  
अस्सल वरहुकूम नवकल रुजू असे

[Signature]  
तलाठी



बंदर-६  
१२४३८६  
२००४

CTD 140

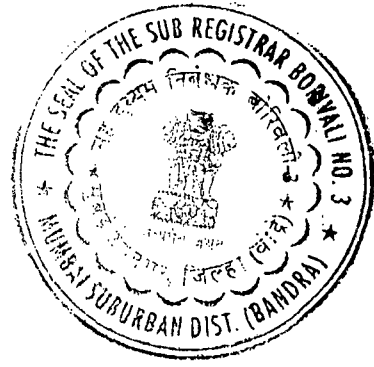
2

स. नं. 333 हिस्सा नं. 6		गा. न. नं. 6, 6-ब व 12		गांव <u>दाहिसर</u>
क्षेत्र लावणी लायक....	फ	ग	कवजेदार <u>23 9369</u>	तालुका <u>लाहोर</u>
	—	621.	<u>2392 2392</u>	इतर
पोट खराबा...	—	—	<u>2392</u>	<u>लाहोर तालुका</u>
एकूण...	—	621.	1) <u>कृष्णासोपन हरिसोपन</u>	2) <u>गोलापड वल्लु म्हागा</u>
आकार.....	रुप	आ	3) <u>पुष्पासोपन हरिसोपन</u>	<u>जमजावई अखाराण म्हागा</u>
वुडी अथवा .....	—	—	<u>6600</u>	<u>6600</u>
ज्यादा आकार .....	S			S
पाणी .....				

वर्ष	कूल व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
55	<u>खरणा</u>	621	9	<u>शेत</u>	621.	S
56	<u>रिफ (कारो)</u>		<u>खरणा</u>	<u>3112</u>		

तयार तारीख 5/12/2003  
 दाखल वरुळूम नक्कल रुजू असे

[Signature]  
 तलाठी



बंदर-६  
 9283/140  
 २००४

ETD 120

3

स. नं. 333 हिस्सा नं. 93

गा. न. नं. ७,७-ब व १२

गांव. दाखर

कवजेदार 25 9382

तालुका हारीपली

इतर

क्षेत्र लावणी लायक... (211)

पो. खराबा...

एकूण... (211)

आकार... रुप आ पैसे - - 43

वुडी अथवा .....

ज्यादा आधार .....

पाणी .....

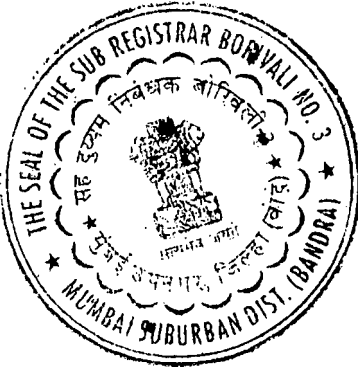
रुपडा 9960

वर्ष	कूल व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
७६ ७७		211	9	3117	211	
	रिप्ट- लारवा	211	9	3117		

तयार तारीख 5/2/2003

अस्सल वरहुकूम नक्कल रुजू असे

तलाठी



बदर-६

9283449

१५०४

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. Ch. E. / 621 / R / DPWS of

28 SEP 2004

Office of the  
Chief Engineer (Dev. Plan)  
4<sup>th</sup> floor, Annex Building,  
Municipal Head Office,  
Mahapalika Marg,  
Fort, Mumbai - 400 001.

To,  
Rasik P. Hingoo Associates,  
Architects,  
106, Pagrav, Next to Patkar College,  
S.V. Road, Goregaon (W),  
Mumbai - 400 062.

Sub: Land bearing C.T.S. No. 161 of village Dahisar  
in 'R' ward.

Ref: Your letter dated 10.09.2004.

Gentleman,

Under the Sanctioned Revised Development Plan of 'R' ward, the above land shown bounded black on the accompanying plan returned herewith, is entirely reserved for the public purpose Fire Brigade Station (FB) (Part of larger reservation) as shown washed red on the plan.

The above land is situated in a Residential Zone (R).

It appears from the Development Plan that the land under reference has no access from any Municipal Road.

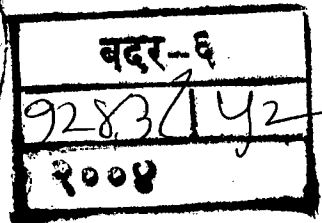
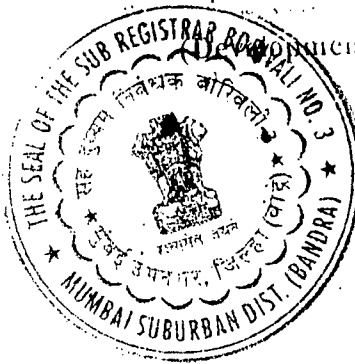
The boundaries of the reservation is subject to the actual demarcation on site by this office staff alongwith the representative of A.E. Survey (WS).

The above remarks have been offered only from the zoning point of view without carrying out the actual inspection on site and without any reference to the existence & status of the structures, if any, on the land under reference.

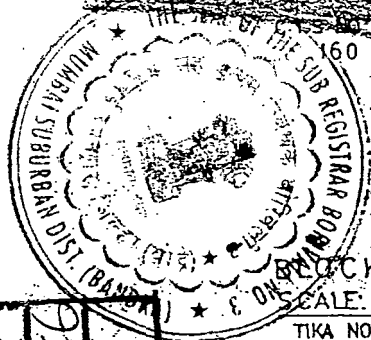
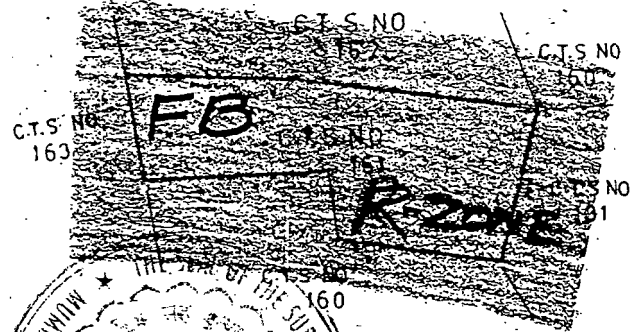
Yours faithfully

*WYN*  
*12/09*

Acc. I plan







283/142  
2004

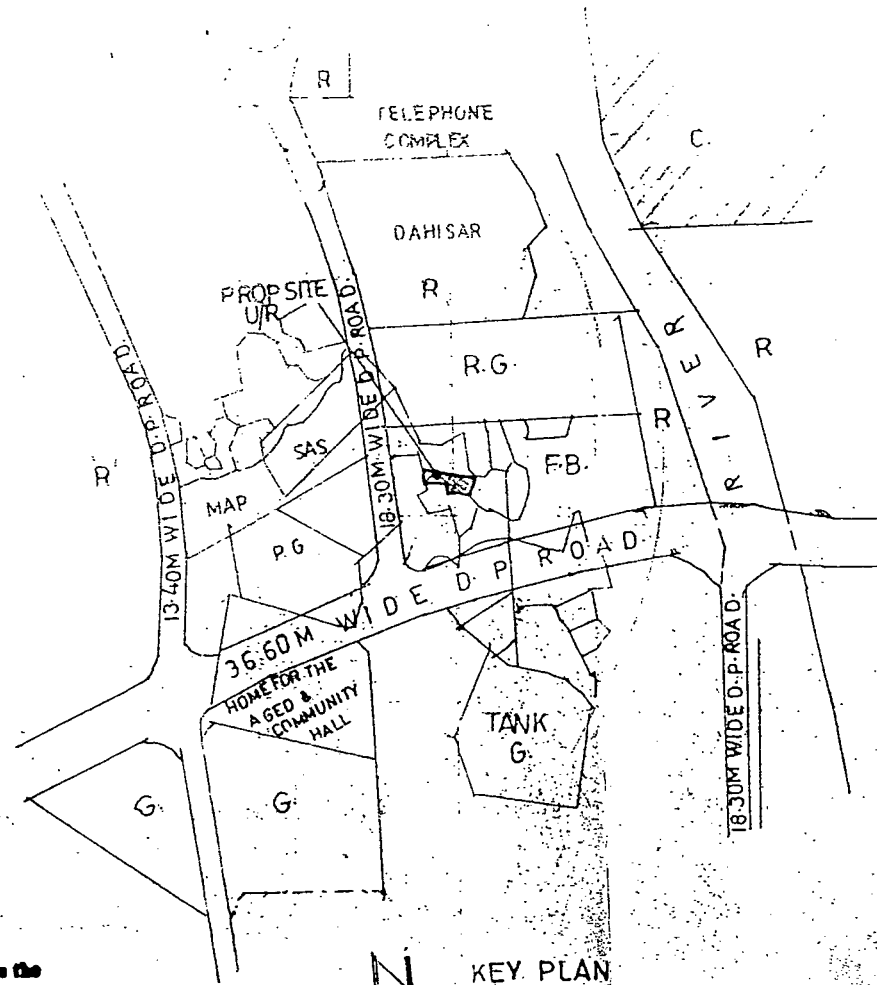
BLOCK PLAN  
SCALE: 1:500  
TIKA NO 51.



D.P. Remarks have been offered only from the Zoning Point of view without any reference to the existence and status of the structures if any on the land in questions etc. This plan is to be read with letter under No. Ch. E/ G 21 / DR dated 28 SEP 2004

A.B.D.P./ ~ WARD

PLAN SHOWING PROPERTY BEARING CTS NO 151  
OF VILLAGE DAHISAR, AT DAHISAR (W)



KEY PLAN  
SCALE: 1:4000  
SHEET NO W-5

**RASIK P. HINGOO**  
ASSOCIATE  
ARCHITECT & DESIGNER

108, Pagar, First Flr, S.V. Road, Goregaon (W)  
MUMBAI - 400 052. Tel: 872 4604 • 872 5018

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. Ch. E. / 622 / R / DPWS of

**8 OCT 2004**

Office of the  
Chief Engineer (Dev. Plan)  
4<sup>th</sup> floor, Annex Building,  
Municipal Head Office,  
Mahapalika Marg,  
Fort, Mumbai - 400 001.

To,  
Rasik P. Hingoo Associates,  
Architects,  
106, Pagrav, Next to Patkar College,  
S.V. Road, Goregaon (W),  
Mumbai - 400 062.

**Sub: Land bearing C.T.S. No. 132 of village Dahisar  
in 'R' ward.**

**Ref: Your letter dated 10.09.2004.**

Gentleman,

Under the Sanctioned Revised Development Plan of 'R' ward, the above land shown bounded black on the accompanying plan returned herewith, is entirely reserved for the public purpose of Fire Brigade Station (FB) (Part of larger reservation) as shown washed red & for proposed D.P. road as shown on the plan.

However, as per owner's request, the alignment of 36.60 mt. wide D.P. road is realigned as shown dotted burnt sienna on the plan.

The above land is situated in a Residential Zone (R).

It is affected by the proposed 36.60 mt. (120ft.) wide D.P. road as shown coloured burnt sienna on the plan.

The alignment of the proposed road & the boundaries of the reservation is subject to the actual demarcation on site by this office staff alongwith the representative of A.E. Survey (WS).

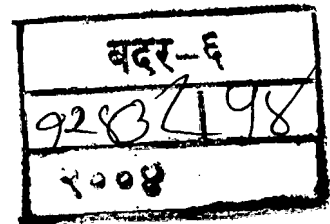
The above remarks have been offered only from the zoning point of view without carrying out the actual inspection on site and without any reference to the existence & status of the structures, if any, on the land under reference.

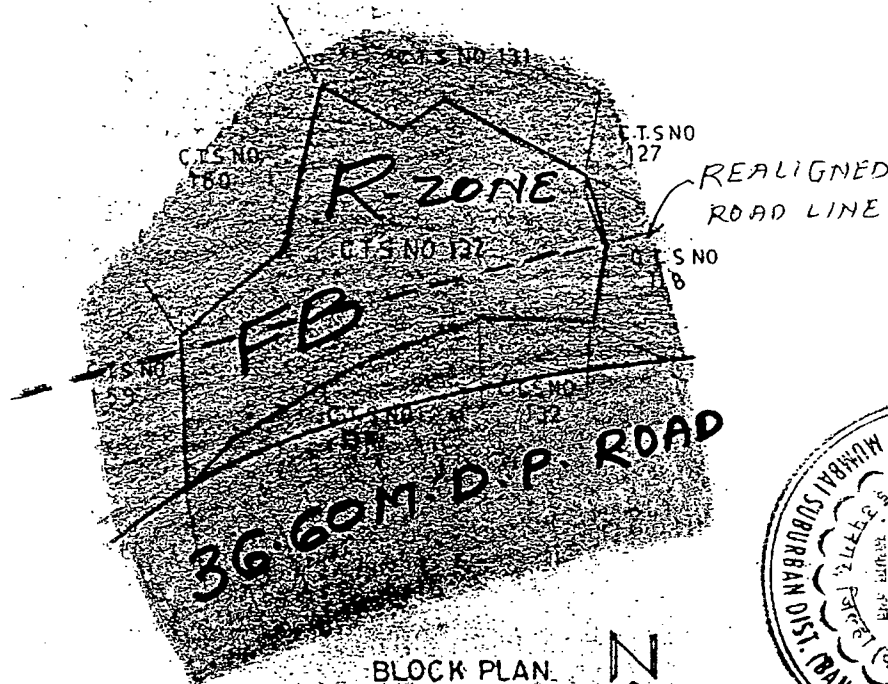
Yours faithfully,

*[Signature]*  
Assistant Engineer  
Development Plan) R/N ward



Acc: 1 plan



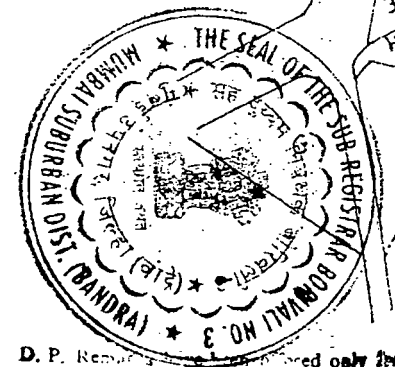


BLOCK PLAN  
SCALE: 1:500

TKA NO. 51

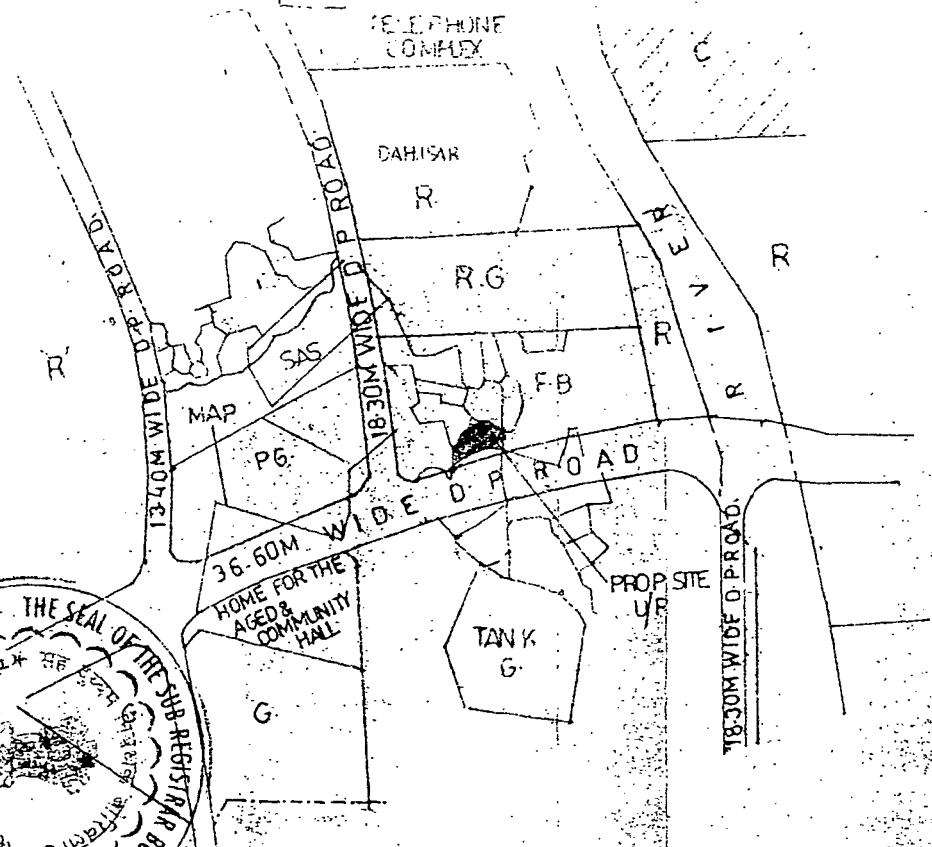
02837194	02837195
02837196	02837197
02837198	02837199
02837200	02837201

PLAN SHOWING PROPERTY BEARING C.T.S NO 132,  
OF VILLAGE DAHISAR, AT DAHISAR (W)



D. P. Remuneration is to be paid only from the Zoning Point of view. It has no reference to the existence or non-existence of the structures if any on the land in question. This plan is to be read with letter under no. Ch. E/1622/1973 dated 8-OCT-2004.

*(Signature)*  
A.R.D.P./... WARD



KEY PLAN  
SCALE: 1:4000  
SHEET NO: W-5

*(Signature)*

**RASIK P. HINGOO**  
ASSOCIATE  
ARCHITECT & DESIGNER

Off. Reg. at First Fl., S.V. Road, Goregaon (W)  
Mumbai - 400 053. TEL: 872 4604-8 872 4605

MUNICIPAL CORPORATION OF GREATER MUMBAI

96  
137

No.: - CHE/9.12/DPWS

of 231/197

Office of the  
Chief Engineer (Dev. Plan),  
Municipal Head Office,  
4th floor, Extn. Building,  
Mahapalika Marg, Fort,  
Mumbai - 400 001.

To,  
Shri Remainder Singh,  
156, Jawahar Nagar,  
Goregaon (West),  
Mumbai - 400 062.

Sub: - Land comprised in C.T.S. No. 122 of village Dahisar.  
Sir,

Ref: - Your letter dt. 15.11.1997.

Under the revised Development Plan of 'R' Ward, sanctioned by the State Govt., in the year 1993, the above land shown bounded red on the accompanying plan, returned herewith is not reserved for any public purpose.

The above land is situated in a Residential zone.

It appears from the Development Plan that the land under reference has no access from any Municipal Road.

The above remarks have been offered only from the zoning point of view without carrying out actual inspection on site and without any reference to the existence & status of the structures, if any, on the land, etc.



96  
231/197  
1008

Yours faithfully,

Assistant Engineer,  
(Development Plan) R.

Acc: 1 plan.

pvg/111297.

S NO - 290 - 14

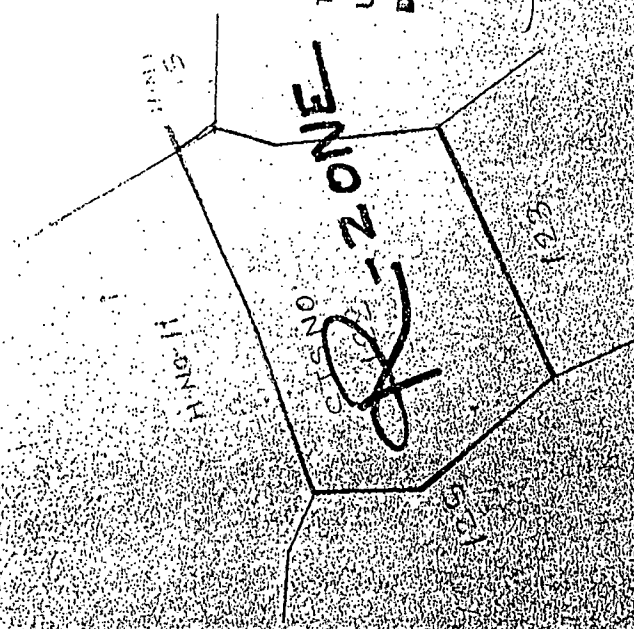
912  
SITE PLAN

139



THIS PLAN IS TO BE READ WITH LETTER 36 55/1999  
UNDER No. CHE/ 912  
DT. 22-9-1999

MSI  
A.E.S.R.



PLAN OF THE PROPERTY BEARING  
CTNO: 122 OF ORHISA VILLAGES  
SHEET NO. 51

LOCATION PLAN  
SCALE 1:1000  
SHEET NO. 1/10

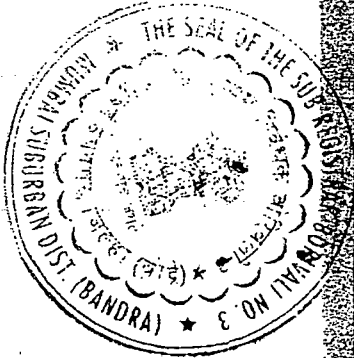
बदर-६  
9283/190  
१०००

RAVINDER SINGH  
156, JAWAHAR NAGAR  
GOREGAON (WEST)  
MUMBAI 400 060

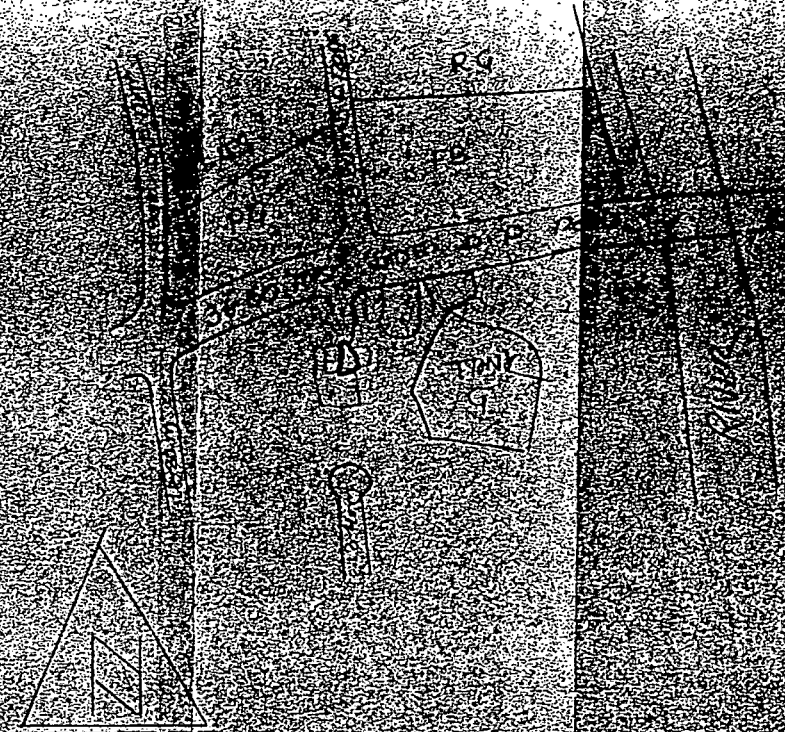
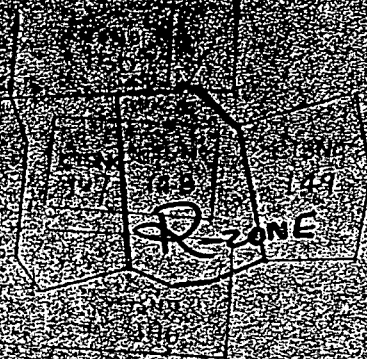
SMD 290-14



(143)  
966



928349e  
बत-६  
१००८



THIS PLAN IS TO BE READ WITH LETTER  
UNDER NO. CHE/..... DP. WSJ  
DT.....

A.E.D.P.

BLOCK PLAN  
SCALE 1:500  
TIRANO 50 W  
DAHISAR VILLAGE

LOCATION PLAN  
SCALE 1:500  
SHEET NO. 4/5

5/10  
29/79

PLAN OF THE PROPERTY TO BE RING CIRCUMFER  
OF DAHISAR VILLAGE

PREPARED BY  
150 TANTIA  
STORE NO. 10  
BANDRA

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CHE/ 916 / DPWS of 23/12/97

96/97  
141

Office of the  
Chief Engineer, Development  
Municipal Head Office,  
4th floor, Extn. Bldg.,  
Mahapalika Marg, Fort,  
Mumbai-400 001.

To,

Ravinder Singh,  
156, Jawahar Nagar,  
Goregaon (West),  
Mumbai-400 023.

Sub :- Land comprised in CTS No.148 of  
Village Dahisar.

Sir,

Ref :- Your letter dt. 15.11.97.

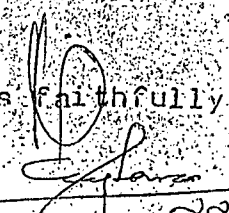
Under the revised Development Plan of 'R' Ward, sanctioned by the State Govt., in the year 1993, the above land shown bounded red on the accompanying plan, returned herewith is not reserved for any public purpose.

The above land is situated in a Residential Zone.

It appears from the Development Plan that the land under reference has no access from any Municipal Road.

The above remarks have been offered only from the zoning point of view without carrying out actual inspection on site and without any reference to the existance & status of the structures, if any, on the land in question etc.

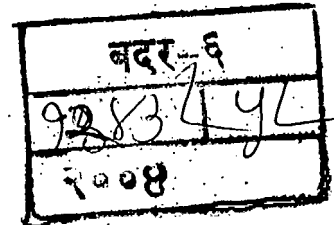
Yours faithfully,

  
Assistant Engineer,  
(Development Plan) W.S.

Acc : 1 plan.



asm/10.12.



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: chf 91/02/WS of

23/1/97

9602  
145

To,  
Ravinder Singh  
156, Jawahar Nagar  
Goregaon(W)  
Mumbai- 99.

Sub:- Land comprised in CTS Nos. 139 of village Dahisar.

Gentlemen,

Ref:- Your letter dt. 15/11/97.

Under the revised Development Plan of R ward, sanctioned by the State Govt. in the year-1993, the above land shown bounded red on the accompanying plan, returned herewith is not reserved for any public purpose.

The above land is situated in a Residential zone.

It appears from the Development Plan that the land under reference has no access from any Municipal road.

The above remarks have been offered only from the zoning point of view without carrying out actual inspection on site and without any reference to the existence and status of the structures if any, on the land in question etc.



Yours faithfully,

*[Signature]*  
(9/1/97)

Assistant Engineer,  
Development Plan.(R).

Acc- 1 plan.

S.M.O. - 271 - 15

ns/101297

बदल-६  
9283130  
२००४

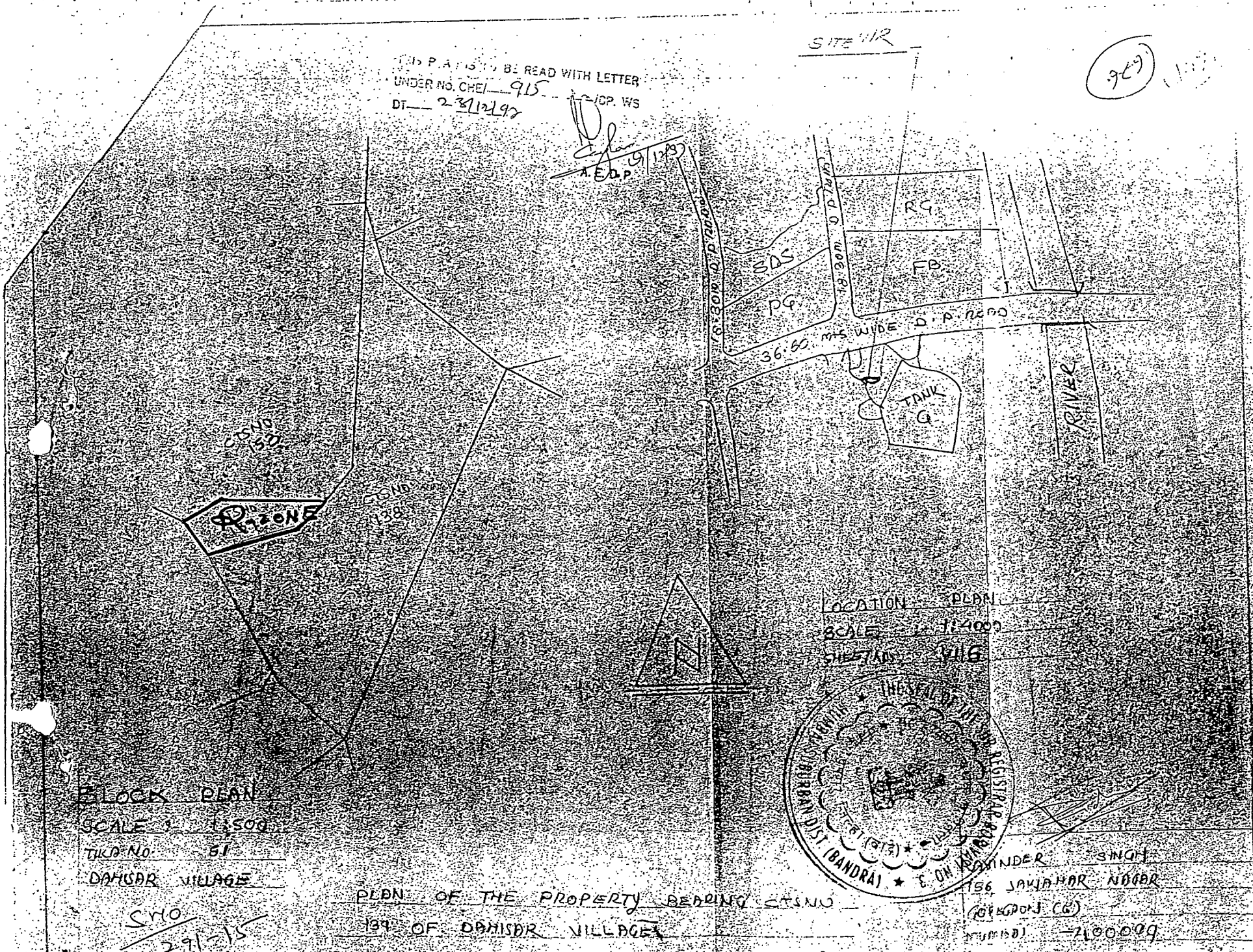


THIS PLAN IS TO BE READ WITH LETTER  
UNDER NO. CHEI-915-10P. WS  
DT-29/12/97

*[Signature]*  
A.E.D.P. 9/12/97

SITE PLAN

969



LOCATION PLAN  
SCALE 1:2000  
SHEET NO. 51



RAMINDER SINGH  
156 JAJANAR NAGAR  
(GOREGANJ (E))  
MUMBAI - 400009

बदल-३
9283/149
२००९

BLOCK PLAN  
SCALE 1:3500  
TILD NO. 51  
DAHISAR VILLAGE

S/O  
29-15

PLAN OF THE PROPERTY BEARING CTNO  
139 OF DAHISAR VILLAGE

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.CHE/683/DPWS/R of 16/10/2002

Office of the  
Chief Engineer(Dev.Plan),  
4th floor, Annexe Building,  
Municipal Head Office,  
Mahapalika Marg, Fort,  
MUMBAI-400 001.

To,

Shri Vivek S.Barve,  
Architect,  
Parshuram Nivas, Plot No.30,  
Shri Krishna Nagar,  
Borivli(East),  
MUMBAI-66.

Sub.:- Land comprised in C.T.S.No.106 of village  
Dahisar at Dahisar(West)..

Sir,

Ref.:- Your letter dated 27.9.2002.

Under the sanctioned revised Development Plan of R-Ward, the above land shown bounded red on the accompanying plan returned herewith is entirely reserved for the public purpose of Telephone Complex as shown washed red and Recreation Ground as shown washed green on the plan.

The above land is situated in a Residential zone.

It appears from the Development Plan that the land under reference has no access from any Municipal road.

The boundaries of the reservations are subject to the actual demarcation on site by this office staff along with the representative of A.E.(Survey) W.S.P. & R wards.

The land under reference falls within the Coastal Area Zone and is affected by the Govt. of India Notification under SO No. 114(E) of 19.2.1991 as amended upto date as marked on Location Plan.

The above remarks have been offered only from the zoning point of view without carrying out the actual inspection on site and without any reference to the existence & status of the structures, if any, on the land in question etc.

Yours faithfully,

*Nam Anand*  
16/10/2002  
ASSISTANT ENGINEER  
(DEVELOPMENT PLAN) R- WARD

Acc.:- 1 Plan.



MUNICIPAL CORPORATION OF GREATER MUMBAI

No.Ch.E./684/R/DPWS of 16/10/2002

Office of the  
Chief Engineer (Dev.Plan)  
4<sup>th</sup> Floor, Annex Building  
Municipal Head Office  
Mahapalika Marg, Fort  
Mumbai 400 001

To,  
Shri Vivek S. Barve  
Architect  
G-3, B-Wing, Radha Vilas Apartments  
Waman Road, Dahisar (W)  
Mumbai

Sub : Land comprised in C.T.S.No.111 of Village Dahisar

Ref : Your letter dated 27.9.2002

Sir,

Under the Sanctioned Revised Development Plan of "R" Ward, the above land shown bounded red on the accompanying plan, returned herewith, is entirely reserved for the public purpose of Recreation Ground as shown washed green on the plan.

The above land is situated in a Residential Zone (R).

It appears from the Development Plan that the land under reference has no access from any Municipal Road.

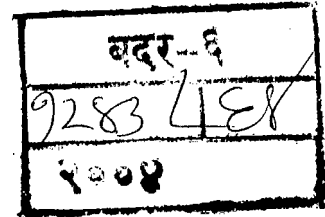
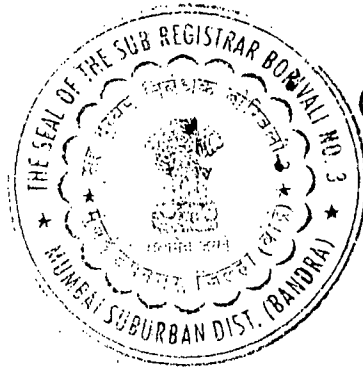
The above remarks have been offered only from the zoning point of view without carrying out actual inspection on site and without any reference to the existence and status of the structures, if any, on the land in question etc.

Yours faithfully,

*[Handwritten Signature]*  
16/10/02

Assistant Engineer  
(Development Plan) R-Ward

Acc : 1 plan





MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CHE/913/DPWS of a 23/12/97

923  
149

Office of the  
Chief Engineer, Dev. Plan,  
Municipal Head Office,  
4th floor, Extn. Bldg.,  
Mahapalika Marg, Fort,  
Mumbai-400 001.



To,  
Ravinder Singh,  
156, Jawahar Nagar,  
Goregnon (W),  
Mumbai-400 022.

Sub :- Land comprised in CTS No. 120 of  
Village Dahisar.

Sir,

Ref :- Your letter dt. 15.11.97.

Under the revised Development Plan of 'R' Ward, sanctioned by the State Govt., in the year 1993, the above land shown bounded & red on the accompanying plan, returned herewith is entirely reserved for the public purpose of Fire Brigade as shown washed red on the plan for a proposed road.

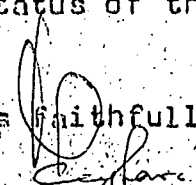
The above land is situated in a Residential Zone.

It is affected by the proposed 36.60 mt. (120 ft.) wide D.P. Road as shown coloured burnt sienna on the plan.

Alignment of the proposed roads & the boundaries of the reservation are subject to the actual demarcation on site by this office staff alongwith the representative of Assistant Engineer, (Survey) (W.S.) R&R Wards.

The above remarks have been offered only from the zoning point of view without carrying out actual inspection on site and without any reference to the existance & status of the structures, if any, on the land in question etc.

Yours faithfully,

  
Assistant Engineer,  
(Development Plan) (R) W.S.

C.M.O.  
314-14

asm/8.12.

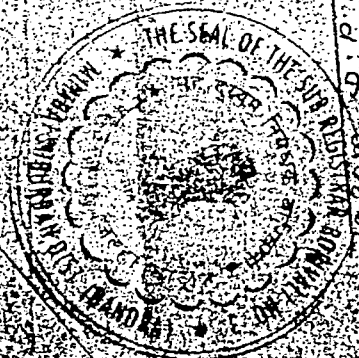
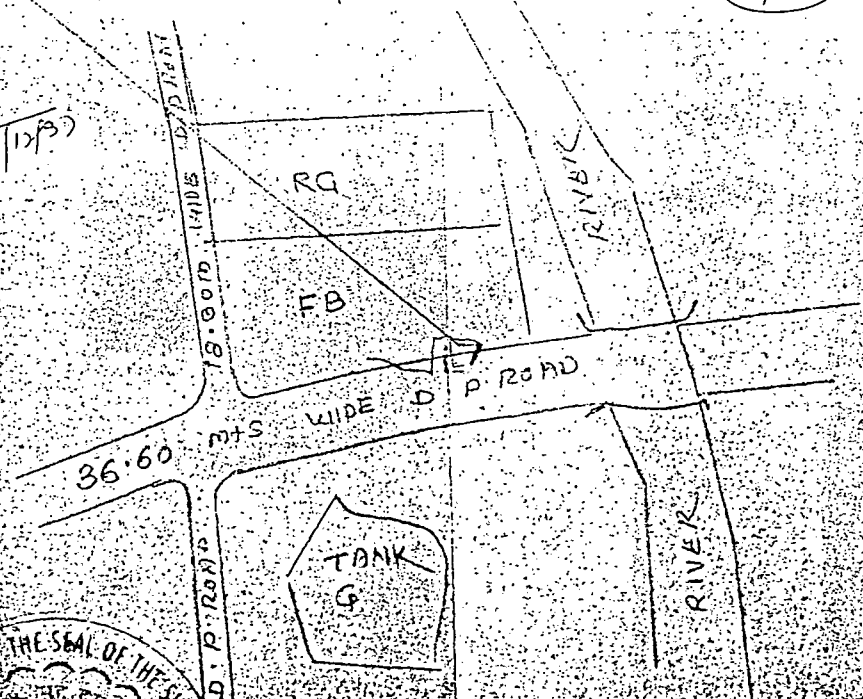
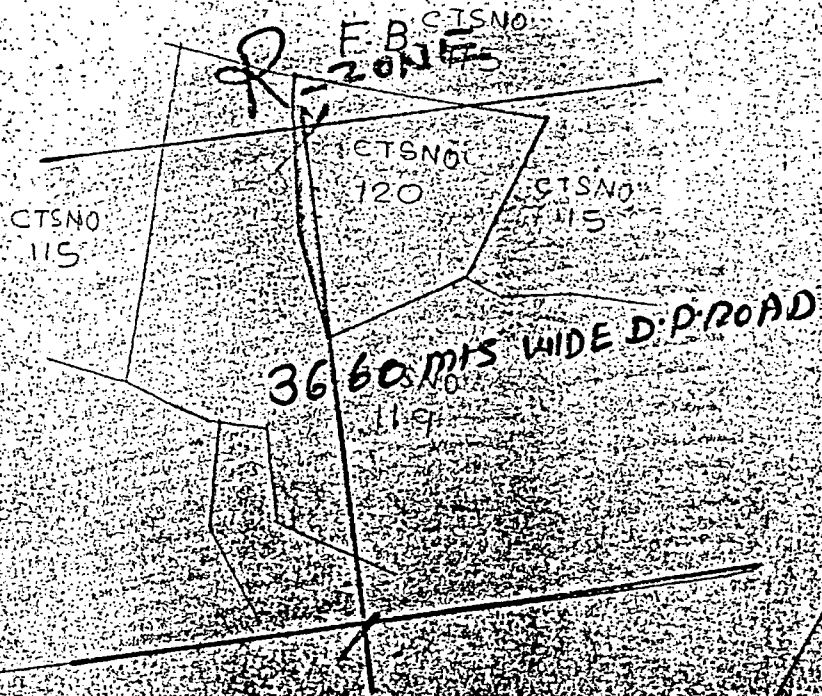
बदर-6
9283/500
1-48

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947

THIS PLAN IS TO BE READ WITH LETTERS  
UNDER NO. CHE/ 913

DT. 27/12/92  
23/12/92

SITE VISIT  
A.E.D.P. 19/12/92



BLOCK PLAN  
SCALE : 1:500  
SHEET NO. 51

LOCATION PLAN  
SCALE : 1:4000  
SHEET NO. 115

DAHISAR VILLAGES

PLAN OF THE PROPERTY BEARING  
CTSNO 120 OF DAHISAR VILLAGE

SURD 34-14

RAVINDER SINGH  
156, JAWAHAR NAGAR  
GOREGAON (WEST)  
MUMBAI 400 092

8002
92837131
बदर-६

Office of the Additional Collector & C.A., U.L.C.,  
Brihanmumbai

Administrative Building 5<sup>th</sup> Floor, Government Colony, Bandra (E) Mumbai.

In the court of Shri Madhavrao Chimaji, Deputy Collector & C.A.

(U/LC) Greater Mumbai,

No. C/U/LC/D-XV/SR-XXIV-572/32

Date: - 4/2/2003



Name & address the declarant :- Shri Pralhad Singh Harisingh and  
Shri Ravindersingh Kripalsingh Chandoke  
And other legal heirs of Shri Kripal Singh  
C/o Vivek Barve, Architects, G-3, Radha Vilas" Apts.  
Gr. Floor, Vamanrao Bhoir Road, Kandepada,  
Dahisar (West) Mumbai-

ORDER U/S 8(4) OF THE UL (C&R) Act, 1976

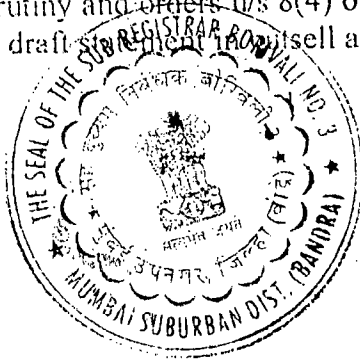
The declarants above named as required u/s 6(i) of the UL (C&R) Act, 1976 filed a return in this office on 31/10/2002 and declared the land bearing S.No. 314/3, 314/14, 314/7, 290/14, 291/15, 290/8, 291/9, 290/4 and 46/A-8 having CTS No. 106, 111, 120, 122, 132, 139, 148, 161 and 1040 of village Dahisar Tal Borivali in MSD.

DRAFT STATEMENT U/S 8 (2)

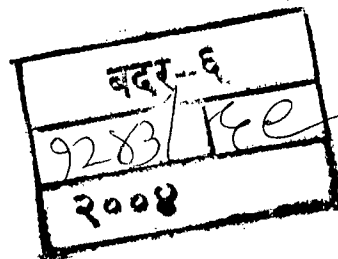
After primary enquiry survey and measurement by the City Survey Officer-II attached to this office a draft statement as provided u/s 8(2) of the Act was prepared and served upon the declarants alongwith the notice statement 8(3) to prefer objection, if any to the said draft statement within the period as stipulated in the said notice. In accordance with the said draft statement total holding of the declarant was taken into account as 3164.3 sq.mtrs. and after allowing one ceiling limit i.e. 500.0 sq.mtrs. the remaining land to the extent of 1707.4 sq.mtrs. was declared surplus vacant land provisionally.

HEARING AND OBJECTION

During the course of hearing this matter was adjourned from time to time and it was finally heard on 4/2/2003. At the time of hearing Shri Vivek S. Barve (Architects) authorize representative was present on behalf of declarant and filed written statement / objection dt. 4/2/2003 and requested to pass order u/s 8(4) as per their request. This matter is closed for scrutiny and orders u/s 8(4) of the Act. The objections raised by the declarant to this office draft statement are as under.



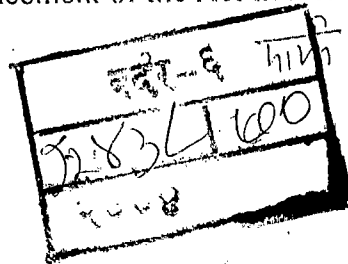
दिनांक 4/2/2003



- 1) that property bearing CTS No.106, 111, 120 & 1040 is affected by the D.P.Resevation, of reservation D.P. Road, R.G. & P.G., the said reservation are unbuildable in nature & non-vacant land under the provision of ULC&R Act, 1976 and is required to be excluded from the computation of vacant land. Therefore you are requested to kindly exclude the area under said reservation while computing vacant land and while issuing u/s 8(4).
- 2) That as per sanction D.P. for CTS No. 106, 111, 122,161, 132, 139, 1040, & 148 it can be seen that there is no access from any Municipal road or there is no any existing road to the said property, the said properties are land locked properties, and as per prevailing D.C.Regulation in force in absence of access no construction work is permissible on the said land locked properties. Hence same are non vacant land within the meaning of sec- 2 (q) (i) of the ULC & R Act, 1976, however the provisions of ULC&R Act 1976 are applicable to the said properties as and when the properties becomes accessible or right of way is obtained and the said date when property becomes accessible is the relevant date for the said properties, and on the said date all the family members who are major are entitled to hold area up to 500.0 sq.mtrs. towards land within ceiling limit. In our case one of the co-owner Shri Kripal singh Harisingh Chandoke expired on 7/5/88 laving behind 1) Smt Kulwnt Kaur Kripalsingh (wife), 2) Mrs Simarn Kaur Arora (Daughter), 3) Shri Parminder Singh Kripalsing (son), 4) Shri Ravindersingh Kripalsingh as only legal heirs, and the Right of way to the land locked property is obtained on 4/2/2003. Hence said date is relevant date and on that date the above persons have acquired right, title & interest in the above properties. Hence they are entitled for ceiling shares as provided u/s 4(i) (a) of ULC&R Act, 1976 therefore you are requested to kindly allow us the shares to the above persons while issuing order u/s 8(4) of the Act.

He was further stated that the properties held by us are the joint &HUF property. There is no any oral or written partitions among the family members and the properties are not sub-divided by metes & bounds and we are tenant in common. Therefore all the family members who are major on the relevant date are entitled for ceiling limit area of 500.0 sq.mtrs. He has quoted the judgment of Shri Ramniklal Ratilal Mehata v/s date State of Maharashtra in W.P.No. 2382/83, Hon'ble High Court has held that in absence of access the property can not be treated as vacant land and the provisions of Chapter-III of the ULC&R Act, 1976 are not applicable to this land.

In another case Hou'ble Supreme Court has held that the commencement of the Act" under clause (2) would be when the land becomes vacant for any reason whatsoever. Therefore the date of commencement of the Act in a case where the land, which was



8/2/2002





plan subsequent to 17<sup>th</sup> February 1976. Further the provisions of the Act, require following of a statement u/s 6, 7, 15 and 16 from time to time as and when land acquires the character of a vacant land, obligation to file statement under the Act arises when a person comes to hold any vacant land in excess of the ceiling limit, which date necessarily may not be 17<sup>th</sup> February 1976. It would be depend on the facts and circumstance of each case.

### PLOTWISE SCRUTINY

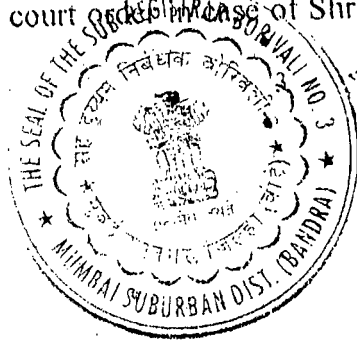
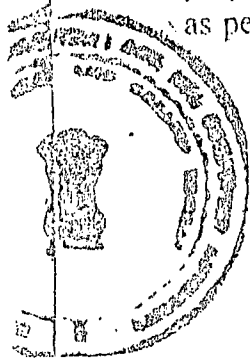
It is seen from the copy of V.F. No. VII/XII extract bearing S.No. 314/3, 314/14, 314/7, 290/14, 290/8, 291/15, 291/9, 290/4 and 46/A-8 having CTS No. 106, 111, 120, 122, 132, 139, 148, 161 and land 1040 of village Dahisar Tal Borivali in MSD that the said lands are held by Shri Kripalsingh Harisingh and Shri Pralhadsingh Harisingh. I accept the declarant as holder of the property bearing S.No. 314/3, 314/7, 314/14, 290/14, 291/9, 290/8, 291/15, 290/4 and 46/A-8.

Village	S.No.	CTS No.	Area	Reservation			Balance	Name of Co-Owners
				R.G.	D.P.	P.G.		
1	2	3	4	5	6	7	8	9
Dahisar Tal Borivali	314/3	106	606.5	128.1	-	-	478.4	1) Shri Kripalsingh Harisingh 2) Shri Pralhadsingh Harisingh
	314/7	111	220.9	220.9	-	-	-	
	314/14	120	262.6	-	234.5	-	28.1	
	290/14	122	503.4	-	-	-	503.4	
	290/8	132	553.2	-	-	-	553.2	
	291/15	139	112.2	-	-	-	112.0	
	291/9	148	192.3	58	-	-	192.3	
	290/4	161	340.0	-	-	-	340.0	
	46/A-8	1040	373.4	-	-	373.4	-	

### RETAINABLE LAND

It is seen from the D.P. Remarks for the property bearing No. 106 and 111 that property is affected by the D.P. Reservation of R.G. and CTS No. 1040 is affected by P.G. reservation and CTS No. 120 is affected by D.P. Road. Therefore area under D.P. Reservation of R.G., P.G. and D.P. Road is considered as non-vacant land bearing unbuildable reservation hence excluded from the competition of vacant land. Further from the copy of D.P. Remarks for CTS No. 106, 111, 122, 161, 132, 139, 148 & 1040 that the property under reference has no access from any municipal Road.

The declarants has in written statement / objection dt 4/2/2003 stated that the properties is not treated as vacant land within the meaning of u/s 2 (q) (i) of the Act and as per Honorable High court order in case of Shri Ramniklal Ratilal Mehta v/s State of



दिनांक 8/2/2002

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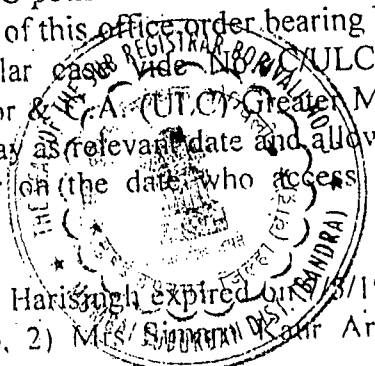
2791.1

Maharashtra in W.P.No. 2882/83, Honorable High Court has also held that in absence of access the property can not be treated as vacant land therefore the provisions of UL (C&R) Act, 1976 are not applicable to the said property, till the property become accessible and the said date is relevant that for the said property. In another case Honorable Supreme Court has held that "the commence of the Act" under clause (2) would be when the land becomes vacant for any reason whatsoever. Therefore the date of commencement of the Act in a case where the land, which was not vacant earlier, would be the date on which such land becomes vacant land. It thus contemplates a situation of land, not being vacant due to preparation of a matter plan subsequent to 17<sup>th</sup> February 1976. Further the provisions of the Act, require following of a statement u/s 6, 7, 15 and 16 from time to time as and when land acquires the character of a vacant land, obligation to file statement under the Act arises when a person comes to hold any vacant land in excess of the ceiling limit, which date necessarily may not be 17<sup>th</sup> February 1976. It would be depend on the facts and circumstance of each case.

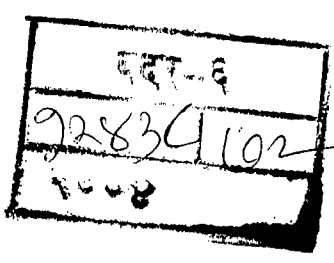
The Provisions of UL(C&R) Act, 1976 would therefore be applicable to the said land from the date when access road / right of ways is made available to this land i.e. from dt. 4/2/2003 and same is relevant date for the said properties. There are 4 persons who are entitled major on dt 4/2/2003 and are entitled to hold area up to ceiling limit of 500.0 sq.mtrs. as provided u/s 4(i) (a) of the UL (C&R) Act, 1976 and retainable area may be allowed from the CTS No. 161, 106, 122, 139, 120 & 132 of village Dahisar Tal Borivali.

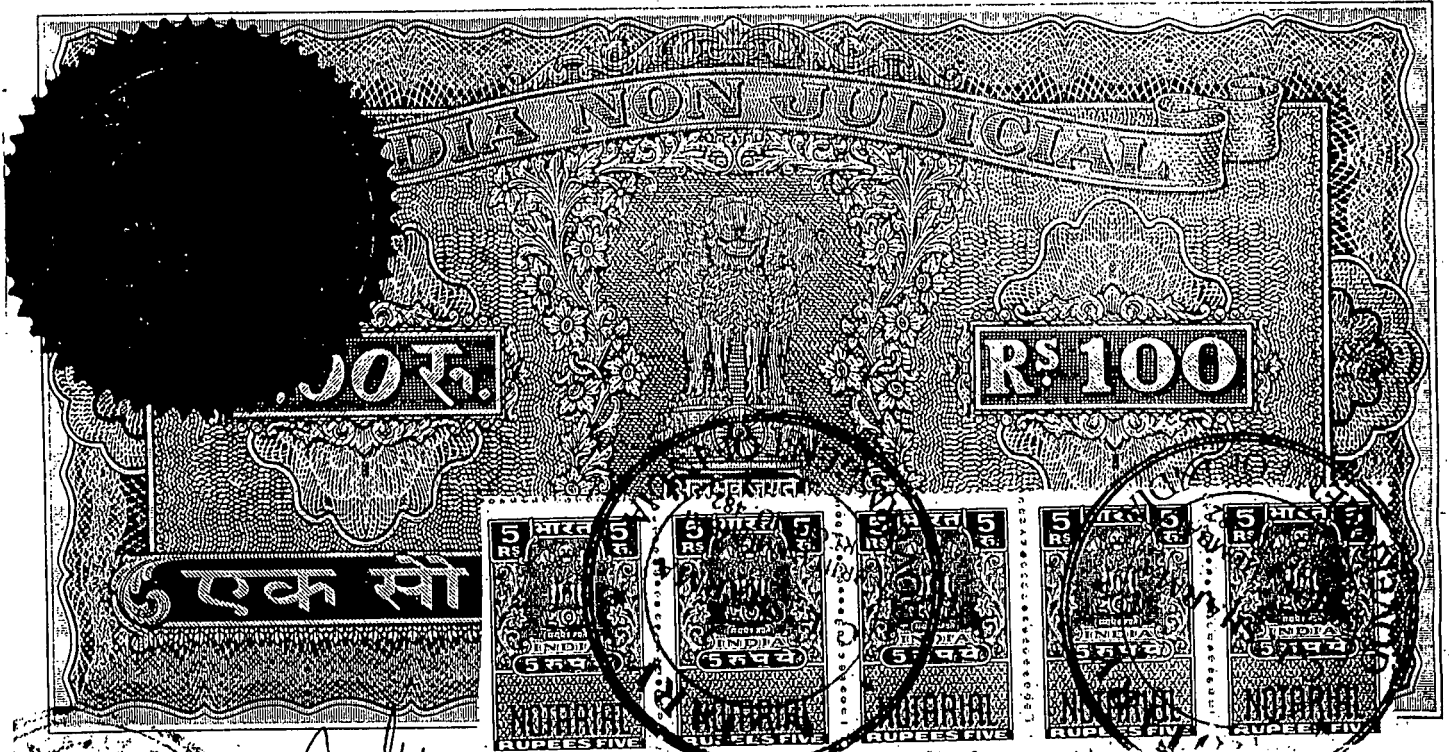
It is seen from the copy of death certificate that one of the co-owner Shri Kripalsingh Harisingh expired on dt. 7/5/88 living behind 1) Smt Kulwnt Kaur Kripalsingh (wife), 2) Mrs Simarn Kaur Arora (Daughter), 3) Shri Parminder Singh Kripalsingh (son), 4) Shri Ravindersingh Kripalsingh (son) as only legal heirs. From the copies of D.P.Remarks that there is no access from any Municipal road to properties bearing CTS No. 106, 111, 122, 161, 148, 132, 139 & 1040 of village Dahisar Tal Borivali. As per Honorable High Court's order in W.P.No. 2882/83 in case of Shri Ramniklal Ratilal Mehta v/s State of Maharashtra & finding of Honorable Supreme Court it is clear that permission of Chapter III of the Act are applicable to the properties as and when the property becomes accessible or road is available to the properties and land becomes vacant land from ULC point of view. The declarant has submitted copy Right of Ways dt. 4/2/2003 & copy of this office order bearing No. C/ULC/6(i)/SR-VII/421, 422 dt. 22/12/2000 in similar cases vide No. C/ULC/6(i)/SR-VII/421/422 dt 22/12/2000 the Additional Collector & A. (U.C.) Greater Mumbai has decided case considering the date of Right of Way as relevant date and allowed shares to the persons / family members who are major on the date when access road is available to the properties.

In this case Shri Kripalsingh Harisingh expired on 7/5/1988 living behind 1) Smt Kulwnt Kaur Kripalsingh (wife), 2) Mrs Simarn Kaur Arora (Married Daughter)



4 HIM 8/2/2002





*[Signature]*  
मुख्य प्रमुख लिपिक  
कोषागार कार्यालय, ठाणे

10 NOV 2003

निर्मल स्टॅम्प व्हॉलर

मित्रीचे ठिकाण एस एस-३/२२९, मेळवू, वेदवण थिएटर समोर,

सेक्टर नं. २, वार्डी, नवी मुंबई

परवाना क्र. ३/२००२/...

श्रेणी क्र. नं: ५१०३

नाव, Ravinder singh chando

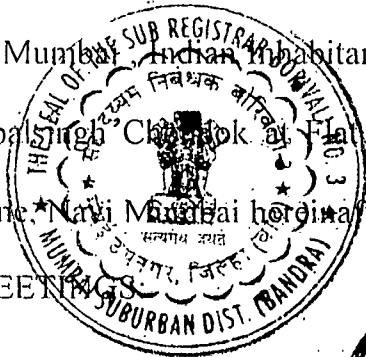
100/-

19 NOV 2003

*[Signature]*

IRREVOCABLE POWER OF ATTORNEY

WE (1) SHRI PRAHLADSINGH HARISINGH CHANDOK (2) SHRI RAVINDRASINGH KRIPALSINGH CHANDOK (3) SMT. KULWANTKAUR KRIPALSINGH CHANDOK (4) SMT. SATYENDER KAUR SHETTIA (5) SHRI PARMENDERSINGH KRIPALSINGH CHANDOK and (6) SMT. SIMRAN KAUR ANVORA, all of Navi Mumbai, Indian inhabitants, having our address at C/o. Shri Ravindrasingh Kripalsingh Chandok, Flat No. 202, 2<sup>nd</sup> floor, 3<sup>rd</sup> Sector, Plot No. 92, Koparkhairne, Navi Mumbai hereinafter collectively referred to as the 'OWNERS' SEND GREEN...



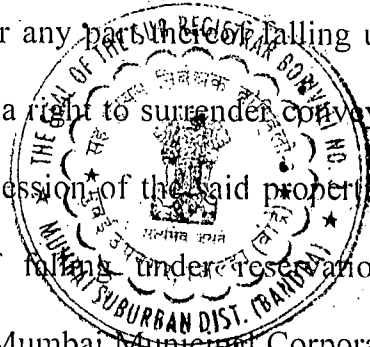
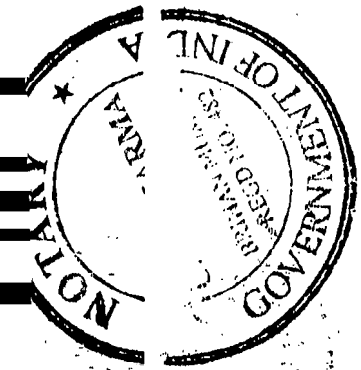
*[Signature]* Sim



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१२०३/१०८  
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## WHEREAS

- a) We are the Owners of or otherwise well sufficiently entitled to and seized and possessed of all those pieces and parcels of land bearing Survey No. 290 Hissa No. 4, C.T.S. No. 161, Survey No. 290 Hissa No. 8, C.T.S. No. 132, Survey No. 290 Hissa No. 14, C.T.S. No. 122, Survey No. 291 Hissa No.9, C.T.S. No. 148, Survey No. 291 Hissa No. 15, C.T.S. No. 139, Survey No. 314 Hissa No. 3, C.T.S. No. 106, Survey No. 314 Hissa No. 7, C.T.S. No. 111, Survey No. 46 Hissa No. 14 C.T.S. No. 1040 of village Dahisar (W) and Survey No. 46 Hissa No. 8 C.T.S. No. 1040 of village Dahisar (E), in aggregate admeasuring 1 Acre 16  $\frac{3}{4}$  gunthas equivalent to 6866.85 sq. yds. Situated at Dahisar, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and now known as Mumbai Suburban District and hereinafter referred to as the said Properties.
- b) Under the Development Agreement of even date we have granted the rights to develop our said properties and each part thereof including the rights to apply for and obtained the Development Right Certificates pertaining to some of the said properties or portions thereon falling under reservation for public purpose with a right to surrender convey and deliver the vacant and peaceful possession of the said properties or any of them or any part thereof falling under reservation for public purposes with a right to surrender convey and deliver the vacant and peaceful possession of the said properties of any of them or any part thereof falling under reservation or otherwise to the State Government, Mumbai Municipal Corporation,



*Sat Jan Sim*

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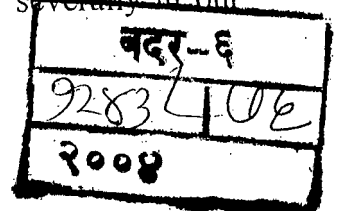
Statutory Authorities and / or to any person or party to SHIMPOLI DEVELOPERS PRIVATE LIMITED, having its office at 36, 2<sup>nd</sup> Bhoiwada Lane, Mumbai- 400 002 for the Consideration and on the terms set out in the said Development Agreement.

- c) Under the said Development Agreement, we have agreed to confer Irrevocable Powers in respect of the said Properties in favour of the Developer Shimpoli Developers Pvt. Ltd. and /or in favour of its Directors / Nominees.
- d) Pursuant to the Development Agreement and in consideration of we having received the consideration from the said developers, we are desirous of appointing (1) SHRI BIMAL GOENKA (2) SHRI SUNIL NAYAR and (3) SHIMPOLI DEVELOPERS PRIVATE LIMITED to act through any of its Directors as our true and lawful Attorneys to act jointly or severally and to do all acts, deeds, matters and things pertaining to the properties described in the Schedule hereunder written, as hereinafter set out.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that we (1) SHRI PRAHLADSINGH HARISINGH CHANDOK (2) SHRI RAVINDRASINGH KRIPALSINGH CHANDOK (3) SMT. KULWANTKAUR KRIPALSINGH CHANDOK (4) SMT. SATYENDER KAUR SHETTIA (5) SHRI PARMENDER SINGH KRIPALSINGH CHANDOK and (6) SMT. SIMRAN KAUR ANVORA do hereby irrevocable appoint, nominate constitute (1) SHRI BIMAL GOENKA (2) SHRI SUNIL NAYAR and (3) SHIMPOLI DEVELOPERS PRIVATE LIMITED as our true and lawful Attorneys to act jointly or severally in our

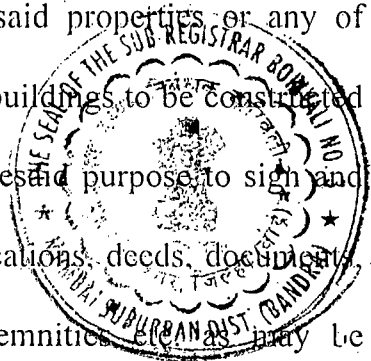


*Sim* *Sat* *Sim*

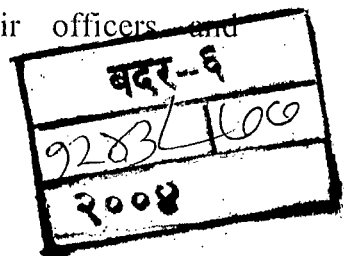


names and on our behalf or in the name of our said Agreement or in the name of SHIMPOLI DEVELOPRES PVT. LTD. and to do or cause to be done all acts, deeds matters and things pertaining to our said properties more particularly described in the Schedule hereunder written i.e.

1. To make and prepare and / or cause to be made and prepared all such plans, specifications, maps and designs and / or any alternations amendments or changes or revisions in the plans and / or specifications as may be necessary or required and / or advisable for the purpose of construction of the building on the said properties and / or any of them or on any parts & portions thereof for its due development of the concerned authorities including that of Brihan Mumbai Municipal Corporation of Greater Mumbai (for brevity sake hereinafter referred to as B.M.C.) in that respect and take all necessary steps incidental thereto.
2. To submit to the Municipal Corporation for Greater Mumbai and all Revenue Authorities, City Survey Authorities, Town Planning Authorities and other concerned authorities in accordance with their bye-laws rules and regulations such plans, layouts, amalgamations, sub-divisions of the said properties or any of them and /or in respect of building or buildings to be constructed on the said properties and for the aforesaid purpose to sign and execute all applications, plans, specifications, deeds, documents, writing, affidavits, undertakings, indemnities etc. as may be required by the aforesaid authorities, their officers and



*Pravin Sat N. Sim*



departments and carry on correspondence with them for approving and sanctioning and/or amendments thereof and/or the said layouts, amalgamations, sub-division plans and specification and amendments thereto to revised plans thereof and for issue of IODS and Commencement Certificates in part or full, occupation certificates and completion certificate for and in respect of Development of the said properties and for construction of such building/s, and take all necessary and incidental steps including making applications for water connection, electric supply and other incidental matters.

3. To make necessary application under the Urban Land (Ceiling and Regulations) Act, 1976 for exemption, transfer or otherwise of the said properties and for development thereof and for the purpose to submit such application, writings, undertakings, affidavits, and file 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 for development of the said properties and for the purpose to do all acts, deeds, matters and things including to sign, execute and submit the application, Petitions, undertakings, agreements, documents, affidavits, declarations, indemnities and all other papers as our attorneys deem fit and proper.

4. To appear before the Development Planning Committee set up by the B.M.C. and / or Director of Town Planning and / or the



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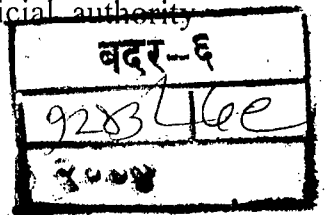
Committee that has been or may hereafter be set up by the Government for hearing objections of reservations if any of the portions of the said properties and/or removing or canceling the designations for reservation and for that purposes to prepare and file necessary statements and other applications, petitions etc. with such authorities.

5. To apply for and obtain the transfer of Development right as per D.C. Rules, from Municipal Commissioner pertaining to the properties or part thereof falling under reservation and for the said purpose to file and submit all applications, declarations, indemnities as may be required and further to comply with all conditions, terms and obligations and to execute the documents of transfer or conveyances in favour of B.M.C., State Government or in favour of any other statutory authority and to lodge the said documents so executed in the office of Sub-Registrar of Assurances at Bandra/ Mumbai & admit execution thereof. Further to purchase or get transferred in any development right Certificate from any person or party and use the same on the said properties or on any of them and for the said purpose also to sign all types of Agreement writings, declarations, Indemnities a sour attorneys may deem proper.

6. To file and prosecute or appear and defend any suit, petition, action or legal proceedings and / or any other proceedings in / any Court of Law and / or before any quasijudicial authority

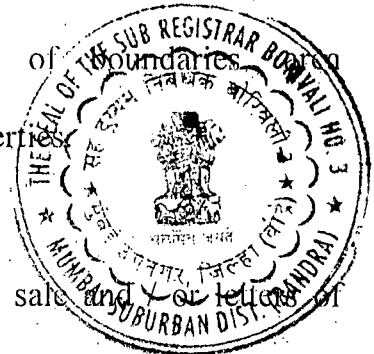


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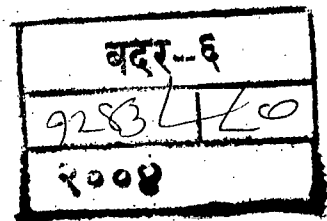


tribunal or any other forum including Revenue Authorities in any way concerning the said properties and / or any part thereof and for the purpose aforesaid to appoint and engage advocates, solicitors and / or Counsels and to settle and pay their fees and to sign on our behalf all complaints, petitions, written statements, affidavits, applications, declarations, vakalatnamas, etc. and to compromise such suits, writ petitions, actions for legal proceedings upon such terms and conditions as our said Attorneys shall deem fit and proper, and to settle and pay their fees.

7. To appoint and engage Architects, Engineers and RCC Specialists, Consultants, Valuers Surveyors as may be required for the purposes herein stated and to settle and pay their fees.
8. To apply to the relevant officers and / or departments of the concerned authorities including Revenue Authorities for certified copies of plan, to obtain satisfaction of the area, survey measurements, demarcation or boundaries area certificates, extracts etc. and to make such applications or to write and execute such authorities or any of them for any work regarding survey, measurement, demarcation of boundaries area certificates, extracts etc. of the said properties.
9. To sign and deliver the agreements for sale and allotment, deeds of confirmation and / or modification and / or rectification and / or cancellation agreements and all other deeds, writings and documents relating to sale of flats shops garages or



*Sim*



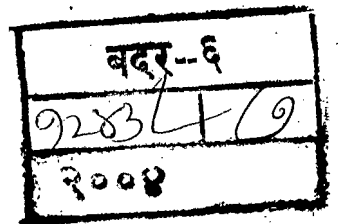
houses and all other premises in the building/s, proposed to be constructed by the said Shimpoli developers Pvt. Ltd. or their nominee on the said properties or any of them to the prospective purchaser /s thereof, on ownership or any other basis or any package deal agreement for the aforesaid purposes as may be permitted or any modification thereof as required under the provisions of the Maharashtra Ownership Flats Act, Maharashtra Co-operative Societies Act or any other Act relating thereto for the time being in force and receive from them the consideration amount exclusively for their own benefit and use, and / or for the benefit of said Shimpoli Developers Pvt. Ltd. or their nominee as also to sign and deliver letters of consent and / or permissions granting permissions and / or consent to purchasers of flats, shops, garages, houses, and other premises to transfer their respective premise ; to some one else and also to accept and / or surrenders of the premises from any such persons and execute and deliver appropriate documents therefore and have the same registered with the Sub-Registrar of Assurance at Mumbai or at Bandra and/ or before any other Registration Authority.

10. To obtain and give right of way, access rights to lay drains, water-mains, electric cables telephones and telegraph cables etc. underground and over head as the case may be and that purpose obtain and give and sign execute and deliver all deeds, agreement writings etc. as may be necessary.



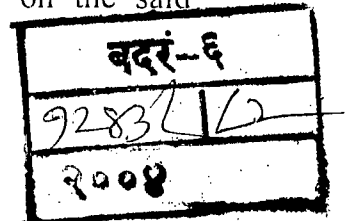
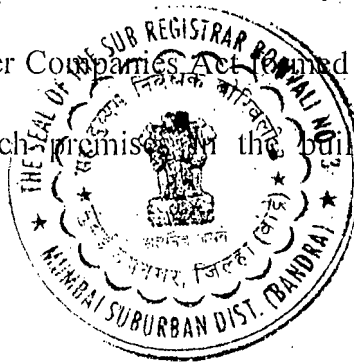
11. To put up and display hoardings on the said properties, more particularly described in the schedule hereunder written either

*[Handwritten signature]* Sat. *[Handwritten signature]* Sim



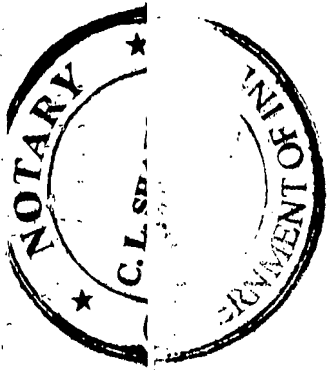
announcing the proposed housing scheme or any other scheme in respect of the said properties, more particularly described in the schedule hereunder written or for purpose of advertisement of any product or service and to enter into any Agreement for the said purpose and to receive the consideration therefore in their names and / or in the names of Shimpoli Developers Pvt. Ltd. & appropriate the same to themselves without in any way accounting for the same to us.

12. To represent us before the Registrar of Co-operative Societies and his superiors and / or sub-ordinates for any of the purpose connected with the formation, incorporation and registration of a Co-operative Society or Societies and/or an Association Act of the Purchaser / s and / or acquirers of flats, shops, garages, and other premises and to sign and deliver all and any papers, applications, forms, writings, undertaking, and declarations which may be required to be signed by us as owners of the said properties as well as in connection with any enquiry or maintenance of records, meetings, minutes or any other purposes whatsoever connected with and / or relating to the Co-operative Society/ Societies and / or Association of Apartment Owners and / or a company Under Companies Act formed or to be formed by the acquirers of such premises or the buildings on the said properties.



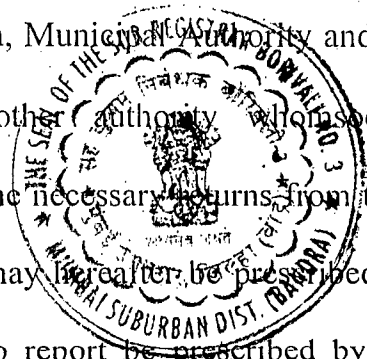
13. To appear before the Chief Minister, the Minister of State, Urban Development Minister, Secretary Deputy Secretary, Under

*Pratibha Sat Sim*



Secretary of General Administration and Urban Development Department and the Additional Collector and Competent Authority (ULC) and the Deputy Collector and Competent Authority (ULC), Collector, Additional/Deputy Collector, Sub-Division officer, Tahsildar, Talathi, Municipal, Authorities including Town Planning Authorities and other Officers and their superiors and sub ordinates and all authorities appointed under the said Act, in the matter of development of the said properties, construction of buildings, and assessment thereof for Municipal rates and taxes, non-agricultural permission, survey, measurements, etc. as well as release from the reservation of any portion, if any, of the said properties for any of the matter connect with and/or touching the development and/or transfer of the said properties and every part thereof.

14. To do execute, perform and carry out or cause to be done executed performed and carried out all and several acts, deeds matters and things which was the owners are or have been required to do, execute, perform and carry out under the provisions of the Acts, and the rules made thereunder for the time being in force to the extent and to the satisfaction and/or approval of the Government of Maharashtra, Municipal Authority and /or Competent Authority or any other authority from time to time including submission and filling the necessary returns, from time to time as may have been or as may hereafter be prescribed by the State Government in order to report be prescribed by the State Government in order to report the progress of the work.



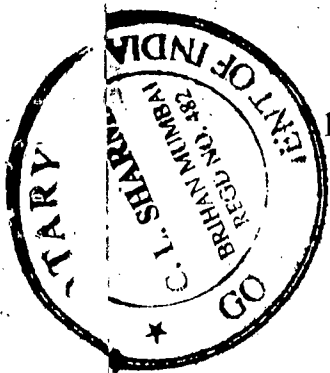
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15. If in case it is necessary to sign such applications, forms papers and other writings for the purpose of getting the co-operative society or societies of the persons to whom the residential and/or non-residential premises in the building and other structures to be constructed on the said properties and any other saleable premises thereon are sole and/or to sign the said letters of consent and give such permissions as may be required for the formation and incorporation and registration of the said Co-operative Society or societies.

16. To prepare and / or get prepared and to submit and file with all the concerned authorities of the Government or otherwise applications for grant and/or issue of permits, quotes, licences and authorizations for allotment of cement, steel and other controlled building materials that may from time to time be required for the purpose of constructing and erecting of building/s as per the relevant provision of law and for that purpose to appear before any authority or officers and to make any statement and give any particulars as may from time to time be necessary and / or required and to obtain and take delivery of such building materials to which the said licences, quotes or authorization may relate and to utilise the same.

17. To commence, carry out and complete and/or cause to be commenced carried out and/or completed construction work at the cost of the said purchasers on the said properties and/or any



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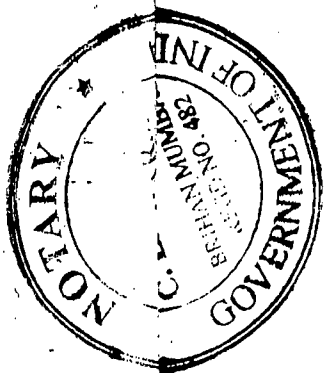
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part thereof in accordance with the sanctioned plans or as the same be got modified, changed or/alterd by our said Attorneys and so far as any construction work is concerned to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Police Authorities and/or other competent Authorities for the time being are observed.

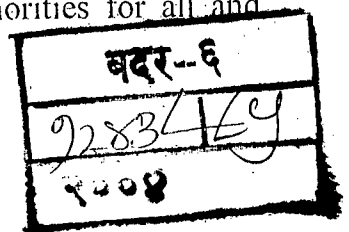
18. For us and in our names to accept service of any writ of summons or other legal process notice etc. and to enter an appearance in that behalf and defend or appose any action or other legal proceedings and to make any counter-claim therein and to commence any action or other legal proceedings for such reliefs as the Attorneys or their advisers shall think necessary for the recovery or protection of said properties or rights and to prosecute, discontinue or compromise any such actions or proceedings and to appeal against any judgement or decision of any court of tribunal in any such actions or proceedings.

19. To pay all taxes, charges, expenses and other outgoings whatsoever payable by us for or on account of our said properties or any of them or any part thereof and to insure any building/s thereon against loss or damages by fire and other risks as shall think necessary and desirable and to pay all premium for such insurance.

20. To make and sign applications to the Government Departments, Local Authorities and other Competent Authorities for all and



*Set Jc Sim*



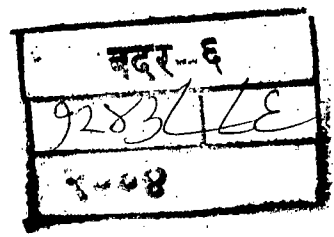
any licence permissions and consents required by any act or parliament Orders, statutory Instrument, Regulation Bye-Laws, or otherwise in connection with the management and improvement of our said properties including the recovery of compensation where such is to be recovered with power to give receipts and full discharges.

21. To execute and get registered one or more conveyances in favour of the said purchasers or in favour of one or more Co-operative Society or societies so formed or the other ultimate purchasers as the case may be and also hereby authorise the Attorneys to present for registration and admit execution on our behalf such conveyances and/or documents executed or to be executed by us.

22. In relation to and restricted to our said properties to ask, demand, sue for recovery and receive of and from all persons and bodies Corporate, liable to pay the same respectively debts, dues, commission, goods effects and things now owing or payable or belonging to us or which shall at any time hereafter be owing or belonging to us by virtue of any security or upon any balance of account or otherwise howsoever and on payment or deliver thereof or any part thereof respectively to commence, prosecute and prosecute any motion, suit, petition or other proceedings whatsoever for recovering and compelling payment or delivery thereof respectively and for that purpose to sign and execute all plaints, written statements, affidavits, and



*Signature* Set J. Sim





applications and to engage solicitors and advocates and to settle and pay their fees.

23. To settle, adjust, compound, submit to arbitration or compromise all actions, suits, accounts, reckonings, claims and demands whatsoever between myself and any person or persons whomsoever and in any way connected with the said properties, the said agreements the said Declarations, the sale of the premises in the said buildings and the development of the said properties in such manner and in all respects as our said Attorney shall think fit.

24. Without attaching any personal covenants or obligations for performance or otherwise to make, sign, seal, execute, deliver, acknowledge and perform my contract, agreement, assignments, undertakings, applications, deeds, writings or things that may in the opinion of our said Attorneys be necessary or proper to be entered into, made, signed, sealed executed, delivered acknowledged or performed for effecting the purpose of these presents and to use our names.

25. In connection with the said properties to appear for us before any Sub-Registrar, of Assurances and present for registration and to admit execution of any documents or document executed by us and/or our Attorney and to complete all formalities for registration of such documents and deeds under the provisions of



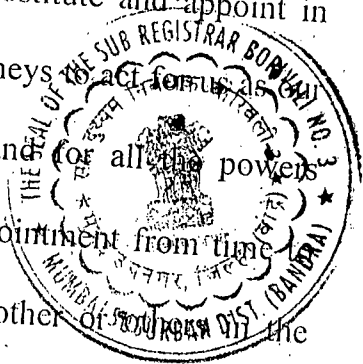
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the Indian Registration Act, 1908 and to apply for certified copies thereof and/or the entries from Index No. II and other Indexes and records maintained by such Sub-Registrar.

26. To appear before any judicial or other Official or authority for us and represent us in all matters relating and limited to the said properties before any Income-tax Officer or Officers, Assistant Commissioner or Commissioner relating to our assessments in respect of the said properties only who may be interested or concerned and to file returns, certificates applications or petitions for reference and to consent to any arrangement or settlement therein and make necessary applications for issue of require certificate under the provisions of the Income tax Act.

27. For better doing performing matters deeds and things hereinbefore contained, We hereby grant unto the said Attorneys full powers and absolute authority to substitute and appoint in their place one or more Attorney or Attorneys (or all the powers joint and several attorneys or attorney and hereby conferre and revoke any such appointment from time time and to substitute or appointed any other the place of such attorneys or attorney as they the said Attorneys shall from time to time think fit.



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28. AND GENERALLY to sign all letters correspondence and other documents and to execute and perform any other acts deeds or things whatsoever in the opinion of our said attorneys ought to be done executed or performed in or about the said properties

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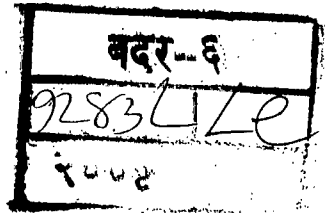
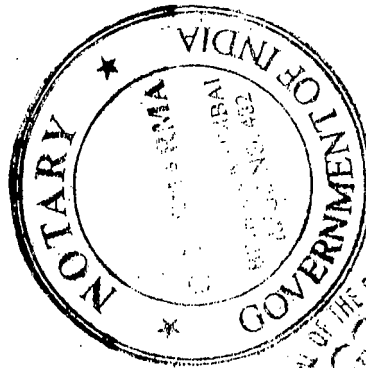


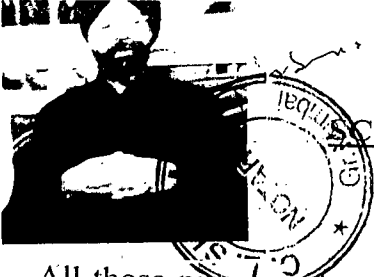
lawfully and effectively to all intents and purposes as we ourselves could do if we were present and did the same it being our intent and desire that all matters and things respecting the same shall be under the full management and directions of my said Attorneys AND ALL and whatsoever our said Attorneys or their substitute or substitutes shall lawfully do or cause to be done in or about the premises we do hereby and each of us doth hereby for ourselves and our heirs executors and administrators allow ratify and confirm.

AND IT IS HEREBY AGREED and Declared that this Power of Attorneys is irrevocable for all the times to come.

IN WITNESS WHEREOF we have hereunto set and subscribed our hands to this writing on the day and year first hereinabove written.

*Signature* Sat *Signature* Sim





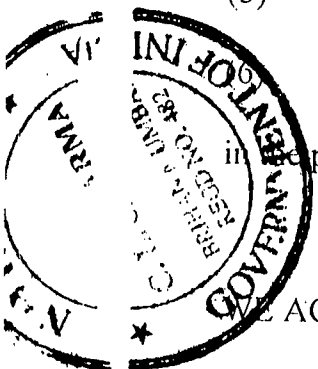
SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of land bearing Survey No. 290 Hissa No. 4, C.T.S. No. 161, Survey No. 290 Hissa No. 8, C.T.S. No. 132, Survey No. 290 Hissa No. 14, C.T.S. No. 122, Survey No. 291 Hissa No. 9, C.T.S. No. 148, Survey No. 291 Hissa No. 15, C.T.S. No. 139, Survey No. 314 Hissa No. 3, C.T.S. NO. 106, Survey No. 314 Hissa No. 7 C.T.S. No. 111, Survey No. 314 Hissa No. 14 C.T.S. No. 120 of Village Dahisar (W) and Survey No. 46 Hissa No. 8, C.T.S. No. 1040 of Village Dahisar (E), in aggregate admeasuring 1 Acre 16 3/4 gunthas equivalent to 6866.85 Sq.yds. situated at Dahisar, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and now known as Mumbai Suburban District.

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Signed & delivered by the  
Within named "OWNERS"

- (1) Shri Prahladsingh Harisingh Chondok ✓ ) *Prahlad Singh*
  - (2) Shri Ravindrasingh Kripalsingh Chandok ✓ ) *Ravi Singh*
  - (3) Smt. Kulwant Kaur Kripalsingh Chandok ) *Kulwant Kaur*
  - (4) Smt. Satyender Kaur Shettia ✓ ) *Satinder Kaur*
  - (5) Shri Parmendersingh Kripalsingh Chandok ✓ ) *Parminder Singh*
- Smt. Simran Kaur Anvora through their ✓ ) *Simran Kaur*



in presence of

Place - Andhavi  
Date 20/11/03  
Identified by  
*H. S. Jochi*  
Depute



Before me  
*C.L. Sharma*  
20-11-03

- 1. Shri Bimal Goreka
- 2. Shri Sunil Nayar

**C.L. SHARMA M.A., LLB**  
NOTARY - UNION OF INDIA  
Brihan - Mumbai, C - 26, Hiramand,  
Dadabhai Cross Road - 2,  
Andheri (W), Mumbai - 400057  
Tel. : 6230498 - COP. No. 487

Specimen Signature of  
The Constituted Attornies





29/12/2004

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दस्त गोषवारा भाग-1

वदर6

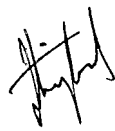





दस्त क्र 12438/2004

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दस्त क्रमांक : 12438/2004

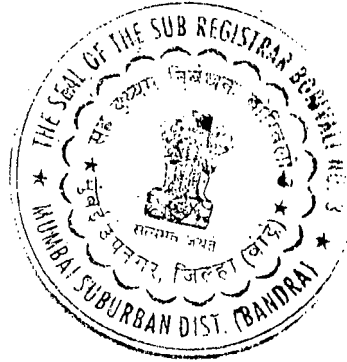
दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: मेसर्स शिपोली डेव्हलपर्स प्रा.लि. तर्फे हितेश पटेल</p> <p>पत्ता: घर/प्लॉट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: 36 भोईवाडा लेन</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: मुंबई</p> <p>तालुका: -</p> <p>पिन: 2</p> <p>पॅन नं:</p>	<p>लिहून घेणार</p> <p>वय 32</p> <p>सही</p> 		
2	<p>नाव: प्रल्हादसिंह एच. चांडोक, सत्येंदर कौर शेटीया,</p> <p>परमंदसिंग के चांडोक, सिमरन कौर अनवोरा, रविंदरसिंह</p> <p>के चांडोक हया सर्वातर्फे सुनील नय्यर - -</p> <p>पत्ता: घर/प्लॉट नं: प्लॉट नं 554</p> <p>गल्ली/रस्ता: 3</p>	<p>लिहून देणार</p> <p>वय 46</p> <p>सही</p> 		

वदर--६

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दस्त गोषवारा भाग - 2

वदर6

दस्त क्रमांक (12438/2004)

दस्त क्र. [वदर6-12438-2004] चा गोषवारा  
बाजार मुल्य :21857500 मोबदला 1269000 भरलेले मुद्रांक शुल्क : 220000

पावती क्र.:12563 दिनांक:29/12/2004  
पावतीचे वर्णन  
नांव: मेसर्स शिपोली डेव्हलपर्स प्रा.लि. तर्फे हितेश पटेल - -

दस्त हजर केल्याचा दिनांक :29/12/2004 04:44 PM  
निष्पादनाचा दिनांक : 29/12/2004  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
1840 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 29/12/2004 04:44 PM  
शिकका क्र. 2 ची वेळ : (फी) 29/12/2004 04:45 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 29/12/2004 04:55 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 29/12/2004 04:57 PM

31840: एकूण

दस्त नोंद केल्याचा दिनांक : 29/12/2004 04:57 PM

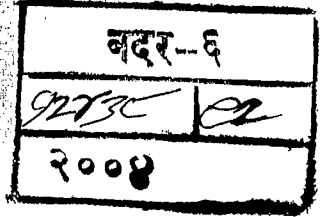
दु. निबंधकाची सही, बोरीवली 3 (बोरीवली)

ओळख :

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

1) अमीत मोटवनी- + ,घर/फ्लॅट नं: डी/1/23  
गल्ली/रस्ता: मरोशी रोड  
ईमारतीचे नाव: विजय नगर  
ईमारत नं: -  
पेट/वसाहत: मरोळ  
शहर/गाव:अंधेरी प मुं-  
तालुका: -  
पिन: 59

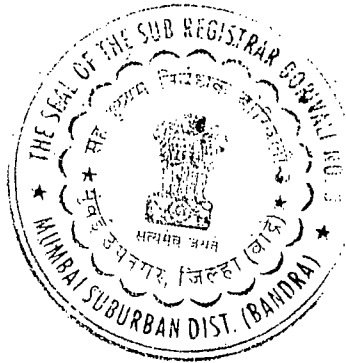
2) संदीप देसाई - - ,घर/फ्लॅट नं: वरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



अज्ञात करणेत येते की, या  
दस्ताच्या पत्राचा पाने आहेत.

सह दुय्यम निबंधक बोरीवली-३,  
संबई उपनगर जिल्हा.

दु. निबंधकाची सही  
बोरीवली 3 (बोरीवली)



वदर-६/92835/2008  
पुस्तक क्रमांक १ क्रमांक वर  
नोंदला. 29/12/2004  
दिनांक:

सह दुय्यम निबंधक, बोरीवली-३,  
संबई उपनगर जिल्हा.