

To,
 Advocate,
 Janaseva Sahakari Bank (Borivali) Ltd.
 Head Office

Sir,

Please give your opinion in respect of the title clearance of property to be purchased / mortgage, details of which are as

LEGAL OPINION OF DOCUMENTS

Branch	Borivli West	
Name of Borrower/s	Mr. Dipendra B. Singh, Mr. Banshraj R. Singh, Mr. Rambali H. Singh	
Type of Loan	Education Loan	
Details of Property (Address)	Flat No. 203, Shivgiri Residency CHS Ltd., Highness Park, Near Nityanand Nagar, St. Paul High School, Mira Road (East), Thane-401 107.	
Present Owner	Mr. Banshraj R. Singh and Mr. Rambali H. Singh	
Society Formed	Yes If yes share certificate issued - Yes	
Documents submitted (Chain Documents)	1	Copy of Articles of Agreement dt.25/04/2006 between M/s. Shree Landmark Developers and Mr. Banshraj R. Sing & Mr. Rambali H. Singh
	2	Copy of Stamp duty paid Challan Dt-25/04/2006
	3	Copy of Registration Receipt No-3849. Dt-02/05/2006. Registered under Sr. No-TNN4-03839-2006.
	4	Copy of Index II
	5	Copy of Share Certificate Member's Register No -4
	6	Copy of Property Bill for the month of 01/04/2023-31/03/2024.
	7	Copy of Possession Letter dt.14/10/2006 from Shree Landmark Developers.
Vetting Of Documents	No	
If for Vetting mention Documents executed	-	

Branch Comments :

Legal Charges Recovered : Yes

Thanking You.

Branch Manager/ Officer



H.O. Remarks :



श्री
LANDMARK
DEVELOPERS

A/114, SHANTI SHOPPING CENTRE, NEAR RAILWAY STATION, MIRA ROAD (E) - 401 107. TEL : 2855 0072

Letter of Possession

Date: 14/10/2006

This is to confirm and to place on record that we have handed over the possession of flat No. 203, shivgiri Residency at mira road , Dist. Thane, in plot S. No. 156, Hissa No. 1 to Mr. Banshraj R. Singh.

We , also confirm to have received the full & Final payment under the / our agreement dated 25/4/2006.

I / We Confirm

(Purchaser)

For Shree Landmark Developers

(Partner)

No. 18254/2006/07

SHARE CERTIFICATE

Member's Register No. 4

Shiv-Giri Residency Co-op. Hsg. Soc. Ltd.
Reg. No. YALAJT.N.A./M.S.G./T.C./19354/2006-07
Highness Park, Near Nilgiri, St. Paul
High School, Mira Road (E) - 401107.

Registered under the Maharashtra Co-op. Societies' Act, 1960. (Maharashtra Act XXIV of 1961)

This is to Certify that
Shri / Smt. / M/s. BANSHRAJ R. SINGH. J. T. (JF)
is/are registered holder/s of fully paid-up Shares of
Rs. FIFTY each numbered from 31 to 35
inclusive, in 203, Shiv-Giri Residency Co-op. Hsg. Soc. Ltd.
subject to Bye-laws of the said Society.

Rs. 250/-

Given under the Common Seal of the said Society at

25 this March day of 2007



Semif
Mg. Com. Member

Pasuday
Secretary.

Chairman

SHIVGIRI RESIDENCY CO-OP. HSG. SOC. LTD.

Regd. No. TNA / (TNA) / HSG / (TC) / 18254 / 2006-2007
Highness Park, Near Nityanand Nagar, Behind St. Paul High School,
Mira Road (East), Dist. Thane - 401 107

Name : [203] B. R. SINGH

Bill No. : 287

Particulars : BILL FOR FEBRUARY 2024

Date : 01/02/2024

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	Maintenance Charges	980.00	2.	Sinking Fund	53.00
3.	Building Repair Fund	158.00	4.	Water Charges	200.00
5.	Parking Charges	50.00	6.	Federation Charges	105.00
7.	Interest	28.00			

Total Rs. 1574.00
Arrears Rs. 1596.00
Rupees : Three Thousand One Hundred Seventy Only Amount Due Rs. 3170.00

NOTES : * Maintenance Bill should be paid on or before 20th of every month in or Interest @21% per annum will be charged on Outstanding amount. Cheque Subject to Clearence, Hon. Members are requested to pay dues as soon For SHIVGIRI RESIDENCY CO-OP. HSG. SOC. LTD.

Chairman / Secretary / Treasurer

E.&O.F.



BANSHRAJ R SINGH & MR RAMBALI SINGH
 203 SHIV GIRI RESIDENCY CHS LTD HIGHNESS PARK
 NR NITYANAND NGR OPP ST. PAUL SCL MIRA RD E
 THANE 401107
 Mobile : 98*****11
 Email : adv.*****05@gmail.com
 PAN :
 GST :

BILL DATE
21-Feb-2024
 TARIFF
LT I (B)
 BILL DISTRIBUTION NO.
**Mira Bhandar/Mira Road/
 04/211/024/024/023**

METER STATUS
Active
 CONNECTION DATE
Prior to Aug-2011
 BILLING STATUS
Regular

CYCLE NUMBER
04
 SANCTIONED LOAD (kW)
4.60
 PRESENT READING DATE
19-Feb-2024

TYPE OF SUPPLY
SINGLE PHASE
 BILL NUMBER
100700405717
 PREVIOUS READING DATE
19-Jan-2024

Disconnection Notice is delivered with this bill



CA NO:151018412
₹2410.00

Due Date: 13-Mar-2024

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month
Feb-24
 Bill Period: 20-Jan-2024 - 19-Feb-2024

Units Consumed
148
 Previous Units : 137

Current Month Bill
₹1255.12

Previous Outstanding
₹1157.41

- Round sum payable by discount date **28-Feb-2024**. Amt **₹2400.00** Discount **₹10.49**
- Round sum payable after due date **13-Mar-2024** : Amt **₹2430.00** DPC **₹15.69**

Scan code to pay your bill via (use any UPI app)

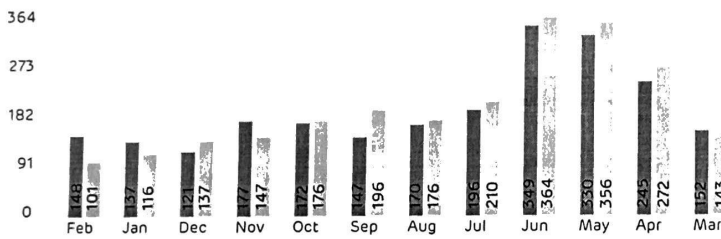


Nearest Collection Centre (Cash/Cheque)
 Adani Electricity, Shanti Nagar, Sector 7, Mira Road (East) Thane
 Mumbai- 401107

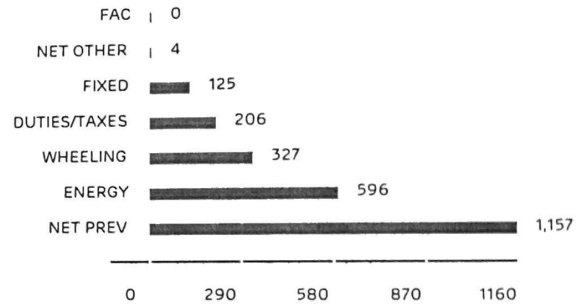
R. Ghosh
RANGNATH SHANBHAG
 Division Head
 (Mira Bhandar Division)

CONSUMPTION TREND

Current year Previous year



MAJOR BILL COMPONENTS (Rounded off amt)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
6704416	30380.00	30232.00	1	148

Total Consumption 148

HELP CENTER

- 19122 Toll Free No. (24X7) www.adanielectricity.com
- helpdesk.mumbaielectricity@adani.com
- Adani electricity, MB Trade Center, Bhayander East, Thane Mumbai-401105

For power interruption complaint or restoration status
 SMS POWER<9 digit account no.> to 7065313030 from mobile no.
 Whatsapp POWER <9 digit account no> to 9594519122 from any mobile number
 Give us missed call on 1800 532 9998 from your registered mobile no.
 Portal Related Complaint call us:19122
 For internal complaint redressal system(ICRS), visit our website:
www.adanielectricity.com

Join us on:

IMPORTANT MESSAGE

- Please note that all important communication related to your account are being sent on 98*****11 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- Tentative meter reading date for your MAR-24 bill is 19/03/2024

Leave paper for interesting stuff!
 Switch to paperless bill, switch to sustainability.

Save 70000

This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.



मिरा भाईदर महानगरपालिका

मुख्यालय : मिरा, उ.प्र.प.ती शिवाजी महाराज मार्ग, भाईदर (प), ता.प.न. डा.प. ४०१ १०१, दुर्धनी : २०२१, २०२२ / २०२३, २०२४
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकरण ८ नियम ३१, ४० अन्वये)

मालमत्ता कराचे देयक

स्वच्छ
सर्वेक्षण
2023

स्यानेच्याना अमृत महोत्सव

मालमत्ता कराचे विल वर्ष : २०२३-२०२४

(दिनांक ०१/०४/२०२३ - ३१/०३/२०२४)

मालमत्ता क्र. : K020035690007
विल क्र. : 10290277
खोली/सदनिका क्र. : 203
सर्वे क्र./ टिका क्र. :

दिनांक : 25/05/2023
एकुण क्षेत्रफळ (चौ.फुट) : 372.00
वार्षिक करयोग्य मुल्य रु. : 6428.16
वापराचा प्रकार : Residential



Scan QR Code & Pay Bills

जमिन मालकाचे नाव : BANSHRAJ RAMBALI SINGH

भांगवटाधारकाचे नाव :

पना : Shivgiri Residency, Lazres Park, Near Nityanand Nagar, Behind St. Paul High School, Mira

कराचे तपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकुण रक्कम = (3)+(4)+(5)
			भाग-१ (4)	भाग-२ (5)	
House Tax / सामान्य कर	910	628.0	964.0	964.0	2556.0
Tree Tax / वृक्ष कर	948	32.0	32.0	32.0	96.0
Tax For Education Cess Residential / शिक्षण कर	981	193.0	193.0	193.0	579.0
Shikshan Kar Mahanagar Palika / शिक्षण कर (मनपा)	947	64.0	64.0	64.0	192.0
Agnishaman Kar Mahanagar Palika / अग्निशमन कर (मनपा)	916	32.0	32.0	32.0	96.0
Sewage Facility Tax / मलप्रवाह सुविधा लागू	950	257.0	257.0	257.0	771.0
Street Tax / दळदळ	10000	0.0	321.0	321.0	642.0
Interest / व्याज	991	0.0	404.0	0.0	404.0
Solid Waste Fee / घनकचरा शुल्क	1519	347.0	365.0	365.0	1077.0
एकुण		1553.0	2632.0	2228.0	6413.0
Excess / Advance Amount					0.0
Adjustment Entry					0.0
Shasti Removed Amount					0.0
एकुण देयक रक्कम					6413.0
३१ मे २०२३ पर्यंत ५ टक्के सुट दिल्यानंतर भरावयाची रक्कम					6248.0
३० जून २०२३ पर्यंत ५ टक्के सुट दिल्यानंतर भरावयाची रक्कम					6280.0
३१ जुलै २०२३ पर्यंत ३ टक्के सुट दिल्यानंतर भरावयाची रक्कम					6380.0

१) दिनांक ३०/०६/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ५% सुट

२) दिनांक ३१/०७/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ३% सुट

आता आपण आपला मालमत्ता कर MY MBMC mobile app द्वारे किंवा

खालील संकेत स्थळावर भरू शकता

संकेतस्थळ लिंक : www.mbmpc.gov.in/property

चंद्रकांत बोरोसे
सहायक आयुक्त (कर)

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मिरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 577,500.00
बा.भा. रु. 551,760.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 27/1 वर्णन: विभागाचे नाव - मौजे [गांव] मिरा क्रमांक 5 (मिरा भाईदर महानगरपालीका), उपविभागाचे नाव - 5/22 - क्यु) मिरा गावातील सर्वे क्रमांक सदनिका क्र. 203, 2रा मजला, शिवगीरी रेसिडेन्सी, मीरा रोड पू.
(1)33
- (3) क्षेत्रफळ
- (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) मे. श्री लॅंड मार्क डेव्ह. चे प्रोप्रा. केतन ए. जोबालीया; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मीरा रोड पू.; 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 (1) बंसराज रामबली सिंह; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: श्याम भवन; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: बौरीवली पू.; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) रामबली एच. सिंह; घर/फ्लॅट नं: चरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 25/04/2006
- (8) नोंदणीचा 02/05/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 3839 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 12625.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5780.00
- (12) शेरा

32-133
3558

Area

On Floor 2nd

Fat No. 203

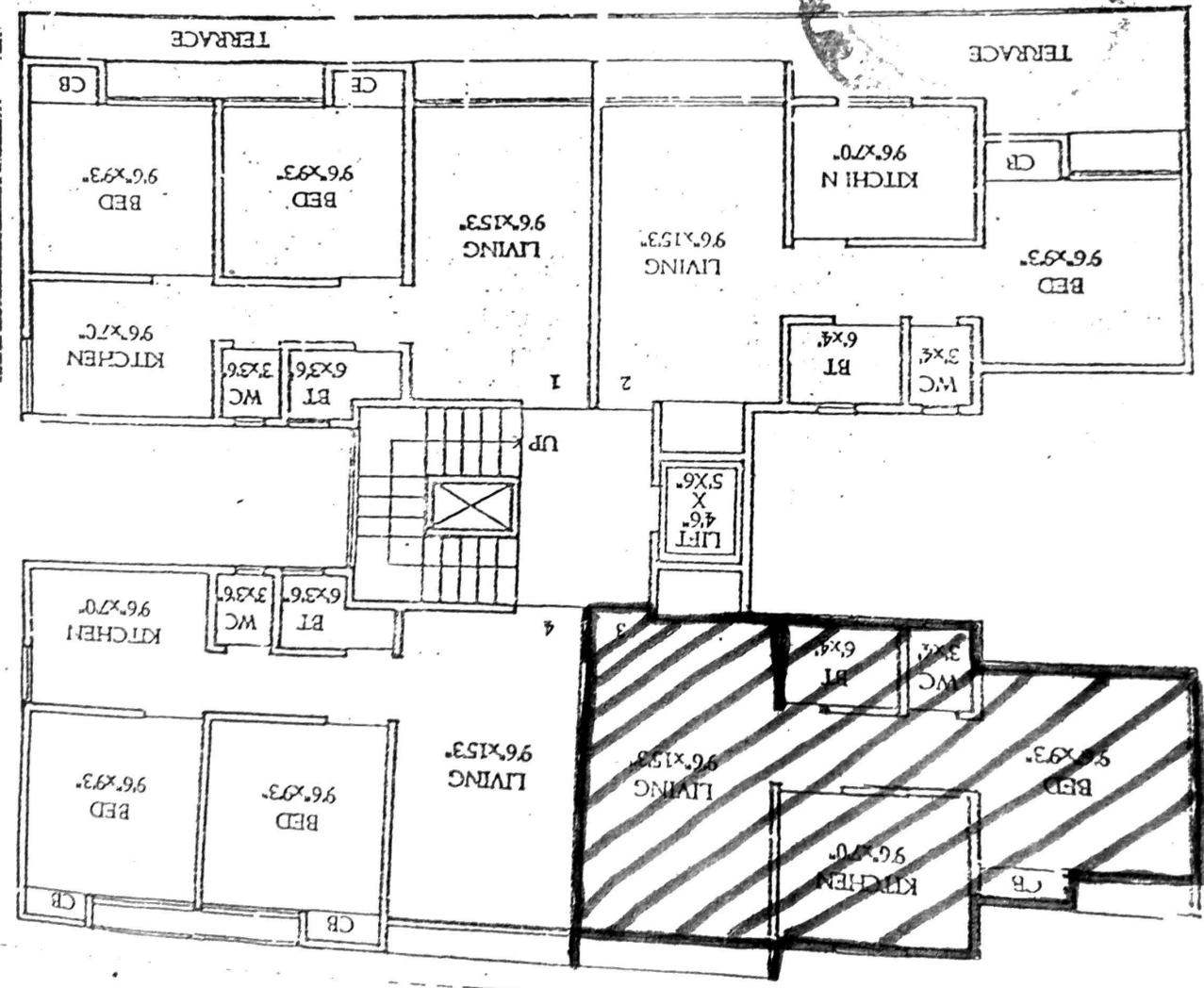
SHIV GIRI RESIDENCY

FLOOR PLAN

ROAD SIDE

Purchaser Sign.

Builders Sign.



203 →

GARDEN SAID



Tuesday, May 02, 2006

5:38:08 PM

Original

नोंदणी ३७ म

May 02 06

पावती

पावती क्र. : ३४४५

गावाचे नाव मिरा

दिनांक 02/05/2006

दस्तऐवजाचा अनुक्रमांक टनन४ - 03839 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: बंसराज रामबली सिंह

नोंदणी फी	:-	5780.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)	:-	700.00
एकूण रु.		6480.00

आपणास हा दस्त अंदाजे 5:52PM ह्या वेळेस मिळेल


दुय्यम निवधक
ठाणे ४

बाजार मुल्य: 551760 रु. मोबदला: 577500रु.

भरलेले मुद्रांक शुल्क: 12625 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 2682563; रक्कम: 5780 रु.; दिनांक: 25/04/2006

दुय्यम निवधक

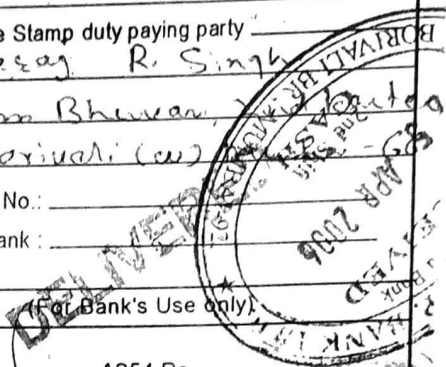
ठाणे ४



9869718111

203

Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch <u>Borivali</u>	Date: <u>25/4/06</u>
Pay to: Acct. Stamp Duty	9158
Franking Value	Rs. <u>12625/-</u>
Service Charges	Rs. <u>101/-</u>
TOTAL	Rs. <u>12,635/-</u>
Name of the person for whom stamp duty is impressed	
Name of the Stamp duty paying party	
<u>Bansraj R. Singh</u>	
<u>Shyam Bhuvan</u>	
<u>Rd Borivali (W)</u>	
DD/Cheque No.:	
Drawn on Bank:	
(For Bank's Use only)	
Tran ID	A254 Rs. _____
<u>186566</u>	PL-546 Rs. _____
Franking Sr. No.	
<u>23127</u>	
Cashier	Officer



For The Kapol Co-op. Bank Ltd.
 Audit & Inspection Department
 Mumbai-400 092

Articles of Agreement made at Mira Road, Thane this 25th day of April 2006
 Between M/s. Shree Landmark Developers through its Proprietor having its
 registered office at A/114, Shanti Shopping Centre, Opp. Rly. Station, Mira Road
 (E), Thane 401107, hereinafter called 'the Developers' (which expression shall
 unless repugnant to the context or meaning thereof mean and include its successor
 and assigns) of the First Part,;

AND

(1) Bansraj Rambhaji Singh
 (2) Rambhaji H. Singh

Shyam Bhuvan, 2nd Carter Road, Borivali (E),
Mumbai-400066.

INDIA
 SERIAL
 23127
 186566
 APR 25 2006
 STAMP DUTY
 MAHARASHTRA
 R.00126251-PB5498
 15:26

2701-2
 3032
 9/30

Bansraj

hereinafter collectively called 'the Flat Purchaser/s' (which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the Other Part:

1. WHEREAS originally one Shri Keshav Jivan Bhoir was the owner of land bearing Old Survey No.156, New Survey No.27, Hissa No.1, admeasuring 11510 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane and in the Registration District and Sub-District of Thane.
2. WHEREAS the said Shri Keshav Jivan Bhoir, died intestate on 4th day of August, 1959 at Mira, leaving behind him, his widow by name Smt. Demubai Keshav Bhoir, a son by name Shri Dinanath Keshav Bhoir and a daughter by name Smt. Nirabai Bhau Patil alias Nirabai Kashinath Bhoir as his heirs and legal representative entitled to the estate of the deceased as per the provisions of Hindu Succession Act, 1956.
3. WHEREAS the said Smt. Demubai Keshav Bhoir, died intestate in or about 1978, leaving behind her, a son by name Shri Dinanath Keshav Bhoir and a daughter by name Smt. Hirabai Bhau Patil alias Nirabai Kashinath Bhoir as her heirs and legal representatives entitled to the estate of the deceased as per the provision of Hindu Succession act, 1956.
4. WHEREAS by an agreement for Sale, dated 18th July, 1994, the said Smt. Hirabai Bhau Patil alias Nirabai Kashinath Bhoir agreed to sell, transfer and assign her 50% undivided right, title, interest and share in the said property to Shri Rajendra Chandrama Singh at the price and on the terms and conditions therein contained.
5. WHEREAS in pursuance to the said Agreement for sale, dated 18th July, 1994, the said Smt. Nirabai Bhau Patil, alias Nirabai Kashinath Bhoir had also executed an Irrevocable General Power of Attorney in favour of the said Shri Rajendra Chandrama Singh, conferring upon him several powers inter-alia power to sell her 50% undivided share in the said property to the person or persons of his choice.
6. WHEREAS by an Agreement for Sale, dated 25th January 1994, the said Shri Dinanath Keshav Bhoir agreed to sell, transfer and assign his 50% undivided right, title, interest and share in the said property, with the consent and confirmation of his children namely Shri Ramesh Dinanath Bhoir, Shri Rajan Dinanath Bhoir and Kamal Dinanath Bhoir, to Shri Rajendra Chandrama Singh at the price and on the terms and conditions therein contained.
7. WHEREAS in pursuance to the said Agreement for Sale, dated 25th January, 1994, the said Shri Dinanath Keshav Patil and others had also executed an Irrevocable General Power of Attorney in favour of the said Shri Rajendra Chandrama Singh, conferring upon him several powers inter-alia power to

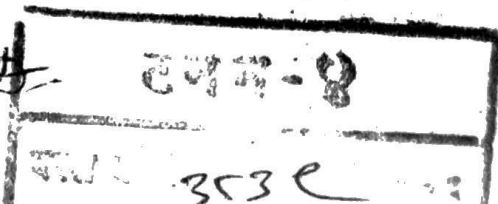

BR Singh

[Signature]

353E

sell their 50% undivided share in the said property to the person or persons of his choice.

8. WHERE AS under the aforesaid circumstances, the said Shri Rajendra C. Singh has acquired the development rights of the said property.
9. WHERE AS the said Shri Dinanath Keshav Bhoir, died intestate on 12th July, 1998, leaving behind him, two sons namely Shri Ramesh Dinanath Bhoir and Shri Ranjan Dinanath Bhoir and three daughters namely Prema Dinanath Bhoir, Jayashree Dinanath Bhoir and Kamal Dinanath Bhoir as his heirs and legal representatives entitled to the undivided share of the deceased in the said property. By a Mutation Entry No. 1715, the name of the said Shri Ramesh Dinanath Bhoir, Shri Ranjan Dinanath Bhoir, Prema Dinanath Bhoir, Jayashree Dinanath Bhoir and Kamal Dinanath Bhoir were recorded in the 7/12 Extract of the said property.
10. WHERE AS the Dy. Collector and the Competent Authority, Thane has granted permission to develop the said property under Section-20 of the Urban Land (Ceiling and Regulation) Act, 1976 vide an Order No. ULC/TA/WSHS/20/SR-835, dated 8/3/1995.
11. WHERE AS the erstwhile Mira Bhayandar Municipal Council has sanctioned the plan of the building to be constructed on the said property by its letter No. NP/NR/....., dated
12. WHERE AS the Collector of Thane has granted N.A. permission u/s 44 of the Maharashtra Land Revenue Code, 1966, in respect of the said property vide an Order No. Revenue/K-1/T-7/NAP/SR/81/95, dated 5/6/1995.
13. WHERE AS by an Agreement, dated the said Shri Rajendra Chandrama Singh, in his turn agreed to grant development rights of Building No. having sq. feet of FSI to be constructed on the portion of the said property, to ShreeLandmark Developers at the price and on the terms and conditions therein contained.
14. WHERE AS documents executed by and between the parties thereto as stated hereinabove are valid, legal, subsisting and same are in full force and effect.
15. AND WHEREAS in the premises aforesaid, the Owner/Builder/Promoter is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
16. The Developers are thus entitled to deal with and dispose off the Flats/Shops/Units/Car Parking Spaces/Garages in the Saleable building i.e. the said building on the ownership Flats Act and their title has been certified by their Advocates as per the copy of the Certificate annexed hereto and marked Annexure-II.



17. The Developers are constructing the said building name Shiv Giri Residency for sale in the open market.
18. The Developers are offering Flats/Shops/Gala/Garages/Units on ownership in the said building.
19. This agreement is being entered into for the sale of Flats/Shops/Gala/Garages/Units in the said building Shiv Giri Residency
20. The Developers have fully apprised the Flat purchaser/s of the nature of construction, materials to be used in the building and of the amenities to be provided therein and which amenities have been more particularly set out in Annexure-I hereto.
21. The Developers have also given to the purchaser/s full, free and complete inspection of the building plans in all aspects as approved by the Mira Bhayandar Municipal Council and other authorities concerned, therewith and also of all the documents referred to herein above in various recitals and which Flat purchaser/s doth hereby admit and acknowledge.
22. The Flat purchaser/s have inspected the site and seen the said saleable building under construction and have taken inspection of all the documents as required under the Maharashtra Ownership Flats Act, 1963 including;
 - a. Sanctioned Plans of the said saleable building,
 - b. IOD and C.C. as mentioned hereinabove.
 - c. N.A. Permission issued by the Collector, Thane.
 - d. Development Agreement between the Owner/Promoter/Builder Shri Rajendra Singh and the Developer therein.
23. The Purchaser/s has approached the Developers to buy Flats/Shops/Garas/Units/~~Car Parking Spaces/Garages~~ No. 203 on the 2nd floor of the said building Shiv Giri Residency wing (hereinafter referred to as 'the said Flat') being constructed on the said land described in the First Schedule hereunder written, on the terms and conditions set out thereafter.

NOW THIS AGREEMENT THEREFORE WITNESSETH AS FOLLOWS

1. In accordance with the Provisions of Ownership Flats Act, the Flat Purchaser has agreed to purchase from the Developers and Developers have agreed to sale to Flat Purchaser/s Flat/~~Shops/Units/Car Parking Spaces/Garages~~ No. 203 measuring ~~carpet area~~ ^{Blu.} 39.00 Sq.mt. (i.e. sq.ft.) on the 2nd floor of the said building Shiv Giri Residency wing (hereinafter referred to as 'the said Flat', being constructed on the plot of land which is more particularly described in the First Schedule hereunder written. The purchaser has agreed to purchase the said Flat bearing Flats/~~Shops/Units/Garas/Car Parking Spaces/Garages~~ No. 203 for an aggregate lumpsum price of Rs. 577.500/- (Rupees Five Lakhs Seventy Seven thousand only)

[Handwritten signature]

[Handwritten signature]

3530
[Handwritten marks]

payable by the purchaser

- a. Rs. 1,16,000 /- paid on or before the execution of these presents as earnest money (the receipt whereof the Developers hereby admit and acknowledge
- b. Rs. _____ /- on completion of plinth.
- c. Rs. _____ /- on completion of 1st Slab
- ii. Rs. _____ /- on completion of 2nd Slab
- iii. Rs. _____ /- on completion of 3rd Slab
- iv. Rs. _____ /- on completion of 4th Slab
- v. Rs. _____ /- on completion of 5th Slab
- vi. Rs. _____ /- on completion of 6th Slab
- vii. Rs. _____ /- on completion of 7th Slab
- viii. Rs. _____ /- on completion of 8th Slab
- d. Rs. _____ /- on completion of brick work of wall to the said Flat.
- e. Rs. _____ /- on preparing doors and windows framework for the said Flat but not fitting of the same to the said Flat.
- f. Rs. _____ /- on fitting of tiles on the floors of the Flat.
- g. Rs. _____ /- on completion of internal plastering internal to the said Flat;
- h. Rs. _____ /- on completion of drainage line and fittings of water pipes;
- i. Rs. _____ /- on completion of External plaster;
- j. Rs. _____ /- on completion of sanitary fittings in the Flat; and
- k. Rs. 4,16,500 /- at the time of occupation the Flat by the Flat purchaser.

Rs. 5,77,500 /- Total

2. The Flat Purchaser/s shall pay to the Developers of price mentioned in Clause 1 of this Agreement on the respective due dates without demand, time being essence of the contract. The Flat Purchaser/s shall also pay to the Developers various amounts payable as mentioned in this Agreement on the due date without demand, time being essence of the contract. On breach of this or any of the other conditions of this Agreement the Developers shall terminate this Agreement and dispose of the said Flat to any other person. In case the Developers decide not to terminate the Agreement, then the Flat Purchaser/

s shall be liable to pay interest at the rate of 18% p.a. on delayed payments. In case the Developers decides to terminate the Agreement, then 12% of the total purchase price or the amount paid by the Flat Purchaser/s to the Developers till date of termination whichever is lower shall stand forfeited, as liquidated damages. However, the Developers shall return the balance amount within the period of one year along with interest at the rate of 9% p.a. calculated from the date of termination till payment. Such amount may be paid the by the Developers in installments. However, in case of termination of Agreement irrespective of whether balance amount has been returned or not Developers shall be entitled to sell the said Flat immediately to any other person.

3. Under no circumstances, shall the Flat Purchaser of the said Flat without first paying to the Developers all the amounts due under this Agreement and also including interest due thereon. The Developers shall give possession of the said Flat to the Flat purchaser on or before the possession date mentioned in this Agreement on receipt of Occupation Certificate in respect of the said Flat, subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Developers.

4. a. Carpet area mean and include area of all floors measured from wall to wall, plus area of floors under the internal walls of the Flat and internal columns of the Flat plus area of the balcony.

b. In the brochures of the saleable building and/or in some other places the area of the Flat may have been described in terms of built up area. In such a case the built up area of the building shall mean and include:

- i. Area of all the floors measured from external faces of the building including Flats, lobbies, staircase, lifts, balconies, and
- ii. Staircase cabin, lift, machine room, lobby at terrace level and
- iii. Entrance lobby, lift, staircase, lobby society office at sill level.

The built up area for any Flat shall be in the same proportion as of carpet area of a Flat to the carpet area of all the Flats of the said building.

5. The following expressions used herein shall mean the following namely:

i. "The said Flat" shall mean Flats/Shops/Car Parking Spaces/Garages/Open Garages No 203 on the 2nd floor in C wing of the said saleable building Shiv Ciri Residency the said land described in Schedule of Property hereunder written.

ii. 'Possession Date' shall mean _____

iii. 'Building' shall mean Shiv Ciri Residency C wing.

Developers shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the Flat Purchasers of the society shall not raise any objection thereto.

58. If any dispute, difference or questions shall arise between the parties herein or any person or persons claiming through any part herein and other party or between persons claiming through both the parties herein with regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, the same shall be referred to arbitration. The Arbitrators will not be bound to record evidence or give reasons in the Award. Arbitrators will have summary power. Such arbitration proceedings will be held in Mumbai. Subject to aforesaid, provisions of Arbitration and Conciliations Act, 1996 or modifications or re-enactment thereof will apply.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing building Shiv Giri Residency sanctioned as building ----- the portion of land bearing Old Survey No. 1 New Survey No. 27, H.No. 1, admeasuring 11510 Sq. Mtrs. or thereabout situate, lying and being at village Mira, Taluka and District Thane and in the Registration District and Sub-District of Thane.

SIGNED AND DELIVERED
by the within named
DEVELOPERS M/S SHREE
LANDMARK DEVELOPERS
through the hands
of its Partner
In the presence of

1. [Signature]
2. [Signature]

SIGNED AND DELIVERED by the
within named FLAT PURCHASER'S

1. Banshraj Rambal Singh
2. Rambal H. Singh

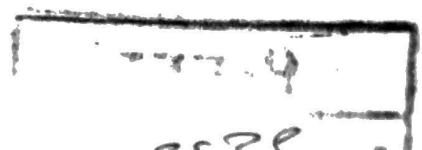
In the presence of

1. [Signature]
2. [Signature]



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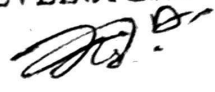


Receipt

Received on or before the execution of these presents of and from the within named purchaser, the sum of Rs. 1,16,000 /- (Rupees One Lakh Sixteen thousand only) wide cash/cheque/draft No. 222312 dated drawn on being the amount of earnest or deposit money within mentioned to be paid by him/her to us.



Shamrao Vitthal Group Dulkhed. Borivali (E) Branch.

For M/s SHREE LANDMARK DEVELOPERS



PARTNER

WITNESSES:

- 1.  }
- 2.  }



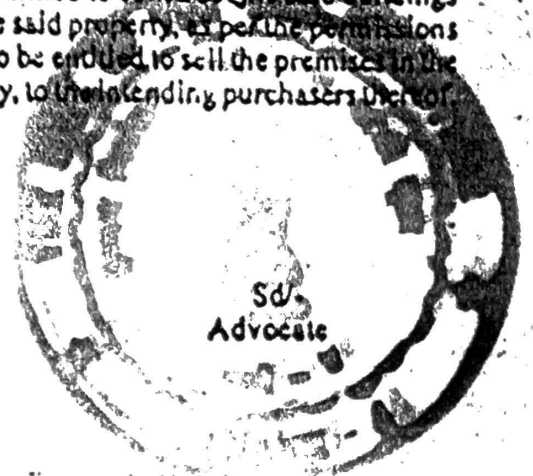
TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have investigated the title to the land survey No. 156, Hissa No. 1, New Survey No. 27 Hissa No. 1, admeasuring 11,510 sq. metres, situate lying and being at Village Mira, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by Smt. Nirabai Bhaui Patil alias Nirabai Kashinath Bhoir, Shri Ramesh Dinanath Bhoir, Shri Ranjan Dinanath Bhoir, Prema Dinanath Bhoir, Jayashree Dinanath Bhoir and Kamal Dinanath Bhoir, and have to state as hereunder.

1. Originally one Shri Keshav Jivan Bhoir was the owner of land bearing Old Survey No.156, New Survey No.27, Hissa No.1, admeasuring 11510 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane and in the Registration District and Sub-District of Thane.
2. The said Shri Keshav Jivan Bhoir, died intestate on 4th day of August, 1939 at Mira, leaving behind him, his widow by name Smt. Demubal Keshav Bhoir, a son by name Shri Dinanath Keshav Bhoir and a daughter by name Smt. Nirabai Bhaui Patil alias Nirabai Kashinath Bhoir as his heirs and legal representative entitled to the estate of the deceased as per the provisions of Hindu Succession Act, 1956.
3. The said Smt. Demubal Keshav Bhoir, died intestate in or about 1978, leaving behind her, a son by name Shri Dinanath Keshav Bhoir and a daughter by name Smt. Hirabai Bhaui Patil alias Nirabai Kashinath Bhoir as her heirs and legal representatives entitled to the estate of the deceased as per the provision of Hindu Succession act, 1956.
4. By an agreement for Sale, dated 13th July, 1994, the said Smt. Hirabai Bhaui Patil alias Nirabai Kashinath Bhoir agreed to sell, transfer and assign her 50% undivided right, title, interest and share in the said property to Shri Rajendra Chandrama Singh at the price and on the terms and conditions therein contained.
5. In pursuance to the said Agreement for sale, dated 18th July, 1994, the said Smt. Nirabai Bhaui Patil, alias Nirabai Kashinath Bhoir had also executed an Irrevocable General Power of Attorney in favour of the said Shri Rajendra Chandrama Singh, conferring upon him several powers inter-alia power to sell her 50% undivided share in the said property to the person or persons of his choice.
6. By an Agreement for Sale, dated 23rd January 1994, the said Shri Dinanath Keshav Bhoir agreed to sell, transfer and assign his 50% undivided right, title, interest and share in the said property, with the consent and confirmation of his children namely Shri Ramesh Dinanath Bhoir, Shri Ranjan Dinanath Bhoir and Kamal Dinanath Bhoir, to Shri Rajendra Chandrama Singh at the price and on the terms and conditions therein contained.
7. In pursuance to the said Agreement for Sale, dated 23rd January, 1994, the said Shri Dinanath Keshav Bhoir and others had also executed an Irrevocable General Power of Attorney in favour of the said Shri Rajendra Chandrama Singh, conferring upon him several powers inter-alia power to sell their 50% undivided share in the said property to the person or persons of his choice.
8. Under the aforesaid circumstances, the said Shri Rajendra C. Singh has acquired the development rights of the said property.
9. The said Shri Dinanath Keshav Bhoir, died intestate on 12th July, 1998, leaving behind him, two sons namely Shri Ramesh Dinanath Bhoir and Shri Ranjan Dinanath Bhoir and three daughters namely Prema Dinanath Bhoir, Jayashree Dinanath Bhoir and Kamal Dinanath Bhoir as his heirs, and legal representatives entitled to the undivided share of the deceased in the said property, by a mutation Entry No. 1713, the name of the said Shri Ramesh Dinanath Bhoir, Shri Ranjan Dinanath Bhoir, Prema Dinanath Bhoir, Jayashree Dinanath Bhoir and Kamal Dinanath Bhoir were recorded in the 7/12 Extract of the said property.

10. The Dy. Collector and the Competent Authority, Thane has granted permission to develop the said property under Section-20 of the Urban Land (Ceiling and Regulation) Act, 1976 vide an Order No. ULC/TA/WSHS/20/SR-835, dated 8/3/1995.
11. The erstwhile Mira Bhayrandar Municipal Council has sanctioned the plan of the building to be constructed on the said property by its letter No. NP/NR/4419/26/95-96, dated 2/4/1995.
12. The Collector of Thane has granted N.A. permission u/s 44 of the Maharashtra Land Revenue Code, 1966, in respect of the said property vide an Order No. Revenue/K-1/T-7/NAP/SR/81/95, dated 5/6/1995.
13. By an Agreement, dated 1st April 2003, the said Shri Rajendra Chandrama Singh, in his turn agreed to grant development rights of Building No. F & G, having 26600 sq. feet of FSI to be constructed on the portion of the said property, to Shri Sanjay Pravin Vora at the price and on the terms and conditions therein contained.
14. In pursuance to the said agreement dated 1st April 2003 the said Shri Rajendra Chandrama Singh had also executed a Power of Attorney in favour of the said Shri Sanjay Pravin Vora, conferring upon him several powers inter-alia power to construct the said building no. F & G on the portion of the said property, and also to sell the premises to the intending purchasers thereof.
15. The documents executed by and between the parties thereto as stated hereinabove are valid, legal, subsisting and same are in full force and effect.
16. I have also taken the searches in the office of Sub-Registry of Thane from 1973 to 2003. However during the course of my searches, I have not come across any registered documents pertaining to the said property. I am therefore of an opinion that the said property is an ancestral property of the said Smt. Nirabal Bhau Patil alias Nirabal Kashinath Bhoir, Shri Ramesh Dinanath Bhoir, Shri Ranjan Dinanath Bhoir, Prema Dinanath Bhoir, Jayashree Dinanath Bhoir and Kamal Dinanath Bhoir.
17. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1973 to 2003 and also on the basis of documents furnished to me as well as on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that the title of the said property viz. land bearing Old Survey No. 153, Survey No. 27, Hissa No. 1, measuring 11310 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by Smt. Nirabal Bhau Patil alias Nirabal Kashinath Bhoir, Shri Ramesh Dinanath Bhoir, Shri Ranjan Dinanath Bhoir, Prema Dinanath Bhoir, Jayashree Dinanath Bhoir and Kamal Dinanath Bhoir, is clear, marketable and free from all encumbrances. I further state and certify that the said Shri Sanjay Pravin Vora is entitled to construct the said buildings No. F & G, consisting of 26,600 sq. ft. of FSI on the portion of the said property, upon the permissions and sanctions granted by the Authorities concerned and shall also be entitled to sell the premises in the said buildings to be constructed on the portion of the said property, to the intending purchasers thereof.

Date: 30th April, 2003



गांव नमुना सार (अधिकार अधिकृत पत्र)

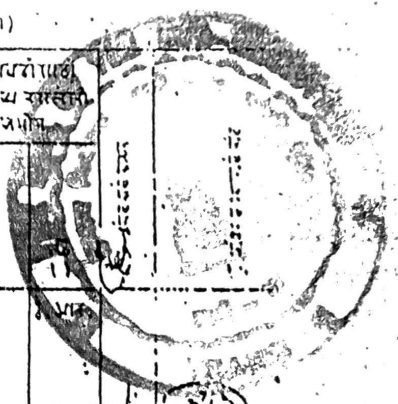
क्र. नं. १९५६/१९

प्रमाणपत्र क्रमांक	पुनर्गठन क्रमांकानुसार उपविभाग	पुनर्गठन पत्रकी	योग्यदादाचे गांव
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साधकरी/शोध क्षेत्र	खंड	अत	रमेश दिवाणाराओरी
			रेणगा-दिवाणाराओरी
एकूण	९-०५-७		शोभा-दिवाणाराओरी
	९-०५-७		जयवंत-दिवाणाराओरी
पो. ख. (साधकरी शोध नसते)			धनसा दिवाणाराओरी
वर्ग (अ)	०-०६-३		(९९७६) (९५९४)
वर्ग (ब)			
एकूण	०-०६-४		(५०७)
आकारणी			
पुरी किंवा विशेष आकारणी	९०-०७		(९०९९)

पुनर्गठन पत्र
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गांव नमुना बारा (पिकांतरी गांव वही)

वर्ष	दिनांक	पिकावतोल क्षेत्राचा तपशील								साधकरी/शोध उपलब्ध नसलेली प्रमाण
		मिथ पिकावतोल क्षेत्र				निरोध पिकावतोल क्षेत्र				
		पटल पिके	पटल पिके	पटल पिके	पटल पिके	पटल पिके	पटल पिके	पटल पिके	पटल पिके	
२००२		दे.आर.	दे.आर.	दे.आर.	दे.आर.					९-०५-१०
२००३										



प्राथम शाहू रूप खरी नमूनेत दिली आहे. दि ३०/०१/०३

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 ...
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जि.रा. भाईपुर नगरपालिका परिषद्

मुख्य कार्यालय भाईपुर (१)

पञ्जाब प्रदेश, भारत गण. सं. नि. २००-१०८ १०१

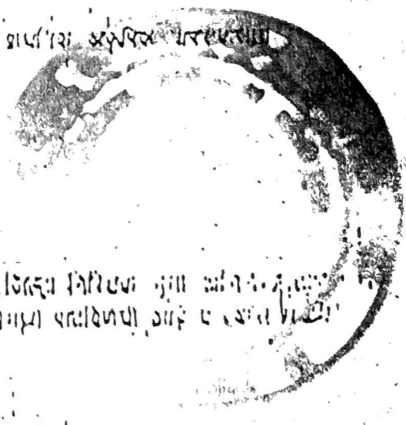
जा.नं. नपा/नर/ १११८ ॥ २६ ॥ १९८५ ॥ ६६॥

दिनांक ११/१८/८५

श.सि.
श.सि. भाईपुर नगरपालिका परिषद्
मुख्य कार्यालय भाईपुर (१)
पञ्जाब प्रदेश, भारत गण. सं. नि. २००-१०८ १०१

सम्बन्धित पत्र संख्या नं. १११८/६६
दिनांक ११/१८/८५
प्रति,
श.सि. भाईपुर नगरपालिका परिषद्
मुख्य कार्यालय भाईपुर (१)
पञ्जाब प्रदेश, भारत गण. सं. नि. २००-१०८ १०१

सम्बन्धित पत्र संख्या नं. १११८/६६ का संदर्भमा तलका कार्यहरू सम्पन्न गर्न नसकी भन्ने कुरा
सि.सि. भाईपुर नगरपालिका परिषद्को कार्यालयमा देखा पर्‍यो।
नगरपालिका परिषदको कार्यालयमा देखा पर्‍यो भन्ने कुरा
नगरपालिका परिषदको कार्यालयमा देखा पर्‍यो भन्ने कुरा
नगरपालिका परिषदको कार्यालयमा देखा पर्‍यो भन्ने कुरा



- १) तलका कार्यहरू सम्पन्न गर्न नसकी भन्ने कुरा
- २) तलका कार्यहरू सम्पन्न गर्न नसकी भन्ने कुरा

सम्बन्धित पत्र संख्या नं. १११८/६६ का संदर्भमा तलका कार्यहरू सम्पन्न गर्न नसकी भन्ने कुरा
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नगरपालिका परिषदको कार्यालयमा देखा पर्‍यो भन्ने कुरा
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नगरपालिका परिषदको कार्यालयमा देखा पर्‍यो भन्ने कुरा

