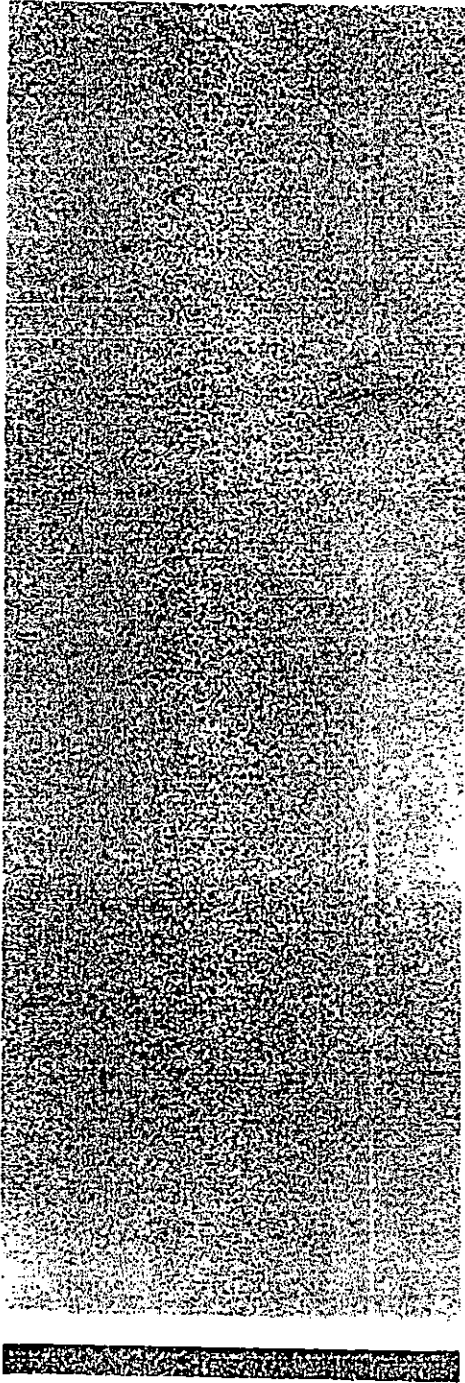



20 yrs old property



2352  
233

# WADI-E-NOOR

A Project by  Aslam A. Sorathia

गाव मौजे Achale S. No 141.  
बील्डींगचे नाव wadi - E - NOOR प्लॉट नं 406  
4th मजला —  
अपाटमेंट 308 Sq. Ft. Carpet वींग 3705 sq. ft. बील्ट अप  
रास्त बाजार भाव 3,00,000/-  
सरकारी बाजार भाव 2,77,870 = 00  
एकूण लावलेली मुद्रांक शुल्क 4250/-

P  
Edm

₹. 3964

231 ₹ 2000

425

GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 028.  
MAH/GSO/605

Real Price : 3,00,000/-

Govt. Price : 2,22,870/-

INDIA  
30045310  
28199  
SPECIAL ADHESIVE  
# 1131181811

*Salmer*

*Julekha*

*CFE*

Articles of Agreement is made and entered at Nalasopara /Virar, on this 1st day of June in the Christian year One Thousand , Nine hundred , Ninety-Six/Seven/ 2007 Between M/s Aslam A. Sorathia , Proprietor having its office at Wadga Noor , Acholle Road, Nalasopara(E). Taluka Vasai, District Thane, hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the Partner of Partner the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the others heirs of the FIRST PART :-

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*Julekha*

*Salmer*  
21/5/07

AND

SHRI/MRS./SMT. ① Miss Fatema, Mansurali, Javrawala  
② Miss. Julekha, Mansurali Javrawala

Adult, residing at Mohiddin Manzil 1st Floor

R. No 12, Achole Rd Nallasopara (E)

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

WHEREAS :-

A) By Deed of Conveyance dated 14th November 1995, entered into between Smt. Vithabai Hiraji Patil & Others (therein called "THE VENDOR") of the First Part and M/s. Aslam A. Sorathia Proprietor Mohamed Aslam Adam Sorathia (therein called "The Purchaser") of the Second Part and hereinafter called "The Builders". Smt. Vithabai Hiraji & Others has agreed to sell the Land bearing Survey No. 141 (112) Part, admeasuring 1890 Square metres, assessed at Rs. 18.90 paise lying, being and situated at Village Acholle, within Limits, of Nalasopara Municipal Council Taluka Vasai, district Thane, within the area of Sub-Registrar at Vasai, -2 (Virar) hereinafter called "The said Land" to Aslam A. Sorathia, on the terms and conditions mentioned in the said agreement.

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*Fatema*

*Julekha*

B) The development permission is granted to construct the only residential building, line on the said land by the City and Industrial Development Corporation of Maharashtra Ltd., vide his letter bearing No.CIDCO/VVSR/BP 1479/E/6750/ Dated: 27/06/1996.

C) The Commencement Certificate as required Under Section 45 of the Maharashtra Regional and Town Planing Act, 1966 is also granted by the city and Industrial Development Corporation of Maharashtra Ltd. , vide letter No.CIDCO / 1479/ E/ 6750 Dated: 27/06/1996.

D) The Builders have obtained permission from competent authority in respect of the plan thereof and have commenced construction work of the building having self contained tenements.

E) The Builders are entering into several agreement similar to this agreement with several parties who may agree to take, acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the builders with a view ultimately that the purchaser/s of the various premises alongwith occupants of the other premises in the said plot of land shall form a Co-operative Society or Limited Company the said plot of land together with the building thereon will be conveyed as herein provided.

F) The Purchaser/s has/have demanded from the builders inspection of the aforesaid building plans/specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the purchaser/s. The purchaser/s has/have also satisfied himself/herself/ themselves about the same.

G) The builder have engaged the service of an Architect MR.A.M.FAROZ registered with the Council of Architect and as a structural engineer for preparation of the structural drawings of the building and the builders accept the professional supervision of the architect and structural engineer till the completion of the building.

*fatema*

*Julekha*

*[Signature]*

*[Signature]*  
*fatema*

*Julekha*

H) The flat purchaser/s demanded from the builders and the builders have given inspection to the flat purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared by the builders Architects MR. A.M. FAROZ and of such other documents as specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred to as "The said act") and the rules made thereunder such inspection has been duly given to and taken by the purchaser/s. The purchaser/s has/have also satisfied himself/herself/themselves about the same.

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I) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in rule 4 of the Maharashtra Ownership Flat, rules 1964, as demanded by the purchaser/s.

NOW, THIS, AGREEMENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1) The Builders shall construct the said building on the said plot of land in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the flat purchaser/s with only such variations and modifications as the builders may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them.

*JF#*



2) The flat purchaser/s hereby agree to purchase from the builders and the builders hereby agrees to sell to the flat purchaser/s One Flat bearing No. 406 Wing No.      of <sup>carpet</sup> Built Up area admeasuring 308 Square feet, (which is inclusive of the area of balconies) on 4th floor as shown in the floor plan thereof hereto annexed and marked annexures 'E' in the Building know as "WADI-E-NOOR (hereinafter referred to as "The flat") for the price of Rs. 3,00,000/-

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OT/4

(Rupees Three Lacs only) including price of the common area and facilities appurtenant to the premises, the nature extent and description of the common facilities which are more particularly described in the second schedule hereunder written.

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OT/4

3) The said consideration or Rs. 3,00,000/- (Rupees Three Lacs only) shall payable in the following manner :-

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Julekha

- a) Rs. 3,000/- on booking of the flat.
- b) Rs. \_\_\_\_\_/- on or before completion of plinth.
- c) Rs. 97,000/- on or before completion of 1st slab.
- d) Rs. \_\_\_\_\_/- on or before completion of 2nd slab.
- e) Rs. 1,00,000/- on or before completion of 3rd slab.
- f) Rs. \_\_\_\_\_/- on or before completion of 4th slab.
- g) Rs. \_\_\_\_\_/- on or before completion of 5th slab.
- h) Rs. 50,000/- on or before completion of plaster (Internal and External).
- i) Rs. \_\_\_\_\_/- on before completion of sanitary fitting and plumbing.
- j) Rs. \_\_\_\_\_/- on or before completion of tiling & Electricity work's of the said building.
- k) Rs. 50,000/- remaining at the time of possession of the said flat.

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Julekha

4) The Builders hereby agree to observe perform and comply with all the terms, conditions stipulation and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the flat to the flat purchaser/s, obtained from the concerned local authority occupation and/or completion certificate in respect of the flat.

5) The Builders hereby declare that the floor Space Index available in respect of the said land is 1890 square metres only and that no part of the said Floor Space Index has been utilised by the builders elsewhere for any purpose whatsoever.

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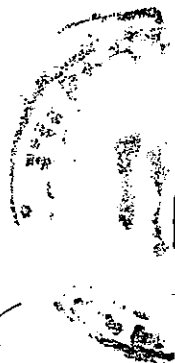
*J.F.F.*

6) The flat purchaser/s agrees to pay to the builders penalty 10 (Ten) percent per annum on all the amounts which become due and payable by the flat purchaser/s to the builders under the terms of this agreement from the date of the said amount is payable by the flat purchaser/s to the builders.

7) On the flat purchaser/s committing default in payment on due date of any amount due and payable by the flat purchaser/s to the builders under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing ) and on the flat purchasers committing breach of any of the terms and conditions herein contained, the builders shall be entitled at his/her own option to terminate this agreement,

PROVIDED always that the Power of termination herein before contained shall not exercised by the builders unless and until the builders shall have given to the flat purchaser/s fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breached of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the flat purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

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*Jatema*



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PROVIDED further that upon termination of this agreement as aforesaid, the builders shall refund to the flat purchaser/s the instalment's of sale price of the flat which may till have been paid by



refunded and upon termination of this agreement an refund of aforesaid amount by the builders, the builders shall be at liberty to dispose off and sell the flat to such person and at such price as the builders may in their absolute discretion think fit.

*Patel*

*Julekha*

*[Signature]*

8) The fixture, fittings and amenities to be provided by the builders in the premises and the said building are those that are set out in Annexure 'D' annexed hereto.

9) The builders shall given possession of the premises to the flat purchaser/s on or before      day of 199     . If the builders fails or neglects to give possession of the flat to the flat purchaser/s on account of reasons beyond his/her/their control and of his/their agents as per the Provisions of Section 8 of Maharashtra Ownership Flat, Act, by the aforesaid date or dates prescribed in Section 8 of the said act, then the builders shall be liable on demand to refund to the flat purchaser/s the amounts already received by him/them in respect of the flat with simple interest at nine percent, per annum from the date the builders received the sum till the date the amounts and interest thereon is repaid provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the builders to the flat purchaser/s, they shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction or building in which the flats are situated or were to be situated.

*Patel*

*Julekha*

*[Signature]*

PROVIDED that the builders shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid date, if the completion of building in which that flat is to be situated is delayed on account of,

- i) Non-Availability of steel, cement, other building material, water or electricity supply.
- ii) War, Civil Commotion or act of God.
- iii) Any notice, order rule, notification of the Government and/or other public or competent authority.

*[Handwritten signature]*

*Julekha*

10) The flat purchaser/s shall take possession of the flat within 7 days of of the builders giving written notice to the flat purchaser/s intimating that the said flats are ready for use and occupation.

*[Handwritten signature]*

11) The flat purchaser/s shall use the flat or any part thereof or permit the same to be used only for purpose of residence.

12) The flat purchaser/s alongwith other purchaser/s of flat in the building shall join in forming and registering the society or a limited company to be known by the name as WADE-E-NOOR HSG.SOCIETY. The flat purchaser/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society or limited company and for becoming a member, including the bye-laws of the proposed society and fulfil and sign and returns to the builders within seven days of the same being forwarded by the builders to flat flat purchaser/s. So as to enable builders to register the organisation of the flat purchaser/s under section 10 of the said act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale Management and Transfer), Rules, 1964. No objection shall be taken by the flat purchaser/s if any, changes or modification are made in draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the registrar of Co-operative Societies of the Registrar of Companies as the case may be, or any other competent authority.

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*[Handwritten signature]*

*Julekha*

*Galama*

*Tulekig*

*[Signature]*

13) Unless it is otherwise agreed to by and between the parties hereto the builders shall within four months of Registration the society or limited company all right, title and interest of the Vendor an/or the owners in the aliquot part of the said land together with the building/s obtaining or executing the necessary conveyance and/or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such society or limited company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provisions of this agreement.

14) Commencing a week after notice in writing is given by the builder to the flat purchaser/s that the flat is ready for use and occupation, the said flat purchasers shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area at the flat) of outgoings in respect of the said land and building/s namely local taxes, betterment charges or such other levies by the concern local authority and/or Government, water charges, insurance's, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and buildings. Until the society/limited company is formed and the said land and building transferred to it, the flat purchaser/s shall pay to the builders such proportionate share of outgoings as may be determined. The flat purchaser's share is so determined, the flat purchaser/s shall pay to the builders Provisional monthly contribution of Rs.100/- per month towards the outgoings. The amounts so paid by the flat purchaser/s to the builders shall not carry any interest and remain with the builders until a conveyance/assignment of lease is executed in favour of the society or limited company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such/assignment of lease being executed, the aforesaid deposits(less deductions provided for this agreement) shall be paid over by the builders to the

*[Signature]*  
*Galama*

*Tulekig*

society or the limited company, as the case may be. The flat purchaser/s undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15) The flat purchaser/s shall on or before delivery of possession of the said premises keep deposited with the builders the following amounts.

- i) Rs.1,500/- For legal charges.
- ii) Rs. 500/- For share money application, entrance fee of the Society or Limited Company.
- iii) Rs.1,000/- For formation & Registration of the Society or Limited Company.
- iv) Rs.4,000/- For proportionate share of taxes & other charges.
- v) Rs.6,000/- For taking electric Transformer from MSEB.

-----  
Total Rs.13,000/-  
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16) The builder shall utilise the sum of Rs.2,000/- paid by the purchaser/s to the builders for meeting all legal costs, charges and expenses including professional costs of the attorney-at-law/advocates of the builders in connection with formation of the said society, or as the case may be limited company, preparing its rules regulations and bye-laws and the cost of preparing and engrossing this agreement and the conveyance or assignment of lease.

17) At the time of registration the flat purchaser/s shall pay to the builders the flat purchaser/s share of stamp duty and registration charges payable, if any, by the said society or limited company on

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the conveyance or lease or any documents or instrument of transfer in respect of the said land and the building to be executed in favour of the society or limited company.

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18) The flat purchaser/s or himself / herself / themselves with intention to bring all persons into whatsoever hands the flat may come, doth hereby convenient with the builders as follows:-

a) To maintain the flat a flat purchaser/s own costs any good tenatable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the flat is situated, staircase or any passages which may be against the rule, regulations or bye-laws or concerned local or any other authority or change/alter to make addition in or to the building in which the flat is situated the flat itself or any part thereof.

b) Not to store in the flat any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which good is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may be damage or likely to be damage the staircases, common passages or any other structure of the building in which the flat is situated and in case any damages is caused to the building in which the flat is situated or the flat on account of negligence or default of the flat purchaser/s in this behalf, the flat purchaser/s shall be liable for the consequences of the breach.

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c) To carry at his own costs all internal repairs to the said flat and maintain the flat in the same conditions, state and order in which it was delivered by the builders to the flat purchaser/s and shall not

do or suffering to be done any thing in or to the building in which the flat is situated or the flat which may given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the flat purchaser/s committing any act the contravention of the above provision, the flat purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

*Fatema*

*Tulekha*

d) Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition alteration of whatsoever nature in or to the flat or any part thereof, nor any alteration the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers, drains pipes in the flat and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C.Pardis or others structural members in the flat without the prior written permission of the builders and/or the society or limited company.



e) Not to do or permit to be done any act or thing which may render void or avoidable and insurance's of the said land and the building in which the flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance's.

*Fatema*

f) Not to throw dirt, rubbish, rags garbage's or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building in which flat is situated.

*Tulekha*

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g) Pay to the builders within seven days of demand by the builders their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the flat is situated.

Patel

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*[Signature]*

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the flat by the flat purchaser/s viz. user for any purposes other than for residential purpose.

i) The flat purchaser/s shall not let sub-let transfer, assign or part with flat purchaser's interest or benefit factor or this agreement or part with the possession of the flat until all the dues payable by the flat purchaser/s to the builders under this agreements are fully paid up and only if the flat purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the flat purchaser/s has/have intimated in writing to the builders.

j) The flat purchaser/s shall observe and perform all the rules and regulations which the society or the limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The flat purchaser/s shall also observe and perform all the stipulation and conditions laid down by the society/limited company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with the terms of this agreement.

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Tulekha

*[Signature]*

k) Till a conveyance of building in which flat is situated is executed the flat purchaser/s shall permit the builders and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

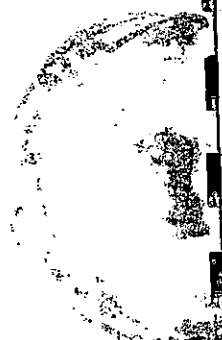
19) The builders shall maintain a separate account in respect of sums received by the builders from the flat purchaser/s as advance or deposits, sums received on account of the share capital for the promotion of the co-operative society or a company or towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which they have been receive.

20) Nothing contained in this agreement is intended to be nor shall be construed as grant, demise or assignment in law of the said flats or or the said plot and building or any part thereof. The flat purchaser/s shall have no claim save and except in respect of the flat hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, recreation spaces, etc., will remain the property of the builders until the said land and building is transferred to the society/limited company as hereinabove mentioned.

21) Any delay tolerated or indulgence shown by the builders in enforcing the terms of this agreement or any forbearance or giving of time to the flat purchaser/s by the builders shall not be construed as a waiver on the part of the builders of any breach or non-compliance of any the terms and conditions of this agreement by flat purchaser/s nor shall the same in any manner prejudice the right of the builders.

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*Tulekha*



*Satma*

*Tulekha*

*[Signature]*



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*Julekha*

22) The flat purchaser/s and/or the builders shall present this agreement as well as the conveyance / assignments of lease at the proper registration office of registration within the time limit prescribed by the registration act and the builders will attend such office and admit execution thereof.

23) All notices to be served on the flat purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent to the flat purchaser/s, by registered post A.D / Under Certificate of posting at his/her/their address specified below :-

VIZ :-

Mohiddin Manzil, 1st Floor  
R.No. 12, Achole Rd  
Nallasopara E

*Fatema* *J.F.*

*Julekha*

24) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace flats in the said building, if any shall belong exclusively to the respective purchaser/s of the terrace flat and such terrace spaces are intended for the the exclusive use of the respective terrace flat purchaser/s. The said terrace shall not be enclosed by the flat purchaser/s till the permission in writing is obtained from the concerned local authority and the concerned local authority and the builders or the society, or as the case may be, the limited company.

*Fatema*

*Julekha*

*J.F.*

25) IT IS AGREED BETWEEN the builders and purchaser/s that in case any additional F.S.I is granted or construction of additional floor or floors is allowed then the builders are entitled to construct and dispose of the said additional construction and the builders have reserved the right to construct the same additional construction

mentioned above and dispose the same. The necessary convent in the deed of conveyance to be executed in favour of Co-operative society shall be incorporated.

26) It is agreed that the builders shall be entitled, without affecting the rights of the purchaser/s to the said premises including the area thereof, to revise the building plans in respect of the said buildings and to utilise the total F.S.I and the development rights available in respect of the said property by suitably modifying the building plans in respect of the said premises as the builders may desire and purchaser/s hereby irrevocably consents to the rights of the builders to revise and modify the building plans in respect of the said premises from time to time.

fatema

JULEKHA

27) In the event of any society being formed and registered before the sale and disposal by the builders of all the premises, the powers and the authority of the society or limited company or condominium of Apartment so formed or the purchaser/s and other holders of the premises shall be subject to the over all authority and control of the builders in respect of all the matters concerning the said building and in particular the builders shall have absolute authority and control as regards the unsold premises and the disposal thereof.

PROVIDED AND ALWAYS the purchaser/s hereby agrees and confirms that in the event of the said society and/or Limited Company or Condominium of Apartment being formed earlier than the builders dealing with or disposing of the said buildings on the said property then and in that event any allottee or purchaser/s of premises from the builders shall be admitted to such co-operative society, limited company of Condominium of Apartment on being called upon by the builders without payment of any premium or any additional charges save and except Rs.250/- for the share money and Rs.10/- entrance fee and such allottee purchaser/s or transfer thereof shall not be discriminated or treated prejudicially by such co-

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operative society, limited company or Condominium of Apartment as the case may be.

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28) The purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the builders to the Government or City and Industrial Development Corporation or Municipality or to any other public body in respect of the said property, the same shall be reimbursed by the purchaser/s in proportion to the area of his/their flat.

29) The purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Nalasopara Municipality or the State Government or CIDCO or betterment charges or development tax or security deposit for the purpose giving water connection or any other tax or payment of a similar nature becoming payable by the builders the same shall be paid by the purchaser/s to the builders in proportion to the area of the said premises and in determining such amount, the discretion of the builders shall be conclusive and binding upon the purchaser/s.

fatema

Julekha

30) The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the builders under this agreement.

fatema

Julekha

31) The builders had agreed to sell the said flat for the lump sum price of Rs. 3,00,000/- (Rupees \_\_\_\_\_) however the builders at the request of the purchaser/s has/have executed this agreement on this date and the market value of the aforesaid flat as on today fixed by the Government is Rs. 2,72,870/- (Rupees \_\_\_\_\_) and therefore the purchaser/s have /has paid the stamp duty amounting to Rs. 42,500/- (Rupees \_\_\_\_\_) on

the said agreement. However the purchaser/s reserve his/her their right to appeal against the valuation fixed by the Government

32) The agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act,1960 with the rule made thereunder and also. The Maharashtra Ownership flats (Regulation of the Promotion of construction, sale, Management and transfer)Act,1963.

Patena

Julekha

33) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace flats in the said building, if any shall belong exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective purchaser of the terrace flat purchaser. The said terrace shall not be enclosed by the flat purchaser till the permission in writing is obtained from the concerned local authority and the Promoter/Builder/Developer, or the society, or as the case may be, the limited company

34) IT IS AGREED BETWEEN the Promoter / Builder/Developer and purchaser/s that in case any additional F.S.I is granted or construction of additional floor is allowed then the Promoter/Builder/ Developer are entitled to construct and dispose off the said additional construction and the Promoter/Builder/Developer has reserved the right to construct the additional construction mentioned above and dispose the same. The necessary convenient in the deed of conveyance to be executed in favour of Co-operative Housing Society shall be incorporated.

Patena

Julekha

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**SCHEDULE 'A'**

**THE SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of land bearing Survey No.141 (112 pt.) admeasuring 1890 square metres, assessed at 18.90 paise, lying, being and situated at Village Achole within Limit of Nalasopara Municipal Council Taluka Vasai, Dist.Thane, within the area of Sub-Registrar at Vasai -2 (Virar).

**SCHEDULE 'B'**

**THE SCHEDULE ABOVE REFERRED TO FLAT**

Flat No. 406 Wing --- on the 4th floor, admeasuring 320 Square Feet (Built up area), in the building known as WADI-E-NOOR, constructed on land bearing Survey No.141(112 pt) admeasuring 1890 Square metres, assessed at Rs.18.90 Paise, lying, being and situated at Village Achole within the limits of Nalasopara Municipal Council, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai-2(Virar)

**SCHEDULE 'C'**

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT I have investigated the title of land bearing Survey No.141(112 pt.) admeasuring 1890 Square metres, assessed at Rs. 18.90 Paise. lying, being and situated at Village Acholle, within Limits of Nalasopara Municipal Council, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai,-2 (Virar) belonging to ASLAM A.SORATHIA and the title thereof is clear, marketable and without any encumbrances.

Sd/-

**William J.Pen**  
Advocate

**SCHEDULE 'D'**  
**LIST OF AMENITIES**

1. The building will be ground and Four storey, R.C.C frame structure with 6" thick Block walls, externally and 4" thick brick partition walls internally.
2. The building will be finished with double coat of sand faced plaster externally and neroo finished plaster internally.
3. White Cement Mosaic Tiles or Spartex Tiles to cover installed hall and bedroom flooring of the flat with 4" wide skirting in rooms and in kitchen ~~with~~ flooring.  
Grey mosaic.
4. Doors and Windows : doors will be of wooden frames and pained with oil paint.
  - a) Main door-solid Flush door will be side sunmica finishing and one side of oil paint.  
Fittings :-Godrej or equivalent night latch, peep hole and safety chain will be provided. Doors shall be fitted with iron hinges, tower bolts and aluminium fittings.
  - b) Bathroom/W.C. Doors : ~~Wooden~~ <sup>Sinter</sup> panel doors with iron hinges and aluminium fittings
  - c) Window :- Window will be of aluminium sliding type.
  - d) W.C and bathroom windows :- R.C.C. window frames with glass louvers.
5. Glazed Tiles flooring in watercloset with <sup>2' x 4'</sup> 4' 0" high glazed tile dado.
6. Polished Tandul or Kota flooring in bathroom with <sup>4"</sup> high glazed tile dado

✓ Julekha

Julekha  
✓ Julekha

\* Julekha

Julekha

\* Julekha

Julekha

✓ Julekha

✓ Julekha

Julekha

IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
REUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS THE DAY AND THE YEAR FIRST HEREINABOVE  
WRITTEN.

SIGNED AND DELIVERED by the within named "THE  
BUILDERS" M/s. Aslam A. Sorathia, Proprietor in the presence of

Name :

Address :

Name :

Address :

For *Aslam A. Sorathia*

*Aslam A. Sorathia*  
Proprietor.

*Vasudev Charkhanvi*

*Achle Rd Nallagopurky*

SIGNED AND DELIVERED by the within named "THE  
PURCHASER/S" SHRI/SMT. *Fatema, m. Jaurawala*

the presence of *Julekha, m. Jaurawala*

*Julekha*  
*Julekha*

*Chak*

RECEIVED the day and the year first hereinabove written of and  
from the within named PURCHASER/S, the sum of Rs. *3,500/-*

rupees *Three Thousand only* by cash Receipt No 211

dated *30. May 2007* as and by way of earnest money, to be paid  
to him/them/them/her to me.

IN WITNESS

we say we have received.

For *Aslam A. Sorathia*

*Aslam A. Sorathia*  
Proprietor.

BUILDERS



*Jalana*  
*Julekhg*

*J.A.*

7. Cooking platform with marble stone on top. with <sup>2'-0"</sup> high glazed tile flooring and dado in sink.
8. One R.C.C. Loft either over bathroom.
9. Doors sills to bathroom and watercloset.
10. Wash Basin.
11. Casing Electric fitting with copper wire, two light point, One plug point in each room.
12. One light point in bathroom, water closet and passage.
13. One door bell.
14. 3 Power point for Geyser, Washing Machine and Fridge.
15. Concealed plumbing Chromium plated Bib-cocks and shower bulb in bathroom.

The nature extent & description of common area facilities.

*J.A.*  
*Jalana*  
*Julekhg*

- a) Terrace Water proofing.
- b) Staircase to reach the Flat.
- c) Concrete Pathways from Entrance gate to staircase Entrance.
- d) Overhead Water Tank.
- e) Under-Ground water tank and pump house with pump.
- f) Cement Paint for Exterior surface.





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,  
Bombay - 400 021.  
PHONES : 202 2481 / 202 2420 / 202 2579  
FAX : 00-91-22-902 2509  
TELEX : 011-83218 CIDC IN • GRAM : CITWIN

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,  
New Bombay - 400 614.  
PHONES : 757 1241-42-44 / 757 0912  
757 2631 / 757 1069  
FAX : 00-91-22-757 1066

Ref. No.

CIDCO/VVSR/BP-1479/E/1675B

Date :

21/06/1996.

Shri Aslam A. Sorathia  
3/34, Jasmine Apartment,  
S.V. Road, Andheri (W).  
BOMBAY-400 058.

Sub: Development permission for the proposed Residential Building on S.No.141(112), H.No.(pt), Village Achole, Taluka Vasai, Dist:Thane.

Ref: Your architect's letter dated 05/06/1996.

Sir,

Please refer to your application for development permission on S.No.141(112), H.No.(pt), Village Achole, Taluka Vasai, Dist:Thane.

The development permission is hereby granted to construct Residential Building on S.No.141(112), H.No.(pt), Village Achole, Taluka Vasai, Dist:Thane.

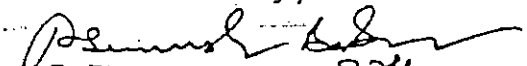
The commencement certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structure referred above.

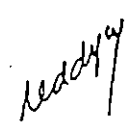
You will ensure that the building material will not be stacked on the road during the construction period.

You will drill the borewell at site as suggested by GSDA and also you will demarcate at site the property boundary and the locations of the D.P. reservations, D.P. roads, recreational open spaces, amenity plot etc. as may be applicable, before completing plinth & applying for plinth completion certificate.

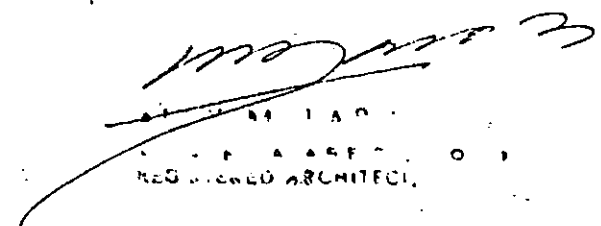
Encl: a/a.

Yours faithfully,

  
P. SURESH BABU ) 21/6  
ASSOCIATE PLANNER/ADDL.TPO  
(VVBP)



TRUE COPY

  
REGISTERED ARCHITECT



५) अनुज्ञाग्राहीत व्यक्तीस अशा भूयंडाधिकाराचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूयंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करू कसून विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादित केलेल्या विलेखाने त्याबाबत यास उल्लेख करणे हे त्याचे कर्तव्य असेल.

६] प्रस्तावित इमारत किंवा अन्य कोणतेही काम [अतल्यास] यांच्या बांधकामात गुस्मात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने [ग्रॅन्टीने] ग्रामपंचायत यांची असे बांधकाम करण्याविषयीची आपत्तक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

७] इमातीच्या बांधकामाचे नियंत्रण करण्याचे अधिकार मुंबई महानगर प्रदेशात विकासात प्राधिकरण, वांद्रा, मुंबई यांचेकडे निहित झालेले आहेत. तरी अनुज्ञाग्राही व्यक्तीने महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६५ चे कलम ४४ अन्वये तद्वर प्राधिकरणाकडून इमारतीचे नकाशे मंजूर केल्याने घेतले पाहिजेत.

८] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा अकुषिक प्रयोजनासाठी वापर करण्यास गुस्मात केली पाहिजे. मात्र वेळोवेळी अशा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्तप्रमाणे न केल्यात ही परवानगी रद्द करण्यात आली अतल्याचे समजण्यात येईल.

९] अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा अकुषिक प्रयोजनार्थ वापर करण्यास ज्या ज्या दिनांकापासून गुस्मात केली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल केला असेल तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत दस्तऐवजीत नदारास कळविले पाहिजे. जर तो असे करण्यास सुद्धे तर महाराष्ट्र जमिन महसूल [जमिनीच्या वापरातील बदल व अकुषिक आकारणां] कडवकड नियम १९६२मधील नियम ६ अन्वये त्याच्यावर कागदी करण्यास अशा अनुज्ञाग्राही पात्र ठरेल.

१०] अशा जमिनीचा ज्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीत परमानगी देण्यात आली असेल त्या प्रयोजनार्थ त्या जमिनीचा वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून तद्वर अनुज्ञाग्राहीने त्या जमिनीच्या संबंधाने दर चौ. मीटर माने रु. ००-०१ [एक पीता मात्र] या दराने अकुषिक आकारणी दिली पाहिजे. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्याप्रतंगी निराक्या दराने अशा अकुषिक आकारणी करण्यात येईल व यापूर्वी आकारण्यात आलेल्या अकुषिक आकारणीच्या हमीची सुद्धे अजून समाप्त व्हायची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

११] ही अकुषिक दराने आकारणीची हमी दिनांक ३१-७-१९९१ रोजी संपणा-या कालावधीपर्यंतच आहे. त्यानंतर अशा दराने सुधारणा करण्यात आली असेल तर या दराची फेरतपासणी करण्यात येईल.

१२] जमिनीच्या अकुषिक वापरास गुस्मात केल्यापासून एक महिन्याच्या आत अनुज्ञाग्राहीने जमिनीच्या मोजणीची फी दिली पाहिजे.

१३] भूभाषण विभागाकडून जमिनीची मोजणी करण्यात आल्यानंतर अशा जमिनीचे प्लॉट प्रत्यक्ष क्षेत्रफळ आटवून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्रफळ तसेच अकुषिक आकारणी यात बदल करण्यात येईल.

१४] जमिनीच्या अकुषिक वापरास गुस्मात केल्यापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसूल [जमिनीच्या वापरातील बदल व अकुषिक आकारणी] नियम १९६२ यातील अनुसूची पाच मध्ये दिलेल्या



गाव नमुना सात (अधिकार अभिलेख पत्रक)  
 गाव : आचल (महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१-मांतील नियम ३, ५, ६, आणि ७) इतिहास : २०१६

भूमापन क्रमांक	भूमापन-श्रमांकांचा उपविभाग	भूधारण पध्दती	भोगवटादाराचे नांव			वाते क्रमांक
७६७ (१२२) ५			(१०)	(१२२)	(१३३)	
मताचे स्थानिक नांव			(२२६)	(२०७)	(२१२)	कुळाचे नांव
लागवडी योग्य क्षेत्र			(३२३)	(३६६)		
एकर गुंडे	एकर	आर	महेश अल्प आचल क्षेत्र			
	७६०		(२३६)			इतर अधिक
एकूण	७६०	०				(३१५)
पोटखराक (लागवडी योग्य नसलेले)						(३६५)
वर्ग (अ)						(३२३)
वर्ग (ब)						
एकूण आकारणी						
जुडी किंवा विशेष आकारणी	रुपये	पैसे				सीमा आणि भूमापन चिन्हे :-
	७६-	००				

गाव नमुना बारा (पिकांची नोंदवह्या)

(महाराष्ट्र जमीन महसुल अधिकार अभिलेख व नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ मांतील नियम २९)

पिकाखालील क्षेत्राचा तपशील

वर्ग	हंगाम	मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाराचे नांव
		संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	रुपये	शेकड		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५

(असमल वरहुकुम नक्कल) दिनांक २१.१.१९९६ सहाय्यी सहाय्यी सा. सहाय्यी

# WILLIAM J. PEN

B. A. LL. B.

Advocate High Court

Office :-

117, Satyam Shivam Shopping Centre,  
1st Floor, Opp. Rly. Stn.,  
Nallasopara (W.) Dist. Thane.  
Tel.: 372243 Code : 0252



Resid. Office :-

Joseph Niwas, Gass (K. No. 2),  
Nallasopara (W.) Dist. Thane,  
Pin.-401 203.  
Tel. 372478/372872. Code : 0252

BY R.P.A.D./HAND DELIVERY

Ref. C/147/95.

Date 16/11/95.

: C E R T I F I C A T E :

: TO WHOMSOEVER IT MAY CONCERN :

This is to CERTIFY that I have verified the record in the Office of the Sub-Registrar, Vasai and Bombay and revenue authority while investigating the title of MR. MOHAMAD ASLAM ADAM SORATHIA, in respect of the properties bearing Non-Agricultural Land Property mentioned as under:-

At Village Achole, Nallasopara (E), Achole Road, within limits of Nallasopara Municipal Council, Tal:- Vasai, Dt:- Thane, bearing Old S. No. 112, New S. No. 141, H. No. (PT), Area/H.R.O/1890 Sq. Mtrs. approximately.

In the strength of aforesaid investigation, I certify that the title of and MR. MOHAMAD ASLAM ADAM SORATHIA, to the said property is clear marketable and free from any encumbrances and that the above property do not fall within the purview of Urban land ( Ceiling & Regulation ) Act. 1976.



( WILLIAM J. PEN )  
ADVOCATE HIGH COURT.  
BOMBAY.

नमुन्यांत एक तनद कळ देउन तीत या आदेशांनील तर्व शर्ती समाविष्ट करणो व्हर त्यात बंधनकारक असेल.

१५] अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परितरांत अत्वच्छता व धाणा निर्माण होणार नाहीं अशा रितीने आपल्या स्वतःच्या खडनि आपली पाणी पुरवठ्याची व सोडपाण्याचा नियरा करण्याची व्यवस्था केली पाहिजे.

१६] अ] या आदेशात आणि तनदीत नमूद केल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीत धाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा वंड आणि आकारणी भरल्यानंतर उक्त जमिन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

ब] वरील खंड [अ] मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा अशा तरतुदीविरुद्ध त्या इमारतीचा किंवा बांधकामाचा वापर करण्यात आर आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी, ठाण्याच्या जिल्हाधिका-याने निदेश देणो विधी तंत्रत असेल तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करचून घेण्याचा किंवा त्याप्रित्यर्थ आणेली खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची धकवाकी म्हणून घेवून घेवून घेण्याचा अधिकार असेल.

१७] दिलेली ही परवानगी, भुंबई कुडवाहिवाट व शेतजमिन अधिनियम १९४८ महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादितारख्या त्या त्या वेळी अंमलांत असलेल्या इतर कोणत्याही कायद्यांचे जे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत लागू होतील त्या उपबंधांच्या अधीन असेल.

स्वाक्षरी/-

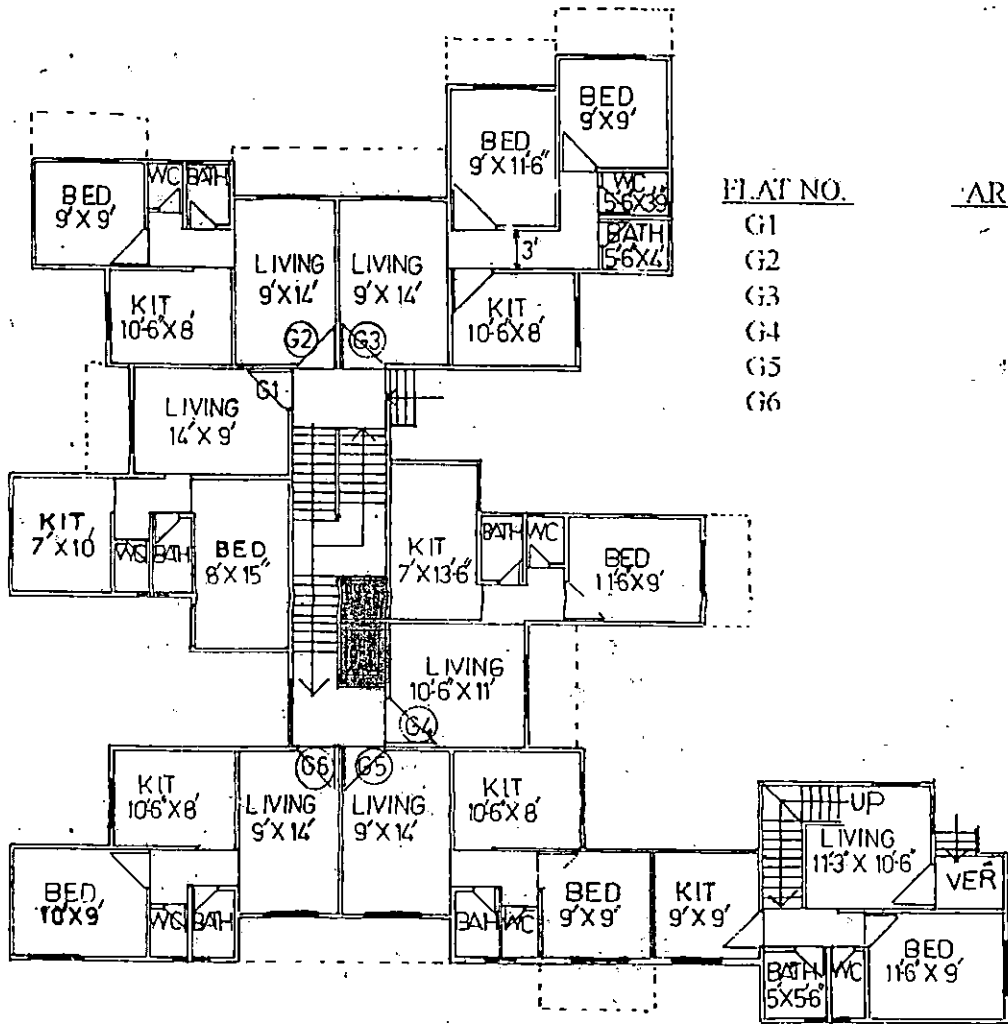
[गो. बा. पिंगुळकर]  
जिल्हाधिकारी ठाणो

श्री. धिराजी गणू पाटील,  
दारा जे. एम्. के फरोज, आर्किटेक्ट,  
घर नं. ४७, पहिला मजला, कलिज रोड,  
वसईरोड, ४०१ २०२



मिस्त्रिपट्टी, घने करीत  
जे. एम्. के. फरोज

SALE PLAN

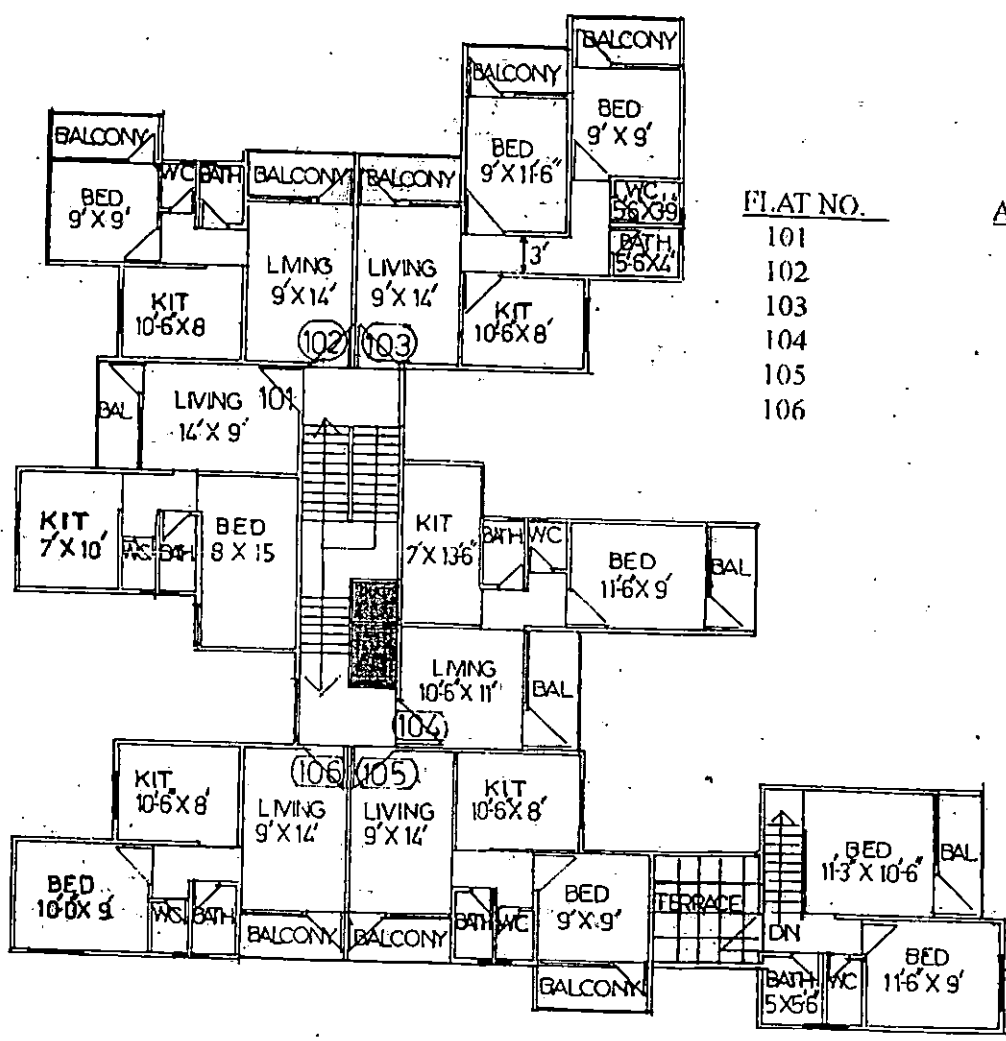


FLAT NO.	AREA SQ.FTS
G1	381
G2	360
G3	495
G4	380
G5	360
G6	370

GROUND FLOOR PLAN

DESCRIPTION	BUILDERS & DEVELOPERS	ARCHITECT
PROPOSED BUILDING ON S.NO. 141 (112) PT AT VILLAGE - ACHOLE, TAL - VASAI, DIST - THANE.	ASLAM. A. SORATHIA	
	BUILDING NAME WADI : E : NOOR	
	BOMBAY ADDRESS	NALLASOPARA ADDRESS
	338/7, CHUNAWALA CHAWLA NEAR S.V. ROAD NEW SUBWAY ANDHERI WEST BOMBAY:- 6285670, 6282711, 6289846, 6248014	WADI : E : NOOR BEHIND SIDDIH. VINAYAK. ACHOLE ROAD, NALLASOPARA EAST.
		A.M. FAROZ & ASSOCIATE HOUSE NO. 47 A.V. COLLAGE ROAD VASAI ROAD (W). 401; DIST - THANE, TEL:- 712-324527

FLAT PLAN

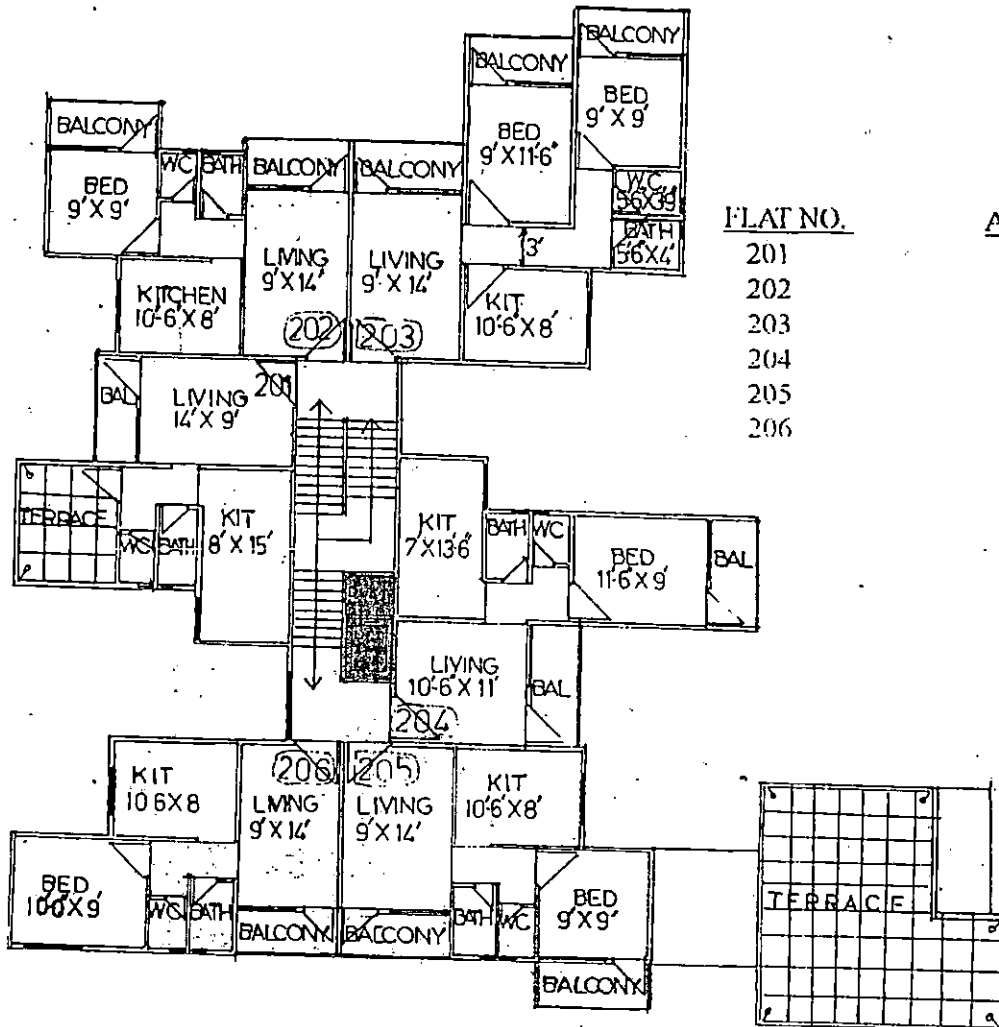


FIRST FLOOR PLAN

DESCRIPTION	BUILDERS & DEVELOPERS	ARCHITECT
PROPOSED BUILDING ON NO.141 (12) PT AT LAGE-ACHOLE L-VASAI ST-THANE	ASLAM . A. SORATHIA	
	BUILDING NAME-WADI : E : NOOR	
	BOMBAY ADDRESS	NALLASOPARA ADDRESS
338/7 CHUNAWALA CHAWLA NEAR S.V. ROAD NEW SUB-WAY ANDHERI WEST BOMBAY- 6285670, 6282711, 6289846, 6248014	WADI : E : NOOR BEHIND SIDDI VINAYAK ACHOLE ROAD NALLASOPARA EAST	ARCHITECT, ENGINEER, VALUERS HOUSE NO. 47 VASAI ROAD (W) 401202 DIST- THANE TEL - 712- 324527



SALE PLAN

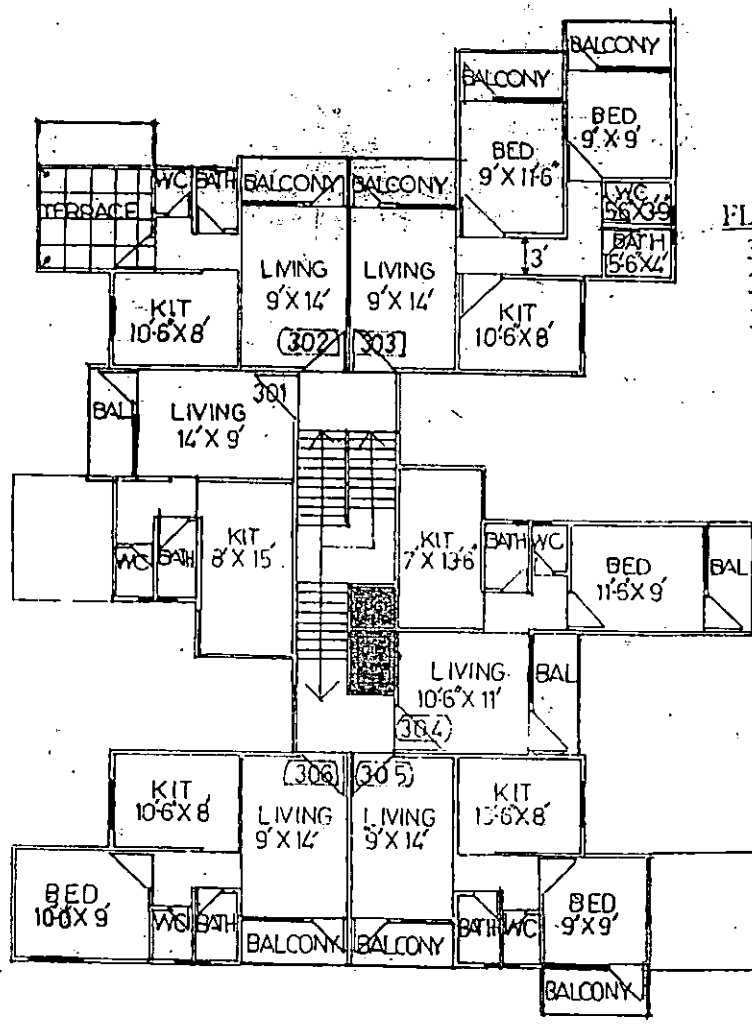


FLAT NO.	AREA SQ.FTS
201	351
202	426
203	600
204	462
205	426
206	404

SECOND FLOOR PLAN

DESCRIPTION	BUILDERS & DEVELOPERS	ARCHITECT
PROPOSED BUILDING ON S.NO.141 (12) PT AT VILLAGE - ACHOLE TAL. - VASAI DIST - THANE	ASLAM A SORATHIA	
	BUILDING NAME - WADI : E : NOOR	
	BOMBAY ADDRESS	NALLASOPARA ADDRESS
	338/7 CHUNAWALA CHAWA NEAR S.V. ROAD NEW SUB-WAY ANDHERI - WEST BOMBAY - 6285670, 6282711, 6289846, 6248014.	WADI : E : NOOR BEHIND SIDDIH VINAYAK ACHOLE ROAD NALLASOPARA EAST
		A.M.FAROZ & ASSOCIATES ARCHITECT ENGINEER VALUERS HOUSE NO.47 A.V. COLLEGE ROAD, VASAI ROAD(W). 401202 DIST - THANE. TEL 712-324527

SALE PLAN



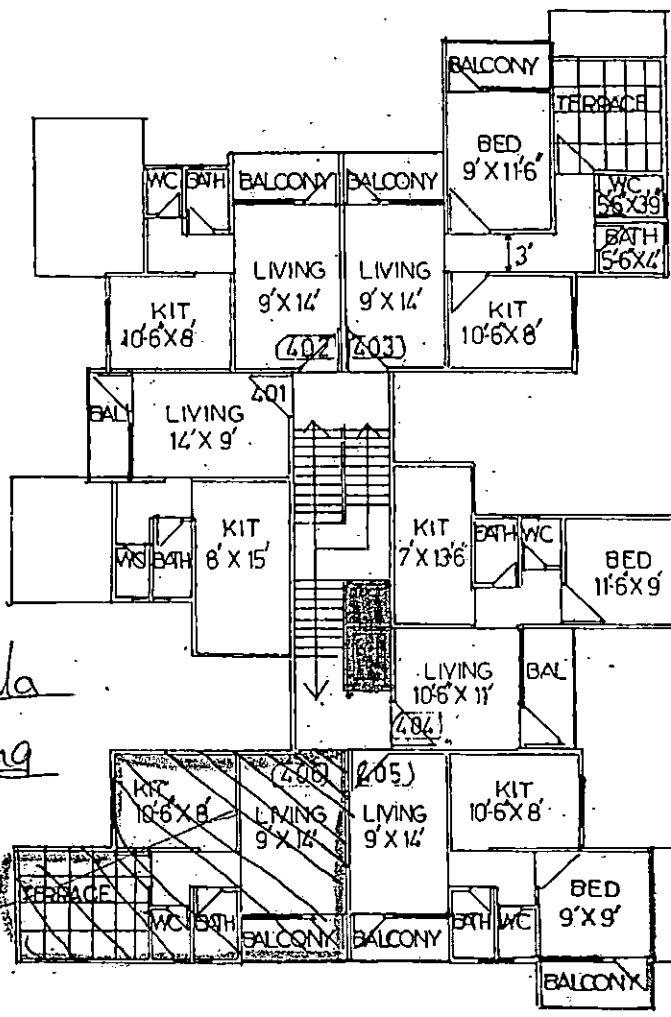
FLAT NO.
301
302
303
304
305
306

AREA SQ. FTS
352
306
600
462
426
404

THIRD FLOOR PLAN

DESCRIPTION	BUILDERS & DEVELOPERS	ARCHITECT
PROPOSED BUILDING ON S. NO. 141 (112) PT AT VILLAGE ACHOLE TAL - VASAI DIST - THANE	ASLAM A. SORATHIA	
	BUILDING NAME: WADI: E: NOOR	
	BOMBAY ADDRESS	NALLASOPARA ADDRESS
	338/7 CHUNAWALA CHAWLA NEAR S.V. ROAD NEW SUB-WAY ANDHERI WEST BOMBAY: 6285670, 6282711, 6289846 6248014	WADI: E: NOOR BEHIND SIDDHI VINAYAK ACHOLE ROAD NALLASOPARA EAST
		A.M. FAROZ & ASSOCIATES ARCHITECT, ENGINEER, VALUERS HOUSE NO. 47 A.V. COLLEGE ROAD VASAI ROAD (W). 401202 DIST - THANE

SALE PLAN



FLAT NO.	AREA SQ.FTS
401	351
402	308
403	480
404	462
405	426
406	306

*Julekha*

*Julekha*

G+4  
without  
i.e.

FOURTH FLOOR PLAN

DESCRIPTION	BUILDERS & DEVELOPERS	ARCHITECT
PROPOSED BUILDING ON S. NO. 141 (112) PT AT VILLAGE - ACHOLE TAL - VASAI DIST - THANE	ASLAM A. SORATHIA	
	BUILDING NAME :- WADI : E : NOOR	
	BOMBAY ADDRESS	NALLASOPARA ADDRESS
	338/7 CHUNAWALA CHAWLA NEAR S.V. ROAD NEW SUB-WAY ANDHERI WEST BOMBAY:- 6285670, 6282711, 6289846 , 6248014.	WADI : E : NOOR BEHIND SIDDHI VINAYAK ACHOLE ROAD NALLASOPARA EAST
		A.M. FAROZ & ASSOCIATES ARCHITECTS, ENGINEERS, VALUER HOUSE NO. 47 A.V. COLLEGE ROAD VASAI ROAD W 40120 DIST - THANE TEL:- 712-324527

अनुक्रम नंबर : ११७५  
 सन २००० के बजट  
 के २३ तारखेस २:३० व ३:००  
 के दरम्यान वसई - २ के  
 मुख्य निबंधक यांचे कचेरीत  
 आणून दिला.

*Fulekar*

मुख्य निबंधक वसई-२

- १) भरकम. भै अराशीया  
 २६ व्यापार श मुबई
- २) फतीमा. एम. जवाखवाणी ३२
- ३) जूजेरवा एम. जवाखवाणी १६  
 नोकरी दोषे आळाकोपारा

*Fulekar*

*Fulekar*

*Fulekar*

खाहीलागनाचे	
सी वेतनी	
गोंगा	
दरम्यान	3000
(फौजारी वगैरे)	9
सैन्यादी वगैरे को	2
काही वगैरे	92
एकूण को	3094

*Fulekar*

मुख्य निबंधक

- १) श्री. वारुदेव की थाडवाजी  
 व्यवहार या आळाकोपारा
- २) फौजारी रवाणिया मनसूरठाडी  
 गावरावाळी याही आळाकोप

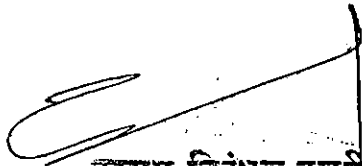
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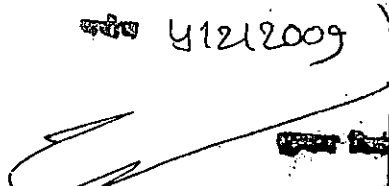
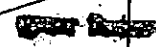
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मुख्य निबंधक

कोरी घल घाफ्ल  
दि. ५१२१००९

  
दुय्यम निबंधक वसई-२

दुय्यम ९  
२३५२: वाळमाचे २९६ २३३  
पुढावर लेले समन्याने मोट्या  
करीण ५१२१००९



66  
:23:

Dated This \_\_\_\_\_ Day Of \_\_\_\_\_ 199

Between

**Aslam A.Sorathia**

**Builders & Developers**  
338/7 Chunawala Chawl, S.V. Road,  
Andheri (W), Mumbai 400 058.

AND

Mr./Mrs. Fatima. M. Javorawala  
ADDRESS : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Agreement For Sale Of

Flat No. 405 Floor 4th  
in Wadi-E-Noor  
Nallasopara (E), Achola,  
Taluka - Vasai, Dist - Thana.

**ASLAM A.SORATHIA**

**Builders & Developers**  
338/7 Chunawala Chawl,  
S.V. Road, Andheri (W),  
Mumbai 400 058.  
Tele : 624 8014 / 628 5670

**WILLIAM J.PEN**

**B.A.LL.B**  
**Advocate High Court,**  
17, Satyam Shivam Shopping Centre,  
1st Floor, Opp. Railway Station,  
Nallasopara (W), District - Thane.  
Tele: Off : 372243 / 374272  
Res : 372478 / 372872