



तक्रमांक व वर्ष: 7580/2006

नोदणी 63 ग.

Tuesday, November 24, 2009

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

2:53:22 PM

गावाचे नाव : चितळसर मानपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नगूद करावे) मोबदला रु. 1,540,860.00
वा.गा. रु. 1,217,700.00

(2) भू मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1) वर्णन: विभागाचे नाव - गावाचे नाव : चितळसर मानपाडा (ठाणे महानगरपालिका), उपविभागाचे नाव - 7/31 - 3ई3) चितळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्वे नंबर/सिटीएस नंबर (गावठाण) शीट क्रमांक 1. शुभारंग फेज 3, सदनिका नंबर 901-अ, 9 वा गजला, टॉवर नं. डी, चि मानपाडा ठाणे सर्वे नंबर 63/3,4अ,5अ.
(1)54 चौ.मी.

(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) क्वालिटी कन्स्ट्रक्शन तर्फे भागीदार कमल काबरा तर्फे कु.गु. विलास घाडी - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: ब्रह्मांड हौ रोा; ईमारत नं: -; पेठ/वसाहत: आझाद नगर; शहर/गाव: ठाणे; तालुका: -; पिन: -; पॅन नंबर: MM K1367Q.

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

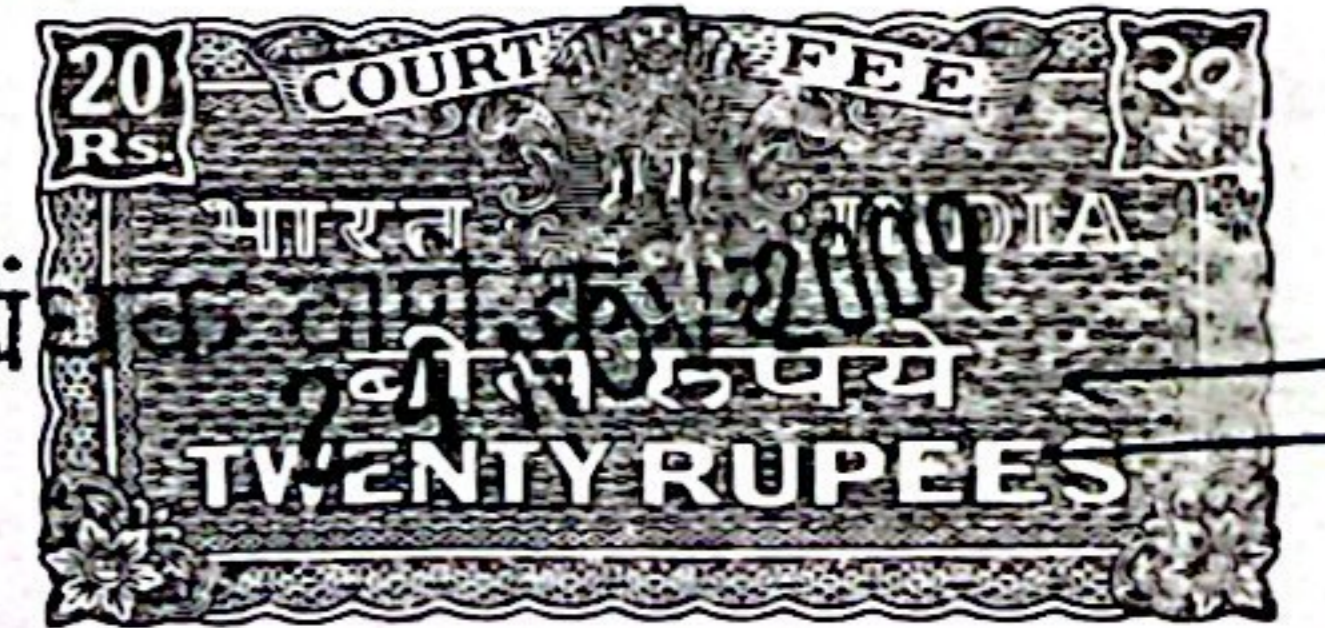
(1) दत्तात्रय व्ही कुलकर्णी - ; घर/फ्लॅट नं: 1/102; गल्ली/रस्ता: -; ईमारतीचे नाव: शुभारंग फेज-1; ईमारत नं: -; पेठ/वसाहत: चि.मानपाडा; शहर/गाव: ठाणे; तालुका: -; पिन: -; पॅन नंबर: -.
(2) माधुरी दत्तात्रय कुलकर्णी - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(7) दिनांक करून दिल्याचा 10/10/2006
(8) नोदणीचा 16/10/2006
(9) अनुक्रमांक, खंड व पृष्ठ 7580 /2006

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 77050.00
(11) बाजारभावाप्रमाणे नोदणी रु 15410.00

(12) शेर

सह दुय्यम निबंधक



नी नक्कल केली
नी नक्कल वाचली
नी रजवात घेतली

खरी नक्कल

अर्ज क्र. 7580/2006

दिनांक 28/10/2006

अर्जदार श्री. रणजित देसाई

सदरील दस्तऐवजास एकज पाने..... असून

नियमा प्रमाणे फी रु. 20/- पा. क्र. 26968e2

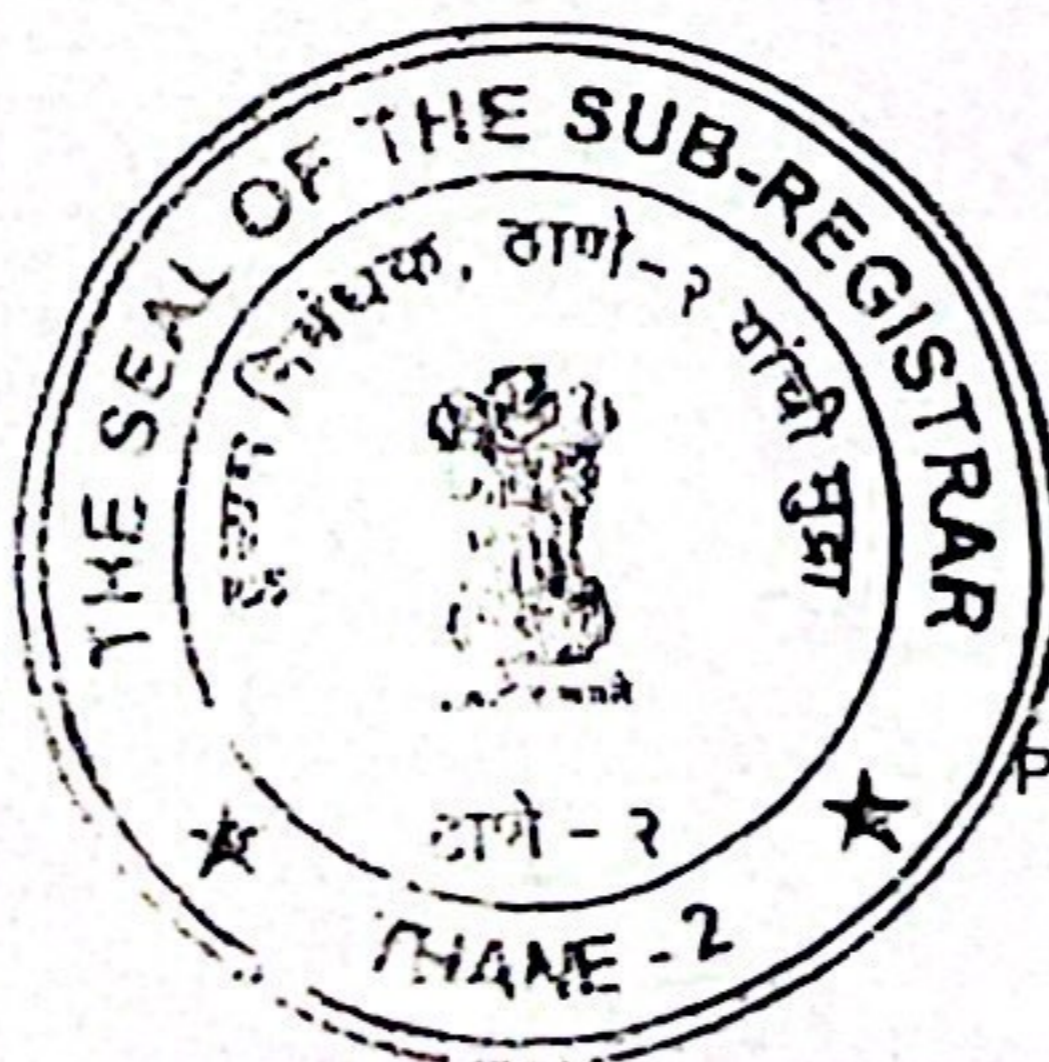
दिनांक 28/10/2006

अन्वये शासनाच्या केली.

[Signature]

सह दुय्यम निबंधक ठाणे क्र. 2

[Signature]





Monday, October 16, 2006

12:21:56 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7869

दिनांक 16/10/2006

गावाचे नाव चितळसर मानपाडा

दस्तऐवजाचा अनुक्रमांक टनन2 - 07580 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: दत्तात्रय व्ही कुलकर्णी - -

नोंदणी फी	:	15410.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)	:	1060.00
एकूण रु.		16470.00

आपणास हा दस्त अंदाजे 12:36PM ह्या वेळेस मिळेल

सह दुय्यम निर्वहक हाणे निबंधक
सह दु. नि. बाणे 2

बाजार मुल्य: 1217700 रु. मोबदला: 1540860 रु.

भरलेले मुद्रांक शुल्क: 77050 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 7; रक्कम: 15410 रु.; दिनांक: 12/10/2006

मूळ दस्त मिळाला

DDO - 1075

प्रधानमंत्री : ००३० मुद्रांक व नोंदणी की

DDO - 10

पं.प्र.गु.-२००००००-१०-२००१-पीएच-वि (बाग) ७१० (बिल्ड)

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,

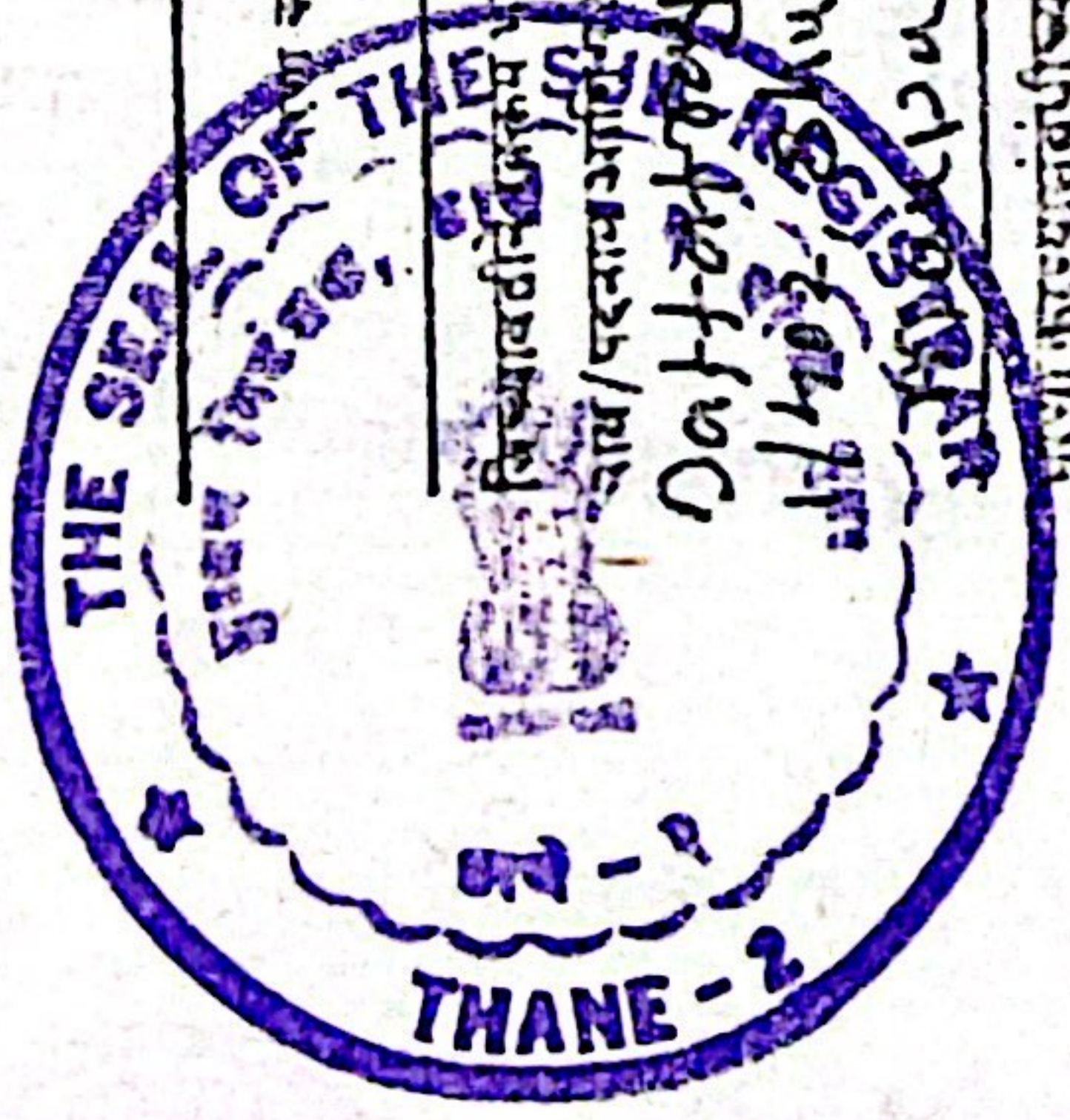
महाराष्ट्र राज्य

नमुना नं. को. नि. ६

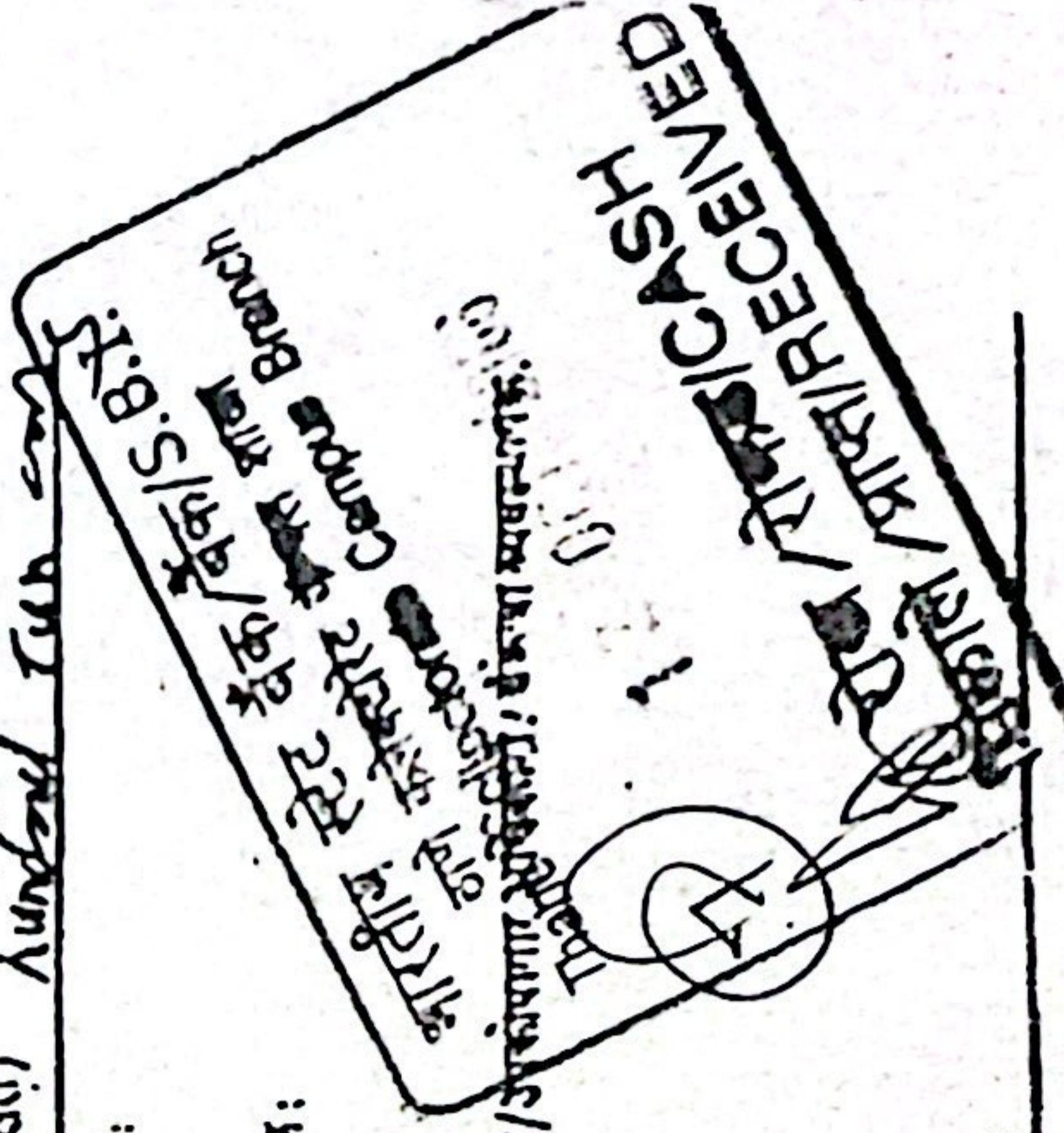
[नियम ११२ गण]

चलन ड्रमांक

या विक्रमी कोसागत / उपरोक्त भाग्या आलेल्या ठेग जेव्हा वल
भागाव स्ट रिकमरे / भागाव स्ट रिकमरे



विभागीय अधिकार्याने किंवा कोसागने परावसावे	कोसागने/उपरोक्त भाग्याने/भागाव स्ट रिकमे/भागाव स्ट रिकमे/भागाव स्ट रिकमे
लेख्याचे वर्गीकरण	लेख्य विवर्ली.
विभाग : नोंदणी व मुद्रांक विभाग	रुपये (अक्षरगत) 15 H 10
प्रधानमंत्री : ००३० मुद्रांक व नोंदणी की	रुपये (अक्षरगत) Five thousand four hundred rupees
उपप्रधानमंत्री : ०१ नोंदणी की	कोसागल:
मोहरणी : १०१ दस्तऐवज या नोंदणीसाठी की	सेवागल:
सर्वसाधारण वसुली	कोसागल/उपरोक्त भाग्याने/भागाव स्ट रिकमे/भागाव स्ट रिकमे
संगणक संकेतांक	0 0 3 0 0 1 5 2 0 0
यथेष्ट आहे. फक्त स्वीकारावे व वाचनी घाली.	दिनांक:



भागा केल्ली रकम रुपये 15 H 10

(अक्षरगत) रुपये FIFTEEN THOUSAND

four hundred rupees

भागा करणाराची स्वाक्षरी

सिंक. 1010106

येथे कोसागत/दस्तावेज रकम भागा करणाराबाबत अदोरा देणाऱ्या अधिकार्यांचा लगी निष्ठा असण्याची

Y. 04/11/11

D.V. Kulkarni

77050 [A]

D/901

(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Deposit Br. LOKPRAM Date: 10/10/06

Pay to : The Bank of Rajasthan Ltd. Stamp FRK A/c

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP

Franking Value	Rs.	<u>77250 + 100</u>
Service Charges	Rs.	<u>20</u>
Total	Rs.	<u>77170</u>

Name of Stamp duty paying party :

D.V. Kulkarni
1/402, Shubhambh
Phase I mumpada
thane (w)

THE BANK OF RAJASTHAN LTD.
THANE (W).

DD / Cheque No.
Drawn on Bank

CASH RECEIVED

RS. 77170

CASHIER _____ MANAGER _____

(For Bank's Use only)

Tran ID
Franking Sr. No.

Officer
ADHS-1 / 25,000 P x 15 L / 2005



Authorized Officer,
The Bank of Rajasthan
Thane (W)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 10TH day of October in the Christian Year Two Thousand Six (2006).

BETWEEN

टनन-२

एन एन डी को / २००६

२ / ५३

MDK

Law



The Bank of Rajasthan
Ltd., Thane (W)
D-5 / STP (W) / C.R. 10
20/04 / 1173 - 75 / 04

INDIA STAMP DUTY MAHARASHTRA

शुद्ध 41627
177675

Special Adhesive
OCT 10 2006

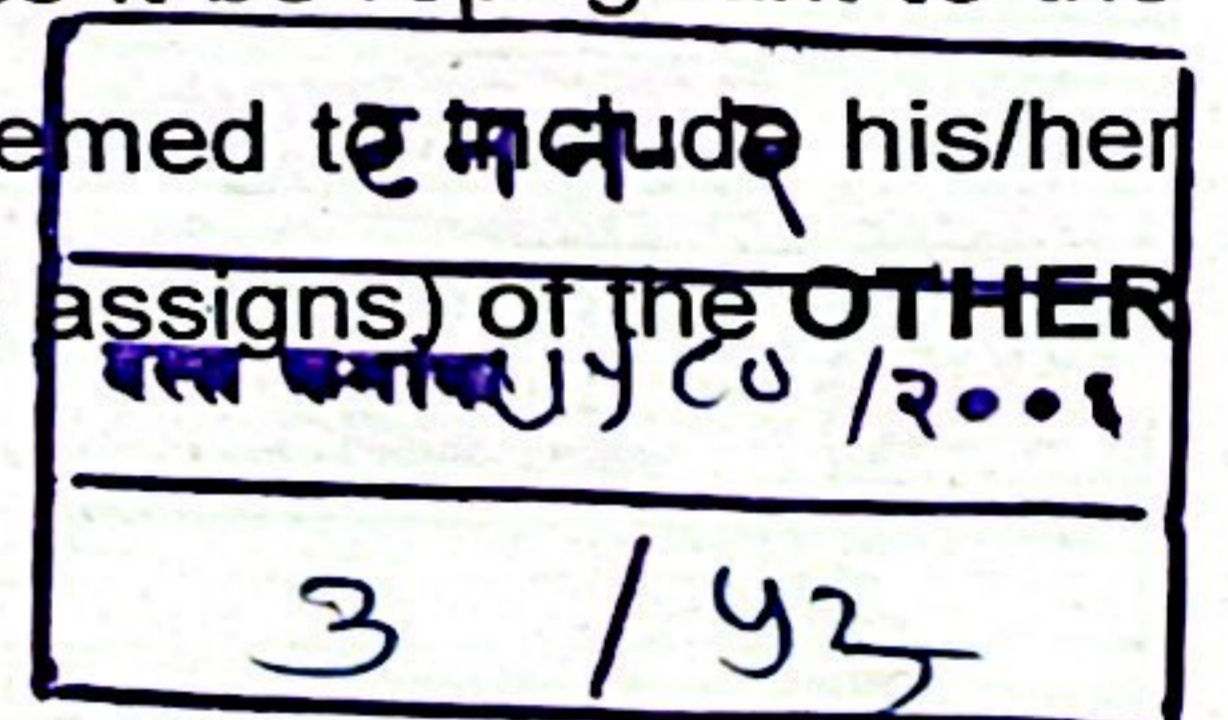
Rs. 00770501-PB5119

14:34


M/s. KWALITY CONSTRUCTION, a Partnership Firm duly Registered under the Indian Partnership Act, 1932 and having its registered office at : 2nd Floor, Mustafa Building, Sir P. M. Road, Fort, Mumbai - 400 001, for themselves and for and on behalf of Sarvashri (1) Asharam Ramchandra Kabra, (2) Shyamsunder Asharam Kabra, (3) Kamalkishor Asharam Kabra, (4) Jaigopal Asharam Kabra, (5) Rajesh Asharam Kabra, (6) Vinil Shyamsunder Kabra and (7) Manish Kamalkishor Kabra, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner for the time being of the said firm **M/s. KWALITY CONSTRUCTION** and their or his survivors or survivor and the heirs, executors and administrators of the last surviving Partner) of the **ONE PART**.

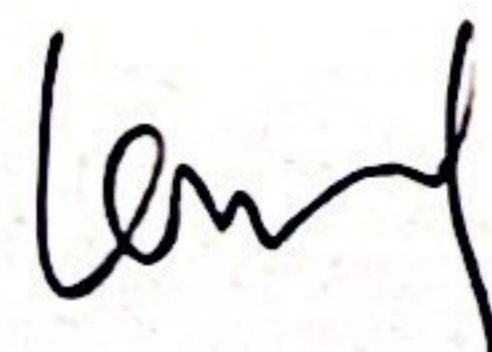
A N D

Mr. Dattatraya V. Kulkarni & Mrs. Madhuri D. Kulkarni, Adult, residing at : 1 / 402, Shubharambh (Phase - I), **Tikurani-wadi Road, Chitalsar, Manpada, Thane (W)**, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her heirs, executors, administrators and permitted assigns) of the **OTHER PART**.



WHEREAS Sarvashri (1) Asharam Ramchandra Kabra, (2) Shyamsunder Asharam Kabra, (3) Kamalkishor Asharam Kabra, (4) Jaigopal Asharam Kabra, (5) Rajesh Asharam Kabra, (6) Vinil Shyamsunder Kabra and (7) Manish Kamalkishor Kabra, (hereinafter referred to as "**SAID OWNERS**") are the owners, seized and possessed of and/or otherwise well and sufficiently entitled to the immovable property being Non-Agricultural land totally adm. 14200 Sq. Mtrs. bearing Gut Nos. 63 / 3, 63 / 4 (A) and 63/5(A) situate, lying and being at Village Chitalsar Manpada, Thane, Taluka and District Thane, and more particularly described in Part 'A' of the

 MDK



SCHEDULE written hereunder. The 7/12 Extracts showing the nature of holding of the said land by the said Owners is annexed hereto and is marked as **ANNEXURE 'A'**;

AND WHEREAS by and under Deed of Partnership dated 24th April, 1992, executed by and between said Owners (therein referred to as the Party of the First Part to Party of the Seventh Part) and One Shri Ramesh Innani (therein referred to as the Party of the Eighth Part), the said Owners and said Ramesh Innani formed themselves into a Partnership Firm under the name and style of **M/s. KWALITY CONSTRUCTION** i.e. the Promoters herein and as per the terms and conditions of said Partnership Deed, the said Owners put the said property in hatchpot of the said Partnership and by virtue thereof, the said property has become an assets of the said Firm M/s. Kwaliti Constructions i.e. the Promoters herein;

AND WHEREAS thus the Promoters herein by and under Deed of Partnership dated 24th April, 1992, read with further amendments from time to time, have acquired Ownership rights of the said property;

AND WHEREAS the Addl. Collector, Thane, appointed as Competent Authority under the provisions of Urban Land (Ceiling and Regulations) Act, 1976, (hereinafter referred to as the "ULC ACT") by his Order dated 10th February, 1992, issued under Section 8(4) of the said ULC Act, has declared the said property as retainable land of the Owners. The copy of the said ULC Order is annexed hereto and marked as **ANNEXURE 'B'**;

AND WHEREAS the Collector of Thane, being the Competent Authority under Maharashtra Land Revenue Code, 1966, by his Order dated 19th October, 2000, has granted permission for Non-Agricultural user of the Said Property, upon the terms and conditions contended therein. The Copy of said Order is annexed hereto and marked as **ANNEXURE 'C'**;

Ⓟ MOK

Signature

टनन-२
वसुध कर्मचारी ७५८०/२००९
२/५२

AND WHEREAS by and under Regd. Deed of Transfer of Development Rights dated 25th September, 2003, the Promoters have purchased T.D.R. adm. 7003 Sq. Mtrs., as more particularly described in Part 'B' of the Schedule written hereunder for its use and utilisation on Said land (hereinafter referred to as "SAID TDR"); The copies of Said DRC are annexed hereto and are collectively marked as ANNEXURE 'D';

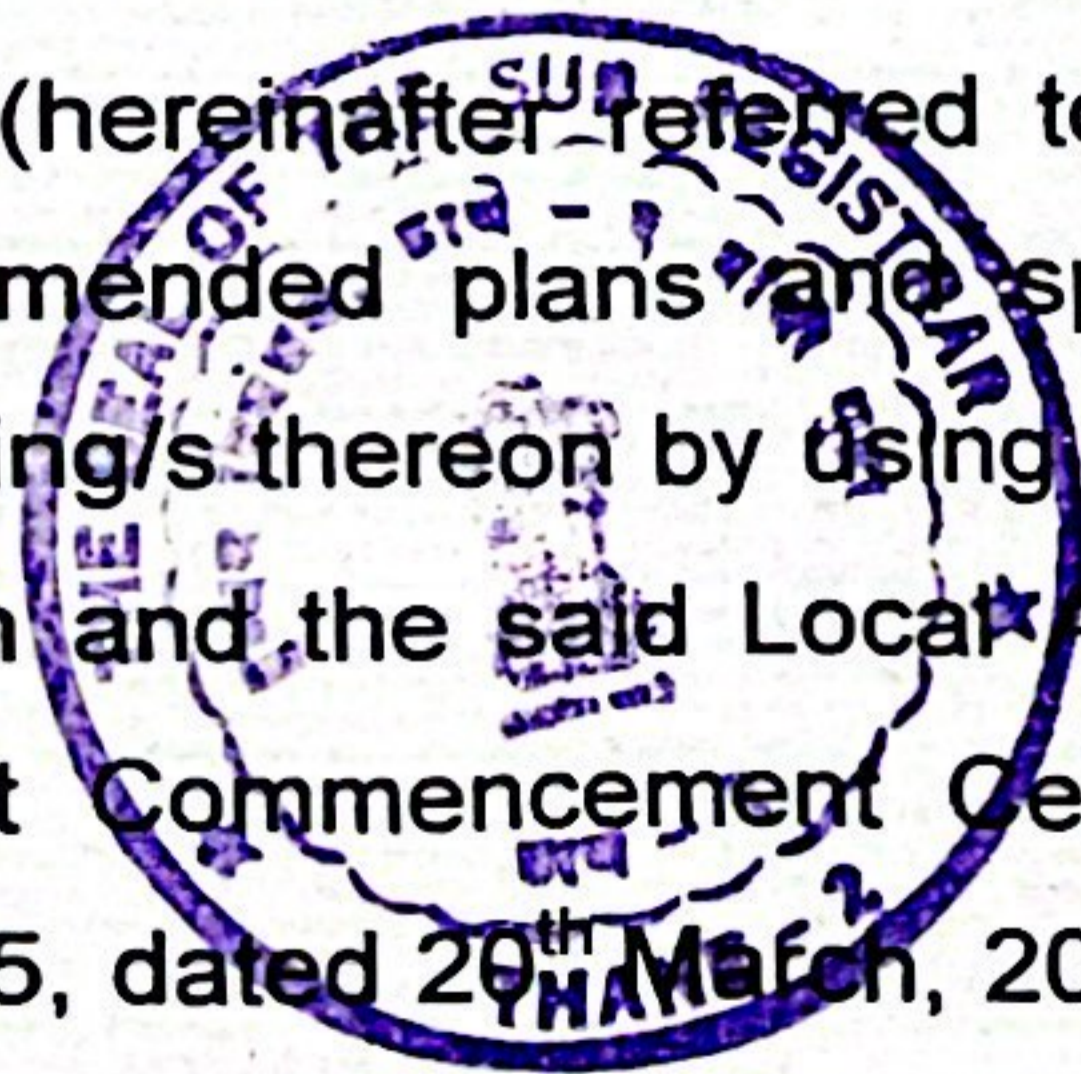
(The FSI of the Said Land disclosed in Part 'A' of the Schedule and Said TDR purchased and described in Part 'B' of the Schedule is hereinafter jointly referred to as "SAID PROPERTY");

AND WHEREAS the Promoters have entered into a Standard Agreement as prescribed by the Council of Architects with Shri SHASHIKANT DESHMUKH, an Architect duly Registered with the Council of Architects for Architectural work concerning Development of said property;

AND WHEREAS the Promoters have appointed Structural Engineers for the preparation of structural designs and drawings of the building/s to be erected in the said property and the Promoters have accepted the professional supervision of the said Architect and structural Engineer till the completion of the Development of the said property;

टनन-२
७५०/१०१
५ / ५३

AND WHEREAS the Promoters have submitted to the Thane Municipal Corporation (hereinafter referred to as the "SAID LOCAL AUTHORITY") the amended plans and specifications for additional construction of building/s thereon by using the said TDR in additional construction thereon and the said Local Authority by and under its Sanction and latest Commencement Certificate bearing V.P.No. 2000/23/TMC/TDD/195, dated 20th March, 2006, has granted permission for additional construction in the said property by consuming therein the balance FSI and Said TDR as per said amended Plans and specifications (hereinafter collectively referred to as the "SAID AMENDED SANCTIONED PLANS"). The Copies of Said Permit and Said Commencement Certificate are annexed hereto and marked as ANNEXURE 'E';



⑨ / MDK

[Handwritten signature]



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

फुटकर आस्ति केंद्रीय प्रक्रिया केंद्र, ठाणे
ऑफ गोखले मार्ग, नौपाडा शाखेजवळ, नौपाडा, ठाणे - 400 602.
फुटकर आस्ति केंद्रीय प्रक्रिया केंद्र, ठाणे
ऑफ गोखले मार्ग, नौपाडा शाखा के पास, नौपाडा, ठाणे - 400 602.
Retail Assets Central Processing Centre, Thane
Off Gokhale Road, Near Naupada Branch, Naupada, Thane - 400 602.

Tel. : 2538 2751/52, 2537 2748 / 49

Fax : 022 - 2538 2750 / 2542 2750

E-mail : rasecc.thane@sbi.co.in

RACPC/THN/

Date : 20 JAN 2020

MORTGAGE RELEASE CERTIFICATE

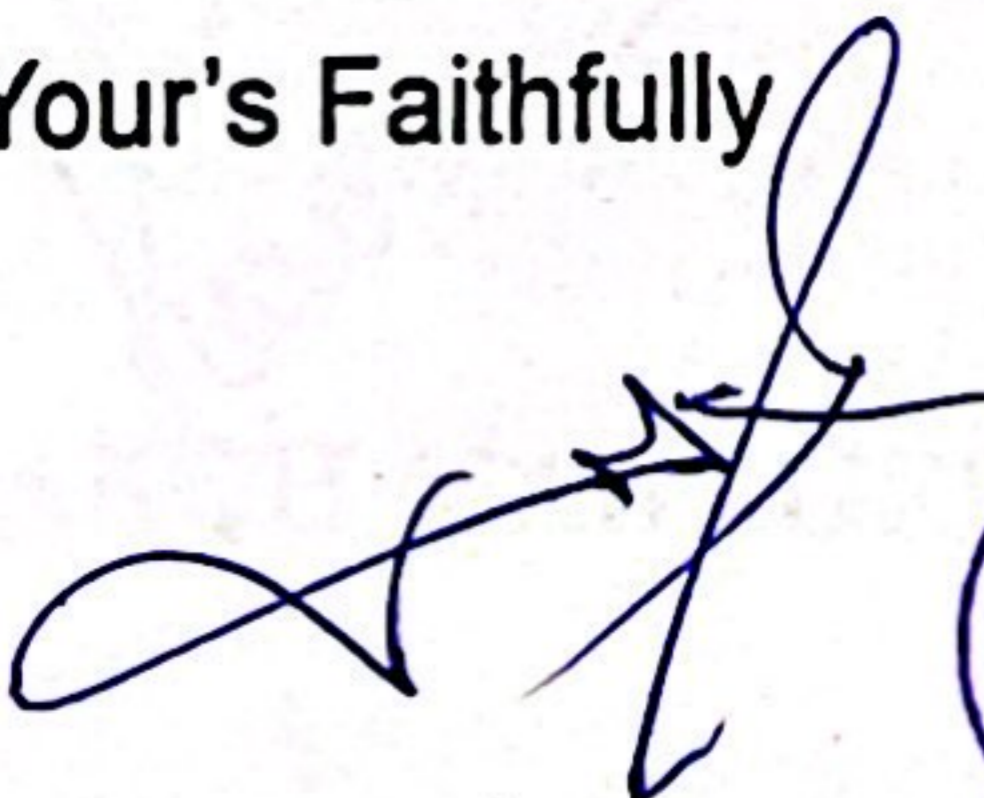

This is to certify that Mr./Mrs. Dattatraya / Madhuri Kulkarni
has/have closed his/her/their House / Education Loan Account with us. His/her/
their House/Education Loan Account number 30965310296 has
been fully liquidated.

We vacate our mortgage charge over the property of the above mentioned
borrower i.e. Shubharambh, Flat No- 901 (A & B), Tower D,
Phase III, Chitalsal, Manpada, Thane

We do not have any interest in the said property.

Thanking You.

Your's Faithfully

Asstt. General Manager



भारतीय स्टेट बैंक
State Bank of India

Personal Banking Branch,
Vasant Vihar (Thane), Chestnut Plaza,
Opp Eden Woods, Gladys Alvares Road,
Thane(W)-400610
Tel-25893426/25891813,
Fax-25893409, E-Mail:sbi.04314@sbi.co.in

Date: 26/12/2019

To,

Mr. DATTATRAYA V KULKARNI & MRS. MADHURI D KULKARNI
Thane

Dear Sir,

**SBI HOME LOAN A/C: Mr. DATTATRAYA V KULKARNI & MRS.
MADHURI D KULKARNI**

SBI HOME LOAN A/C: 30965310296

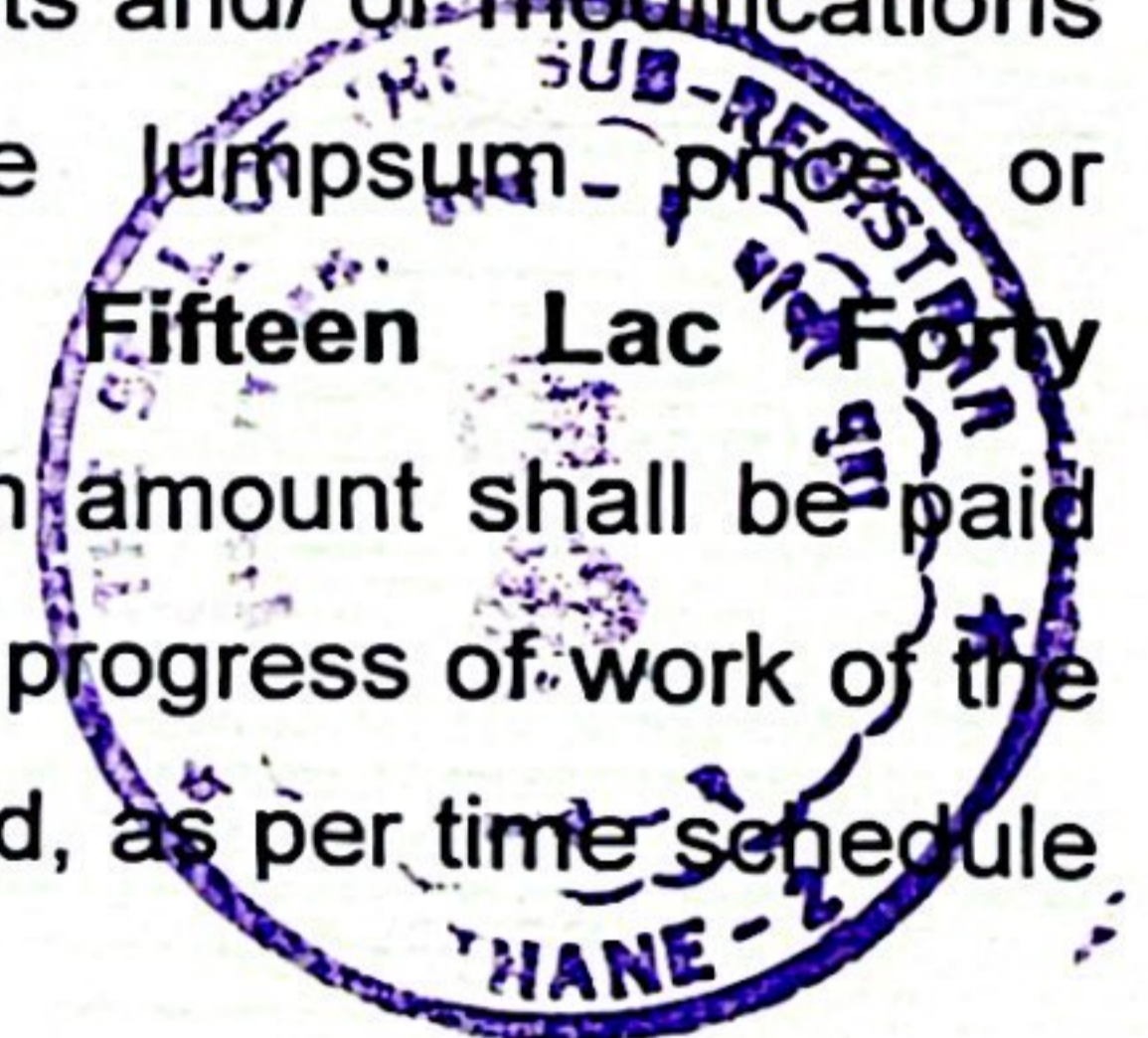
This is to advice that **Mr. DATTATRAYA V KULKARNI & MRS. MADHURI D KULKARNI** has availed SBI HOME LOAN A/C **30965310296** from our Branch which is duly closed on 26/12/2019 and there is no dues pending.

Yours faithfully,


BRANCH MANAGER

and building plans approved, amended, modified from the said Local Authority and/or other Competent Authority. It is, therefore, agreed that the Promoters shall be entitled, without affecting the area of the said premises and rights of the Purchaser attached thereto, to revise or amend or modify the layout and building plans in respect of the various buildings including the building in which the said premises is located and to utilise the total FSI and the Development Rights available in respect of the said property and to change or re-design the layout of the property as the Promoters may desire, without further reference to or concurrence from the Purchaser.

3. The Promoters hereby agree to sell and the Purchaser hereby agrees to purchase from the Promoters, said premises being Flat admeasuring - 45 - sq.mt., Carpet area (includes Balcony, Cupboard space and Door sills) bearing Flat No. 901 (A) on 9th Floor of the building No. Tower - D and as shown with Red Colour boundary on the Floor plan thereof annexed hereto, to be constructed on the said property as per the said sanctioned plans seen and approved by the Purchaser; or its amendments and/ or modifications and/ or variations as aforesaid, for the lumpsum price or consideration of Rs.15,40,860/- (Rupees **Fifteen Lac Forty Thousand Eight Hundred Sixty Only**) which amount shall be paid by the Purchaser to the Promoters as per the progress of work of the building in which said premises is to be located, as per time schedule as under :-



- | | |
|--------------------|--|
| (a) Rs.50,000/- | Paid on or before the execution of this Agreement (the payment and receipt whereof Promoters do hereby admit and acknowledge). |
| (b) Rs. 1,30,000/- | On Agreement. |
| (b) Rs.1,30,000/- | On casting of the Plinth. |
| (c) Rs.1,30,000/- | On casting of the Second Slab. |
| (d) Rs.1,30,000/- | On casting of the Fourth Slab. |
| (e) Rs.1,30,000/- | On casting of Sixth Slab. |
| (f) Rs.1,30,000/- | On casting of Eighth Slab. |

टनन-२
एक लाख 40 हजार 860 / 2000
< 1/23

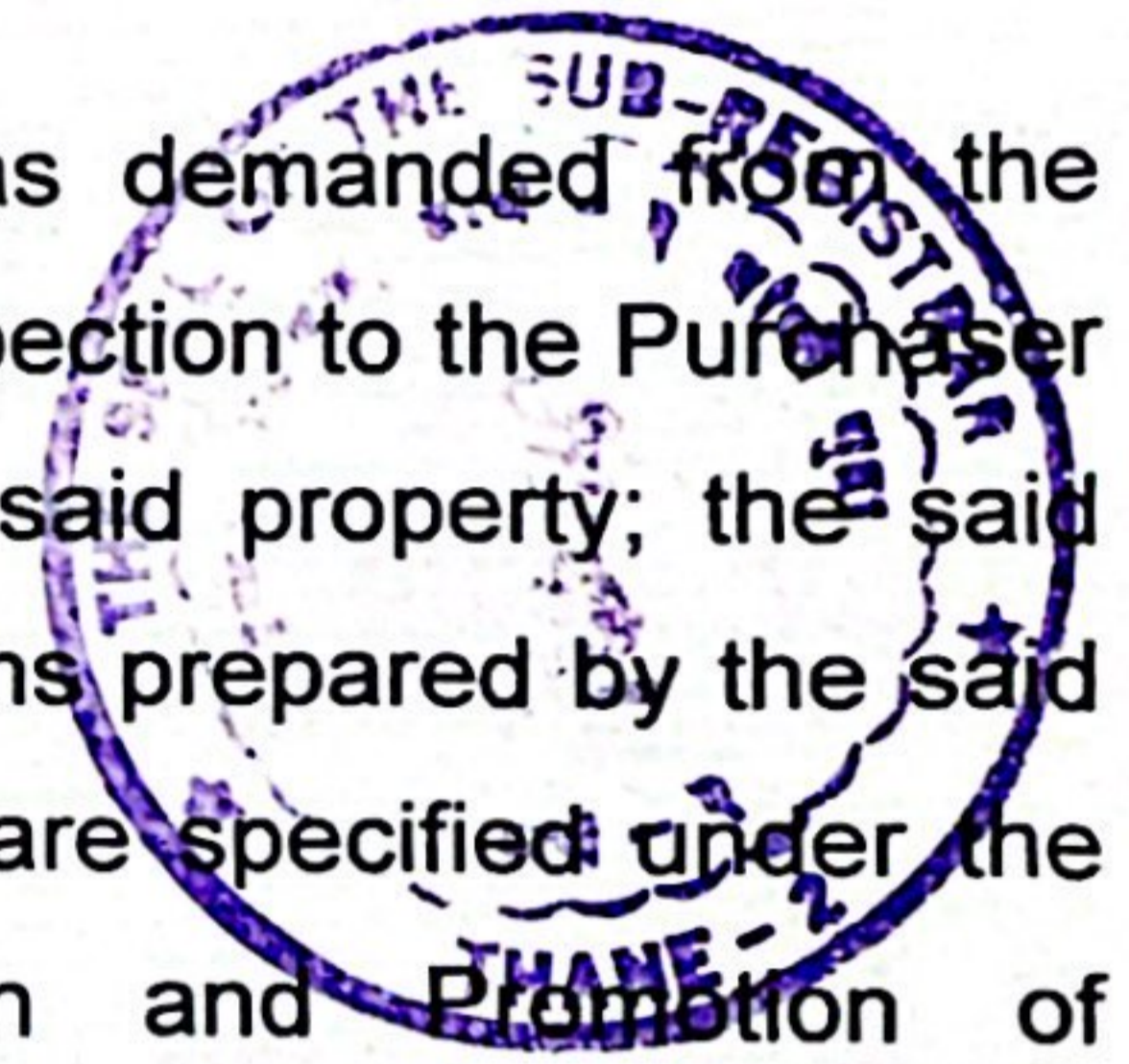
(P. J. MDK)

(Signature)

AND WHEREAS under the circumstances, the Promoters alone have the sole and exclusive rights to sell the flats and premises in the Building/s to be constructed by the Promoters on the said property and to enter into Agreements with the Purchaser/s of the Flats and Premises and to receive the sale price or consideration in respect thereof;

AND WHEREAS M/s. KANGA & CO., Advocates and Solicitors of Mumbai, by their Report on Title dated 16th November, 2000, have certified the title of the Owners to the said land; AND WHEREAS SHRI DAMODAR A. PATIL, Advocate, Thane, by his Title Certificate for use of Said TDR, dated 13th April, 2006, has certified the acquisition of TDR and its utilisation in further development of the Said Property. The copies of said Certificates of Title are annexed hereto and jointly marked as ANNEXURE 'F';

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said property; the said orders and the layout, plans, and specifications prepared by the said Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation and Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE MOF ACT") and the rules and regulations made thereunder;



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AND WHEREAS being satisfied with the inspection of said document including said sanctioned plans, the Purchaser applied to the Promoters for allotment of Flat adm. - 45 - sq.mt. Carpet area (includes Balcony, Cupboard space and Door sills) and bearing Flat No. 901 (A) on 9th Floor in the building No. Tower - D in Housing Complex popularly known as 'SHUBHARAMBH PHASE - III' to be constructed on the Said Property. (Said Flat / Parking Space / Garage is hereinafter referred to as "SAID PREMISES"). The Floor plan of the said premises and the layout plan of the said premises is annexed hereto and marked as ANNEXURE 'G',

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AND WHEREAS prior to making of an application as aforesaid, the Purchaser has made a declaration as required by the provisions of Maharashtra Co-operative Societies Act, 1960, and the Urban Land (Ceiling and Regulations) Act, 1976, to the effect that he is not disqualified under the provisions of aforesaid Acts from purchasing the said premises;

AND WHEREAS relying upon the said application and declaration, the Promoters have agreed to sell to the Purchaser the said premises for the price or consideration and upon the terms and conditions hereinafter appearing;

AND WHEREAS under Section 4 of the said MOF Act, the Promoters are required to execute the written Agreement for Sale of the said premises to the Purchaser being in fact these presents; and also to get registered the said Agreement under the provisions of Registration Act, 1908;

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

1. The Promoters are constructing a Housing Complex to be known as "**SHUBHARAMBH PHASE- III**" on the said property more particularly described in the Schedule written hereunder, in accordance with the Said Amended Sanctioned Plans approved by the said local authority and which have been inspected and approved by the Purchaser and/or its further amendments and/or modifications and/or variations as may be considered necessary by Promoters and approved by the Local Authority and/or any other Competent Authority. The Purchaser hereby gives his irrevocable consent for such amendments, modifications or variations to and in the said sanctioned plans.



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2. The Purchaser hereby irrevocably accept the right of the Promoters to revise, modify and redesign from time to time layout of the said property and to get the amended and / or modified layout

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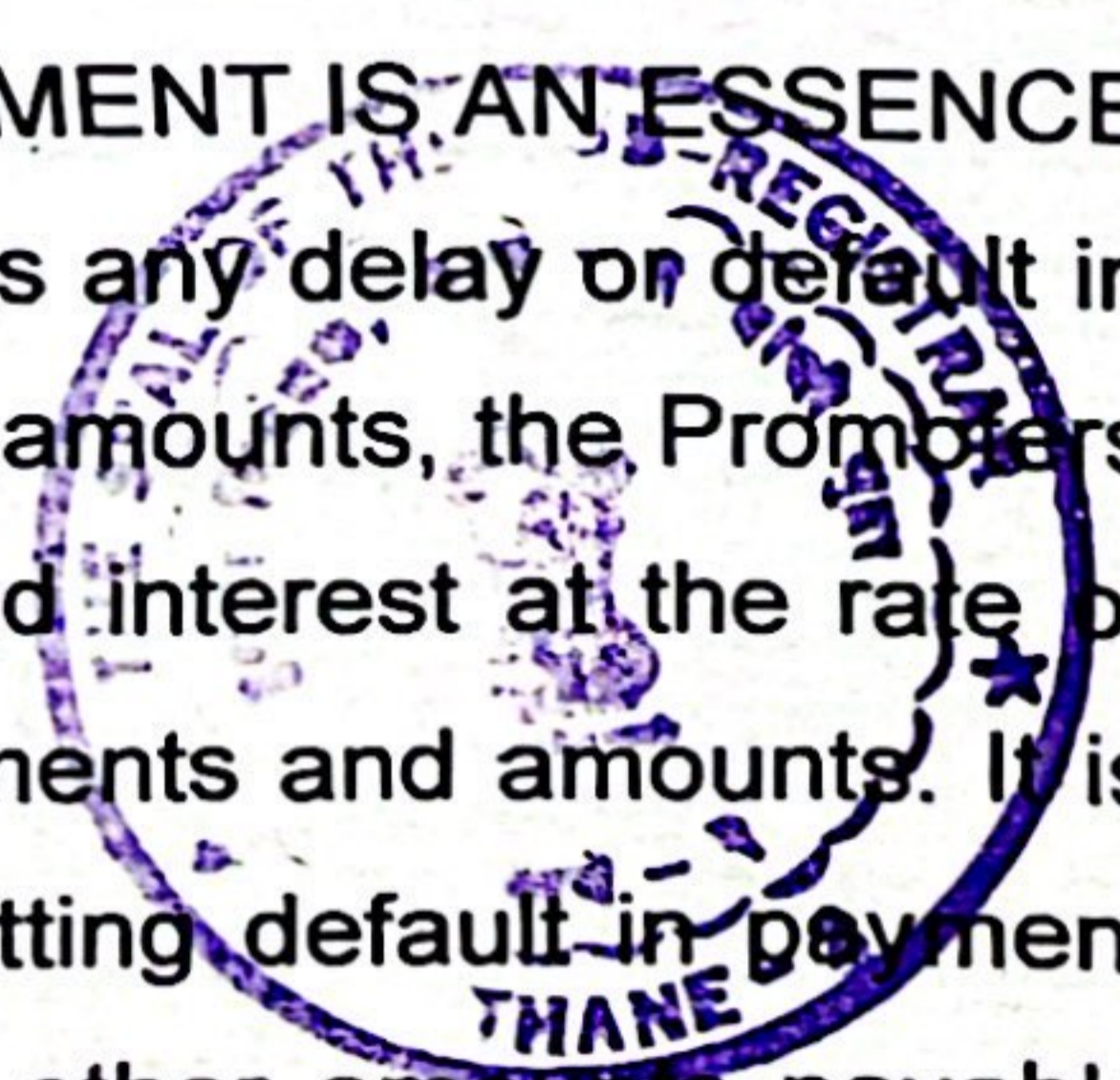
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- (g) Rs.1,30,000/- On casting of Tenth Slab.
- (h) Rs.1,30,000/- On casting of Twelfth Slab.
- (i) Rs.1,30,000/- On casting of Fourteenth Slab.
- (j) Rs.1,30,000/- On casting of the Top Slab.
- (k) Rs.40,000/- On commencement of Brick Work.
- (l) Rs.40,000/- On commencement of Plaster Work.
- (m) Rs.40,000/- On commencement of Flooring Work.
- (n) Rs.30,000/- On commencement of Doors & Windows work.
- (o) Rs.30,000/- On commencement of Electrical Work.
- (p) Rs.10,860/- On possession of the premises being offered by the Promoters.

Rs.15,40,860/-

(Rupees Fifteen Lac Forty Thousand Eight Hundred Sixty Only)

4. The installments payable by the Purchaser shall be paid by him on respective due dates strictly as per aforesaid time Schedule, without any delay or default – AS TIME IN RESPECT OF PAYMENT OF INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THIS AGREEMENT IS AN ESSENCE OF THE CONTRACT. If the Purchaser makes any delay or default in making payment of any of the installments or amounts, the Promoters shall be entitled to charge for overdue period interest at the rate of 24% per annum on all such overdue installments and amounts. It is further agreed that on the Purchaser committing default in payment on the due dates of the installments and/or other amounts payable under this Agreement then and in that case, without prejudice to their other rights under the law and under this Agreement, the Promoters shall be entitled, at their sole discretion and option, to terminate this Agreement - PROVIDED AND ALWAYS that the power to terminate herein contained shall be exercised by the Promoters after giving the Purchaser 15 days prior notice in writing of their intention to terminate this Agreement and specifying the breaches of the terms and conditions on account of which the Promoters intend to terminate the



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Agreement; and if the Purchaser continues the default in remedying such breaches as mentioned in the said notice. It is further agreed that upon termination of this Agreement as provided hereinabove the Promoters shall, after deducting as compensation an amount equal to 10% of the total consideration, refund to the Purchaser the balance of the amount, if any which the Purchaser may have till then paid to the Promoters. No interest shall be paid by Promoters to the Purchaser on such refundable amount. Upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and sell the said premises, to any third party at such price and on such conditions as the Promoters may desire and think fit in their sole discretion without requiring to obtain any consent from the Purchaser.

5. The amenities to be provided by the Promoters in the residential premises shall be as per Schedule annexed hereto as **ANNEXURE 'H'**.

6. The Purchaser shall on or before claiming the delivery of the possession of the said premises, pay to the Promoters the following amounts:

- a) i) Rs. 510/- towards Entrance fee and share money for membership of the Co-operative Society to be formed.
- ii) Rs. 2,000/- towards legal charges for formation of the Society.

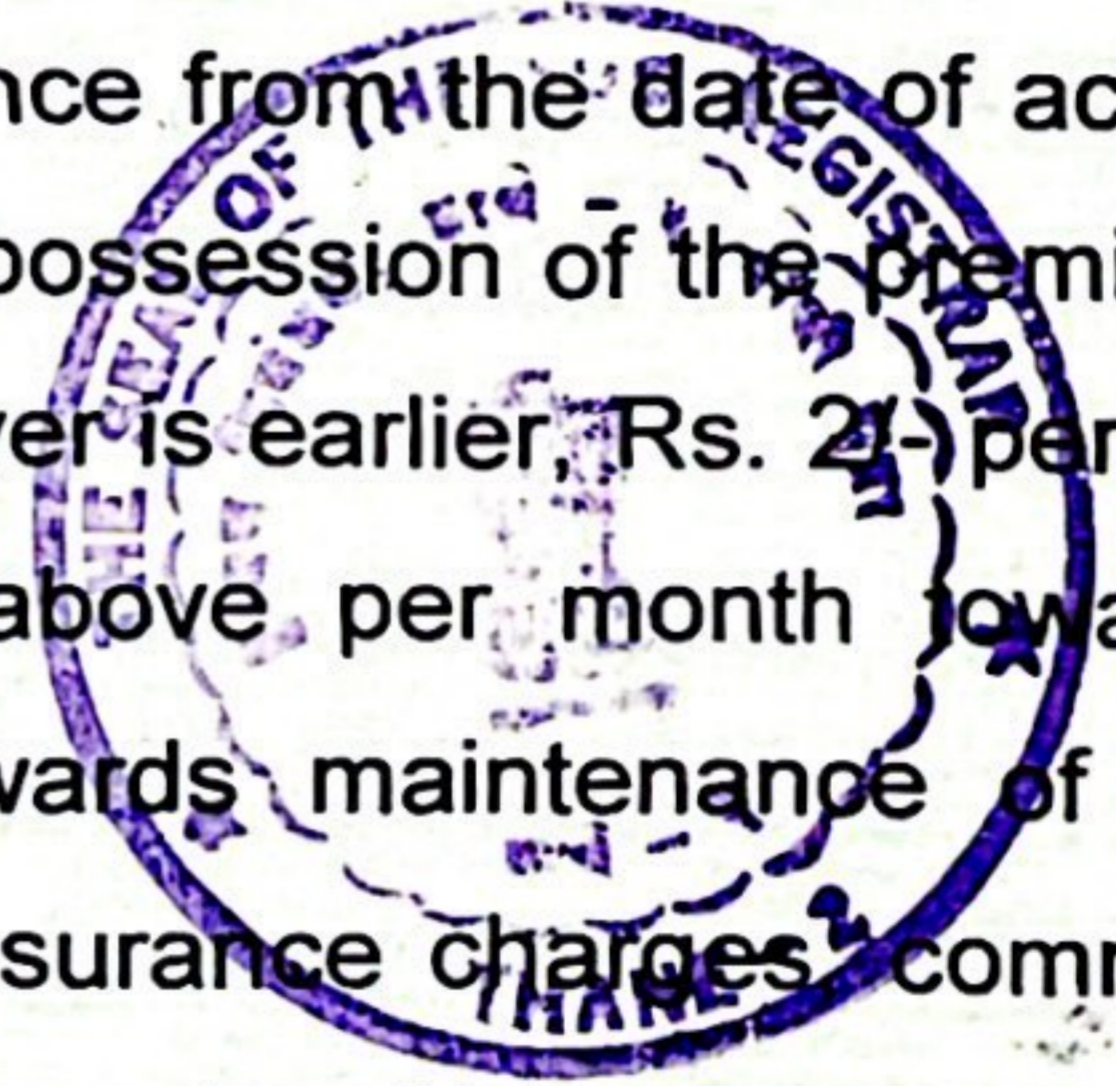
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After deducting therefrom the expenses incurred in the formation of the Co-operative Society, the remaining amount, if any, shall be transferred by the Promoters to the Society as and when such Co-operative Society is formed. However, if any additional expenses are incurred by the Promoters on aforesaid account, the same shall be paid promptly by the Purchaser on Pro-rata basis.

- b) The Purchaser shall be required to pay Rs.32,671/- (Rupees **Thirty Two Thousand Six Hundred Seventy One Only**) as and when the same are demanded by the Promoters, but essentially before demanding possession of the said premises as his contribution towards "ASCERTAINED EXPENSES" to be incurred by the Promoters as Electricity expenses, water Line expenses, premium to be paid to Government and to Thane Municipal Corporation, Legal expenses, as well as all other misc. expenses for obtaining essential services for the Housing Complex. It is specifically agreed and understood that the aforesaid amount shall be collected as "ASCERTAINED EXPENSES" to be incurred by the Promoters and therefore the Promoters shall neither be entitled to demand additional amount on account of any deficit in actual expenses and nor be under obligation to maintain separate account therefore and/or to render account thereof to the Purchaser or to the Society as the case may be and the Purchaser has also agreed upon that he will not demand any account for the same.
- c) In addition to above, the Purchaser further shall pay on or before 10th of every month in advance from the date of actual possession or from the date of the possession of the premises being offered by Promoters, whichever is earlier, Rs. 21/- per sq. ft. of Carpet Area referred hereinabove per month towards provisional proportionate share towards maintenance of the property including water charges, insurance charges, common lights, salaries of clerks, bill collectors, chowkidar sweeper and other staff, repairs and maintenance expenses for building and access road and all other expenses, all expenses necessary and incidental to the administration, management and maintenance of the said property till the same is transferred to Co-operative Society.



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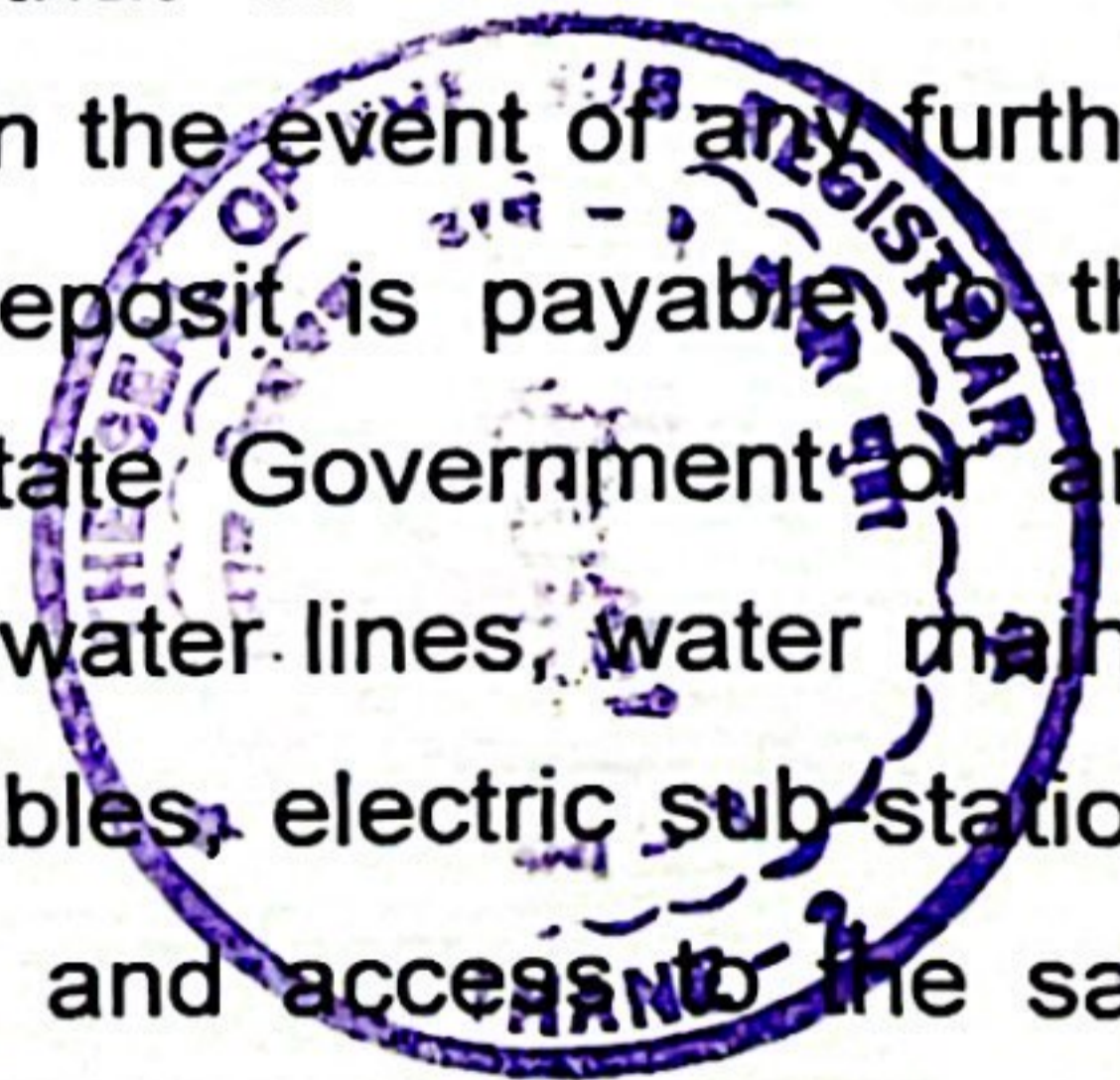
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The amount so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters till a conveyance is executed in favour of Society. On such conveyance being executed and after accounting for all relevant expenses under clause (c) above, the surplus if any, shall be handed over by the Promoters to the Society or as the case may be and any deficit amount shall be recovered from the Purchaser and the Society. It is specifically agreed and understood by the Purchaser that if the Purchaser or any of the Purchasers in the building in which said premises is to be located, commits default in contributing their respective share towards aforesaid expenses, then and in that case, the Promoters shall be relieved of their obligations of providing such services and shall not be liable or responsible for hardship or inconvenience, if any, caused to the Purchaser and other Purchasers and the Society.

- d) The Purchaser shall further pay municipal taxes of his share as and when demand therefor is made by the Municipal Authorities. The Promoters shall not be liable for payment of municipal taxes for the reasons or on the grounds whatsoever.

7. The Purchaser hereby agrees that in addition to the amounts provided under aforesaid clause, in the event of any further amount by way of premium or security deposit is payable to the Thane Municipal Corporation or to the State Government or any betterment charges including installation of water lines, water mains, sewerage line, sewerage mains, electric cables, electric sub-station, making and maintaining of Internal Roads and access to the said property layout, drainage, and all other facilities as the case may be or development tax or any kind of deposit is demanded for the purpose of giving water connection, drainage connection and electricity connection or any other tax or payment of similar nature becoming payable by the Promoters, the same shall be paid by the Purchaser to the Promoters on Pro-rata basis and in determining such amount, the discretion of the Promoters shall be conclusive and binding upon the Purchaser.



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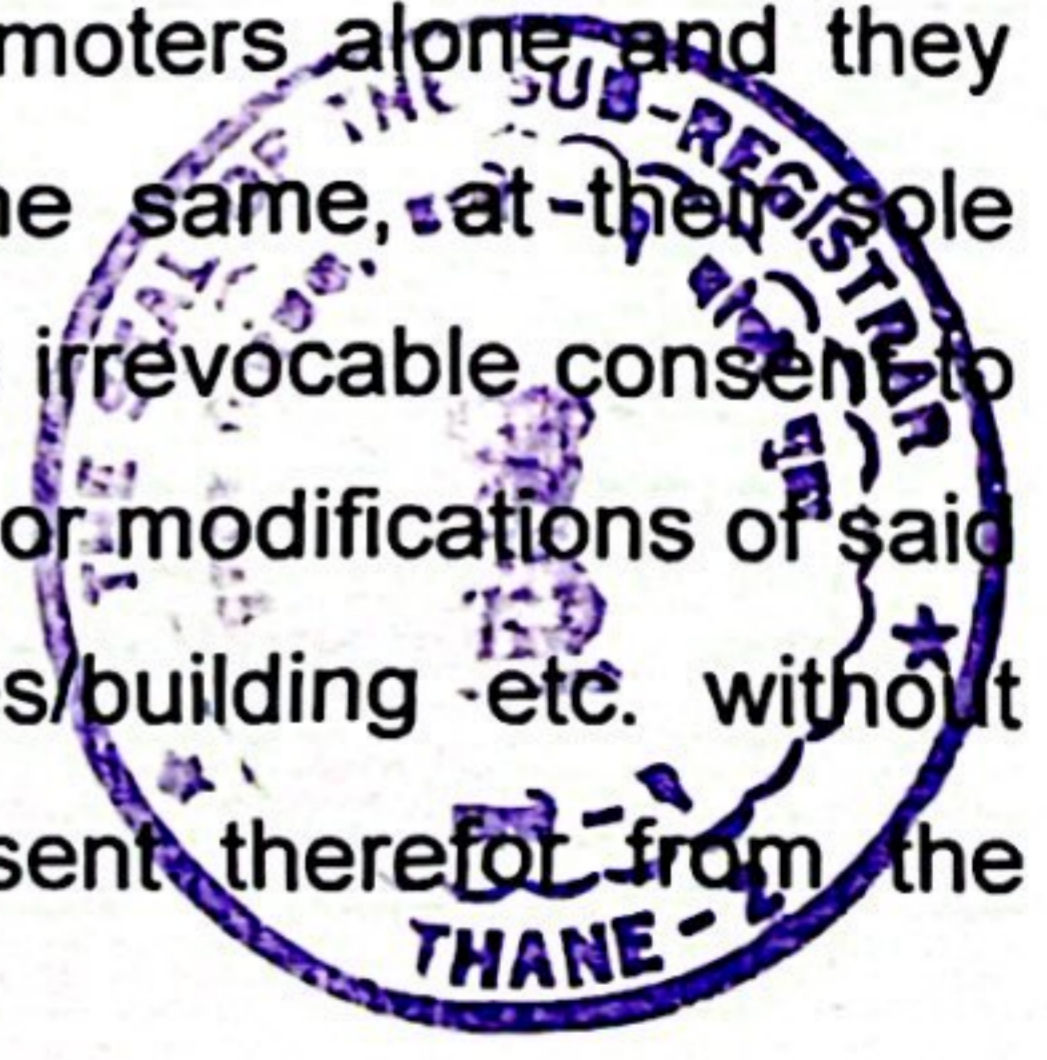
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8. The Purchaser hereby expressly agrees and covenants with the Promoters that in the event of all Floors of the said proposed buildings on the said property being not ready for occupation simultaneously and in the event of the Promoters granting licence to the Purchaser to enter upon the said premises then and in that even the Purchaser shall not raise any objection to the Promoters on the ground of nuisance, annoyance or any other ground or reason whatsoever, for completing the construction of the remaining Floor/s or building on the said property. The Promoters shall be entitled to carry out and complete the remaining work by themselves or by assigning the same to any third party at their sole discretion.

9. The Promoters have disclosed to the Purchaser and the Purchaser is aware that till the Conveyance of the said property is executed in favour of the Society and thereafter at all the times, the Promoters are and shall be entitled to use FSI including FSI under staircase, balcony or any other FSI that may be available in the said property by constructing additional Floors on the said property and/or transferring such FSI on some other property and/ or utilising FSI of some other property on said property as per TDR Rules or any other law, rules and regulations for the time being in force and also to make the additions, alterations, raise storeys or to put up additional structures as may be legally permitted and such additional structures and storeys shall be the property of the Promoters alone and they shall be entitled to dispose off, sale etc. the same, at their sole discretion and the Purchaser hereby gives his irrevocable consent to the Promoters for consequential amendments or modifications of said sanctioned plans and to sell such premises/building etc. without requiring to obtain further or separate consent therefor from the Purchaser.

10. The Promoters proposed to allot for consideration, the stillt portion and margin space as earmarked parking. The Purchaser hereby gives his irrevocable consent for such sale and it shall not be open for the Purchaser to raise any objection by himself or by and through the Society as and when formed for such allotment.

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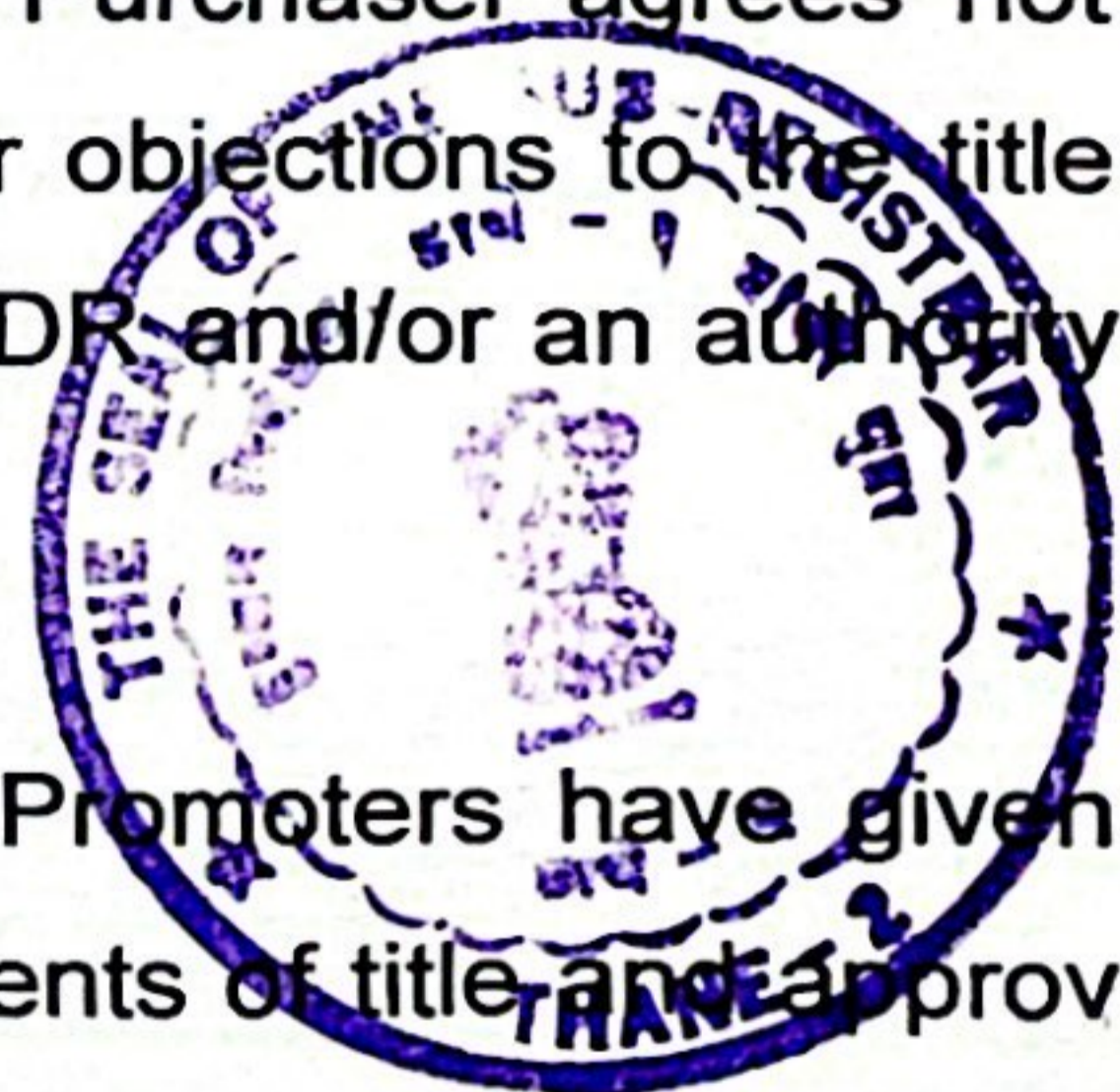


11. PROVIDED THAT it does not in any way affect or prejudice the rights of the Purchaser in respect of the said premises, the Promoters at their sole discretion shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property more particularly described in the Schedule written hereunder.

12. Save and except the premises hereby agreed to be purchased, the Purchaser shall have no claim, on all other premises and areas including stilt, terrace and open spaces around the said building and the balance portion/s of the said property including layout road, open spaces, etc., which shall always remain the property of the Promoters until the whole of the property is transferred to the Co-operative Housing Society subject to the rights of the Promoters as contained in this Agreement.

13. The Promoters have obtained a Certificate of Title of the said Owners from **M/S. KANGA & CO.**, Solicitors and Advocates of Mumbai. The Promoters have further obtained Title Certificate for use of TDR, dated **13th April, 2006**, from **Advocate Shri Damodar A. Patil**, Thane, copies whereof are annexed hereto. The Purchaser accepts the said Title Certificates and the Purchaser agrees not to raise any further or other requisitions on or objections to the title of the said Owners and/or utilization of said TDR and/or an authority of the Promoters to Develop the said property.

14. The Purchaser confirms that the Promoters have given to him free and complete inspection of documents of title and approvals from various authorities in respect of the said property including the Agreements for Development and other documents referred to hereinabove and the Purchaser confirms that only after inspecting the aforesaid documents and all other approvals and being satisfying in respect thereof, the Purchaser has entered into this Agreement.

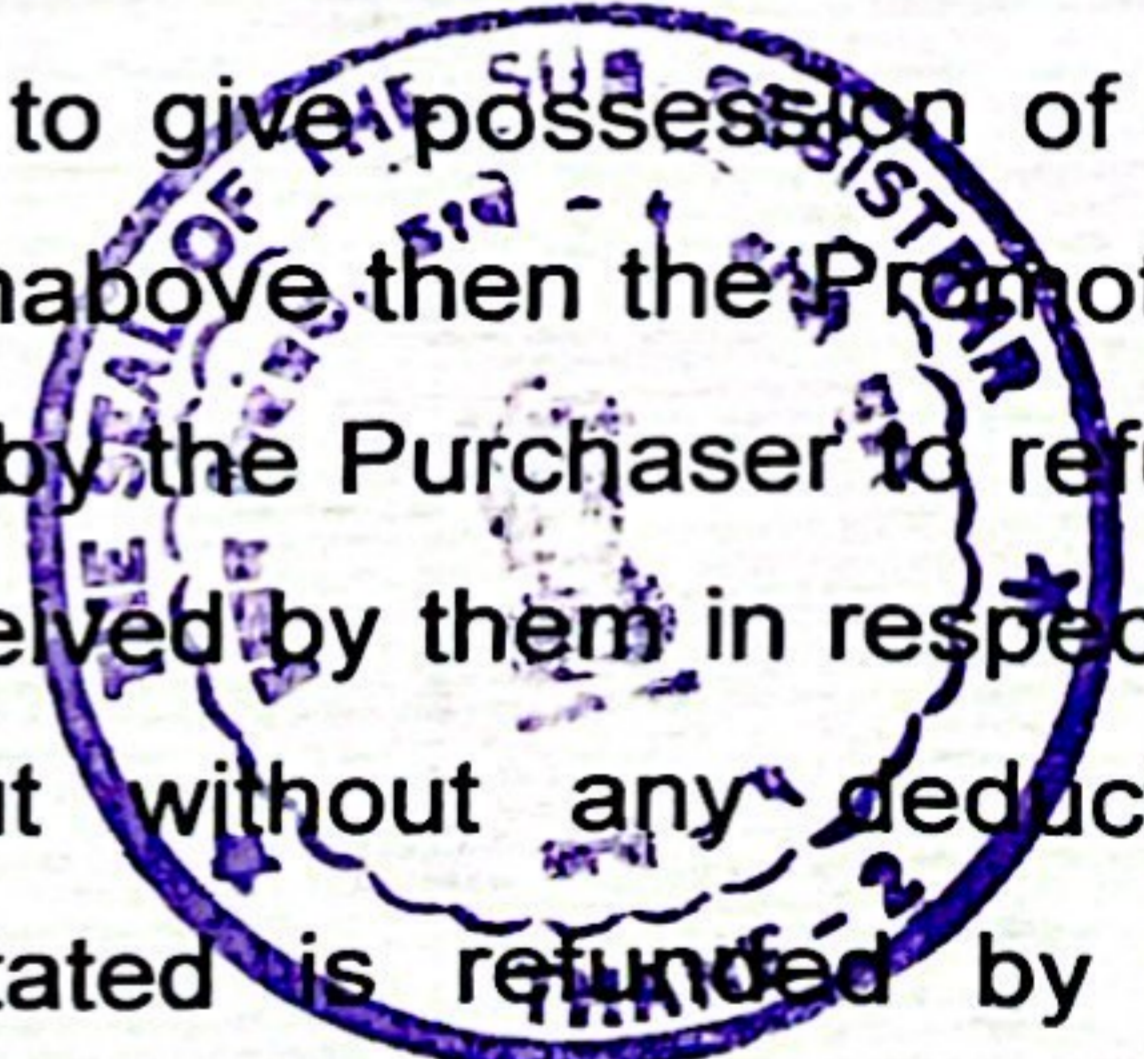



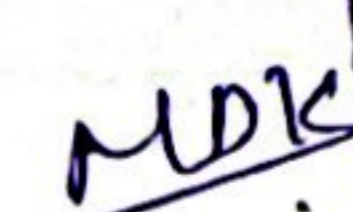
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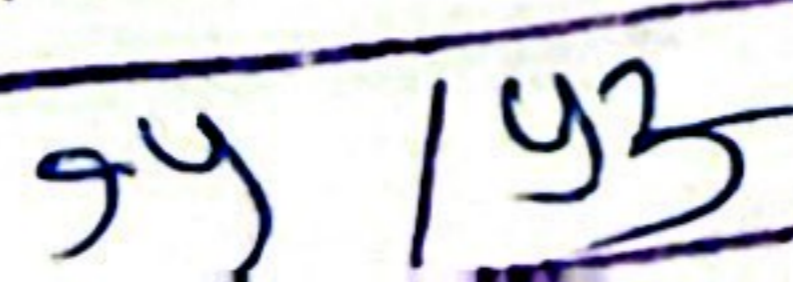
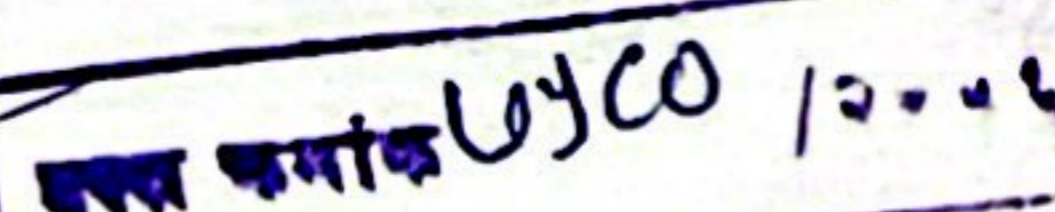
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15. It is expressly agreed that the possession of the said premises will be endeavoured to be handed over by the Promoters to the Purchaser by end day of October - 07 PROVIDED the Promoters have received the full purchase price of the said premises and other amounts payable by the Purchaser to the Promoters under these presents as also have received all such amounts from other Purchaser/s strictly as per time schedule and provided the construction by the Promoters is not delayed on account of non-availability of steel, cement and other building materials, water or electric supply and any act of God, Civil Commotion, Riots or any notice, order, rule or notification of the Government and/or other public body and/or Competent Authority resulting in stopping or disturbing the construction schedule of the Promoters and there is no delay in issue of Occupation Certificate by the Thane Municipal Corporation and/or Planning Authority and there are no circumstances beyond the control of the Promoters. Non payment of consideration and of dues by the Purchaser and other Purchasers of premises in the buildings strictly as per time Schedule stipulated in their respective Agreements, shall be construed as one of the circumstances beyond the control of Promoters. If the Promoters for any of the aforesaid reasons are unable to give possession of the said premises by the date stipulated hereinabove then the Promoters agree that they shall be liable on demand by the Purchaser to refund to the Purchaser the amounts already received by them in respect of the said premises without interest, but without any deduction therefrom. Till the entire amount as stated is refunded by the Promoters to the Purchaser, subject to prior encumbrances, if any, such amount shall be a charge on the said premises - but not on the said property. It is agreed that upon refund of the said amount as stated hereinabove, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoters or against the said premises or against the said property in any manner whatsoever and the Promoters shall be entitled to deal with or dispose off the said premises to any person or party as the Promoters may desire at their absolute discretion.



16. While accepting the possession of the said premises from the Promoters, the Purchaser shall get himself satisfied about the quality of work and providing of amenities etc., and after the Purchaser taking possession of the said premises, he shall have no claim against the Promoters as regards the quality of the building material used for construction of the building or amenities provided and the nature of the construction of the said premises or otherwise howsoever.

17. The Purchaser alongwith the other Purchasers of premises in the said building shall join in forming and registering a Co-operative Housing Society, and for that purpose shall sign and execute from time to time all applications, bye-laws and other documents necessary for formation and Registration of such Society so as to enable the Promoters to register the Society of the Purchasers of Flats and premises in the said property.

18. In the event of Society being formed and registered before the sale and disposal by the Promoters of all the premises, the powers and the authority of the Society so formed shall be subject to the overall authority and control of the Promoters in respect of all matters concerning the said building and said property. The Promoters shall have absolute authority and control as regards the unsold Flats/ Parking Space/Garage and the sale and disposal thereof. Under such circumstances, the Promoters shall have undisputed rights to sale and dispose off the unsold Flats/ Parking Space/Garage and premises to any third party and to receive and appropriate the consideration thereof for themselves. In such eventuality, on receipt of application by such purchases, duly accompanied with requisite share money and entrance fees, it shall be binding on Purchaser and the Society to accept such Purchaser of unsold premises as member of the Society without demanding any premium, donation or like amount, therefor.

19. Only on completion of Development in every respect of the entire property and full utilisation of FSI and TDR thereof, the Promoters shall cause the said Owners to execute the Conveyance of the said property with construction thereon, to and in favour of the

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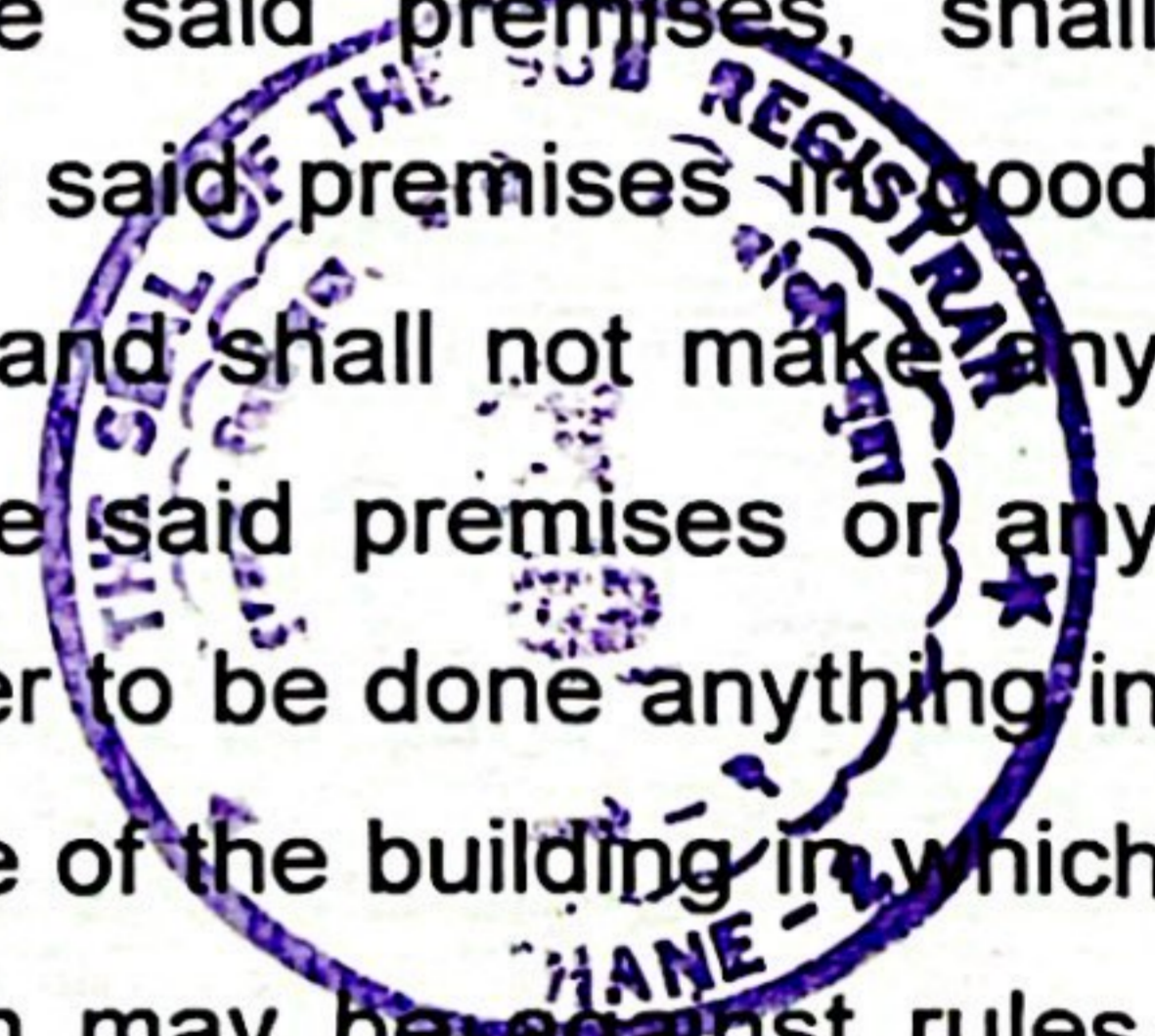
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Co-operative Housing Society. The Purchaser shall contribute and pay on demand his proportionate share of Stamp Duty, Registration charges and expenses for execution of such Conveyance.

20. Advocate of the Promoters **SHRI DAMODAR A. PATIL** shall prepare the Conveyance and all other documents to be executed in pursuance of this Agreement and all costs, charges and expenses including stamp duty, registration charges and other expenses in connection with formation and registration of Co-operative Housing Society, the preparation and execution of the conveyance and other documents shall be borne and paid by the Purchaser and all the Purchasers in proportion to the area of the respective premises. If any of the Purchaser in any of the buildings commit default in such payment, the Promoters shall not be liable or responsible for resultant delay in formation of the Co-operative Housing Society and/or of execution of the Conveyance as the case may be.

21. The Purchaser for himself with intention to bring all persons unto whatsoever hands the said premises may come, doth hereby covenant with the Promoters as follows:-

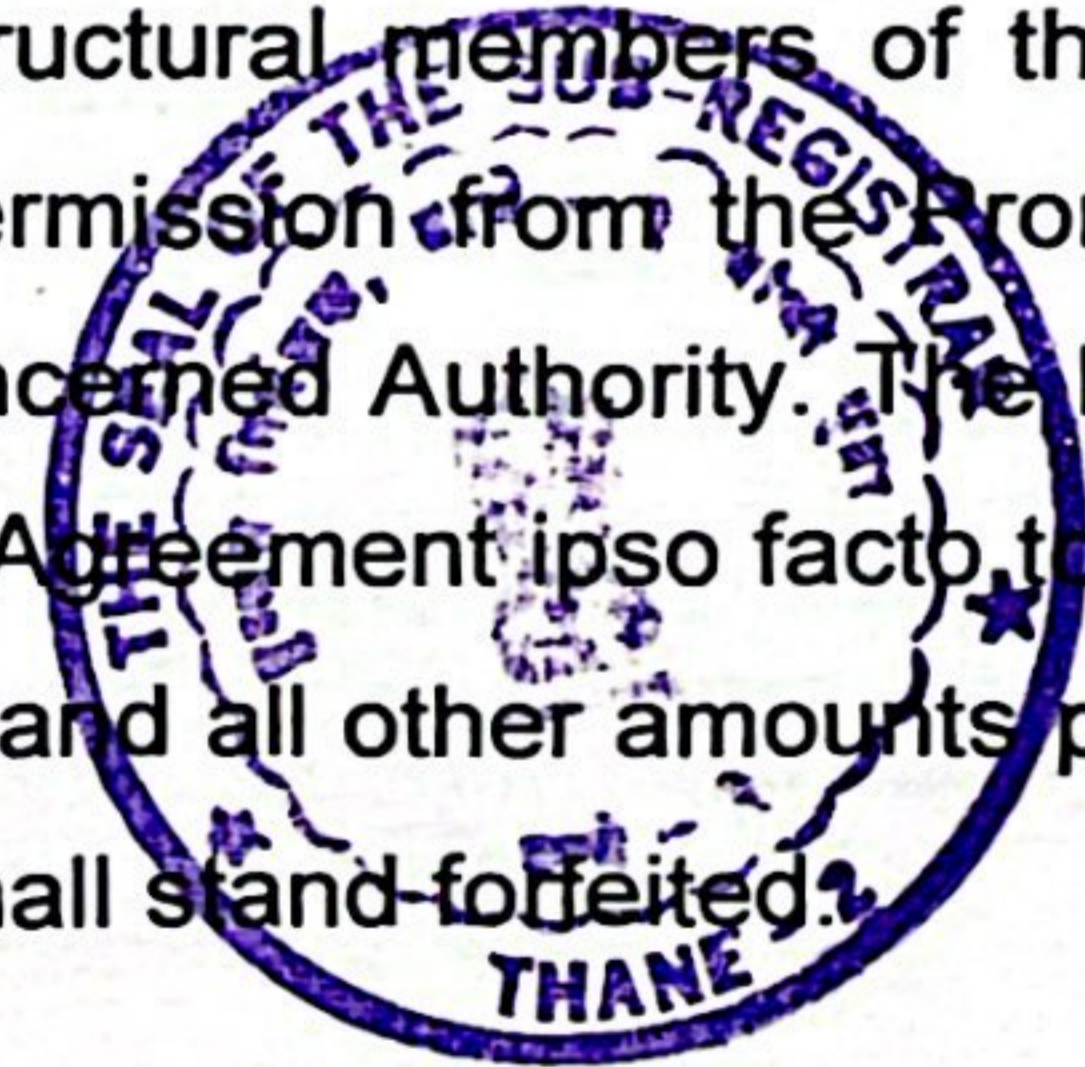
- a) From the date of possession of the said premises, shall maintain at Purchaser/s own cost the said premises in good and tenantable repairs and condition, and shall not make any changes alterations or additions to the said premises or any portion thereof and shall not do or suffer to be done anything in or to the staircase, lift and any passage of the building in which the said premises is situated or which may be against rules, regulations and bye-laws of the local authority or any other Competent authorities; And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the society and/or concerned authority.



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- b) Shall not change the user of the said premises for which it is being sold.
- c) Shall not store in the said premises any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned authority.
- d) Shall carry out at his own costs all internal repairs of the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoters to the Purchaser.
- e) Shall not enclose the flower bed or include the same inside the premises for any use and shall not to make any change in the elevation and outside colour scheme of the building without prior written permission from the Promoters, and/ or society and/or concerned authority and shall keep the portion, sewers, drains, pipes in the premises and appurtenances thereto in good tenantable repairs and condition and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC parts or other structural members of the said premises without prior written permission from the Promoters and/or the Society and/or the Concerned Authority. The breach of this conditions shall cause this Agreement ipso facto to come to an end and the earnest money and all other amounts paid by the Purchaser to the Promoters shall stand forfeited.
- f) Shall not misuse or change the user of garage, car parking space or area covered under the stilt and use the same only for the purpose of parking the vehicle bonafide belonging to the Purchaser and for no other purpose whatsoever.
- g) Shall not do or permit to be done any act or thing which may render void or voidable any insurance of the building in which the said premises is situated or any part thereof whereby any increased premium shall become payable in respect of the insurance.

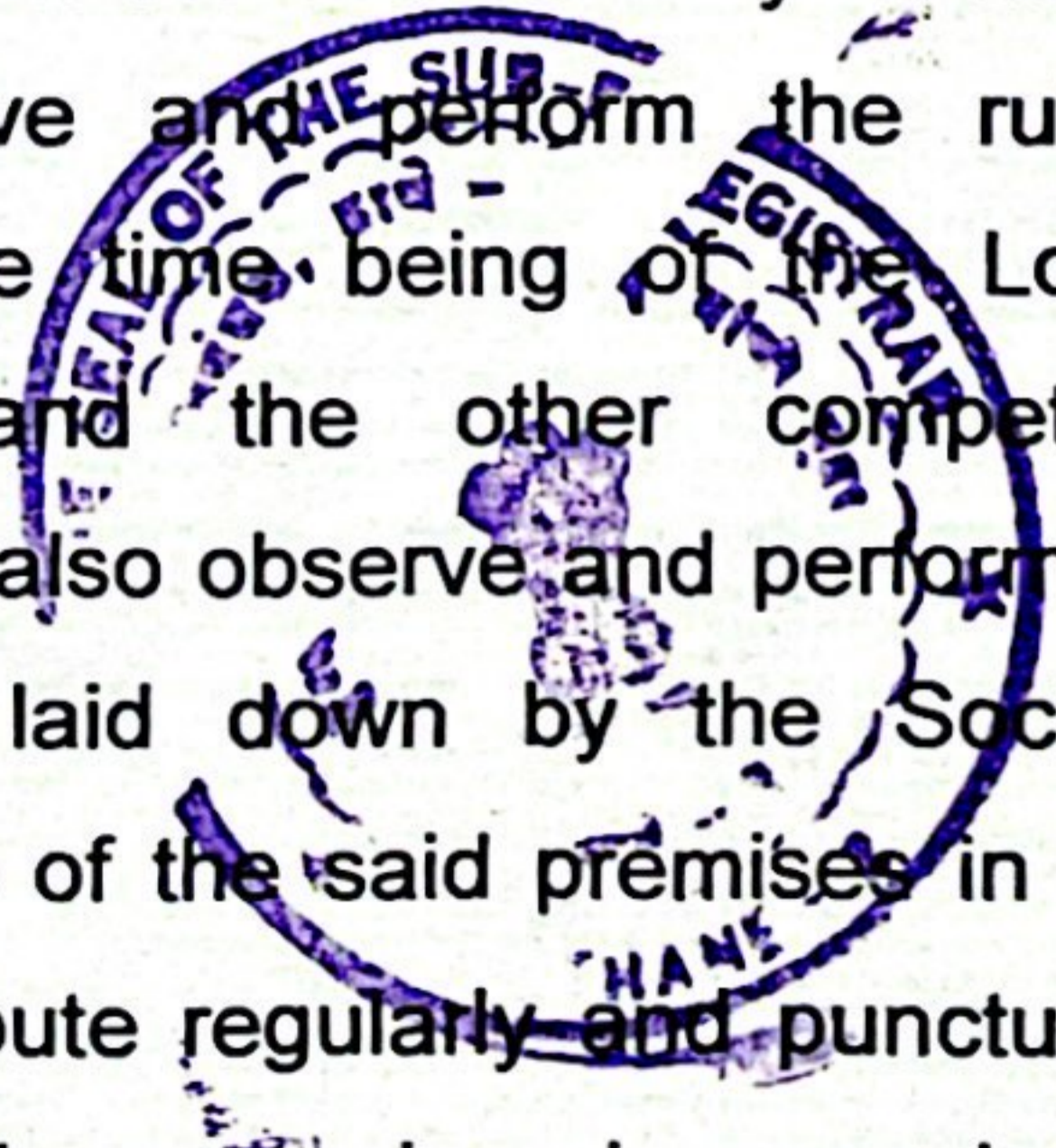


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- h) Shall not throw dirt, rubbish, rages, garbage or other refuse or permit the same to be thrown in the compounds or any portion of the said building in which the said premises is situated.
- i) To pay to the Promoters within 7 days of demand by the Promoters his share of dues and payables as mentioned in forgoing paragraphs and 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 said premises by the Purchaser.
- j) The Purchaser shall not let, sub-let, transfer, assign or part with the said premises or the interest or benefit of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated in writing to the Promoters and obtained prior permission in writing of the Promoters in that behalf.
- k) The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made therein and further shall observe and perform the rules, regulations and bye-laws for the time being of the Local authority and/or Government and the other competent authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises 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.
- l) Shall not demand partition of his interest in the said building and/or property, his interest in the said property being impartible.



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m) Till the Conveyance of the property is executed, the Purchaser shall permit the Promoters 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 and premises or any part thereof to view and examine the state and conditions thereof as well as for carrying out additional construction by using TDR thereon.

22. The Stamp Duty and Registration Charges payable on this Agreement and incidental expenses therefor shall be borne and paid by the Purchaser alone. The Purchaser shall, immediately after the execution of this Agreement, lodge this Agreement for registration and inform within reasonable time the serial number and the date of lodgement to the Promoters to enable the Promoters to attend the office of the Sub-Registrar and to admit execution hereof.

23. The proportionate Stamp Duty and Registration charges and expenses of and concerning the execution and registration of Conveyance shall be borne and paid by the Purchaser as and when demanded by the Promoters or the Society as the case may be.

24. Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title and interest of any kind whatsoever into or over the said premises and/or said property or any part thereof, such conferment shall take place only upon the execution of the Conveyance in favour of the Co-operative Housing Society to be formed.

25. The Promoters shall in respect of any amounts remaining unpaid by the Purchaser under the terms, conditions of this Agreement have a first lien, and charge on the said premises agreed to be purchased by the Purchaser.

26. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if posted to the Purchaser under Certificate of Posting at the address

given by the Purchaser and as recorded in title of this Agreement.

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27. It is expressly agreed that the Promoters shall be entitled to put a hoarding on the said property or on the building/s on the said property or any parts thereof and the said hoardings may be illuminated or comprised of Neon Signs and for that purpose the Promoters are fully authorised to allow temporary or permanent construction or erection or installation either on the exterior of the said building or on the said property as the case may be and the Purchaser agrees not to object or dispute the same.

28. The Promoters shall be entitled to use the terrace including the parapet wall for any purpose including display of the advertisements and sign boards and the Purchaser shall not be entitled to raise any objections or to claim any deductions in the price of the premises agreed to be acquired by him and/or claim any compensation or damage on the ground of inconvenience or any other ground whatsoever from the Promoters.

29. The terrace space in front of or adjacent to the terrace Flats if any in the said Building shall belong exclusively to the respective Purchasers of the terrace Flats and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. Such terraces shall not be enclosed by the terrace Flat Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the said Society as the case may be.

30. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser not shall the same in any manner prejudice the rights of the Promoters.

31. The Purchaser is aware that as per the sanctioned plans, the Promoters have provided an access road from public road connecting Ghodbunder Road and Shah Meable Co. commonly

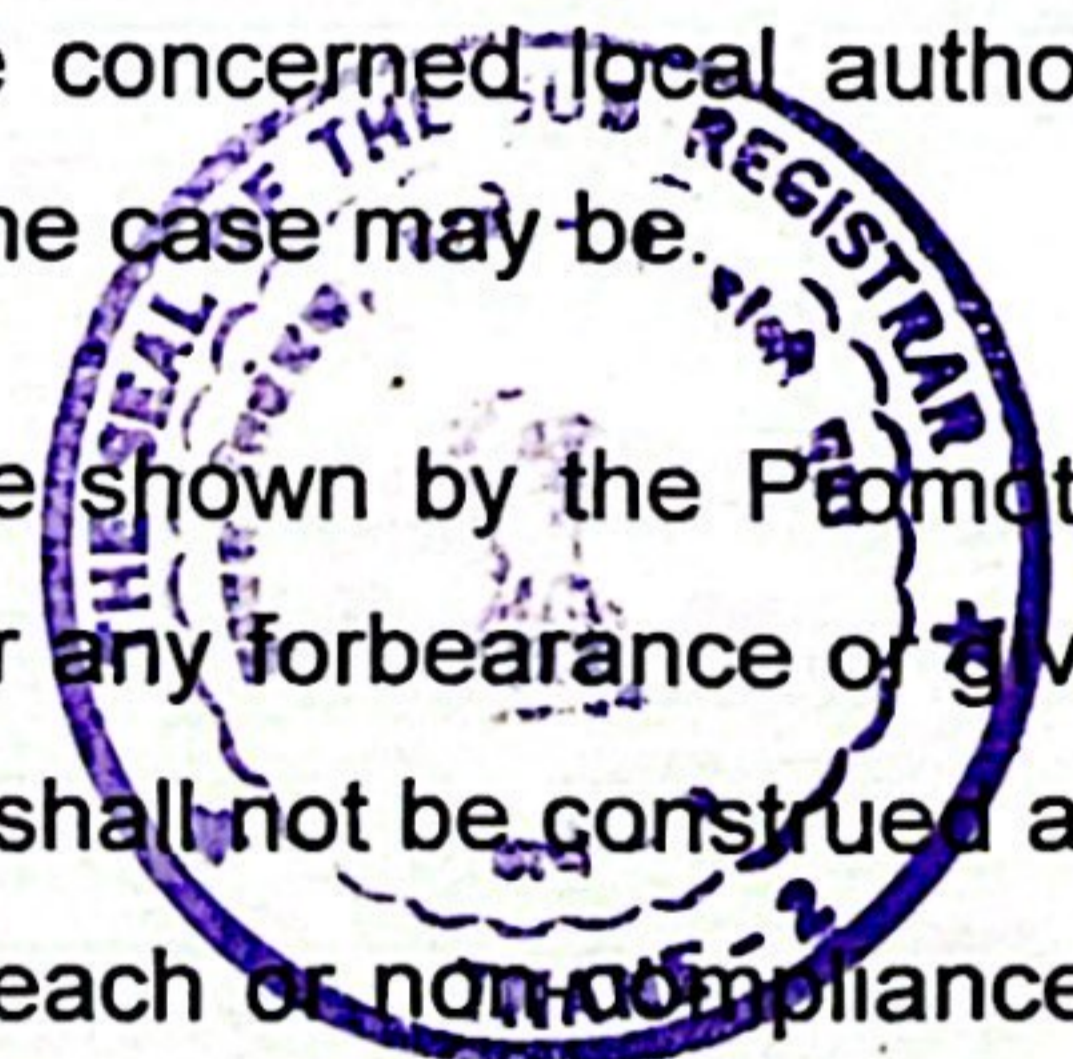
known as "JAI BHAWANI NAGAR ROAD" through and over the

कनकन देस "JAI BHAWANI NAGAR ROAD" through and over the
वस्तु क्रमांक 10/13000
29/1/23

①

MDK

[Handwritten Signature]



Said Property bearing Gut Nos.63/3, 63/4(A) and 63/5(A) as permanent access to adjoining property bearing Gut Nos.63/1 and 63/2 and Housing Complex to be known as "SHUBHARAMBH PHASE-I & IV" being constructed thereon and the Purchaser shall not have any rights to raise any objection for whatsoever reason or on whatsoever ground for said access running through the Said Property. They will not be entitled to close this access for any reason whatsoever, even after Conveyance in the name of the Society.

32. In this Agreement,

- a) Unless the context otherwise implies, the expression defined herein shall have the respective meaning assigned to them.
- b) The singular wherever used shall include plural and vice-versa.
- c) The masculine gender used herein shall include feminina and/or neutral gender wherever applicable.

33. It is specifically agreed by and between the parties hereto that in the event of any clause or clauses or provision or provisions of this Agreement becoming void on account of any law, rules and regulations, then and in that event the entire Agreement shall not be treated void-ab-initio and, in such case, the such defective clause or clauses or part of the clause or clauses or part of this Agreement shall be severed from the rest of the clauses of this Agreement.

34. This Agreement shall always be subject to provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 and any other provisions of law applicable thereto.



टनन-२
पल्ल वनांक ७५८० / २००६
२२ / ५३

① / MOK

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SCHEDULE ABOVE REFERRED TO

PART (A)

ALL THOSE pieces or parcels of land or ground situate, lying and being at Village Chitalsar-Manpada, Thane, Taluka and District Thane and now within the limits of Thane Municipal Corporation and being following description according to Revenue Records.

Sr. No.	Gut No.	Hissa No.	Area (Sq. Mtrs.)
1.	63	3	7,740.00
2.	63	4(A)	4,500.00
3.	63	5(A)	1,960.00
TOTAL			14,200.00

PART (B)

TOGETHER WITH further TDR adm. 7003 Sq. Mtrs. purchased as under :-

Sr. No.	Date of Agreement	DRC No. & Date	TDR Sq. Mtrs.
1.	25 th Sept., 2003	Folio No. TDR/5 /Road/4/2001 Certificate No. Road 013 dated 03.09.2003	2303
2.	23 rd Feb., 2004	Folio No. TDR/4 /RD/25/2003 Certificate No. Road 022 dated 16.04.2004	400
3.	11 th April, 2005	Folio No. TDR/5 /Park-8/35/2004 Certificate No. Road 015 dated 10.03.2005	4300



टनन-२
वस्तु क्रमांक ७५८०/२००६
२३ / ५३

P. MDK.

[Signature]

7003
=====

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND
ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED By the
withinnamed the "PROMOTERS"
M/s. KWALITY CONSTRUCTION,
in the presence of

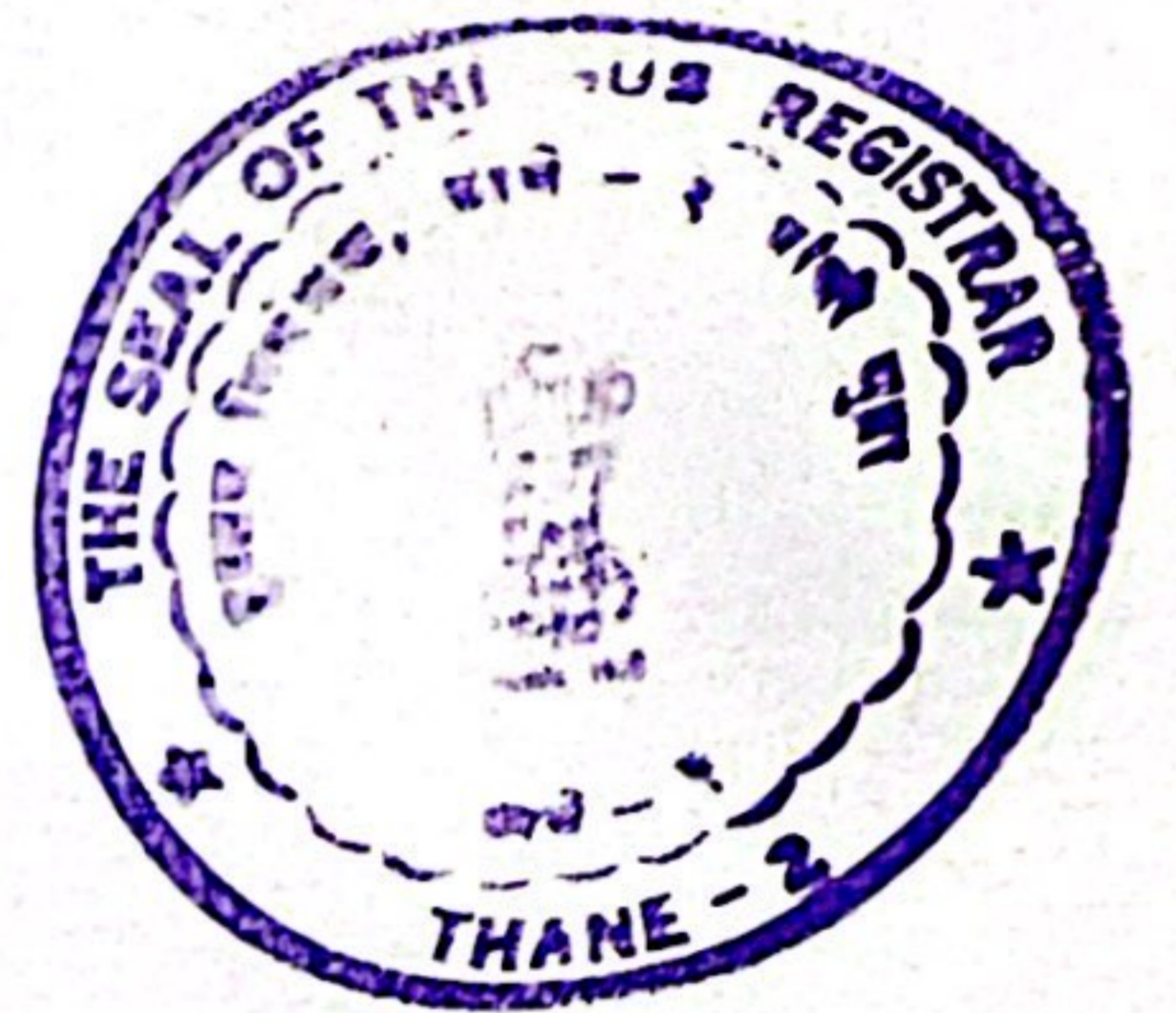
} For M/s. KWALITY CONSTRUCTION

} *Kamal Kishore Kataria*
(Partner)

} Promoter

- 1. Mr. Dilip Soni *DLV*
- 2. Mr. R. Vishwakarma *R Vishwakarma*
- 3. Mr. Hanumant Babar *Hanumant Babar*

SIGNED AND DELIVERED By the
withinnamed the "PURCHASER"
MR. DATTATRAYA V. KULKARNI
MRS. MADHURI D. KULKARNI
in the presence of



} *(D)*
} *MDK*

- 1. Mr. Dilip Soni *DLV*
- 2. Mr. R. Vishwakarma *R Vishwakarma*
- 3. Mr. Hanumant Babar *Hanumant Babar*

टनन-२
बल्ल कमांड १०००
28 / 43

RECEIPT

(Subject to realisation of cheques)

RECEIVED of and from the withinnamed Purchaser, a sum
of Rs.50,000/- (Rupees Fifty Thousand Only) being the amount of
earnest money to be paid by him to us as per these present.

Witnesses :

WE SAY RECEIVED Rs. 50,000/-

For M/s. KWALITY CONSTRUCTION

Kamal Kishore Kataria

(Partner)

- 1. Mr. Dilip Soni *DLV*
- 2. Mr. R. Vishwakarma *R Vishwakarma*
- 3. Mr. Hanumant Babar *Hanumant Babar*

(PROMOTER)

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव - पि. माजपाडा

भासका - ठाणे

नु. नं. ()

भूवापन क्रमांक	भूवापन क्रमांकाचा उपविभाग	भूवापना पध्दती	भोगवट्यादादाचे नांव
गा. जं. E3	3	N.A.	(942)
सोतांचे न्यायिक नांव			आशाराम काळा
लागवटी योग्य क्षेत्र	हेक्टर	आर	श्यामसुंदर काळा
	0 -	७६-४	जातल शिरोर काळा
	-	-	जयभोपाळ काळा
			शत्रेश काळा
			मणिष काळा
			पिणीक काळा
सं. उ. (लागवटी योग्य नसतंते)			(428)
वर्ग (अ)			
वर्ग (ब)			
एकूण	0 -	०९-०	
आकारणी			
कुठे किंवा विरांच आकारणी	५ -	००	(890)

कुठ्याचे नांव

(942) (942) (972)
इतर अधिकार

सिमा आणि भूवापन दिने

गांव नमुना बारा (पिकांची नोंद वही)

वर्ग	हंगाम	पिकाळातील क्षेत्राचा तपशील									लागवटीसाठी उपलब्ध नसलेली जमीन		
		विशेष पिकाळातील क्षेत्र			निर्भळ पिकाळातील क्षेत्र						सर्व	हे.आर.	
		पिकाचे संकेत	वर्त संचित	अवत संचित	पटक पिके व प्रत्येका छातीत क्षेत्र			पिकाचे नांव	वर्त संचित	अवत संचित			
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			हे.आर.	हे.आर.	हे.आर.	हे.आर.			हे.आर.	हे.आर.		N.A.	0-७६-४



अज्ञात नसलेल्या उरी नसताना दिले आहे.

दिनांक: १०/११/२००३

सहायक
रजिस्ट्रार
पि. माजपाडा
ठा. ठाणे

टनन-२
वसत क्रमांक ७५० / २००६
२५ / ५३

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव - चि. मानपाडा

तालुका - ठाणे

सु. नं. ()

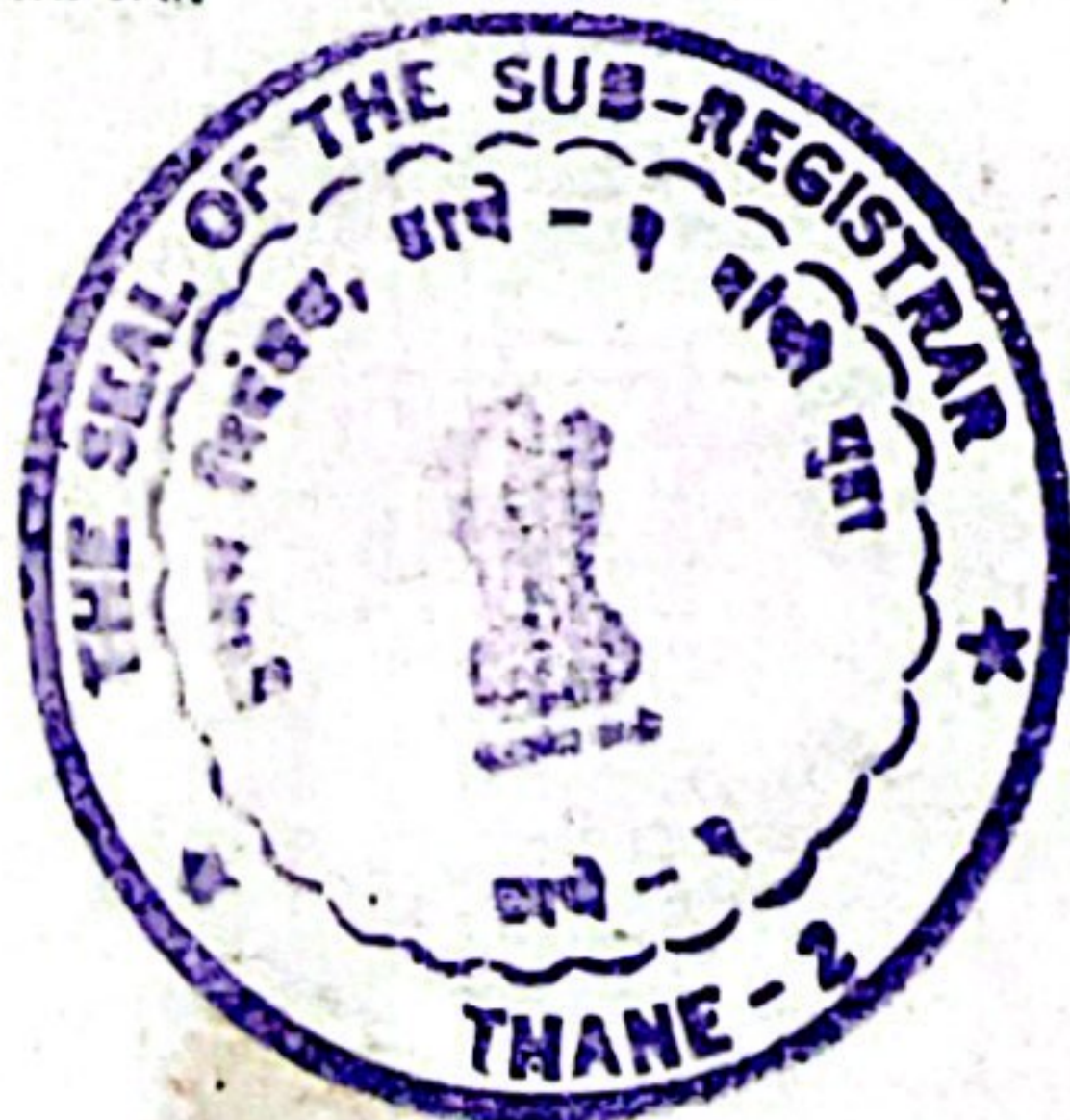
भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पध्दती	भोगवदादाराचे नांव	धुग्याचे नांव
११८ ज.	४४	N. 11.	(९४२)	
संशोधन त्रानिक नांव	(६४७)		१) आशाराम काशा	
लागवडी योग्य क्षेत्र	हेक्टर	आर	२) शामसुंदर काशा	
	० -	४२-४	३) कमल किरादे काशा	
	-	-	४) रामगोपाळ काशा	
एकूण	० -	४२-४	५) मंगिष काशा	
चौ. उ. (लागवडी योग्य नसलेले)	० -	०२-६	६) विठ्ठल काशा	
बां (अ)	-	-	७) राजेश काशा	
बां (ब)	-	-	(५९७) (५९४)	
एकूण	० -	०२-६	(५२०) (५४७)	
अकारणां	५ -	९९	(६१०)	
जुदा किंवा दिरोप आकारणां				इतर अधिकार (९४२) (९७६)
				सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची गोंद वही)

व. नं.	हजारा	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		वर्तमान क्षेत्र	वर्तमान क्षेत्राचे नांव	क्षेत्र		
		निम्न पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			पट्टक पिके व प्रायेका खालील क्षेत्र	पिकाचे नांव	रत तिथि	अनंत तिथि	रत क्षेत्र				अनंत क्षेत्र	
		पिकाचे नांव	रत तिथि	अनंत तिथि	पिकाचे नांव	रत तिथि	अनंत तिथि										रत क्षेत्र
२००३	-		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.					
२००४	-		-	-		-	-		-	-		N.A.	०-४२-४				

अन्तत गटवृत्त छां नक्कात दितां असे.

ता. नं. १०१९९/२००३



Handwritten signature and stamp of the Sub-Registrar, Thane-2. The stamp includes the text 'ता. ठाणे' (Thane Taluk).

Handwritten box containing the following information:
 टनन-२
 पत्रक क्रमांक ७१००/२००३
 २६/५३

गांव नमुना सात (अधिकार अभिलेख पत्रक)

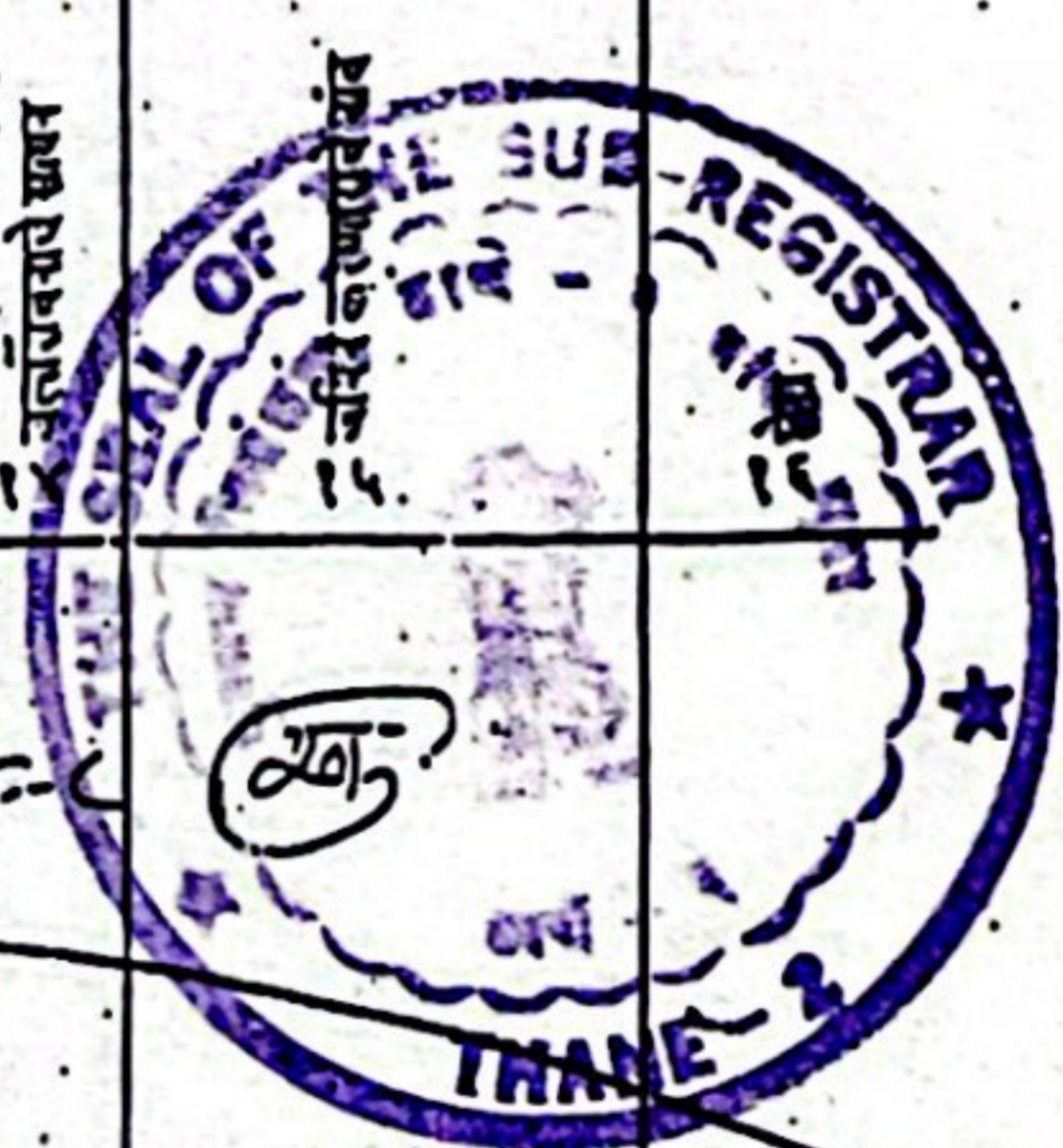
गांव - चि. माणपाडा
तालुका - डाणे

नु. नं. ()

भूमापन क्रमांक	भूमापन कामांकाचा उपविभाग	भूमापन पत्रकी	भोगवटीदाताचे नांव	भूमापन नंबर
६३	५ अ	N. 11.	११२ १२० ५२६	
संशोधन स्थानिक नंबर	६४७		१) आसाराम काझा ३) शामसुंदर काझा	हतर अधिकार
लागवटी घेव क्षेत्र	हेक्टर	अर	३) कमल मिशोर काझा ४) जमगीपाळ काझा ५) राजेश काझा ६) मनिल काझा ७) विनीत काझा	
एकूण	० - १४ - ८	-	५६४	
सं. छ. (लागवटी घेव नसलेले)	० - ०४ - ८	-	४१०	
सं. (अ) सं. (ब)	-	-	४२०	
एकूण	० - ०४ - ८	-	५२६	
आव. रजा मुठी दिवा विशेष आकारणा	० = ३७	-	६४७	सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंद वही)

सं.	वर्ष	पिकांतील क्षेत्राचा तपशिल									लागवटीसाठी उपलब्ध नसलेली जमीन		उत्पन्नसचे स्थान
		दिग्ध पिकांतील क्षेत्र			निर्भळ पिकांतील क्षेत्र						सक	हेक्टर	
		पिकांचा प्रकार	वस्तू स्थिति	अवत स्थिति	पटक पिके व प्रत्येका जातील क्षेत्र			पिकांचे नंबर	वस्तू स्थिति	अवत स्थिति			
2003	2003		हे.आर.	हे.आर.	हे.आर.	हे.आर.		हे.आर.	हे.आर.		N.A.	०-१४-८	



अवत नदकूम छरी नकत दिलीं आं.

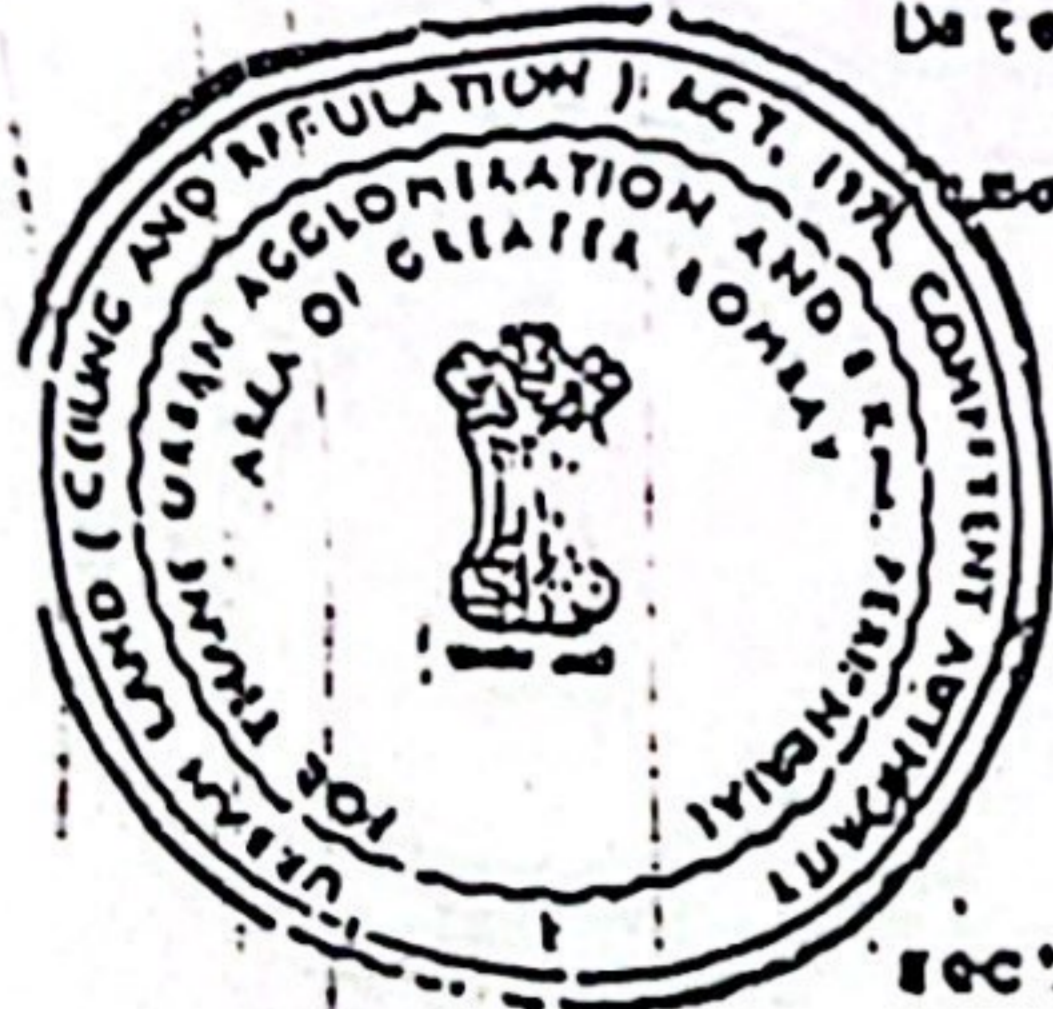
तारीख १०/११/२००३

ता. डाणे,
जिल्हा - महाराष्ट्र

टनन-२
पत्र क्रमांक ७५०/२००३
२५/१३

In the Court of Shri C.I. Jagtap, Dy. Collector & Competent Authority, Thane Urban Agglomeration & Other Peripheral Area of Greater Bombay Urban Agglomeration at Thane.

Case No: UBC/TA/Chl. Harpada/SK-112
 Date of decision: 10/2/1992
 Name of declarant: Shri Kashiram Kabra & others through their P.A. holder Shri Rajesh Kabra.



ORDER UNDER SECTION 11(4) OF THE URBAN LAND (CEILING AND REGULATION) ACT, 1976

Shri Kashiram Kabra has filed a return under section 6(1) of the Urban Land (Ceiling & Regulation) Act, 1976 on 15-1-1992 in respect of the following lands.

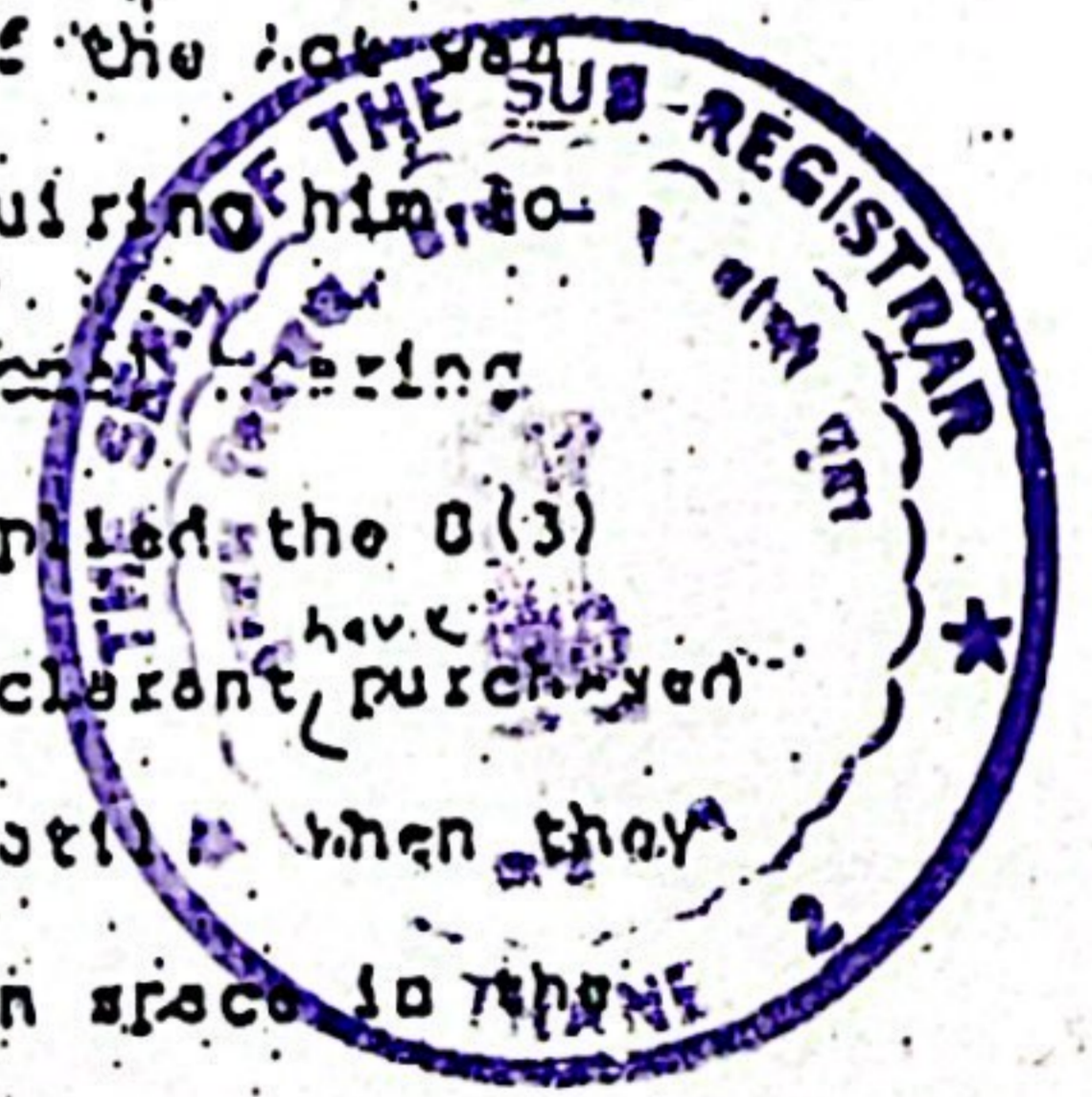
District	Tal.	Village	G.No.	Area in Hectares
Thane	Thane	Chl. Harpada	63/3	0.77
			63/4De	5195-61 sq. meters.
			63/51	1233-39

The measurement and zoning of the lands have been got done through the City Survey Officer and Asstt. Town Planner attached to this office. Their reports are on record.

3. A notice under section 10(3) of the Act was issued to the declarant on 5-2-1992 requiring him to file objections if any and allowed persons bearing Shri Rajesh Kabra, the declarant has replied the 10(3) notice on 6-2-1992 stating that, the declarant purchased this land from Shri Kashiram Kabra when they purchased, the land was reserved as open space in the sanctioned D.P.R.D. No. 1993 of Thane complex.

4. As per draft development plan approved by the Thane Municipal Corporation in respect of G.No. 6313, 6314 and 6315, these lands ^{now} falls in residential zone and the Urban Land (Ceiling & Regulation) Act is therefore applicable to these lands, and therefore they have filed the return along with Thane Municipal Corporation remarks about reservation.

5. It is seen from the extract of 7/12 issued by the Talathi Hajirunde that, the land out of G.No. 6313, 6314



Handwritten notes and signature in a box: 25/1/92

and stands in the name of following persons.

S. No.	Name	Age
1.	Asharam Kabra	76 yrs.
2.	...	52 "
3.	Kamal Kishore Kabra	40 "
4.	Jalopal Kabra	46 "
5.	Kajrab Kabra	34 "
6.	Kashinath Kabra	24 "
7.	Vinil Kabra	25 "

On the strength of M.L. No. 504. The Khata Urban No. 174 of village Chitambar Manpada of all the declarants show the lands in O.No. 63/1, 63/2 and 63/3 to be their own.

On perusal of M.L. No. 594 executed on 20-12-1991 and certified on 6-1-1992, it is seen that the land in O.No. 63/1, 63/2, 63/3, 63/4 and 63/5 purchased by Shri Asharam Kabra and others, 6 from Shri Kashinath Motiram Patil in December, 1991.

It is seen from this office record that Shri Kashinath Motiram Patil had filed a return under section 6(1) of the Urban Land (Ceiling and Regulation) Act on 13-8-1976 in respect of the following G. Nos.

Village	G. No.
Chit. Manpada	63/1
	63/2
	63/3
	63/4
	63/5
	53/2B1
	68/4
56/3	

} Open space

The said return has decided under this office order No. ULC/T/Chit. Manpada/SK-17 dt. 25-5-1977 and the land in following G. Nos. has been deducted from the total holding of the declarant being open space. O.No. 63/1, 63/2, 63/3, 63/4, 63/5, 53/2B1, 68/4 beyond the purview of the Urban Land (Ceiling and Regulation) Act.

It is also proved from the M.L. No. 594 that the land in O.No. 63/1, 63/2, 63/3 and 63/5 is purchased by Shri Asharam Kabra and others six and therefore it is self-acquired



टनन-२

वसुधैव कुटुम्बकम् 12006

28 / 43

Case No. ULC/TH/Chl. Manpada/88-112

and accordingly I hold so and consider each one of the parcels entitle to one share each. (i.e. 7 x 2000 = 14000 sq.mtrs. of land).

The declarants have given affidavit that they are not holding any other land any where in India where the Urban Land Ceiling Act is applicable. On perusal of the affidavits produced by the declarants, it is seen that all the declarants are major.

2. Village Chitalesa Manpada falls within the peripheral Area of Thane Urban Agglomeration, where the ceiling limit prescribed is 2000-00 sq.mtrs. per unit. The declarant can retain the land upto 2000 x 7 = 14000 sq.mtrs. only.

The details of the measurement and ceiling are as under:-

Village	G.No.	Total area in sq. mtrs.	Zon- ing	User and built up area	Net vaco- at	Retain- able land	Sur- plus land
Chitalesa-	63/3	7740-00	'R'	-	7740-00	-	-
Manpada	63/4Pt	5195-61	R+well	176-62	5018-99	-	-
	63/5Pt	1233-39	'R'	-	1233-39	-	-
Total		14169-00		176-62	13992-39	14000-00	-

C R D R :

As the vacant land is less than the retainable land I hold so that the declarant is not a surplus landholder. The proceeding is therefore dropped. The declarant be informed of the decision.



TRUE COPY

Copy made on 11-2-92
 Copy made on 11-2-92
 Copy made on 11-2-92
 Copied by [Signature]
 Compared by [Signature]

Rs. 12 = 00

Sd/-
 (D. J. Jagtap)
 Dy. Collector
 Competent Authority,
 Thane Urban Agglomeration & B.M.A.
 Peripheral Area of Gr. Sonmay.

[Signature]
 11/2/92
 Tehsildar

Thane Urban Agglomeration, Thane

टनन-२
पल्ल वनांक १५८० / २००१
३० / ५३

फ.महसूल /कक्षा-१/टे-१/एनएपी/एसआर-८७/२०००
जिल्हाधिकारी कार्यालय ठाणे
ठाणे दिनांक :- १२ / १०/२०००

- घाण्टो:-
- १) श्री. राजेश आशाराम काश्या व इतर यांचा दिनांक २०/०९/२००० रोजीचा अर्ज.
 - २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल फ. जमिनबाब/२/वशि/एसआर-७० दिनांक २९/०९/२०००
 - ३) ठाणे महानगरपालिका यांचेकडील बांधकाम परवानगी फ. ए.पी.नं./ २०००/ २३/ टिएमसी/टिडीडी/९७०, दिनांक १७/०८/२०००
 - ४) आपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलान ठाणे यांचेकडील आदेश फ. युएलसी/टिए/चितळसरमानपाडा/एसआर-११२ दि.१०/०२/१९९२ २) पत्र फ. युएलसी/ठाणे/टे.नं. १/वशि-१०५ दिनांक २७/०९/२०००
 - ५) उप विभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील स्थळ निरीक्षणअहवाल फ. टिडी/२/जमिनबाब/स्थ.नि./एसआर/८७/२००० दिनांक ०९/१०/२०००
 - ६) सामान्यशाखा (भुसंपादन विभाग) यांचेकडील पत्र फ. सामान्य/का-४/टे-३/भुसं/कावि/५६६, दि. १०/२०००
 - ७) दैनिक तरुण भारत मध्ये दि. २५/०९/२००० रोजी प्रसिध्द केलेला जाहिरनामा



ज्याअर्थी श्री. राजेश आशाराम काश्या व इतर यांचा चितळसर मानपाडा, ठाणे ता. ठाणे जि. ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मीजे-चितळसर मानपाडा या ठिकाणी गट नं. ६३/४३, ६३/५३, ६३/३ मधील आपल्या मालकीच्या जमिनीतील १४१६९-०० चौ.मी. एवढ्या जागेचा रहिवास या विंगरशेतकी प्रयोजनार्थ आपर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी या कार्यालयाने दिनांक २५/०९/२००० रोजी दैनिक 'तरुण भारत' या वृत्तपत्रात जाहिरात दिलेली होती. व त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

त्याअर्थी आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा आपर करून उक्त जिल्हाधिकारी याद्वारे श्री. राजेश आशाराम काश्या २) आशाराम काश्या ३) श्यामसुंदर काश्या ४) कमर किशोर काश्या ५) जयगोपाळ काश्या ६) मनिष काश्या ७) विनील काश्या यांचा चितळसर मानपाडा ता. ठाणे यांना तालुका ठाणे मधील मीजे- चितळसर मानपाडा येथील गट नं. ६३/४३, ६३/५३, ६३/३ मधील १४१६९-०० चौ.मी. एवढ्या जमिनीच्या बाबतीत येथे अर्ज विंगरशेतकी प्रयोजनार्थ आपर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यात येत असून ठाणे महानगरपालिका कडील मंजूर नकाशाप्रमाणे खालील दोषांवर बांधकाम अनुज्ञेय नाही.

- १) डि. पी. रोड ४२-०० चौ.मि.
- २) खुलं क्षेत्र २११९-०५ चौ.मि.

त्या शर्ती अशा :-

- १) ही परवानगी आगिनियम त्याखाली केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.
- २) अनुज्ञाग्राही व्यक्तीने (ग्रटीने) अशा जमिनीचा आपर व रथा वरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग, उक्त जमिनीचा ज्या प्रयोजनार्थ उपरोक्त करण्यास परवानगी देण्यात आली असेल त्याच प्रयोजनार्थ केवळ केला पाहिजे. आणि रचाने अशी जमिन किंवा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी, ठाणे यांच्याकडून तथा अर्थाची आगावू लेखी परवानगी मिळविण्याशिवाय आपर करता कामा नये. इमारतीच्या आपरावरून जमिनीचा आपर ठरविण्यात येईल.



१२/१०/२०००
३१/१३

अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्याचे जे कोणतेही उपखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

अनुज्ञाव्याही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्याचे सिमांकन करून ती जमिन या आदेशाच्या तारखेपासून एक वर्षाच्या आत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रितीने ती जमिन विकसित केली जाईपर्यंत त्या जमिनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

अनुज्ञाव्याही व्यक्तीस असा भूखंड विक्रायचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाव्याही व्यक्तीने तो भूखंड या आदेशात आणि सगदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादित केलेल्या विवेचना तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

या सोबत जोडलेल्या स्थळ आराखड्यात आणि इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र यिना बांधकाम मोकळे सोडले पाहिजे.

प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) यांच्या सुरवात करण्यापूर्वी अनुज्ञाव्याही व्यक्तीने (अर्तीने) ठाणे महानगरपालिकेची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

अनुज्ञाव्याही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमांतक मोकळे अंतर (ओपन मार्जिनल डिस्टन्सेस) सोडले पाहिजे.

या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाव्याही व्यक्तीने अशा जमिनीच्या विंगरशेतकी प्रयोजनासाठी वापर करण्यास सुरवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलविदा. अनुज्ञाव्याही व्यक्तीने उपरोक्त प्रमाणे न केल्यास परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.

अनुज्ञाव्याही व्यक्तीने अशा जमिनीचे विंगरशेतकी प्रयोजनार्थ वापर करण्यात ज्या दिनांकास सुरवात केली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत ठाणे तहसिलदारास कळविले पाहिजे जर तो असे करण्यास चुकेल तर महाराष्ट्र जमिन महसूल (जमिनीच्या वापरातील बदल व विंगरशेतकी-आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाव्याही पात्र ठरेल.

अशा जमिनीच्या ज्या प्रयोजनार्थ वापर करण्यास अनुज्ञाव्याहीस परवानगी देण्यात आली असेल त्या प्रयोजनार्थ वापर करण्याच्या दिनांकापासून सदर अनुज्ञाव्याही त्या जमिनीच्या संवधात दर चौ.मी. मागे रहिल्यास ६-०९ रुपये दराने विंगर शेतकी-आकारणी दिली पाहिजे उक्त प्रमाणदर हा दिनांक ३१ जुलै २००१ या ठमी कालावधीपर्यंत अमलात राहिल. किंवा परवानगीच्या तारखेच्या पुर्वलक्षी प्रभावाने अथवा त्यानंतर अमलात येणारे विनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराक्या दराने विंगरशेतकी-आकारणीच्या ठमीची मुदत अजून समाप्त व्हायची आहे. ही गोष्ट विंगरशेतकीच्या वेळी याची



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- १२ अनुज्ञाप्याही यांनी सदर जागेची अतितातडी मोजणी की रक्कम रु. १६००-०० (अक्षरी एवम हजार सहाशे मात्र) अनुज्ञाप्याही यांनी पलन प्र २११/२००० दि. १८/१०/२००० अन्वये शासन जमा केली आहे.
- १३ भूमापन विभागाकडून जमिनीची मोजणी झाल्यानंतर अशा जमिनीचे जीतके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार २३ आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विंगरशेतकी आकारणी घात बदल करण्यात येईल.
- १४ सदर जमिनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाप्याहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदर आदेश रद्द समजणेत येईल व अनुज्ञाप्याही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
- १५ पूर्वीच मंजूर केलेल्या नकाशावर हूकूम आणोदरघ बांधलेल्या इमारतीत अनुज्ञाप्याहीने कोणतीही भर घालता कामा नये. किंवा ती मध्ये कोणतीही फेरबदल करता कामा नये मात्र अशी भर घालण्यासाठी किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट येणेली.
- १६ अनुज्ञाप्याही व्यक्तीने आजूबाजूच्या परिसरात अस्वच्छता व घाण निर्माण होणार नाही अशा रितीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याची निगरा करण्याची व्यवस्था केली पाहिजे.
- १७ जमिनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाप्याही व्यक्तीने महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८३। या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्याही उल्लंघन केल्यास उक्त अधिनियमांच्या उपबंधान्वये असा अनुज्ञाप्याही ज्या कोणत्याही शास्त्रीस पात्र ठरेल त्या शास्त्रीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमिन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८४ वरिल खंड अमध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदी विरुध्द जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा अशा तरतुदी विरुध्द या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रितीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्या विषयी ठाण्याचे जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचे किंवा त्या प्रित्यर्थ आलेला खर्च अनुज्ञाप्याही व्यक्तीकडून जमिन महसूलाची धकटाळी म्हणून घसूल करून घेण्याचा अधिकार असेल.
- १९ दिलेली हि परवानगी भुबई फुळवडियाट व शेत जमिन अधिनियम १९४८ महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्या येथी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.
- २० प्रस्तावित जमिनीच्या विंगरशेतकी आकारणीच्या पाचपट रक्कम म्हणजे रुपये ४,३१,४४७/- (अक्षरी रुपये चार लाख एकतीस हजार चारशे पंचेचाळीस मात्र) रूपांतरीत कर (कन्स्ट्रक्शन टॅक्स) म्हणून अनुज्ञाप्याही यांनी तालुकी सजा माजिबडे बांधकेंद्रील पावती क्रमांक २०८९७०८/- दिनांक १८.१०.२००० अन्वये शासन जमा केली आहे.



टनन-२
वसु क्रमांक १०१०० / २००४
३३ / ५३

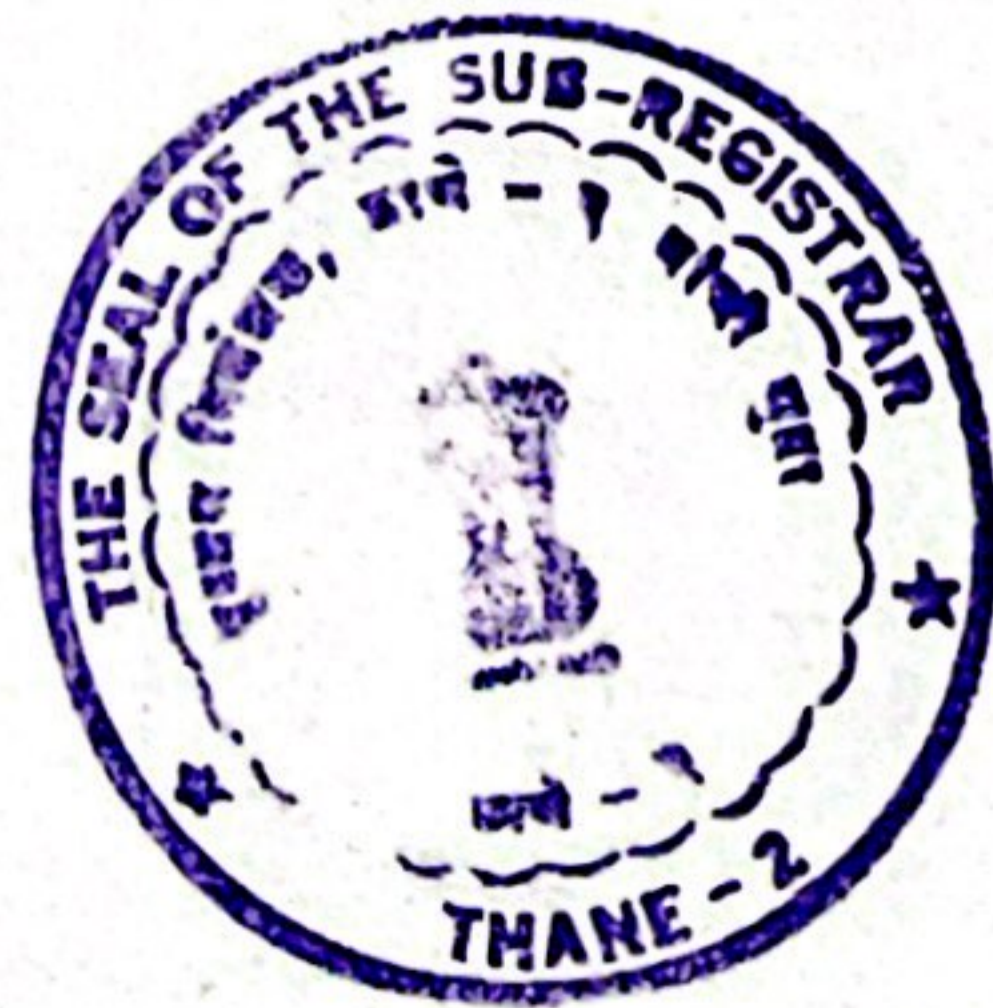
- २१ अनुज्ञाप्याही घांती ठाणे महानगरपालिका घांते कडील मंजूर नकाशावर हुक्मच बांधकाम केलो पाहिजे
- २२ अनुज्ञाप्याही घांती ठाणे महानगरपालिका घांते कडील बांधकाम परवानगीची मुदत एाठ घेजे बांधकाम कारख आहे.
- २३ अनुज्ञाप्याही घांती ठाणे महानगरपालिके कडील बांधकाम नकाशा व्यतीरिक्त जादा बांधकाम केल्यास अणर बांधकामा मध्ये बदल करून जादा घटईक्षेत्र निर्देशांक बापरल्यास अनुज्ञाप्याही ठे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ४६ अन्वाये कीजदारी स्वतःपाचा गुन्हा बाखल करणेस पात्र राहतीण व असे जादा बांधकाम दूर करणेस पात्र राहिल

सही/-
(मुकेश धुल्लर)
जिल्हाधिकारी ठाणे

प्रती
श्री. राजेश काका व हतर,
रा. धितळसर आमपाडा, ता.जि. ठाणे



जिल्हाधिकारी ठाणे करिता



टनन-२
०५८० / २००९



MUNICIPAL CORPORATION OF THANE

Development Right Certificate

I, Shri K. B. Bhoje,
MUNICIPAL COMMISSIONER OF THANE

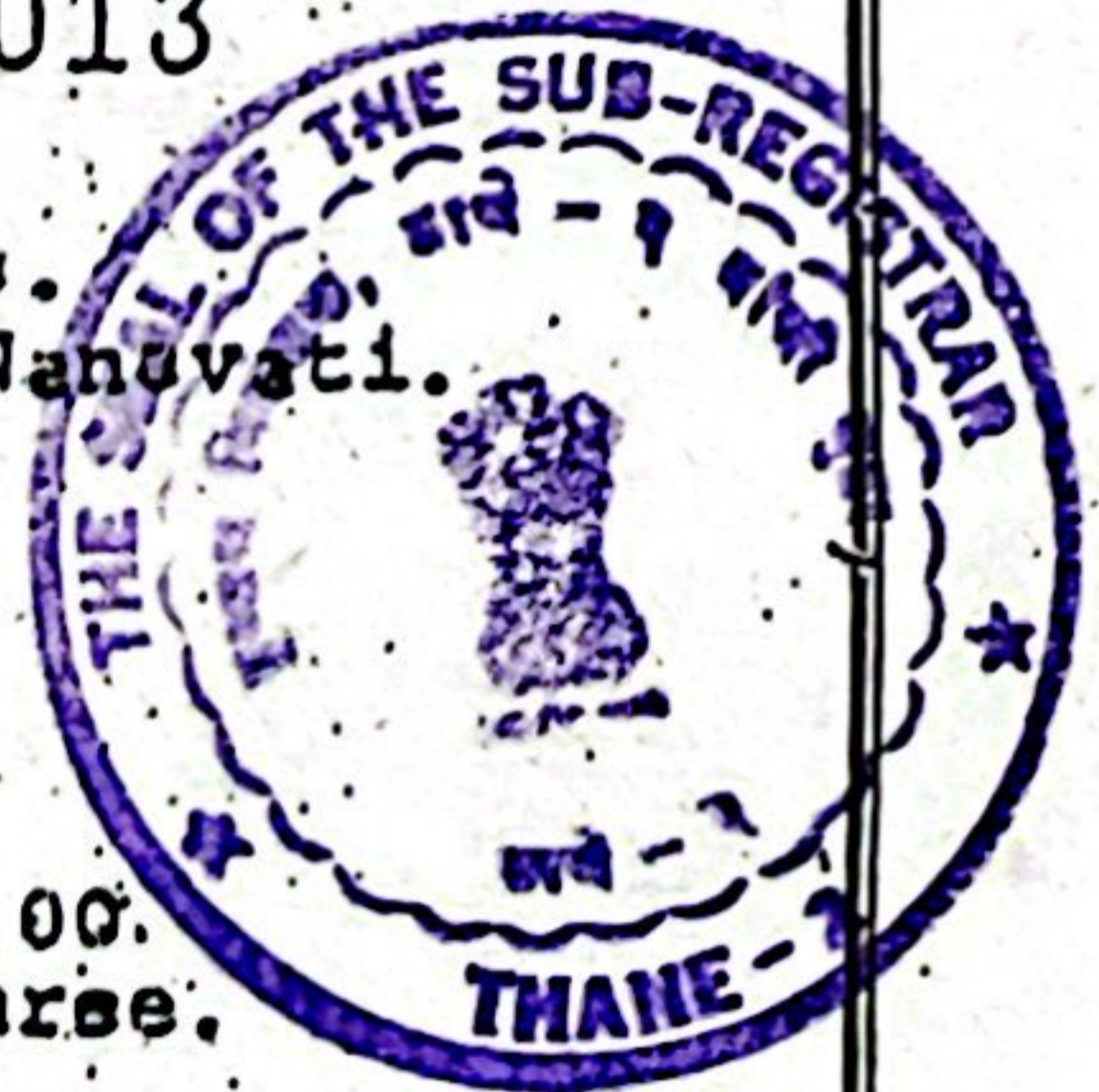
Certify that the person(s) within named in this certificate is/are the registered holder(s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provision of the Appendix 'W' of the Development Control Regulations for the Thane, 1994.

- (1) Location & details of the land surrendered - S.No. 112 (B), Village Kolshet / Patlipada, Ghodbunder Road, Thane (W).
 - (A) Area of the land in Sq. Mts. - 2303.00
 - (B) Land handed over to TMC/GOVT. - 016 dated 11th July 2003
Vide Possession Receipt No. & Date
 - (C) Number & Date of Order issued by the Additional ULC/TA/ATP/General/Collector & Competent Authority Urban Land Thane/2000 dt. 16/10/2000 (Ceiling & Regulation) Act, 1976.
 - (D) Number & Date of the Order issued by the Government --
In case of surplus vacant land.
- (2) Zone of the land surrendered. -- Residential
- (3) Reservation of Land surrendered: - 60 M. Wide D.P. Road.
- (4) The area where D.R.C. can be utilised. - As per Appendix W of D.C. Regulation 1994 for Thane Municipal Corporation, Thane.

Folio No. TDR/5/Road/4/2001
TDR/SECTOR - V

Certificate No.
ROAD 013

Name(s) of the
DRC Holder(s) - 1) Smt. Dhun Sorabji Kharas.
ii) Shri. Niranjan Kanchan Nanavati.



F.S.I. Credit of built-up area in Sq. Mts. (in figures) - 2303.00.
(in words) - Two Thousand Three Hundred Three.

Given under Common Seal on this, 3rd Day of sept Year 2003

Asstt. Director of Town Planning
Thane Municipal Corporation

MUNICIPAL COMMISSIONER
For the city of Thane

टनन-२
वस्तु करानुसंगीत २००६
३५/५३



MUNICIPAL CORPORATION OF THANE Development Right Certificate

I, Shri K. B. Bhoge,
MUNICIPAL COMMISSIONER OF THANE

Certify that the person(s) within named in this certificate is/are the registered holder(s) of DEVELOPMENT RIGHT CERTIFICATE issued subject to the provision of the Appendix 'W' of the Development Control Regulations for Thane, 1994.

- (1) Location: S. No. 312/1B, 2, 312/3-1, 312/1, 312/3, 313/2, 314/3, 315/2, 317/3, 317/4, 317/5, 317/6, 317/7, 317/8, 317/9, 317/10, 317/11, 317/12, 317/13, 317/14, 317/15, 317/16, 317/17, 317/18, 317/19, 317/20, 317/21, 317/22, 317/23, 317/24, 317/25, 317/26, 317/27, 317/28, 317/29, 317/30, 317/31, 317/32, 317/33, 317/34, 317/35, 317/36, 317/37, 317/38, 317/39, 317/40, 317/41, 317/42, 317/43, 317/44, 317/45, 317/46, 317/47, 317/48, 317/49, 317/50, 317/51, 317/52, 317/53, 317/54, 317/55, 317/56, 317/57, 317/58, 317/59, 317/60, 317/61, 317/62, 317/63, 317/64, 317/65, 317/66, 317/67, 317/68, 317/69, 317/70, 317/71, 317/72, 317/73, 317/74, 317/75, 317/76, 317/77, 317/78, 317/79, 317/80, 317/81, 317/82, 317/83, 317/84, 317/85, 317/86, 317/87, 317/88, 317/89, 317/90, 317/91, 317/92, 317/93, 317/94, 317/95, 317/96, 317/97, 317/98, 317/99, 317/100, Thane
- (A) Area of the land in Sq. Mts. 37630.00
- (B) Land handed over to GOVT. Vide Possession Receipt No. 171
- (C) Number & Date of Order issued by the Additional District Collector & Competent Authority Under Land Ceiling & Regulation Act, 1976. 171 Dt. 3.10.2000
- (D) Number & Date of the Order issued by the Government in case of surplus vacant land.
- (2) Zone of the Land surrendered. 'R' Zone
- (3) Reservation of Land surrendered. 40.00 Mtr. D.P. Road
- (4) The area where D.R.C. can be utilised. As per Appendix 'W' of D.C. Regulation 1994 for Thane Municipal Corporation, Thane.

Folio No.	TDR/4 RD/25/2003	Certificate No.	ROAD 022
TDR/SECTOR	IV		
Name(s) of the DRC Holder(s)	Fardun Nadirshah Mulla & 4 Others. C.A. to Mr. Milind Korde Partner M/s Ravechi Property Developers		
F.S.I. Credit of built-up area in Sq. Mts. (in figures)	37630.00	W. 37, Mtr.	
(in words)	Thirty Seven Thousand Six Hundred Thirty	Sq. Mtrs.	

X COLOUR COPY

Given under Common Seal on this 16th Day of April Year 2003

Asst. Director of Town Planning
Thane Municipal Corporation
THANE.

MUNICIPAL COMMISSIONER
For the city of Thane



टनन-२
पत्र क्रमांक ७० / २००३
३६ / ५३

१५२४
३३ / ३५

MUNICIPAL CORPORATION OF THANE

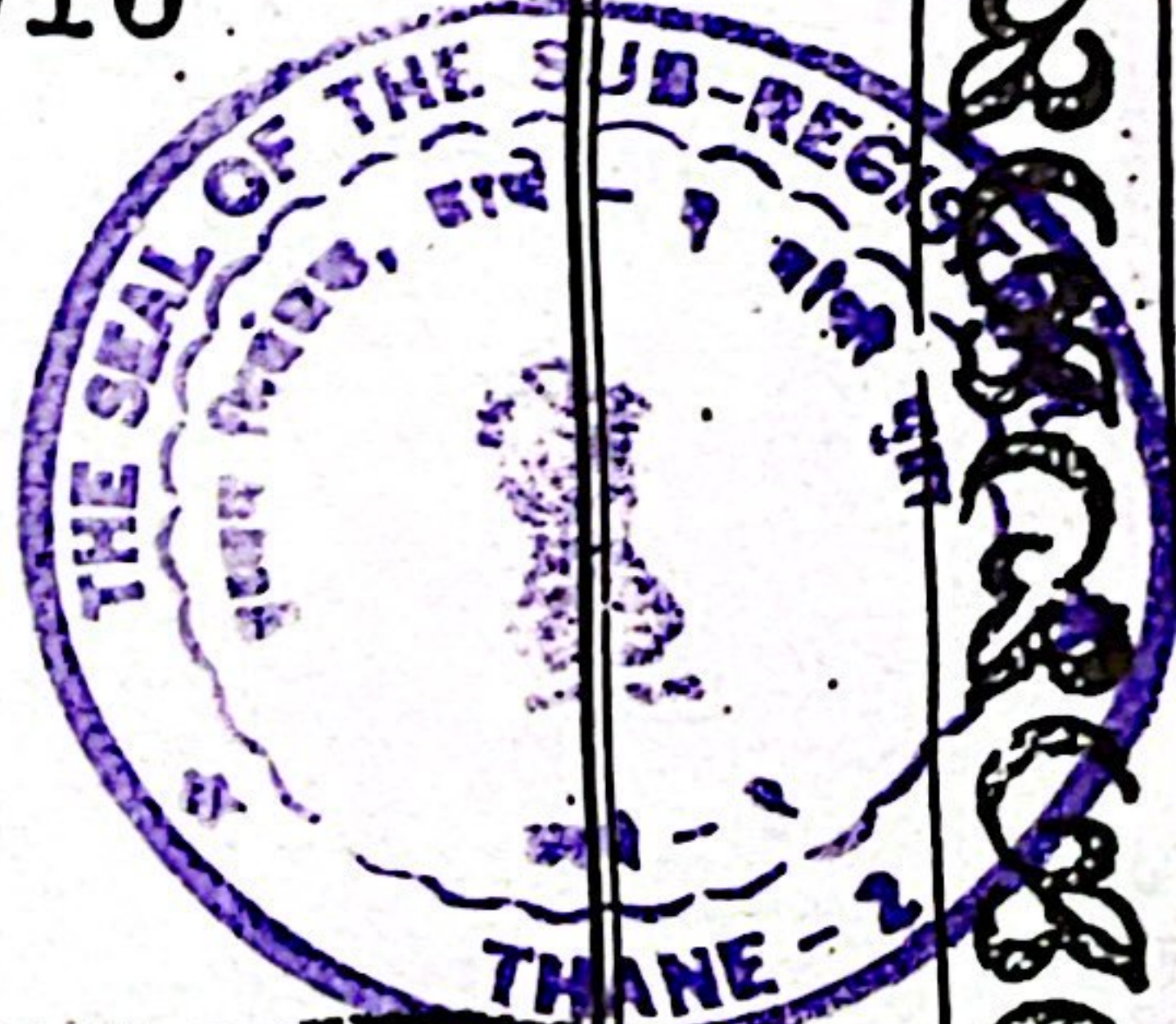
Development Right Certificate

I, Shri SANJAY SETHI,
MUNICIPAL COMMISSIONER OF THANE

Certify that the person(s) within named in this certificate is/are the registered holder(s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provision of the Appendix 'W' of the Development Control Regulation of Thane, 1994.

- (1) Location & details of the land surrendered - S.No. 43, Village Kolshet, Thane.
 - (A) Area of the land in Sq. Mts. - 7546.00 Sq. Mts.
 - (B) Land handed over to TMC/GOVT. - 000056 Dated 7.3.2005
Vide Possession Receipt No. & Date
 - (C) Number & Date of Order issued by the Additional ULC/TA/D. No. 7/Kolshet Collector & Competent Authority Urban Land SR-44 Dated 9.7.2004 (Ceiling & Regulation) Act, 1976
 - (D) Number & Date of the Order issued by the Government --
In case of surplus vacant land.
- (2) Zone of the Land surrendered - Residential & Industrial Zone.
- (3) Reservation of Land surrendered - Reservation Park No. 8
- (4) The area where D.R.C. can be utilised - As per Appendix W of D.C. Regulation 1994 for Thane Municipal Corporation, Thane.

Folio No. TDR/5/Park/35/2004 TDR/SECTOR - V	Certificate No. 015 RESERVATION
Name(s) of the DRC Holder(s) - SMT. KUSUMBAI D. SHELKE & OTHERS. THROUGH THEIR P.O.A. Holders SHRI. DEVENDRA D. SHELKE	
F.S.I. Credit of built-up area in Sq. Mts. (In figures) - 7546.00 (In words) - Seven Thousand Five Hundred Forty Six point Zero Sq. Mtrs.	



Given under Common Seal on this 10 Day of March Year 2005

Asstt. Director of Town Planning
Thane Municipal Corporation,
THANE.

MUNICIPAL COMMISSIONER
For the city of Thane

टनन-२

३६ / ५२

टनन-५

१२००

COMPLETION/COMMENCEMENT CERTIFICATE
करिता इमारत क्रमांक D = (प्लॉट - १६)

V.P. No. २०००/२३ TMC/TDD १९५ Dated २०/३/०६

To,

~~श्री. श्री.~~ मे. शशि देशमुख अँड असो. (Architect)

Shri. ~~श्री.~~ राजेश काव्रा व इतर (Owner)

Sir.

With reference to your application no. २२८३ dated १५.०४.२००५ for development permission/ grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building no. D in village चितळसर, मानपाडा Sector No. ४ Ward No. — situated at Road/Street टिकुजीनीवाडी Gut No. ६३/३, ४/अ, ५/अ the development permission / the commencement certificate is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The development permission/commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
५. सी. एन. पूर्वी जागेवर माहिती फलक लावणे आवश्यक व वापरपरवान्यापर्यंत टिकण आवश्यक.
६. इमारतीचे बांधकाम सुरु करण्यापूर्वी संरक्षण कवच तयार करणे आवश्यक आहे.
७. जोता व वापर परवान्यापूर्वी आर. सी. सी. तज्ञांचे आय. एस. कोड नुसार दाखले सादर करणे.



WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully,

Office No.

Office Stamp

Date

टनन-२
प्लॉट क्रमांक ७५/०० /२००६
३५ / ५३

मागे पहा.....

Municipal Corporation
Thane

वापर परवान्यापूर्वी आर. जी. विकसीत करणे आवश्यक.

वापर परवान्यापूर्वी वृक्ष, ड्रेनेज, पाणी विभागाकडील नाहरकत टाग्रले माट्ट करणे आवश्यक.

वापर परवान्यापूर्वी रस्त्याखालील क्षेत्राचे ७/१२ उतारे टाणे महानगर पालिकेच्या नावे करणे आवश्यक.

११. वापरपरवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतुदी करण्यात यावी.

१२. काम सुरूकरण्यापूर्वी चिफ फायर ऑफिसरची N.O.C. सादर करणे आवश्यक आहे.

१३. वापरपरवान्यापूर्वी Lift to Work चा दाखला सादर करणे आवश्यक आहे.

१४. पर्यावरण विषयक अनुमतीसंबंधाने महाराष्ट्र प्रदुपण नियंत्रण मंडळ, मुंबई यांचे दि.

३०.०१.२००६ तसेच दि. २२.०२.२००६ प्रमाणे अटीचे पालन करणे बंधनकारक आहे.

तसेच वापरपरवान्यापूर्वी Consent to Establishment सादर करणे बंधनकारक आहे.

मा. सहाय्यक संचालक नगर रचना यांच्या मान्यतेनुसार,

Yours faithfully,



कार्यकारी अभियंता
(शहर विकास विभाग)
Municipal Corporation
The city of Thane

सादरध्यान

महानगर पालिकेच्या नियमावलीनुसार बांधकाम न करणे तसेच
दिलेल्या नियंत्रण नियमावलीनुसार आवश्यक त्या
परवान्यांचा न घेता बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे अंमल
अनुसार दंडकारणाचे मुद्दे आहेत. त्यासाठी आम्हाला
जामत ३ धर्मे किंवा थ. ५०००/- दंड शिस्त शकतो.



टनन-२

पत्र क्रमांक ७५० /२००६

३९ /५३

D. D. DAMODAR
M. L. BHAXIA
K. R. MODI
J. S. DESAI
S. C. KOTHARI
A. M. DESAI
K. M. VISSONJI
D. D. DAMODAR
S. H. JUNHARKAR
K. V. MERCHANT (M.S.)
S. S. VAIDYA
A. R. AMIN
P. G. MENTA (M.S.)
M. M. BAYDUKWALA (M.S.)
S. N. DOSHI (M.S.)
R. V. GANDHI

KANGA & CO.

(Registered)

Advocates, Solicitors & Notaries

Established 1890

Readymoney Mansion,
43, Veer Nariman Road,
MUMBAI - 400 001
INDIA.

MLB/KV/20362/2000

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+ 01 22 200 0541
+ 01 22 204 2208

Fax:
+ 01 22 204 3726
+ 01 22 285 1540

E-Mail:
kanga@bom5.vsnl.net.in

TO WHOMSOEVER IT MAY CONCERN.

REPORT ON TITLE

Re: Property bearing Gut No.63/3, 63/4(A)
and 63/5(A), situate at Village
Chitalaar, Manpada, Dist. Thane.

1. One Motiram Patil was during his life time seized and possessed of or otherwise well and sufficiently entitled to the property bearing Gut No.63, Hissa No.3, 4A and 5A situate, lying and being at Village Chitalaar, Manpada and more particularly described in the Schedule hereunder written ("the said property"). The said Motiram Patil died intestate at Thane in or about October 1944, leaving behind as his only heirs and legal representatives his widow Savitribai Motiram Patil and his two sons Kashinath Motiram Patil and Tukaram Motiram Patil. On the death of the said Motiram Patil the said Savitribai, the said Kashinath and the said Tukaram each became entitled to one-third undivided share, right, title and interest in the said property.

2. By an Agreement dated the 12th day of April 1989 made between the said Savitribai, the said Kashinath and the said Tukaram therein called the Owners of the One Part and Kwality Construction (Pvt.) Ltd. therein called "the Developers" of the Other Part, the Owners have given the Developers the right to develop the said property and sell the premises therein on ownership basis and have put the said Developers in possession of the said property. The said Agreement has been lodged for registration in the office of the Sub Registrar of Assurances at Thane, under Serial No.3189 on the 12th day of April 1989.

3. By our Report on Title dated 31st May 1990 we had certified the title of Savitribai Patil, Kashinath Patil and Tukaram Patil to the property described in the Schedule to the said Report on Title and in the Schedule hereunder written to be clear.

4. After the issue of the said Report on Title, a Deed of Conveyance dated the 11th day of December 1991 was executed by Kashinath Motiram Patil and Tukaram Motiram Patil therein called "the Vendors" of the First Part, Kwality Construction (Pvt.) Ltd. therein called "the Confirming Party" of the Second Part and (1) Asharam Kabra, (2) Shyam Sunder Kabra, (3) Kamal Kishore Kabra, (4) Jaigopal Kabra, (5) Rajash Kabra, (6) Manish Kabra and (7) Vinil Kabra therein called "the Purchasers" of the Third



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काल कवाकलय को 12000
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Part the said Kashinath Motiram Patil and others granted, conveyed, sold and transferred and Kwaliti Construction (Pvt.) Ltd. confirmed the property more particularly described in the Schedule hereunder written to Asharam Kabra and Others and since then they are the Owners of the said property and are in possession thereof. The said Deed of Conveyance has been registered with the office of the Sub Registrar of Assurances at Thane under Serial No.1629/92 on 1st April 1992,

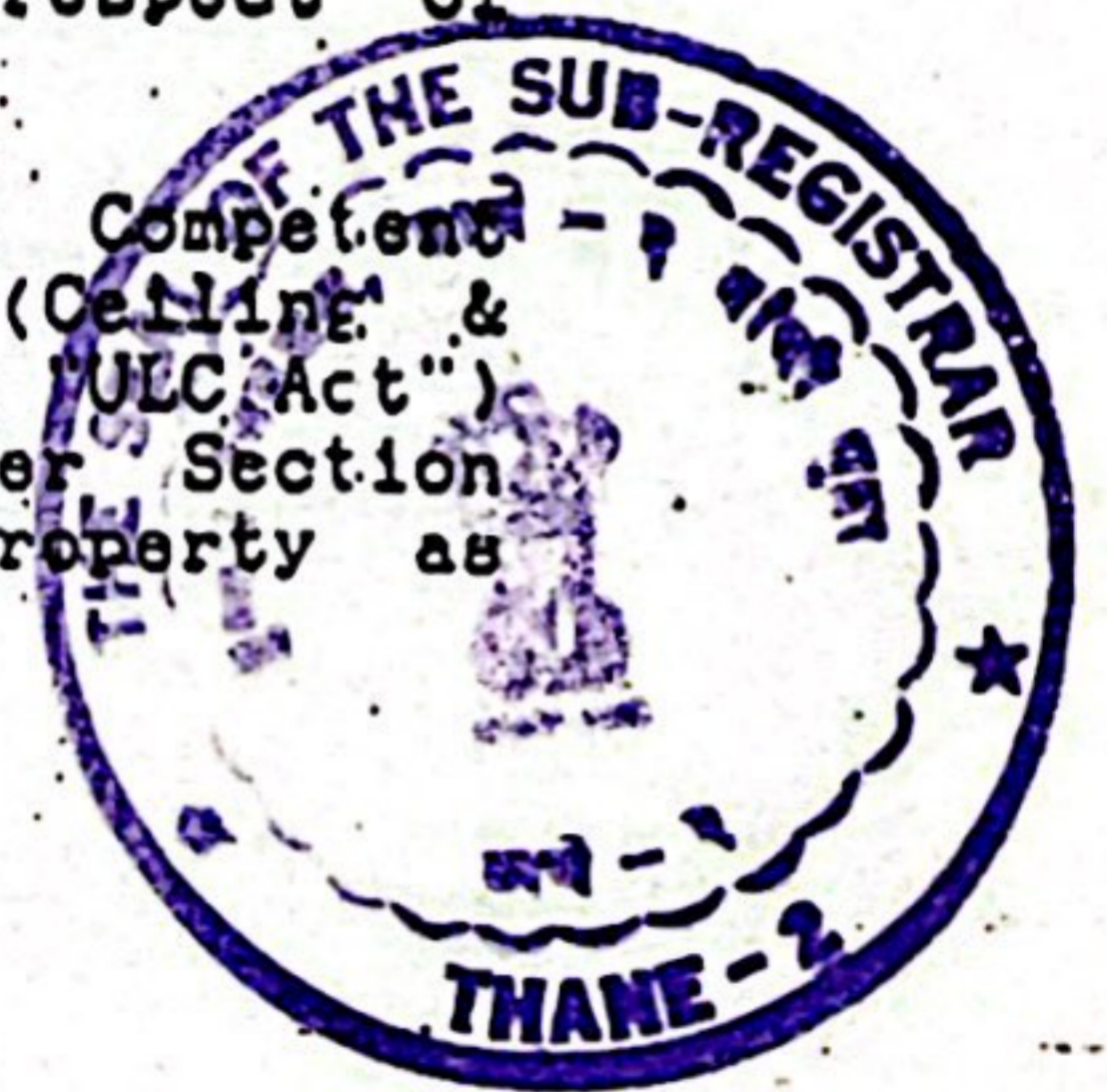
5. (1) Asharam Kabra, (2) Shyam Sunder Kabra, (3) Kamal Kishore Kabra, (4) Jaigopal Kabra, (5) Rajesh Kabra, (6) Manish Kabra and (7) Vinil Kabra were desirous of developing the property in partnership and for that purpose they formed a partnership firm known as Messrs Kwaliti Construction. The partners of Messrs Kwaliti Construction brought into the partnership the said property as their capital contribution and the said property became the asset of the said partnership of Messrs Kwaliti Construction firm. As Asharam Kabra and seven others were not having sufficient finance with them for the purpose of developing the said property, they admitted Ramesh Innani as a partner in the said firm of Messrs Kwaliti Construction and a Deed of Partnership dated 24th April 1992 was executed by and between them. The said partnership firm of Messrs Kwaliti Construction is duly registered with the Registrar of Firms.

6. On or about 1st April 1994 Mr. Ashok Maheshwari was admitted as a partner in the said partnership firm of Messrs Kwaliti Construction and a fresh Deed of Partnership dated 1st April 1994 was executed between the then partners of Messrs Kwaliti Construction and Mr. Ashok Maheshwari.

7. Ramesh Innani who was one of the partner of Messrs Kwaliti Construction died on or about 15th July 1996 and on his death his widow Smt. Anju Innani was taken as a partner and a Deed of Partnership dated 19th December, 1996 was executed between the then partners of Messrs Kwaliti Construction and Smt. Anju Innani.

8. We have caused further searches to be taken in the office of the Sub Registrar of Assurances at Thane & Mumbai and that save and except the above referred Deed of Conveyance dated 11th December, 1991 no further documents were found to be registered with the office of the Sub Registrar of Assurances at Mumbai and Thane in respect of the said property for the period 1991-2000.

9. The Addl. Collector, Thane, appointed as Competent Authority under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as "ULC Act") by his Order dated 10th February, 1992 issued under Section 8(4) of the said ULC Act, has declared the said property as retainable land of the Owners.



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10. The Collector of Thane, being the Competent Authority under Maharashtra Land Revenue Code, 1968 by his Order dated 19th October 2000 has granted permission for Non-Agricultural user of the said property;

11. On the basis of the Report on Title dated 31st May 1990 and on the basis of the Deed of Conveyance dated 11th December, 1991 and on the basis of the aforesaid Deeds of Partnership mentioned hereinabove, and on the basis of the searches taken by us as aforesaid, Messrs Kwality Construction is the present owners of the said property and is entitled to develop the same and its title to the said property is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Gut No. 63/3, 63/4(A) and 63/5(A) admeasuring 3 Acres, 20 Gunthas, equivalent to 14200 sq. metres, or thereabouts situate, lying and being at Chitalsar, Manpada, Thane.

Dated this 16th day of November, 2000.

KANGA AND COMPANY,

M. L. S. S. S.

PARTNER.



टनन-२
दस्तावेज क्रमांक ५५६०/२००६
०२ / ५३

Date: 13 APR 2006

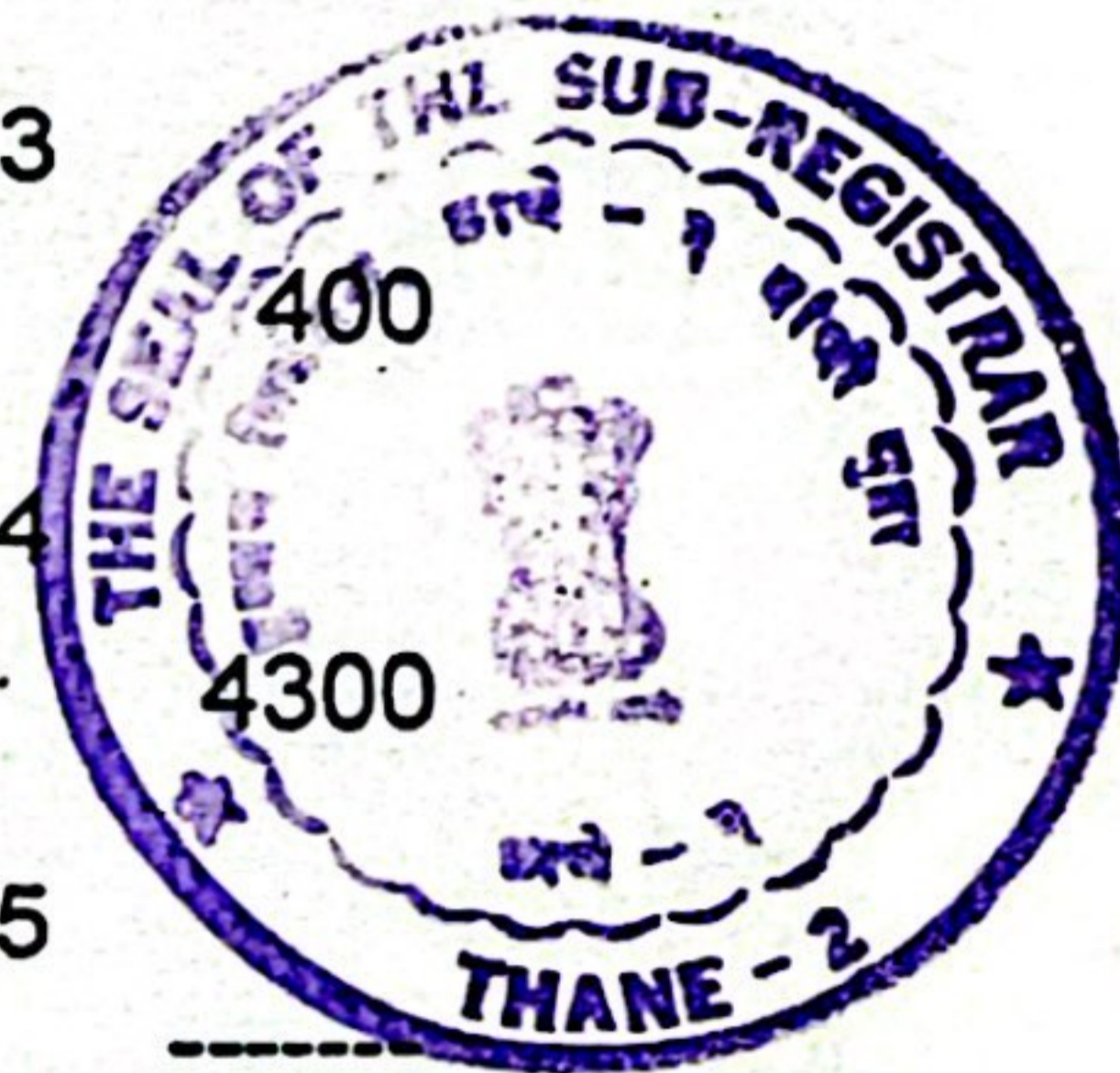
CONFIRMATION OF USE OF TDR

THIS HAS A REFERENCE TO the Certificate of Title dated 16th November, 2002, issued by M/s. KANGA & CO., Advocates, Solicitors and Notaries, in respect of Immovable Property adm. 14200 Sq. Mtrs., bearing Gat No.63/3, 63/4(A), 63/5(A) of Village Chitalsar Manpada, Thane.

Thane Municipal Corporation, vide its earlier sanction, had sanctioned the plans for construction of cluster of buildings in the aforesaid property by utilising the FSI then available in the Said Property.

Thereafter, the Promoters have purchased the Transfer of Development Rights (TDR) totally adm. 7003 Sq. Mtrs. as under:

Sr. No.	Date of Agreement	DRC No. & Date	TDR (Sq. Mtrs.)
1.	25 th Sept., 2003	Folio No.TDR/5/Road/4/2001 Certificate No. Road 013 dated 03.09.2003	2303
2.	23 rd Feb., 2004	Folio No.TDR/4/RD/25 2003 Certificate No. Road 022 dated 16.04.2004	400
3.	11 th April, 2005	Folio No.TDR/5/Park-8/35/2004 Certificate No. Road 015 dated 10.03.2005	4300
			7003
			====



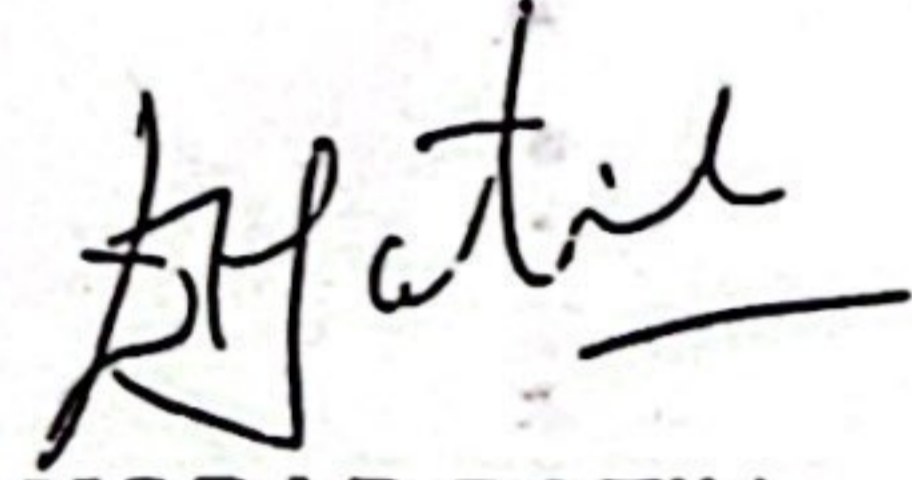
AM

टनन-२
बस्त बमां ७५७ / २००६
४३ / ५३

On the basis of the aforesaid DRC, the Thane Municipal Corporation has sanctioned amended plans under its Sanction and latest Commencement Certificate bearing No.V.P. No.2003/23/TMC/TDD/195, dated 20th March, 2006, for further construction in the aforesaid property.

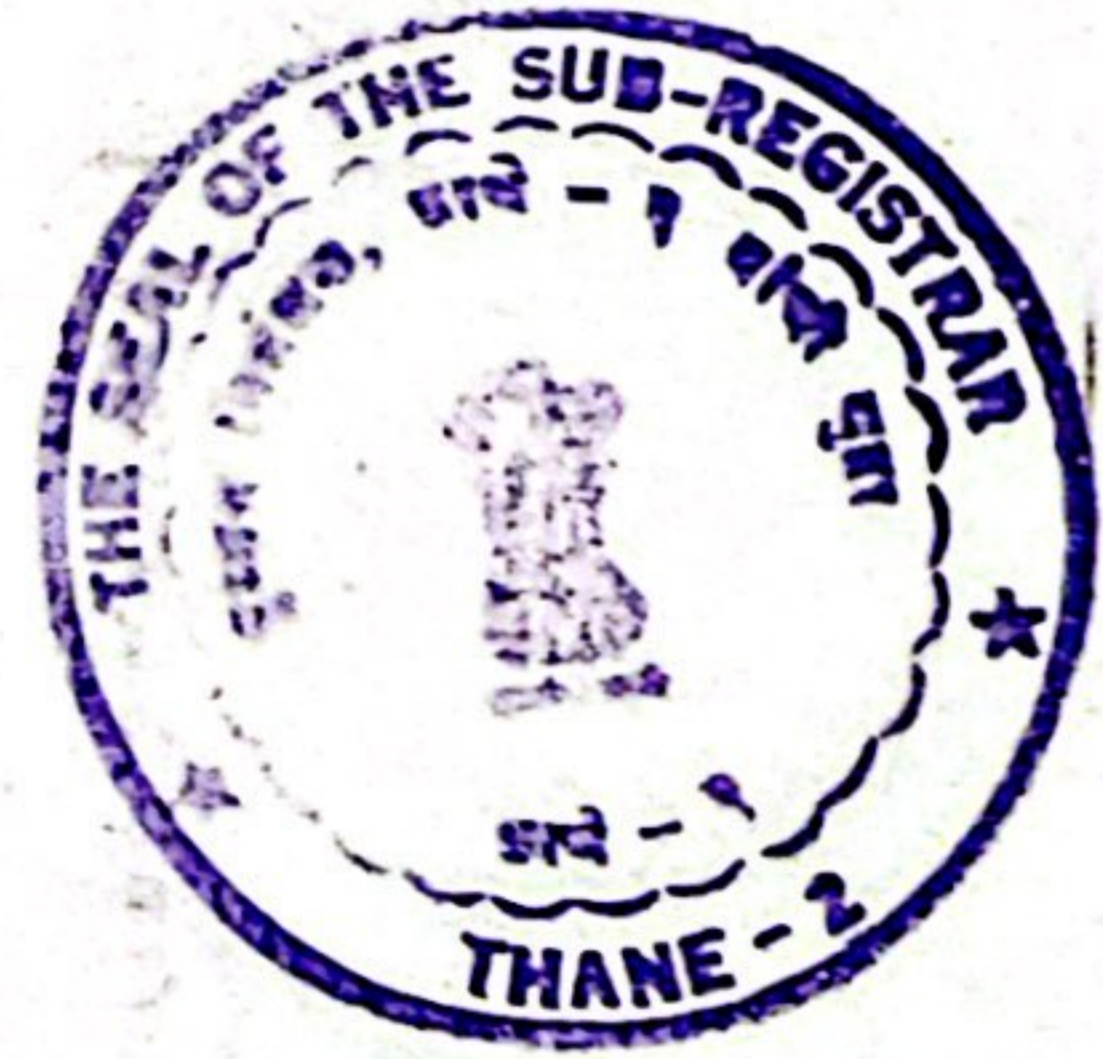
In view of the above, in my opinion, the Said Developers M/s. KWALITY CONSTRUCTION are legally entitled to carry out the further construction as per the Said Amended Plans and to sell the flats and premises therein to the prospective buyers.

Thane, dated on this 13th day of APRIL, 2006.



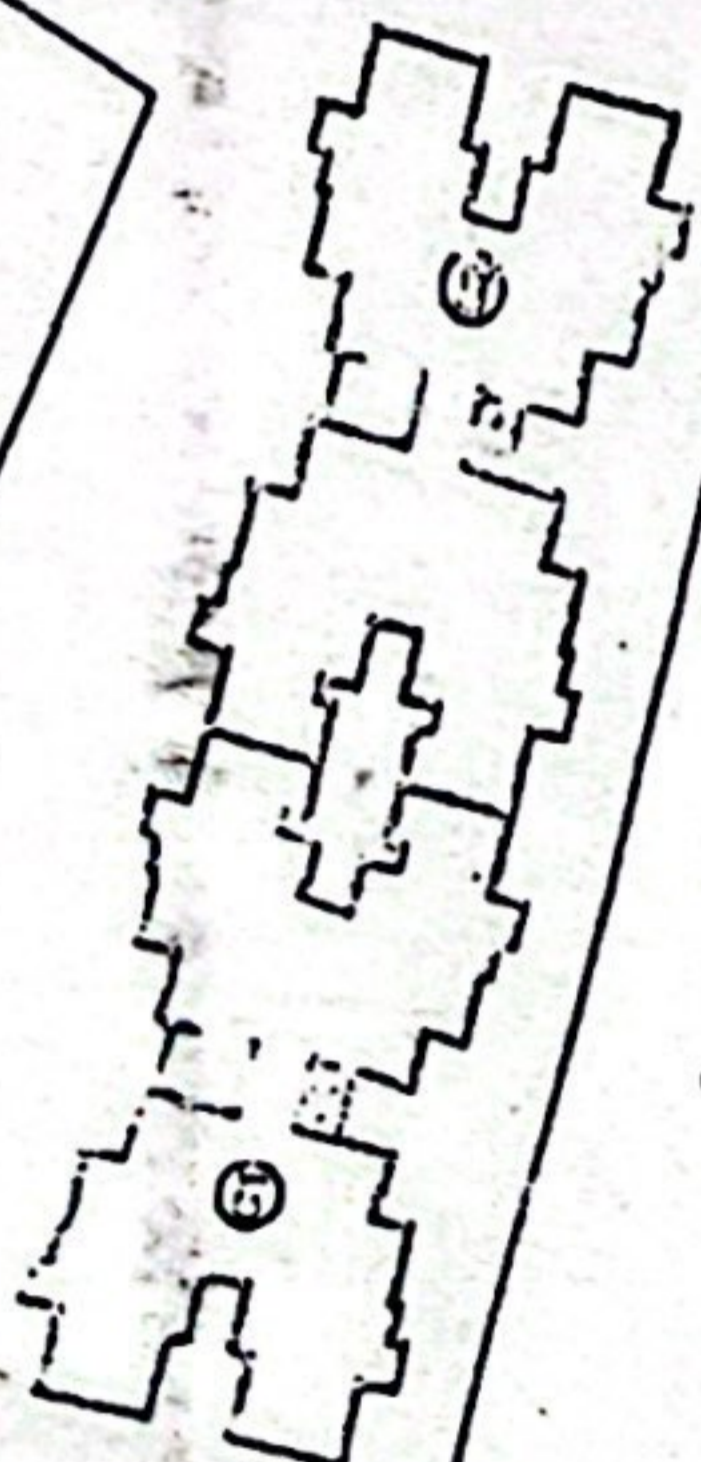
(DAMODAR PATIL)

Advocate

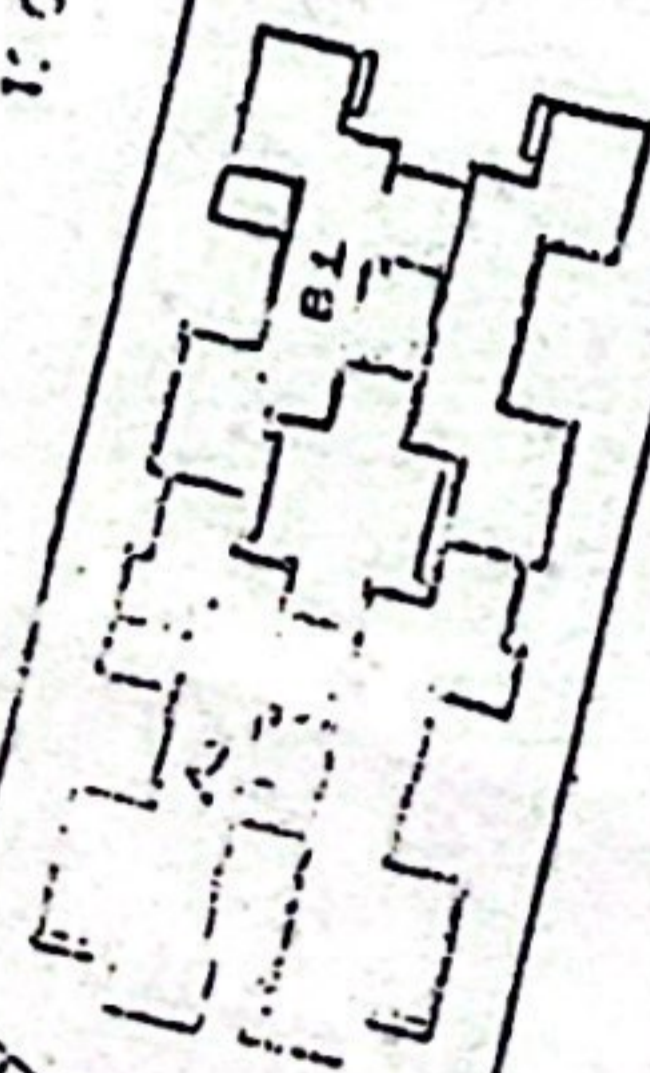
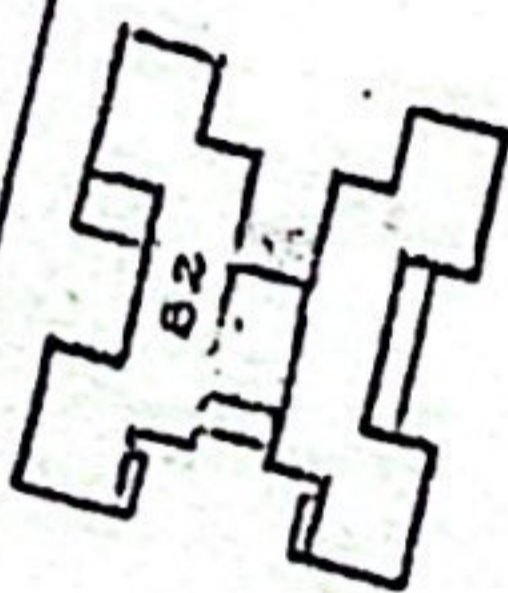


टनन-२
प्लान नं. १५७ / २००६
४४ / ५३

18.63 M WIDE D.P. ROAD CONNECTED TO GIRODBUNDER ROAD



1: 00 M WIDE INTERNAL ROAD

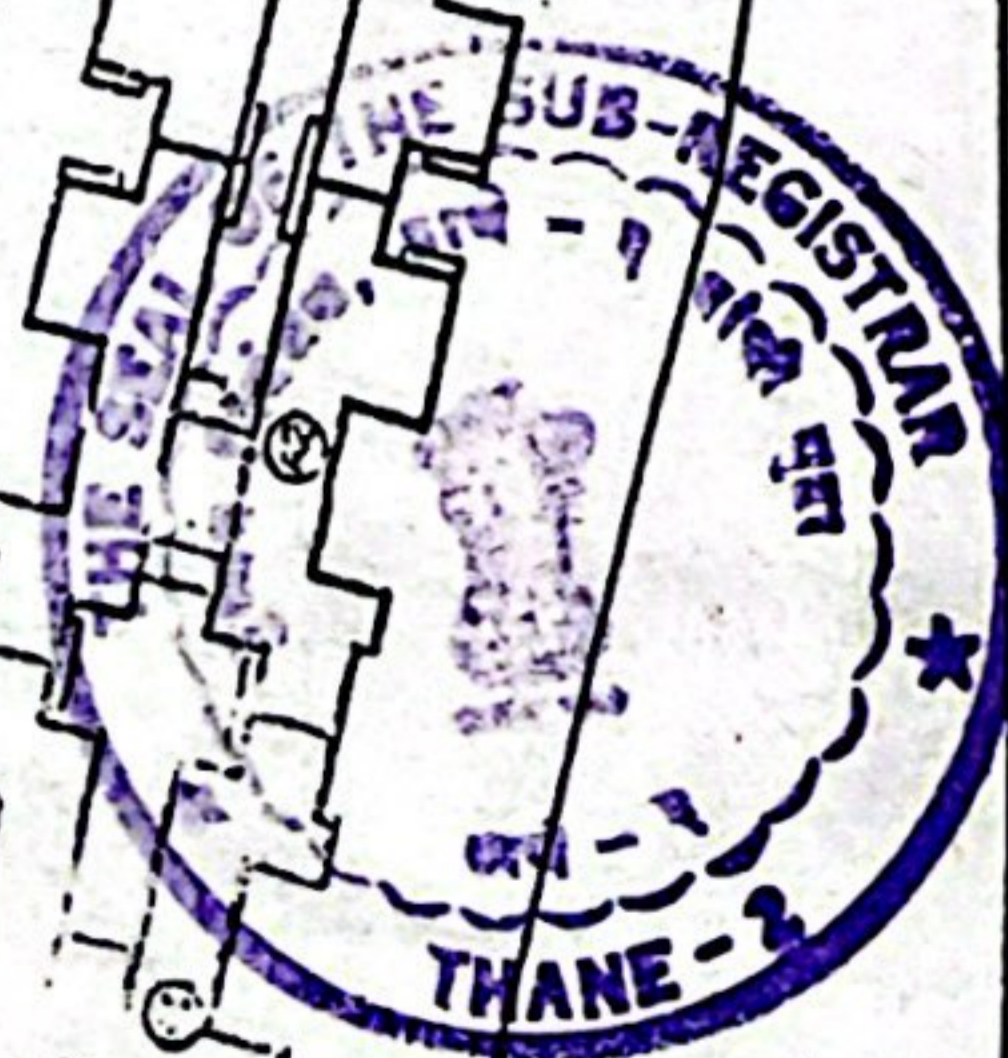


LAYOUT PLAN
SCALE
1:500

FOR KVALITY CONSTRUCTION

Kamalishankar
PARTNERS

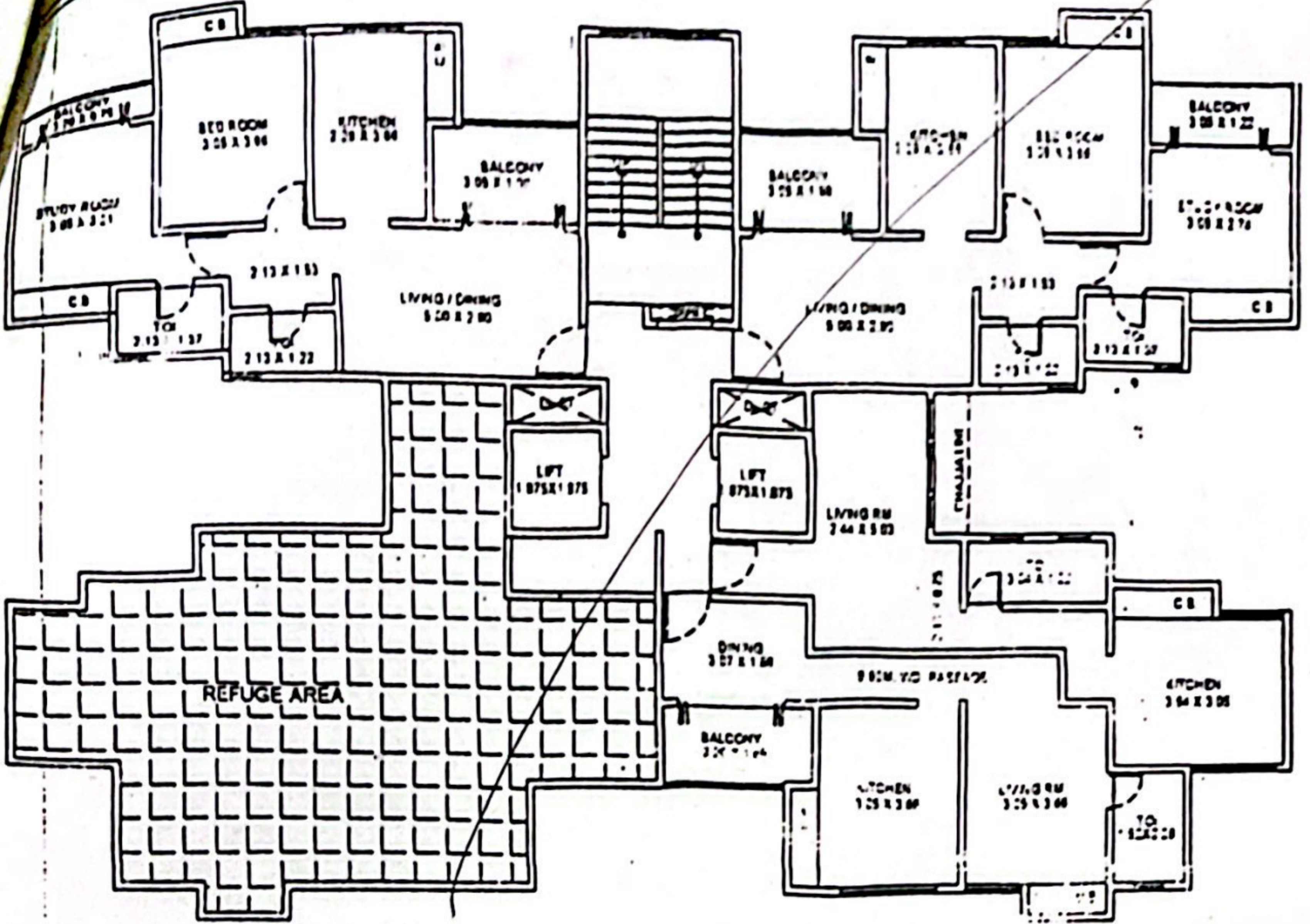
MDK
PURCHASER



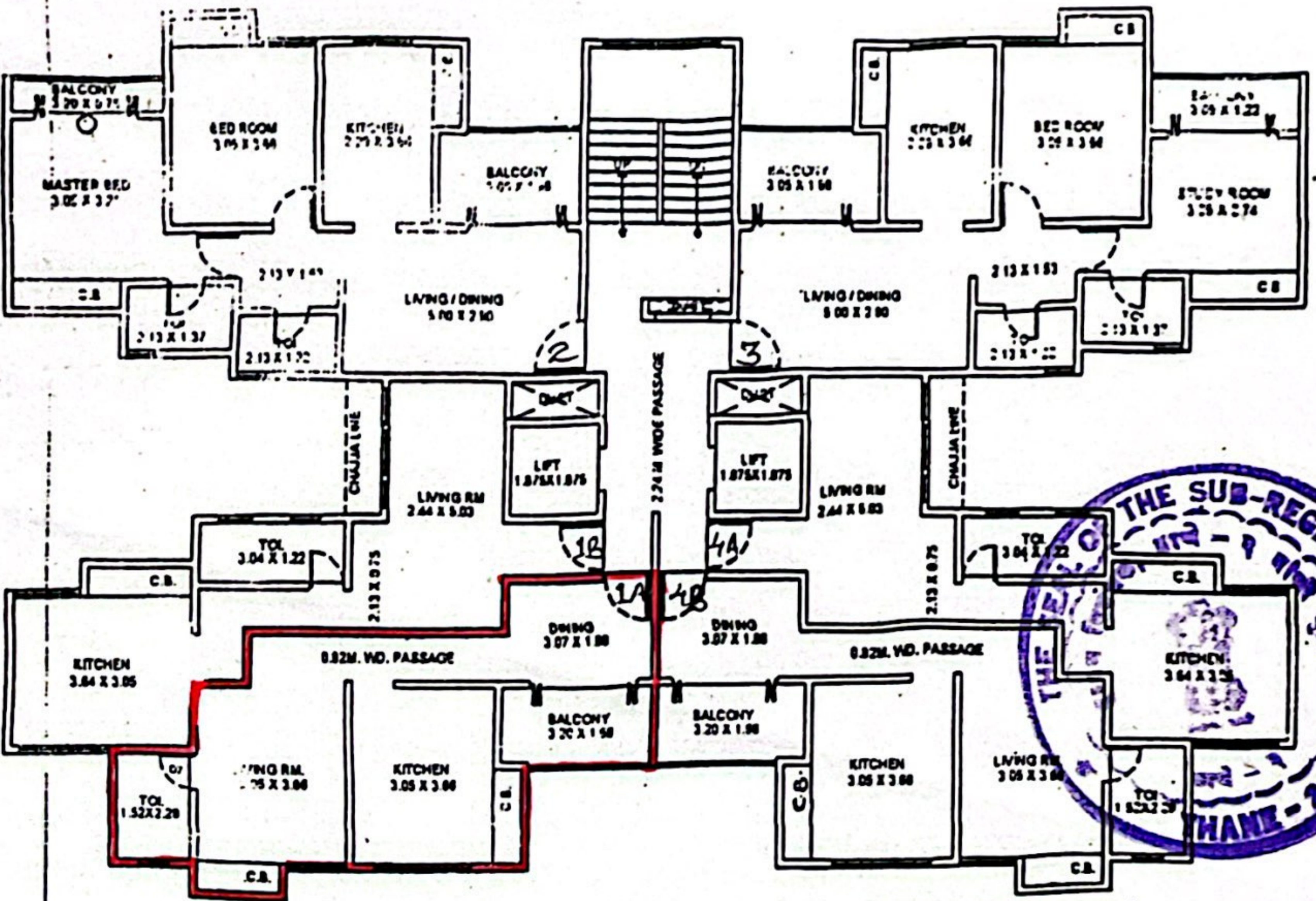
ANNEXURE (C)

टनन-२
प्लान नं. ५१०० / २०००
२५ / ५३

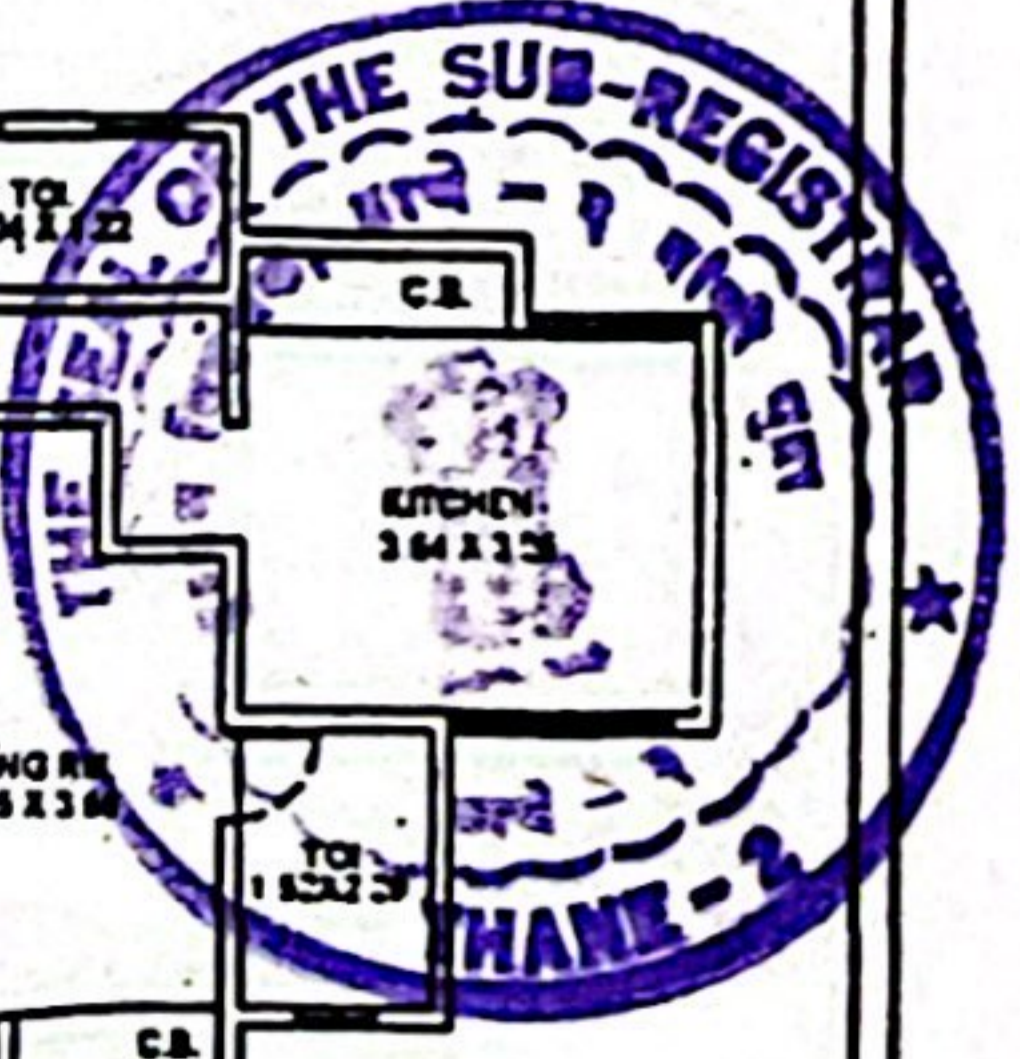
ANNEXURE 'C'



REFUGE FLOOR PLAN 8th & 13th (BLDG. TYPE D)



TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 12TH, 14TH TO 16TH)



MDK
PURCHASER

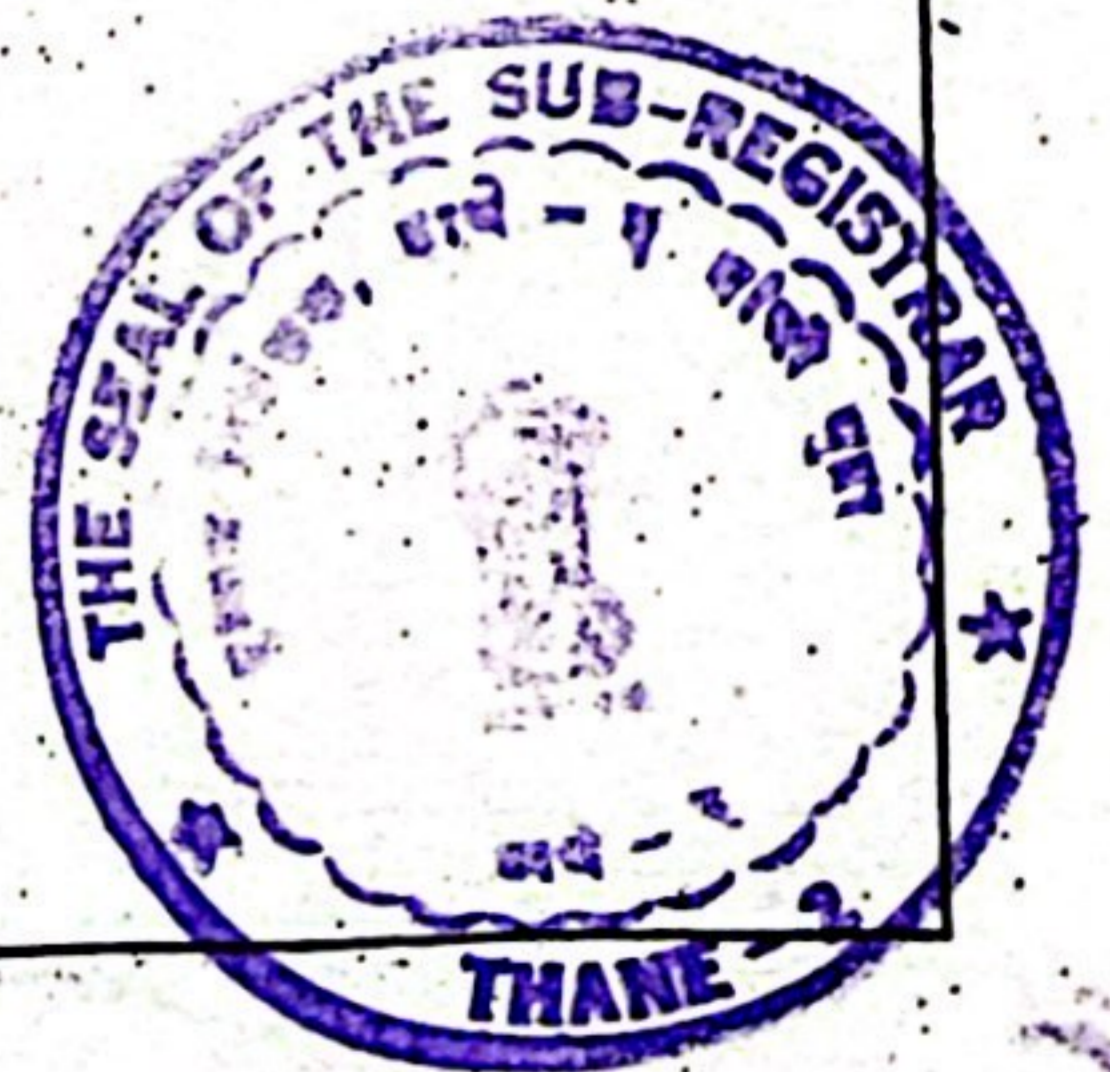
FOR KVALITY CONSTRUCTION
Kamlesh Kumar
PARTNERS

टनन-२
एलएच ०५८०/२००६
४६/५३

ANNEXURE "H"

LIST OF AMENITIES

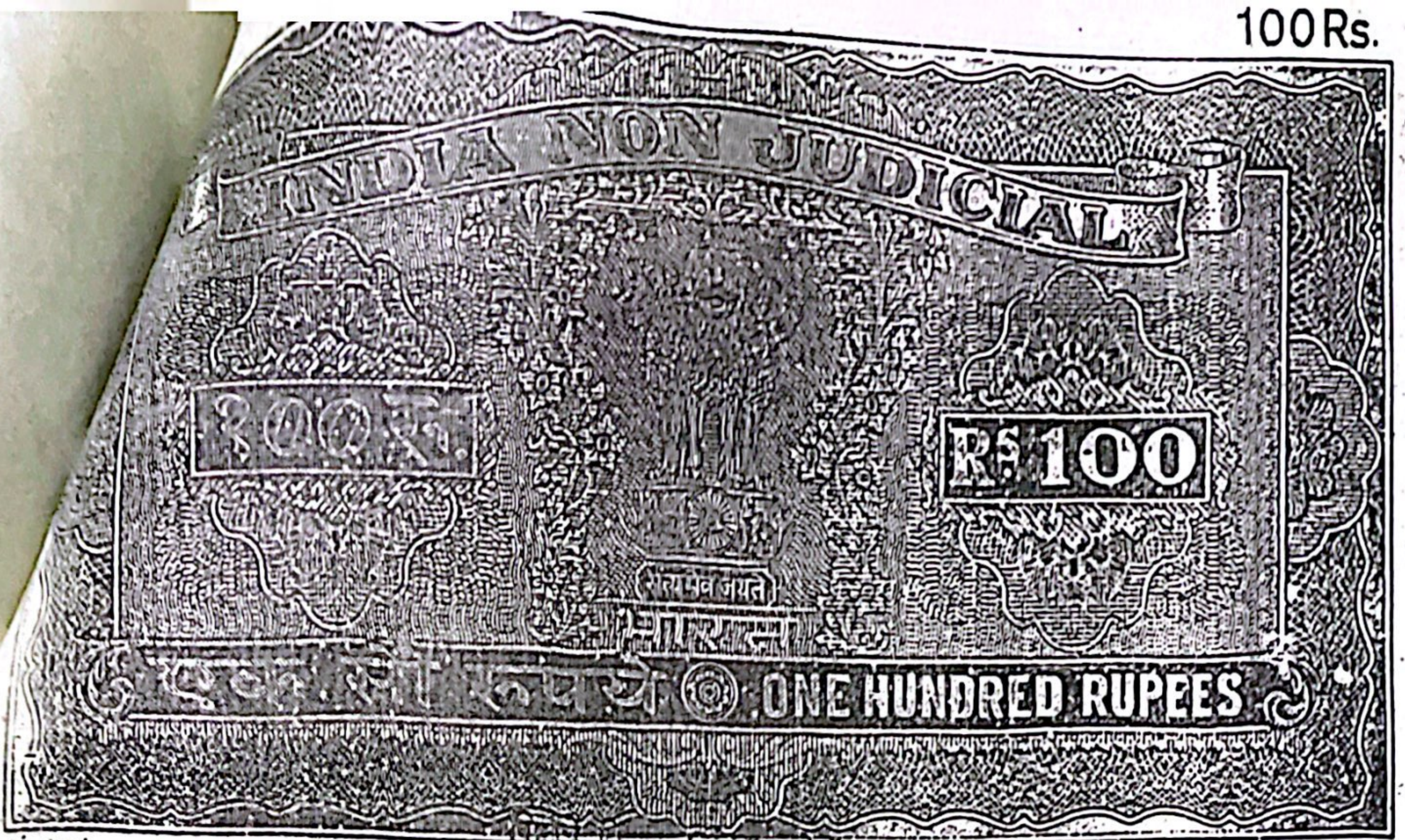
- 1) R.C.C. framed structure.
- 2) Granamite / Marbonite (vitrified) flooring inside the flats,
- 3) Granite cooking platform with S. S. sink in kitchen.
- 4) Concealed copper wiring with modular switches and concealed plumbing.
- 5) Ceramic tiles in Bathroom & toilets.
- 6) Anodized sliding windows with tinted glass.
- 7) P.O.P. moulding in living room.
- 8) Oil bound distemper in all the rooms.
- 9) Exhaust fan point, Aqua guard point in kitchen & washing machine point in passage.
- 10) Intercom facility.
- 11) Magnificent entrance lobby.
- 12) Two lifts in each building.



MDK

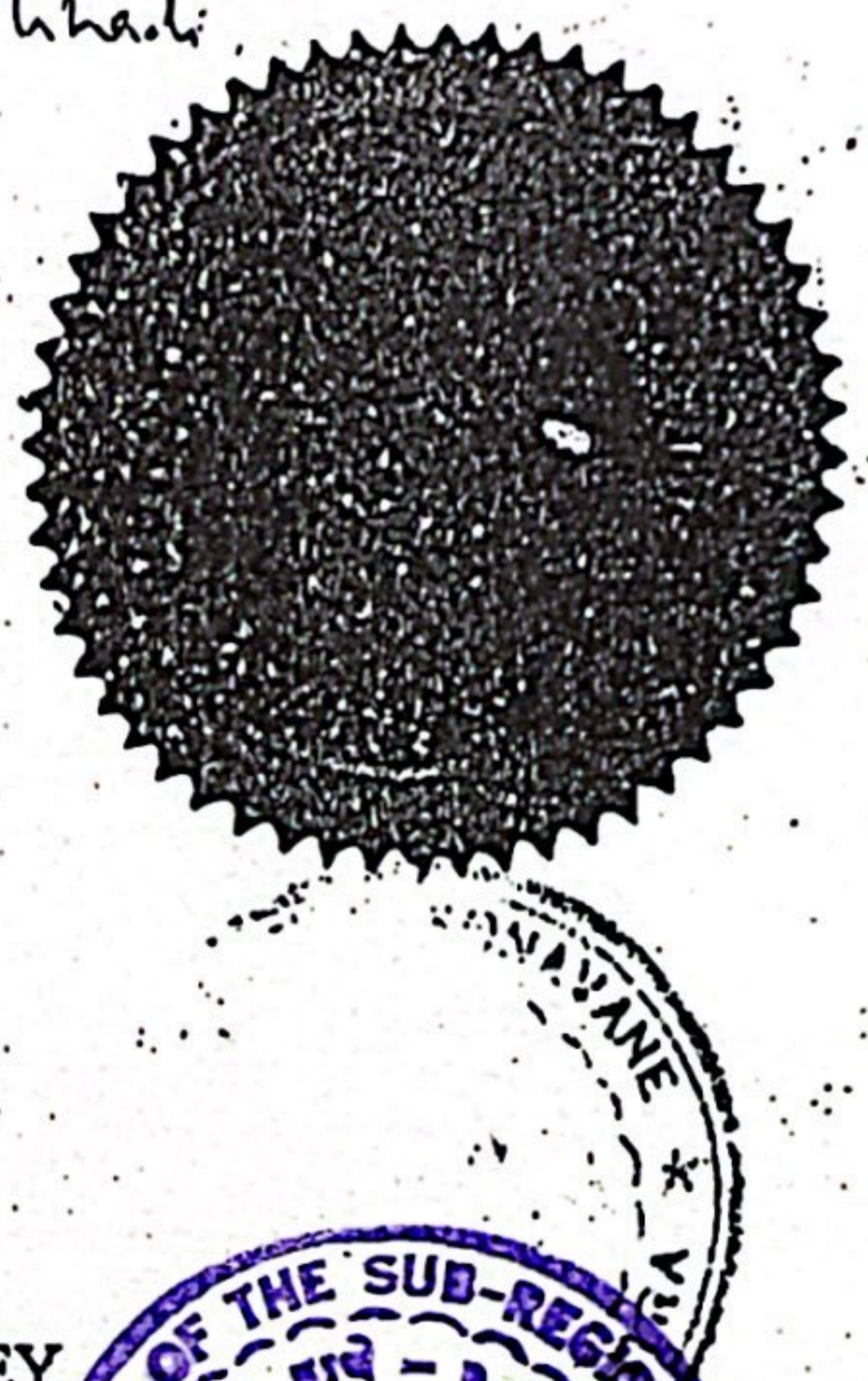
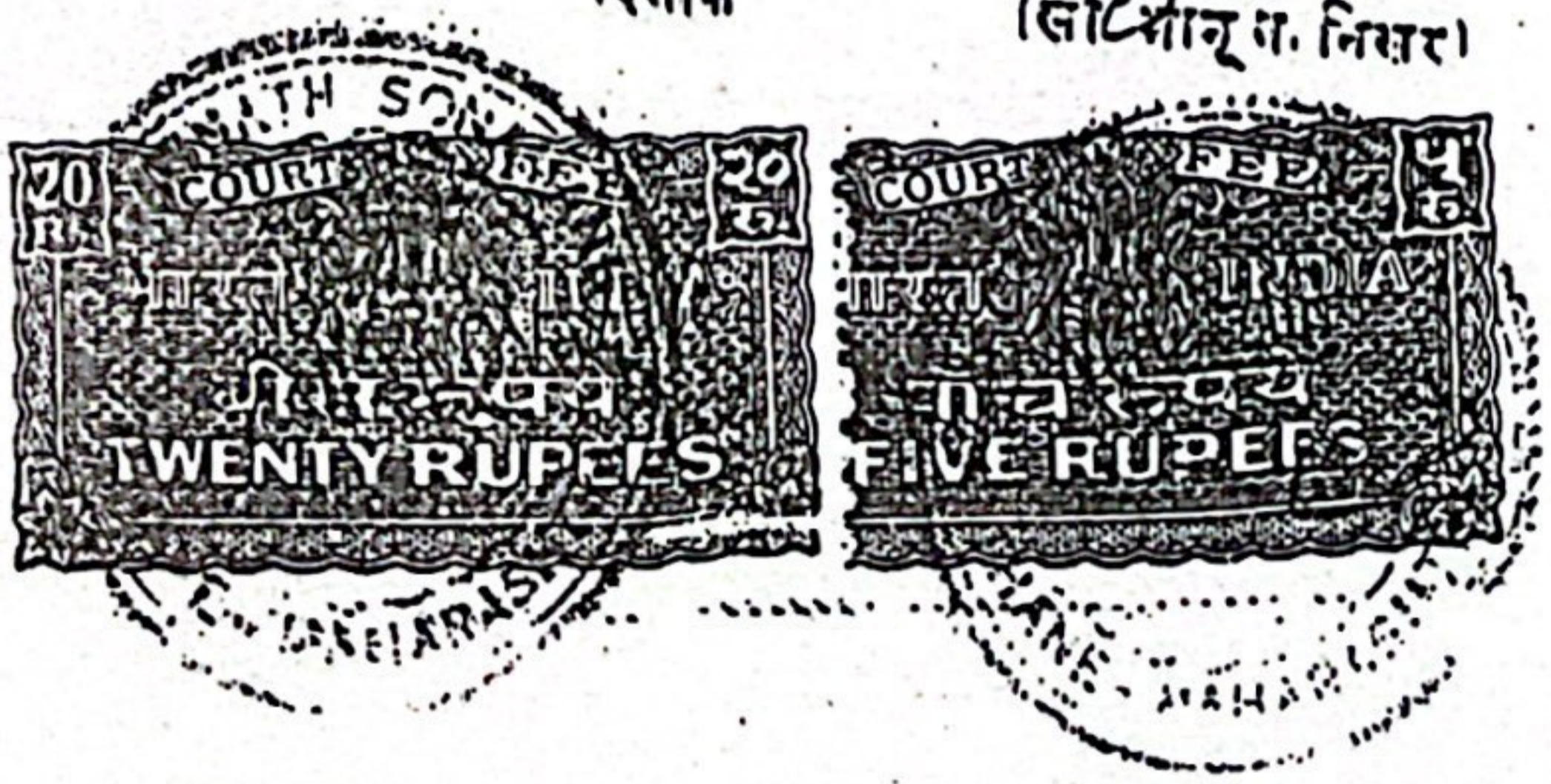
टनन-२
बस्त क्रमांक ६९.६० / २००६
२० / ५३

[Handwritten signature]



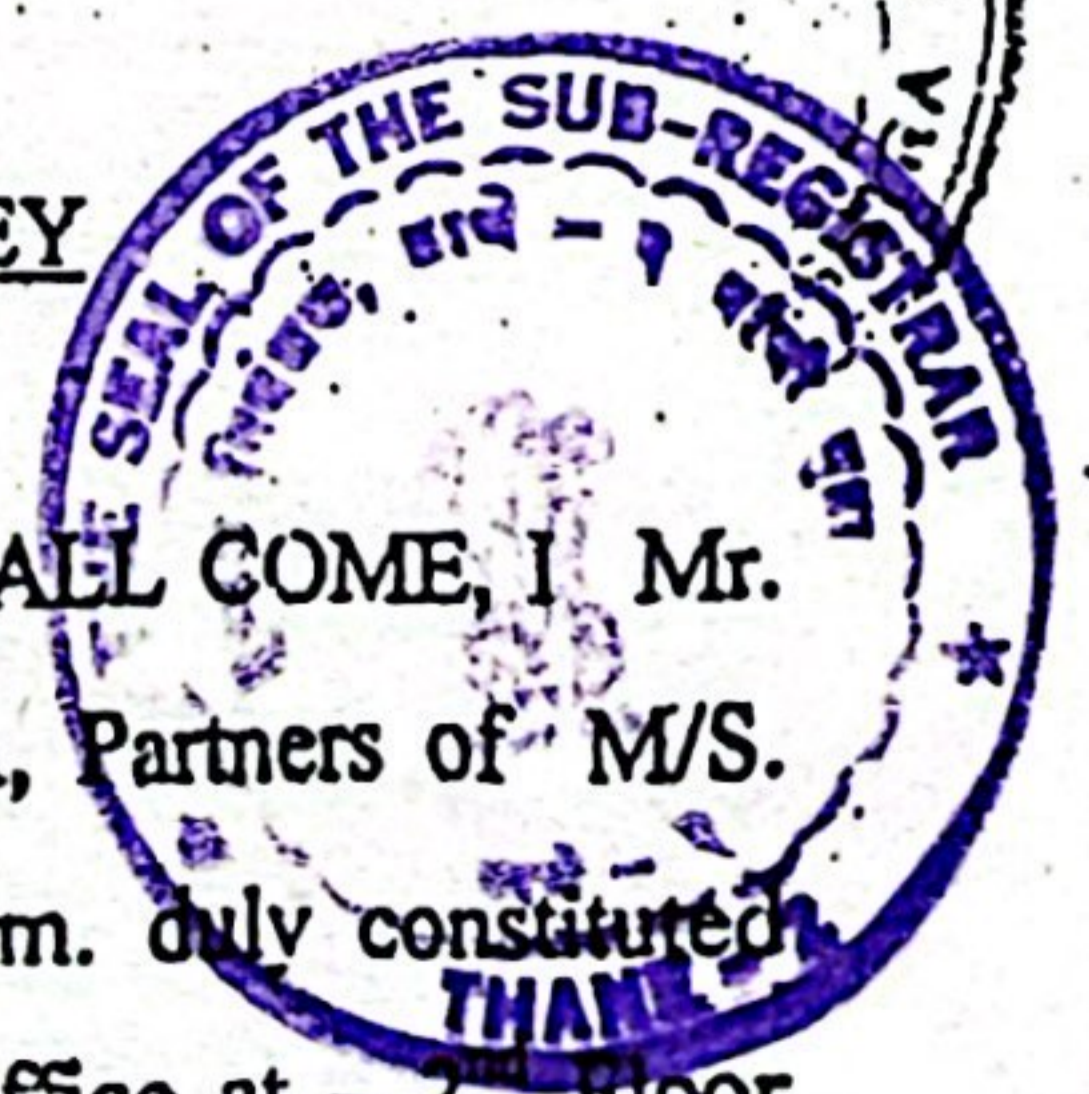
Handwritten text and signatures: 13 NOV 2003, Mr. Vileas Wadhwa, Kwal Quality Constructions

20 NOV 2003 (Date and signature area)



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Mr. RAJESH KABRA & Mr. KAMALKISHOR KABRA, Partners of M/S. KWALITY CONSTRUCTION, A Partnership firm. duly constituted under the Partnership Act, 1932 and having their office at - 2nd Floor Mustafa Bldg., Sir P.M. Road, Fort Mumbai -1, SEND GREETINGS :



Handwritten box containing: टनन-२, काल क्वालिटी को, ४२/५३

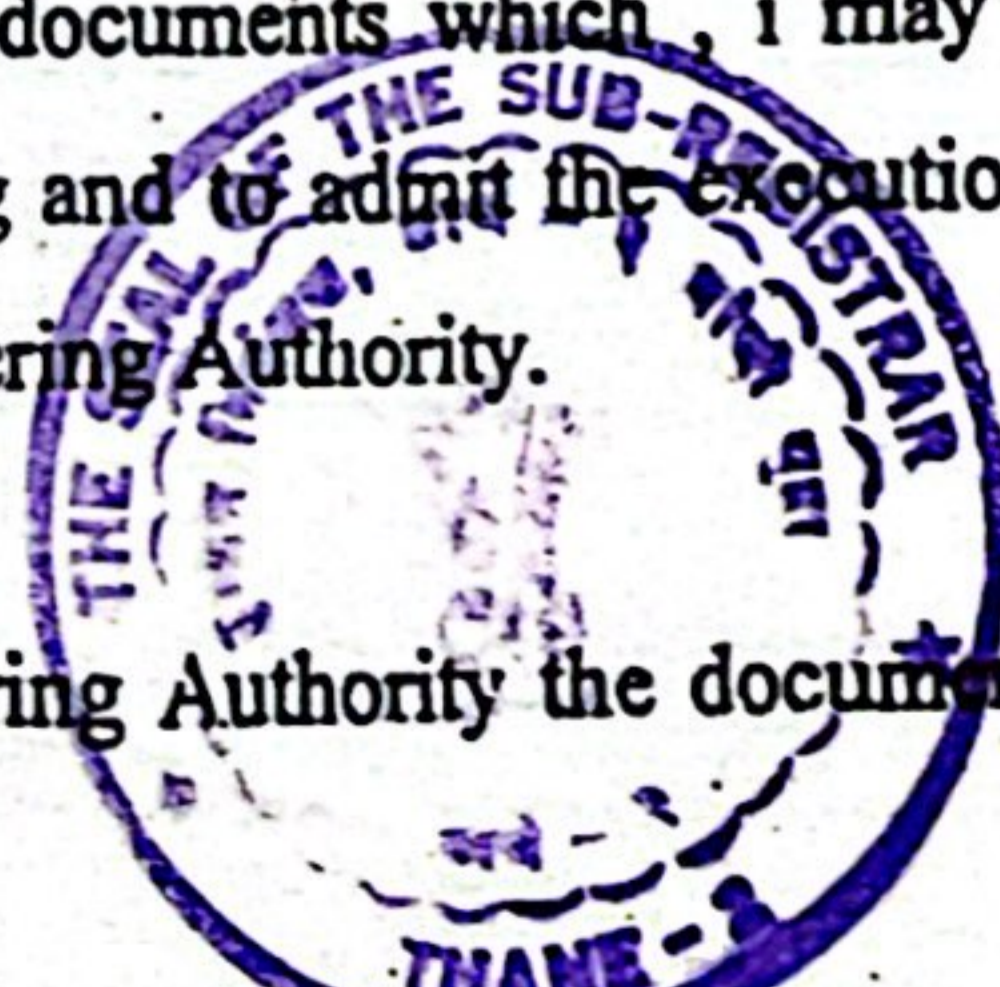
WHEREAS I am developing a Housing Project popularly known as "SHUBHARAMBH" on Larger piece of Land bearing Survey Nos. 63/3, 63/4A, 63/5A of village Chitalsar, Manpada, Thane Taluka and District Thane, Registration District and Sub- District of Thane and within the limits of Thane Municipal Corporation;

AND WHEREAS I am selling the Flats and premises in the said Housing Complex to the prospective buyers and are executing the agreements with such buyers;

AND WHEREAS due to my pre-occupation, it is not possible for me to remain present before the registering authority and to admit the execution of such documents so executed by me and therefore, I am desirous of appointing a fit and proper person to be my lawful attorney for the purpose;

NOW KNOW YE ALL MEN THESE PRESENTS WITNESSETH THAT ME THE EXECUTANT ABOVENAMED, do hereby nominate, constitute and appoint my representative MR.DILIP SONI & MR. VILAS VASANT GHADI, having address at - Brahmand, Village Kolshet, Thane, as my true and lawful Attorney to do the following acts, deeds, matters and things i.e. to say :

1. TO SUBMIT before the Sub - Registrar of Assurances at Thane, the Agreements for sale and other documents which, i may, from time to time, execute and sing and to admit the execution of such documents before the Registering Authority.
2. TO RECEIVE FROM THE registering Authority the document or Documents so registered.
3. AND GENERALLY do to all other things necessary for the limited purpose of getting the documents signed by me duly Registered from the Sub - Registrar's office.



टनन-२
पल्लु डमालु १०/२००९
४९/५३

लिहून देणार

①

Rishan Khar



② Kamlesh Kesari



लिहून देणार



श्री. दिव्योप सोनी

③

M.P. Son



④ विभाजक वसंत घडि
ब्राम्हंड कोलेशन,
ठाणे

⑤

Uilas Ahadi



सदर मुहताबदस्त आज दिनांक 20/09/2003

शेनी श्री. राजेश काबरा व
श्री. कामेश्वर काबरा पार्टनर मॅ. क्वालिटी कन्स्ट्रक्शन
२ रा भूजला सुस्तफा बिल्डिंग फोर्ट, मुंबई

श्री. गणेश म्हाबारी, गणेश शेरॉक, ठाणे
व विजय शिर्के, गणपती पाडा, वयथा, ठाणे

टनन-२
बल्ल कमांड ५७ / २००६
५० / ५३

अनुक्रमांक नं. ६९९

परमाणित फी. २५/-

दय्यम निवेद्यक



AND ME hereby agree and undertake to allow , ratify and confirm all and whatever the said Attorney shall lawfully do in the premises as aforesaid by virtue of these presents.

IN WITNESS WHEREOF I HAVE HERETO AND HEREUNTO SET OUR RESPECTIVE HANDS TODAY AT THANE ON THIS 20th DAY OF NOVEMBER, 2003.

SIGNED AND DELIVERED By the

withinnamed the "EXECUTANT"

1) SHRI RAJESH KABRA

Rajesh Kabra

2) SHRI KAMALKISHOR KABRA

Kamant Kishor Kabra

Director of M/s . Kwality Constrution

In the presence of)

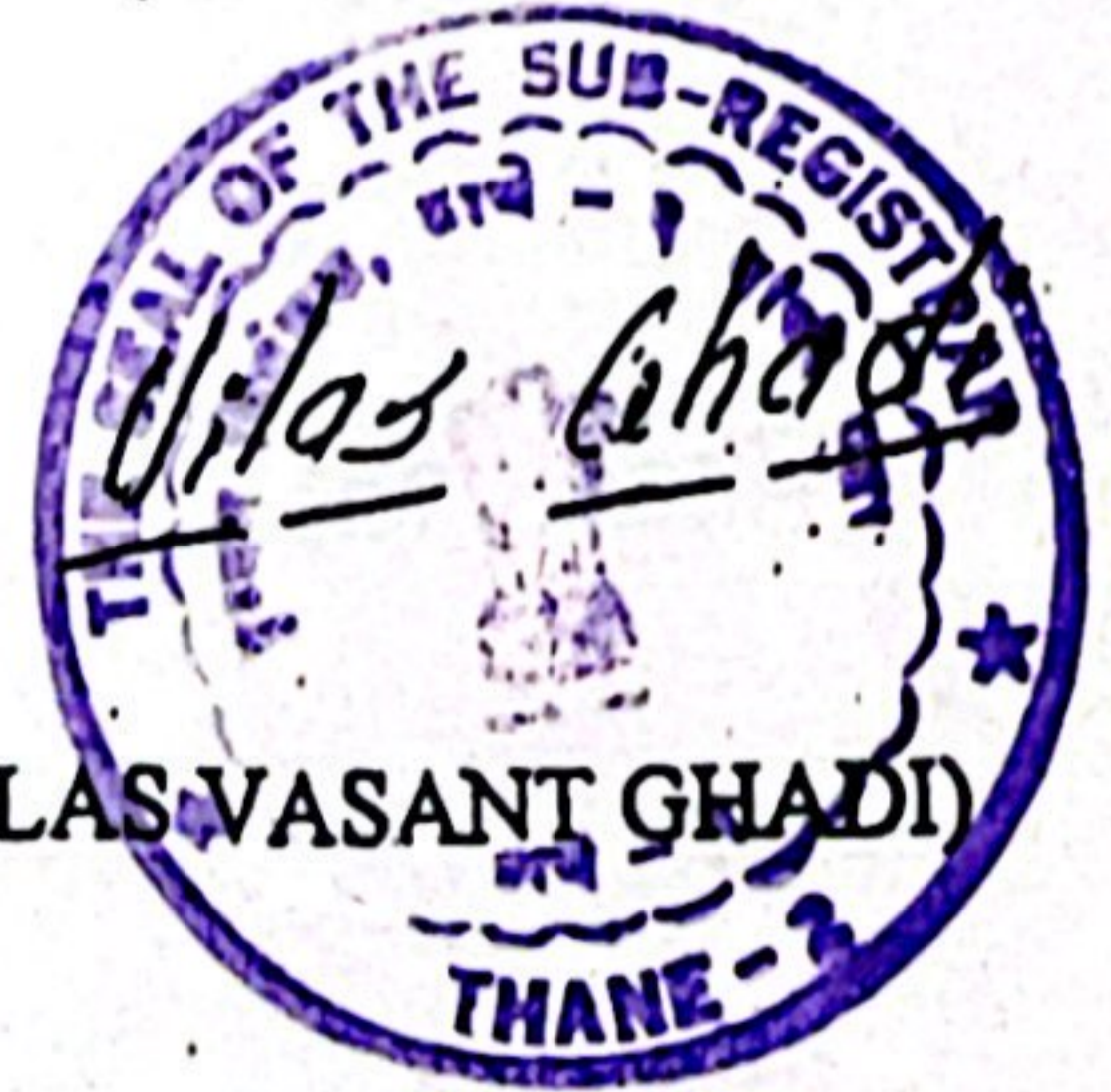


(DILIP SONI)



Rajesh Kabra

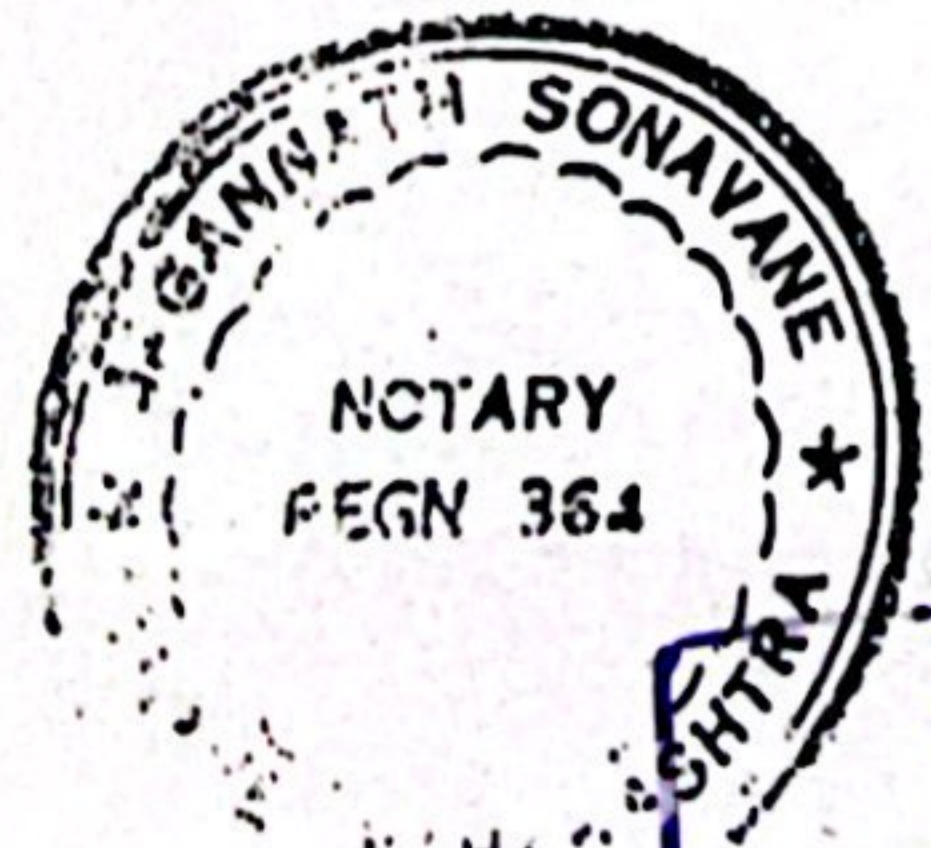
(RAJESH KABRA)



(VILAS VASANT GHADI)

NOTARISED

JAGANNATH SONAVANE
NOTARY, THANE



टनन-२
वस्तु क्रमांक ६५८० / १००९
५९ / ५३

NOTICE REGISTERED
२९२०/०३
२० नवम्बर २००३

दस्त गोषवारा भाग - 2

टनन2

दस्त क्रमांक (7580/2006)

५९/५३

दस्त क्र. [टनन2-7580-2006] चा गोषवारा
बाजार मुल्य :1217700 मोबदला 1540860 भरलेले मुद्रांक शुल्क : 77050

पावती क्र.:7869 दिनांक:16/10/2006
पावतीचे वर्णन
नांव: दत्तात्रय व्ही कुलकर्णी - -

दस्त हजर केल्याचा दिनांक :16/10/2006 12:17 PM

निष्पादनाचा दिनांक : 10/10/2006

दस्त हजर करणा-याची सही :

(Handwritten signature)

15410 :नोंदणी फी
1060 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 16/10/2006 12:17 PM

शिक्का क्र. 2 ची वेळ : (फी) 16/10/2006 12:22 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 16/10/2006 12:22 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 16/10/2006 12:23 PM

16470: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 2

दस्त नोंद केल्याचा दिनांक : 16/10/2006 12:23 PM

ओळख :

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

1) हनुमंत बाबर- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: --

ईमारत नं: -

पेठ/वसाहत: ब्रम्हांड हौ सो

शहर/गाव: ठाणे

तालुका: -

पिन: -

2) राजेंद्र विश्वकर्मा- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

प्रमाणित करणेत येते की या दस्तानामध्ये
एकूण.....५९.....पाने आहेत.

सह दुय्यम निबंधक, ठाणे क्र.२

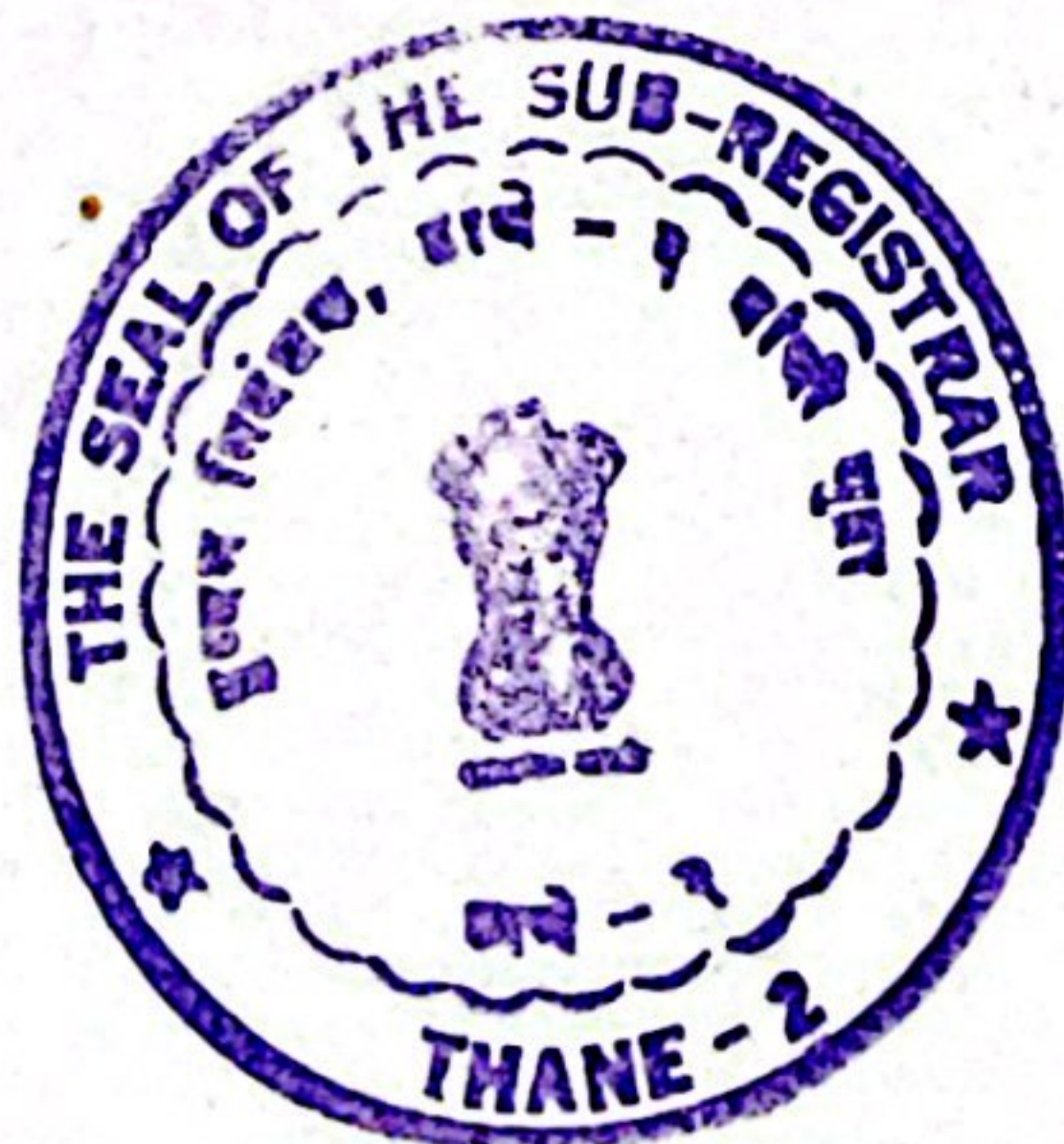
पुस्तक क्रमांक.....९६.....
७५८०.....क्रमांकावर नोंदला

(ओ. व्ही. जांभळे)

सह दुय्यम निबंधक ठाणे क्र. २

तारीख १९.१०.२००६

दु. निबंधकाची सही
सह दु.नि.ठाणे 2



दुय्यम निबंधकः

सह दु.नि.ठाणे 2

4243

क्रमांक : 7580/2006

चा प्रकार : करारनामा

क. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम दत्तात्रय व्ही कुलकर्णी - -

पत्ता: घर/फ्लॅट नं: 1/402

गल्ली/रस्ता: -

ईमारतीचे नाव: शुभारंभ फेज-1

ईमारत नं: -

पेठ/वसाहत: चि.मानपाडा

शहर/गाव: ठाणे


तालुका: -

पिन: -

पॅन नम्बर: -

लिहून घेणार

वय 34

सही 



2 नाम: माधुरी दत्तात्रय कुलकर्णी - -

पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

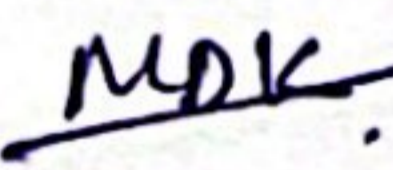
तालुका: -

पिन: -

पॅन नम्बर: -

लिहून घेणार

वय 30

सही 



3 नाम: क्वालिटी कन्स्ट्रक्शन तर्फे भागीदार कमल काबरा

तर्फे कु.मु. विलास घाडी - - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: ब्रम्हांड ही सो

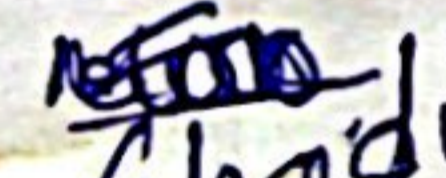
ईमारत नं: -

पेठ/वसाहत: आझाद नगर

शहर/गाव: ठा

लिहून देणार

वय 32

सही 
Vilas Ghadi

