

व बाजारभाव (भाडेपटटबाच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रू. 1,305,000.00 बा.भा. क. 852,500.00

(2) भू-मापन, पोटहिस्सा व घरकमांक (1) वर्णना उपयिमाग क 20/78-1ब-3, स न 74/2-ओ, सदिनका न 702, 7वा नजला. वि न (असल्यास)

सी-1, विहंग वहॅली फेस-1, ओवळे, ठाणे.

(3)क्षेत्रफळ

(1)36.52 ची भी कार्पट

ADSV9897P

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1) (1) विहंग इन्फ्रोस्ट्रक्यर प्रा लि तर्फे दियक मल्होत्रा --; घर/फ्लॅट नं: -: गल्ली/२.स्ता: ;

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

(7) दिनांक

नोदणीच

(९) अनुक्रमांक, खंड व पृष्ठ

(10) वाजारभावायमाणे मुद्रांक शुलक

ल 47850.00

वाजारभावाप्रमाणे नोंदणी

₩ 13050.60 W. C. A. T.

(1) विवेकानंद सदानंद नोहिते का घर/प्रलेट नेंक्; गल्ली/रस्ताः ; ईमारतीच का. नगगड. शियाजी नगर राबोडी द्यणे; ईनारत ते: -: पेठ/वसाइतः -; शहर/मात -: तालुका: - विन - प

नम्बर: ALIPM2395M. किया आदेश असल्यास, वादीचे नाव (2) जान्त्रवी विवेकानंद नोहिते - , पर/फुलेंट नं - , गलरी/रस्ताः - ईमारतीचे नाव । इंगारत नः -: येत/क्साइतः -: शहर/गावः -: तातुकाः -:पिनः -: पेन नग्यरः A 1219A: : वाः

र्दमारतीचे नाव - : ईमारत नः - : पेट्यवसाहतः -: शहर/गाव -103 : 105: शेरीफ देवजी स्ट्रिट, सुमान मुजिल, मस्जिद (प) मुं-03; तालुकाः -: पिनः विन

करून दिल्लाचा 22/12/2009 22/12/2009

MR./MRS:/MIS. VIVEKANAND SADAMAND MOHITE

MRS. JANHANEE V. MOHITE

having his/her/its/their address at RAIGAD NIWAS,

2ND FLOOR, R.N. 17, SHIVAII NACTAR,

RABODI, THANE.

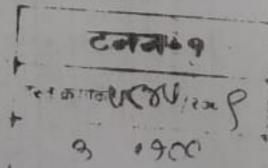
hereinafter referred to as 'the PURCHASER' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART:

In this agreement, unless the roomtext purishing plies, the expression defined hereunder shall have the respective neglective assigned to them.

- (i) The singular wherever used shall include plural and vice-versa;
- (ii) The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

#### WHEREAS:

(A) 1. One Smt. Barkibai Rama Ture (hereinafter referred to as 'the said Barkibai') was cultivating the property being land bearing Survey No. 74/1/1 admeasuring 710 sq. mtrs., Survey No. 74/1/2 admeasuring



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D-5/STP(V)C.R. 1042/01/05/1296-1299 Dt. 22-07-06 Govt, of Mah. General Stamp office Licence No Authorised Signator क्योरमा पद्यकागने नाम / Name of counter part) (Schoduled Bank क्सार्यकाची सन्ता/ No. of Documents प्रसायना च्यादे कात्म / Purpose, o Cash / DD / Cheque No. if any. Treat Rest / Peymant Details Franking No. 49150 なるとととと Drawn on Bank. स्या आकारणी ग्र HTTL/Branch Br. / THANE अपरो हम्पे /

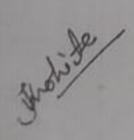
THIS AGREEMENT is made at Thane this 22 nd day of the Dec., in the Christian Year Two Thousand BETWEEN VIHANGO INFRASTRUCTUE PVT. LTD., a company incorporated under the provisions of Companies Act, 1956 having office at 103/105, Sheriff, Devji Street, First Floor, Room No.8, Sugara Manzil, Masjid (Wo, No. 1966) and the street of the str

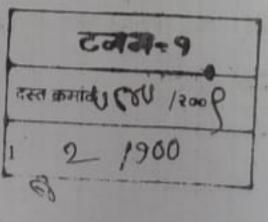
Mumbai - 400 003, hereinafter referred as the "PROMOTERSEN

expression shall unless repugnant to the context and meaning the

shall include it successor or successors and assigns) Of the ONE FART

AND





HIGSB CO-OP. BANK LTD., Thane Br. AUTHORISED SIGNATORY

Bank Ltd . Thane Branch, Raunak

# THIRD SCHEDULE ABOVE REFERRED TO:

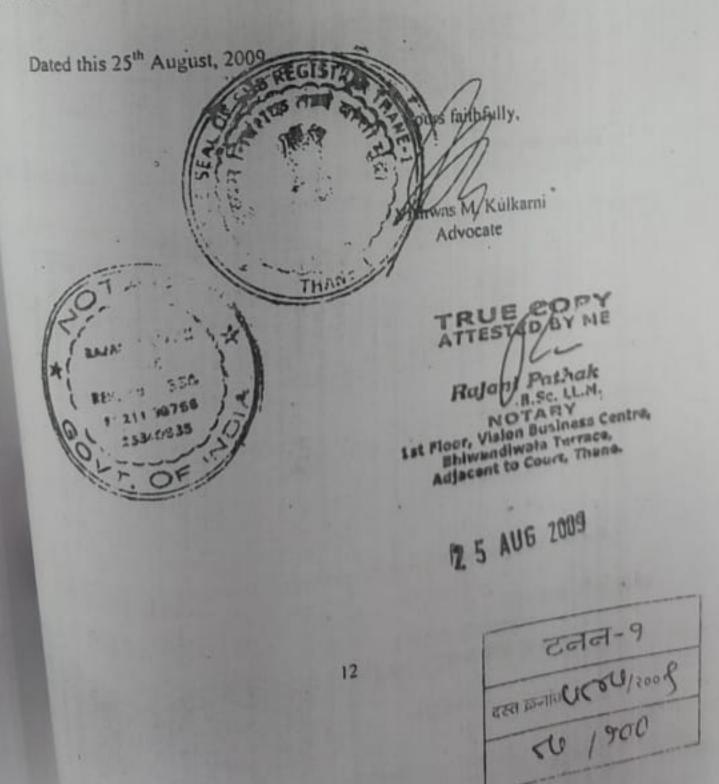
ALL THAT piece and parcel of land bearing Survey No. 74/5 admeasuring 2200 sq. mtrs., situate lying and being at village Oyale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

### FOURTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.97, New Survey No.74, Hissa No.2/B admeasuring 1,110 sq. mtrs., situate, lying and being at Village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

#### FIFTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Old Survey No.97, New Survey No.74, Hissa: No.2/A admeasuring 1,110 sq. mtrs., situate, lying and being at Village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.



Trustee of Ratanshi Premji Charitable Trust, with respect to the said second property. I

In the said Objection, it has been alleged that the said Ratanshi Premji Charitable Trust is the owner of the said second property. It has also been alleged that Shri Rama pevashri Kumbhar was the protected tenant of the said second property. On perusal of Mutation Entry No.758, it appears that the said Shri Rama Devashri Kumbhar was the Mutation Edition in respect of the said second property in 1956. However, since, he was protected terms the said second property, his name was deleted from the revenue records of the said second property and acquired the said. Anusaya was of the said second property and acquired the said second property under the provisions of the Tenancy Act. Thereafter, requisite 32-M certificate was also issued by the concerned authority in favour of the said Anusaya. Thereafter, all the requisite permissions including Sale permission under Sec.43 (1) of the Tenancy Act, have been obtained by the said Anusaya and others and subsequently, by a Deed of Conveyance dated 26/3/2008, registered before the Sub-Registrar of Assurances, Thane under Sr. No.2636/2008, the said Anusaya and others sold, transferred and conveyed the said second property to the said Suraj. Thus, as it appears, I am of the opinion that the said objection recorded by the said Mr. Nikhil Makecha, Managing trustee of Ratanshi Premji Charitable Trust is devoid of legal sanctity and without legal force, as such requires no consideration at all.

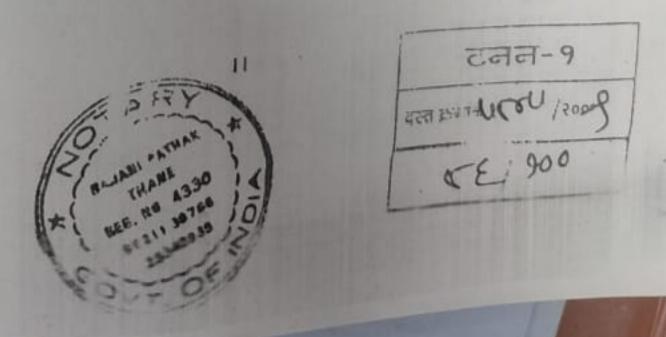
In view of the above. I hereby state Gray wife that in my opinion, subject to (a) the compliance of the terms & conditions conditions the above referred various orders and permissions, (b) my observations in Para No. Intervinabove and (c) what has been stated hereinabove, the title of the said Para Council that said first and second property, the title of the said Second Owners to the said third property, the title of the said Third Owner to the said fourth property and the title of the said Fourth Owner to the said fifth property is marketable and free from encumbrances.

FIRST SCHEDULE ABOVE REPERRED TO:

ALL THOSE pieces and parcels of land bearing Survey No.74/1/1 admeasuring 710 sq. mtrs., Survey No.74/1/3 admeasuring 710 sq. mtrs., Survey No.74/1/3 admeasuring 2230 sq. mtrs., aggregating to 3650 sq. mtrs., situate lying and being at village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

## SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.74 Hissa No.3 Measuring 4910 sq. mtrs., situate lying and being at village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Plane Municipal Corporation.



| 1 . Par . 1   | Vendor Send On Recd. Bate |                        |      |
|---------------|---------------------------|------------------------|------|
| EARCH-1       | Meg A Malatin 06 04/1     | RESIDENCE VERIFICATION |      |
| SEARCH - 2    |                           | OFFICE VERIFICATION    | 1    |
| ALUATION - 1  | Vactor Kala               | SITE INSPECTION        |      |
| VALUATION - 2 |                           |                        | SIGN |
| Co-ordination | Dt.                       |                        |      |
| Processing    | Dt                        | AC NO                  | -    |
| Sanction      | Dt                        | DOC EXECUTIVE NO       | -    |
|               | Dt -                      | NOI DONE BY            |      |
| Control.      |                           | EM DONE                |      |
| Documentation | Dt.                       |                        |      |
| A/c Opening   | Dt.                       | NACH / SI              | -    |
| Disbursement  | Dt.                       | TDV                    |      |

COMPACTOR NO

BRANCH VASANT VIHAR 4314

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