
Friday, September 21, 2012
12:06 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6508 दिनांक: 21/09/2012

गावाचे नाव: कांचनवाड
दस्तऐवजाचा अनुक्रमांक: कलन4-6508-2012
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: रजनी अनिल बेतोले

नोंदणी फी	₹. 20100.00
दस्त हाताळणी फी	₹. 1880.00
डाटा एन्ट्री	₹. 20.00
पृष्ठांची संख्या: 94	

एकूण: ₹. 22000.00

आपणास हा दस्तऐवज अंदाजे 12:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

मोबादला: ₹. 1885000/-

बाजार मूल्य: ₹. 2005500 /-

भरलेले मुद्रांक शुल्क: ₹. 120350/-

(एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या
मुद्रांक नियम: कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या
कोणत्याही नागरी क्षेत्रात

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 1900/-
- 2) देयकाचा प्रकार: By Demand Draft रक्कम: ₹. 20100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 781040 दिनांक: 10/09/2012
बँकेचे नाव व पत्ता: Union Bank

समाशोधनाच्या अधीन राहून

ABelose

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0111007657544284K
Receipt Date 10-SEP-2012

Received From RAJANI ANIL BELOSE	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 120350 (One Lakh Twenty Thousand Three Hundred And Fifty only)
Drawn Bank Details	
Bank Name	Branch Name
Out of Pocket Expenses 0.0 ()	



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 दाता क्र. ६५०८/१२
 १/९

कलन - ३
 दाता क्र. ६५०८/१२
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सत्यमेव जयते

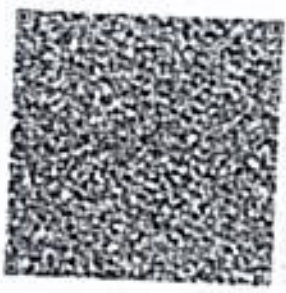
INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : Dombivli
Signature : *[Signature]*
www.shcstamp.com

Certificate No.	: IN-MH11165131823144K
Certificate Issued Date	: 10-Sep-2012 06:12 PM
Account Reference	: SHCIL (FI) mhshcil01/ DOMBIVALI/ MH-TNE
Unique Doc. Reference	: SUBIN-MHMHSHCIL0111960872984956K
Purchased by	: RAJANI ANIL BELOSE
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: SHRUSHTI RESIDENCY, FLAT NO.101, 1ST FLOOR, WING B-2, B TYPE.
Consideration Price (Rs.)	: 18,85,000 (Eighteen Lakh Eighty Five Thousand only)
First Party	: MARUTI DEVELOPERS
Second Party	: RAJANI ANIL BELOSE
Stamp Duty Paid By	: RAJANI ANIL BELOSE
Stamp Duty Amount(Rs.)	: 1,20,350 (One Lakh Twenty Thousand Three Hundred And Fifty only)

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..... Please write or type below this line

Agreement for sale

11/9/12



Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcstamp.com"

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VILLAGE : KANCHANGAON
 AGREEMENT VALUE RS. : Rs. 18,85,000/-
 MARKET VALE RS. : Rs.
 AREA OF FLAT : 418'-0" x 45'-0" (Tassa Corridor)
 STAMP DUTY : Rs.
 PAGES :

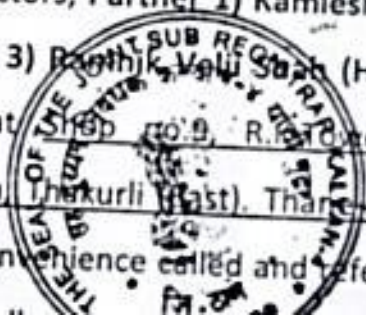
AGREEMENT TO SELL OWNERSHIP FLAT

THIS AGREEMENT MADE AT THIS Dombivli DAY OF 11 th Sept. IN THE TWO THOUSAND 12.....

BY AND BETWEEN

M/S. MARUTI DEVELOPERS a Partnership Firm duly formed and registered under provision of the Partnership Act, carrying on business of property developers and building contractors, Partner 1) Kamlesh Shamji Shah, 2) Ramesh Nanumal Khandelwal, 3) Ramesh Venu Shah (HUF), 4) Dilip Damji Shah having its office at Shop No. 9, R. D. Chater CHS, Khambalpada Road, Near KDMC Stadium, (Thakurli East), Thane-421201.

Hereinafter for the sake of brevity and convenience called and referred to as **THE PROMOTER** (which expression shall include its successors and assigns)



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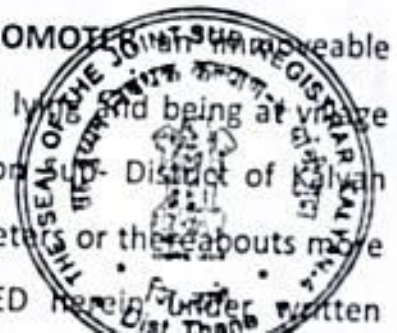
thereof otherwise require and repugnant thereto and with all of its grammatical variations and cognate expressions shall mean and include all the partners for the time being constituting the said firm their respective legal representatives and legal heirs, and successors in office assigns executors and administrators) OF THE ONE PART :

AND

MRS. RAJANI ANIL BELOSE Aged 36
 years, Occupation Residing at B-507 Ammol Plaza.
Sector - 8 Kharghar Navi Mumbai 410210.

_____ hereinafter for the sake of brevity and convenience called and referred to as "THE FLAT PURCHASER" (which expression shall unless the context or meaning thereof otherwise require and repugnant thereto and with all of its grammatical variations and cognate expressions shall expression shall mean and include all of his / her legal heirs legal representatives successors assigns executors and administrators) OF THE OTHER PART :

WHEREAS THE PROMOTER has by and agreements for development dated 21.03.2006 (P-1138), 5.12.2006 (P-476), 12.10.2007 (P-5637) and consequential deeds of power of attorney executed and duly registered on even dates, between the Original owners / vendors of the one part and THE PROMOTER of the other part, the Vendors have agreed with THE PROMOTER for the absolute sale to THE PROMOTER of the said movable property being piece or parcel of freehold land lying at village KANCHANGAON-CHOLEGAON in the Registration District of Kalyan totally admeasuring at about 12748.70 Square Meters or thereabouts more particularly described in the FIRST SCHEDULED hereinafter written



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AND WHEREAS by virtue of the agreements referred to above and the consequential power of attorney executed by the Original Owners Shri. Namdev Gulam Bhagat and others the said Original Owners appointed **THE PROMOTER** as their agents to develop the said Land in accordance with the terms and conditions contained in the above said Development Agreement and Power of attorney, consisting of ownership flats, premises, units, garage godowns etc. or of such like nature and to sell the same to prospective purchasers, and therefore made all the preparations in respect thereof.

AND WHEREAS as a result of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as The Ceiling Act) which came into force in the State of Maharashtra on the 17th February 1976, aforesaid Owners are not entitled to hold any vacant land in excess of the ceiling limit except otherwise provided in the Ceiling Act, and the said aforesaid Owners does not hold such land in excess of ceiling limits and is entitled to retain the said plot of land as per order NUMBER ULC / ULN/ 6 (1) SR-115/Chole/ dated 19/10/1984 and ULC / ULN/T-4/6(1) SR-115 Dated 7/9/1996 passed by the Competent Authority in that behalf :

AND WHEREAS as a result of the said order and as a result of Development Agreement **THE PROMOTER** is entitled to and enjoined upon to construct total 5 buildings on the said Land having different wings and stories.

AND WHEREAS **THE PROMOTER** has proposed to construct the new multistoried Buildings of ground floor at ~~at~~ level and 7 or more upper floors as detailed in the specifications approved by the Mahan



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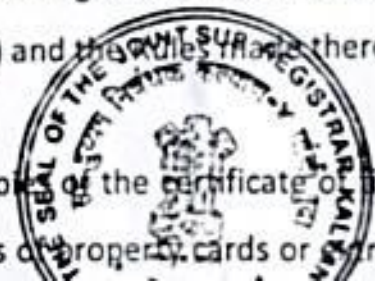
Dombivli Municipal Corporation (hereinafter referred to as the said Buildings) to be known as SRUSHTI RESIDENCY.

AND WHEREAS THE PROMOTER has entered into a standard agreement with an Architect registered with the council of Architects and such agreement is as per the agreement prescribed by the Council of Architects whereby **THE PROMOTER** has appointed a Structural Engineer for the preparation of the structural design and drawings of the said building and **THE PROMOTER** accepts the professional supervision of the Architect and the Structural Engineer till the completion of the buildings.

AND WHEREAS by virtue of the Development Agreement **THE PROMOTER** alone has sole and exclusive right to sell and dispose of the certain flats, shops, right to sell and dispose of the certain flats, shops, premises, units, garages, terrace, stilt, godowns, etc in the buildings to be constructed thereon and to enter into agreements for sale of the said flats units etc, to and in favour of the purchaser thereof :

AND WHEREAS THE FLAT PURCHASER demanded from **THE PROMOTER** and **THE PROMOTER** has given the inspection to **THE FLAT PURCHASER** of all the documents of the title relating to the said Plot, the ceiling order , the Specifications prepared by the Architect of **THE PROMOTER** and of such other documents as are specified under the provisions of the Maharashtra Ownership Flat, (Regulation of the Promotion of Construction , Sale, Management and Transfer) Act, 1963 (hereinafter referred as the Said Act) and the rules thereunder.

AND WHEREAS THE copy of the certificate of title issued by Advocate of **THE PROMOTER**, copies of property cards or extract of village



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nature of title of **THE PROMOTER** to The said Plot of land on which the flats / tenaments / galas / terrace / garden flats / stilt / garages are constructed or to be constructed and the copies of the plans and specifications of the flat / gala/ garage / office agreed to be constructed and the copies of the plans and specifications of the flat/ gala / garage / office agreed to be purchased by **THE FLAT PURCHASER** approved by the concerned local authority have been annexed hereto and marked Annexure "A" "B" "C" respectively :

AND WHEREAS THE PROMOTER has got approved plans specifications elevations sections and details of the part proposed building from the concerned local authority viz. The Kalyan – Dombivli Municipal Corporation in respect of the said plot of land.

AND WHEREAS while sanctioning the said plans concerned local authority and / or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed or performed by **THE PROMOTER** while developing the said Plot and constructing the said building and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS THE PROMOTER has accordingly commenced construction of the proposed building in the said property in accordance with the said plans:

AND WHEREAS THE FLAT PURCHASER has applied to **THE PROMOTER** for allotment to **THE FLAT PURCHASER** the Flat No. 101 on 1 floor in B-2 wing in the building to be known as **SHRUSHTI RESIDENCY**



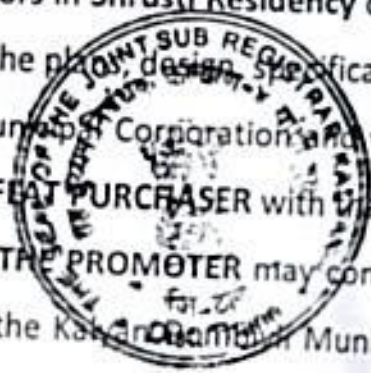
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AND WHEREAS relying upon the said application declaration and agreement THE PROMOTER agreed to sell to THE FLAT PURCHASER a flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these premises THE FLAT PURCHASER has paid to THE PROMOTER the sum of Rs 377,000/- (Rs. Three lakh Seventy Seven only) being part payment of the sale price of the flat agreed to be sold by THE PROMOTER to THE FLAT PURCHASER as advance payment or deposit (the payment and receipt whereof THE PROMOTER doth hereby admit and acknowledge) which shall in no event exceed fifteen per cent of the sale price of the flat agreed to be sold to THE FLAT PURCHASER and THE FLAT PURCHASER has agreed to pay to THE PROMOTER balance of the sale price in the manner hereinafter appearing : AND WHEREAS under in Section 4 of The Said Act THE PROMOTER is required to execute a written agreement for sale of the said flat to THE FLAT PURCHASER being in fact these presents and also to register said agreement under the provisions of the Registration Act :

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

- 1) THE PROMOTER shall construct the building to be known as B consisting of Ground and Z upper floors in Shrusti Residency on the said Plot of Land in accordance with the plan, design specifications, approved by the Kalyan Dombivli Municipal Corporation and which has been seen and approved by THE FLAT PURCHASER with the only such variations and modifications as THE PROMOTER may consider necessary or as may be required by the Kalyan Dombivli Municipal Corporation.



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PROVIDED that THE PROMOTER shall have to obtain prior consent in writing of THE FLAT PURCHASER in respect of such variations or modifications which may adversely affect the flat of THE FLAT PURCHASER.

2) THE FLAT PURCHASER hereby agrees to purchase from THE PROMOTER and THE PROMOTER hereby agrees to sell to THE FLAT PURCHASER Flat No B-2/101 of 1 BHK Rooms and Kitchen of the Built up carpet Areas admeasuring at about 418'-0⁰⁰sq.ft and open Terrace of 65 sq.ft with independent bath room and w.c. (which is inclusive of area of balcony) on 1st floor in B-2 wing as shown in the floor plan thereof hereto annexed and marked Annexure "C" (hereinafter referred to as "THE SAID FLAT") for the price of Rs 18,85,000/- (Rs. Eighteen Lakh Eighty Five thousand only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common area and facilities which are more particularly described in the Second Schedule hereunder written. THE FLAT PURCHASER hereby agree to pay to THE PROMOTER balance amount of purchase price of Rs 15,08,000/- (Rs. Fifteen Lakh Eighty thousand only) in the following manner:

BABELAR
R. C. V.
D. D. SHARMA



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SR.no.	Particulars	Amount in Percentage
1.	At the time of booking of said flat/shop	10%
2.	At the time of execution of this agreement	10%
3.	After completion of Plinth	10%
4.	After completion of First slab	10%
5.	After completion of Second slab	10%
6.	After completion of Third slab	10%
7.	After completion of Fourth slab	10%
8.	After completion of Fifth/Sixth/Seventh slab	10%
9.	After completion of Internal-External plaster & fixing & Plumbing works.	10%
10.	After completion of Tiling, Flooring & Electrical work	7%
11.	At the time of possession of said flat/shop	3%
		100%

- 3) It is also specifically agreed that in addition to sale consideration as stated above, Purchaser is also liable to pay to **THE PROMOTER**, tax like MVAT (Sales Tax) Levied or leviable by the state Government from time to time and service tax as levied or leviable by Central Government from time to time on sale of Flat, on execution of this agreement or as demanded by **THE PROMOTER**.

- 4) **THE PROMOTER** hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and provisions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over the possession of the flat to **THE FLAT PURCHASER**



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obtain the necessary certificate of completion or occupation from the concerned local authority in respect of the said flat.

5) **THE PROMOTER** hereby declares that total Floor Space Index available in respect of the said land is 20388 Square Meters only and that no part of the said floor space index has been utilized by **THE PROMOTER** elsewhere, if any such floor space index is utilized elsewhere than **THE PROMOTER** shall furnish to **THE FLAT PURCHASER** all the detailed particulars in respect of such utilization of said floor space index by him. In case while developing the said land **THE PROMOTER** has utilized floor space index of any other land or property by way of floating floor space index, shall be disclosed by **THE PROMOTR** to **THE FLAT PURCHASER**.

6) In case **THE PROMOTER** is acting as agent of the Original Owner of the said Land then **THE PROMOTER** hereby agrees that he shall before handing over the possession of the said flat to **THE FLAT PURCHASER** and in any event before the execution of conveyance of the said land in favour of Corporate Body to be formed by the purchasers of the flats in the building to be constructed on the said land (hereinafter referred to as "THE SOCIETY") make full and true disclosure of the nature of his title to the said land as well as encumbrances if any including any right title interest of claim of the party in or over the said land and shall as far as possible ensure that the said is free from all encumbrances and that **THE PROMOTER** has absolute title before the execution of conveyance or lease or other demise of the said land by **THE PROMOTER** in favour of the said society.



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- 7) **THE FLAT PURCHASER** agrees to pay **THE PROMOTER** interest at 9 percent per annum on all amounts which become due and payable by **THE FLAT PURCHASER** to **THE PROMOTER** under the terms and conditions of this agreement from the date said amount is payable by **THE FLAT PURCHASER** to **THE PROMOTER**.

- 8) On "**THE FLAT PURCHASER**" committing default in payment on due date of any amount due and payable by **THE FLAT PURCHASER** to **THE PROMOTER** under this agreement (including his / her proportionate share of taxes levied by concerned local authority and other outgoings) and on **THE FLAT PURCHASER** committing breach of any of the terms and conditions herein contained, **THE PROMOTER** shall be entitled at his own option to terminate this agreement.

PROVIDED ALWAYS that the power of termination herein before contained shall not be exercised by **THE PROMOTER** until **THE PROMOTER** shall have gives to **THE FLAT PURCHASER** fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach and /or breaches of the terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by **THE FLAT PURCHASER** in remedying such breach or breaches within a reasonable time after giving of such notice:

PROVIDED FURTHER that upon termination of this agreement as aforesaid **THE PROMOTER** shall refund to **THE FLAT PURCHASER** the installment of sale price of the Flat which may till then have been paid by **THE FLAT PURCHASER** to **THE FLAT PURCHASER** any



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agreement, **THE PROMOTER** shall be at liberty to dispose of and sell the said flat to such person and at such price as **THE PROMOTER** may in his absolute discretion thinks fit.

9) The fixtures, fittings, and amenities to be provided by **THE PROMOTER** in the said building and the Flat are those that are set out in Annexure "A" annexed hereto.

10) **THE PROMOTER** shall give possession of the said Flat to **THE PURCHASER** on or before 3rd day of December, 2012. If **THE PROMOTER** fails or neglects to give possession of the said flat to **THE FLAT PURCHASER** on account of the reasons beyond his control and / or his agents as per the provisions of the Section 8 of The Maharashtra Ownership Flats Act, by the aforesaid date or dates prescribed in section 8 of the said Act, then **THE PROMOTER** shall be liable on demand to refund to **THE FLAT PURCHASER** the amount already received by him in respect of the said Flat with simple interest at nine percents per annum from the date **THE PROMOTER** received the sum till the date the amounts and interest therein is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by **THE PROMOTER** to **THE FLAT PURCHASER**, there shall, subject to the prior encumbrances if any, be a charge on the **land** as well as the construction of building in which flats are situated or were to be situated.

PROVIDED THAT **THE PROMOTER** shall be entitled to reasonable extension of time for giving delivery of **The Said Flat** on



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the aforesaid date, if the completion of building in which The Said Flat is to be situated is delayed on account of:

- Non – availability of steel, cement, other building material, water or electric energy.
- War, civil commotion or act of God.
- Any notice, order, rule, notification of the Government, and / or other public Body or Competent Authority.

- 11) THE FLAT PURCHASER** shall take the possession of the Flat within eight days of **THE PROMOTER** giving written notice to **THE FLAT PURCHASER** intimating that the said Flat is ready for use and occupation.

Provided that if within a period of one years from the date of handing over of the possession of The said Flat, to **THE FLAT PURCHASER**, if **THE FLAT PURCHASER** brings to the notice of **THE PROMOTER** any defect in The said flat or the building in which the said Flat is situated or the material used therein or any unauthorized change in the construction of the said building, then wherever possible such defects or unauthorized changes shall be rectified by **THE PROMOTER** at his own costs and in case if is not possible to rectify such defects or unauthorized changes then **THE FLAT PURCHASER** shall be entitled to receive from **THE PROMOTER** reasonable compensation for such defect or unauthorized changes.

- 12) THE FLAT PURCHASER** shall use the said flat or any part thereof; or permit the same to be used only for purposes of residence only. He shall use the garage or parking space only for the purpose of keeping or parking **THE FLAT PURCHASERS** own vehicle. The arrangement of

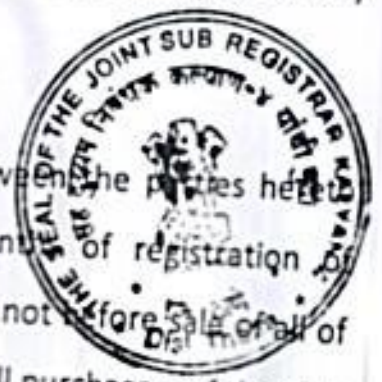


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serve basis, however the said parking or garage shall be sold on payment of the costs as may be decided by **THE PROMOTER**.

13) **THE FLAT PURCHASER** along with other Flat purchaser in the building shall join as a member in Society or a Limited Company or any other Association to be known by such name as **THE FLAT PURCHASER** may decide and for this purpose sign all documents necessary for the formation and registration of the Society or Limited company or any other Association and for becoming a member including the Bye- Laws of the proposed Society and duly filled in sign and return to **THE PROMOTER** within fifteen days of the same being forwarded by **THE PROMOTER** to **THE FLAT PURCHASER** so as to enable **THE PROMOTER** to register the Organization of **THE FLAT PURCHASERS** of such premises under Section 10 of the said Act, within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Management, and Transfer) Act. 1964. No Objection shall be taken by **THE FLAT PURCHASER** if any changes or modifications are made in the draft bye-laws or in the Memorandum and /or Articles of Association as may be required by the Registrar of Co-operative Societies or the registrar of Companies as the case may be or any other Competent Authority.

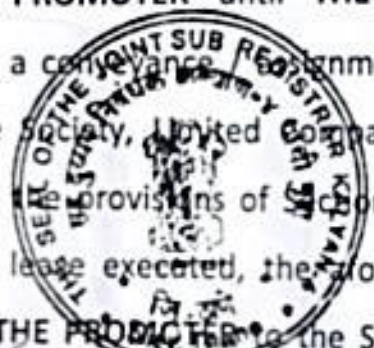
14) Unless it is otherwise agreed by and between the parties here **THE PROMOTER** shall within twelve months of registration of Society or other association but in any case not before sale of all of the flats, and recovery of all amounts from all purchasers of the flats in the entire building as aforesaid cause to be transferred to the society or Limited Company all the rights title and the interest of **THE PROMOTER**



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and/ or lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such society or limited company or Association as the case may be, such conveyance or lease shall be in keeping the terms and provisions of this agreement.

- 15) Commencing a week after notice in writing is given by **THE PROMOTER** to **THE FLAT PURCHASER** that The Flat is ready for use and occupation, **THE FLAT PURCHASER** shall be liable to bear and pay the proportionate share (i.e in proportion to the floor area of the said Flat) of outgoings in respect of the said land viz. local taxes, betterment charges, insurance premium, common lights, repairs and salaries of clerks, bill collector, sweepers, chowkidars and all other expenses necessary and incidental to the management and maintenance of the said land and building. Until the Society or Limited Company or Association is formed and the said land and building is transferred to it, **THE FLAT PURCHASER** shall pay to **THE PROMOTER** such proportionate share of all outgoings as may be determined. **THE FLAT PURCHASER** further agrees that till **THE FLAT PURCHASER'S** share is so determined **THE FLAT PURCHASER** shall pay to **THE PROMOTER** provisional monthly contribution of Rs..... per sq.ft. per month towards the outgoings. The amounts so paid by **THE FLAT PURCHASERS**, to **THE PROMOTER** shall not carry any interests and remain with **THE PROMOTER** until **THE FLAT PURCHASERS** manage their own or a conveyance or lease is executed in favour of the Society, Limited Company or Association as aforesaid. Subject to the provisions of Section 6 of The said Act, Such conveyance or lease executed, the aforesaid deposit) shall be paid over to by **THE PROMOTER** to the Society



undertakes to pay such provisional monthly contribution and such provisional monthly contribution and such proportionate share of outgoings regularly on the 10th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

- 16) **THE FLAT PURCHASER** has on or before delivery of possession of the said Flat kept deposited with **THE PROMOTER** the following amount of Rs...../- for the purposes of membership of society and the charges of electricity meter and registration of society shall be payable to **THE PROMOTER** per actual.
- 17) **THE PROMOTER** shall utilize the amount paid by **THE FLAT PURCHASER** for meeting of all legal costs, charges and expenses including professional costs of the Attorney at Law / Advocate of **THE PROMOTER** in connection with the formation of the said Society Limited Company /Association as the case may be preparing its Rules, Regulations, and By-laws and the costs of preparing and engrossing this Agreement and Conveyance or Lease as the case may be.
- 18) At the time of the registration **THE FLAT PURCHASER** shall pay to **THE PROMOTER, THE FLAT PURCHASER** the stamp duty and registration charges payable, if any, on the conveyance or lease or any document or instrument of transfer of the said flat and the building to be executed in favour of the Society Limited Company or Association as the case may be.



R. C. K.

R. C. K.

कलन - ४ :
दस्ता क. ४५०८ १२२
- ३४१०४

- 19) **THE FLAT PURCHASER** himself with an intention to bring into whosoever hands the said flat may come, doth hereby covenant with **THE PROMOTER** as follows.
- a) To maintain the said Flat at **THE FLAT PURCHASER** own costs and in good tenantable repair and condition from the date of possession of the said Flat is taken and shall not do or suffered to be done anything in or to the building in which The said Flat situated, staircase or any passage which may be against the rules, regulations bye- laws of concerned local or other authority or change / after or make addition in or to the building in which The said Flat is situated and The Said Flat itself or any part thereof.
 - b) Not to store in the said Flat any good of hazardous combustible or dangerous nature in structure of the building in which the said Flat is situated or storage of good is objected or by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors, which may damage or likely to damage the staircase, common passages or any other structure or the said flat on account of negligence or default of **THE FLAT PURCHASER** in this behalf. **THE FLAT PURCHASER** shall be liable for the consequences of the breach.
 - c) To carry on his own costs all internal repairs to The said Flat and maintain the said flat in the same condition, state and order in which it was delivered by **THE PROMOTER**. **THE FLAT PURCHASER** and shall not do or suffer to be done anything in or to the building in which The said Flat is situated which may be given in the rules and regulations and by- laws of the concerned local authority or other public authority. And in the event of **THE FLAT PURCHASER** committing any act in contravention of the above provisions. **THE FLAT PURCHASER** shall be responsible and liable for the

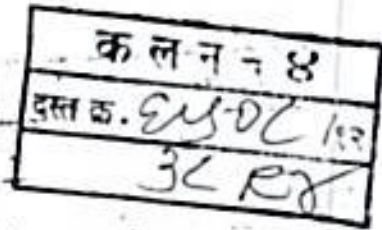


क ल र - ४
दस्तक. १५०८/१५
३९१२४

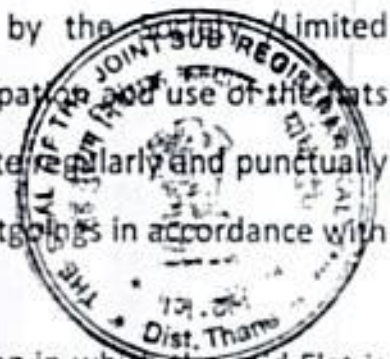
consequences thereof to the concerned local authority and other public authority.

- d) Not to demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in the said flat or any part thereof, nor any alternation in the elevation and outside colour scheme of the building in which the said flat is situated and shall keep the portion, sewers, drains pipers in the said flat keep the portion, sewers, drains pipes in The said Flat and appurtenances thereto in goods tenantable repair, and condition and in particular, so as to support and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. Pardis or other structural members in the said Flat without the prior written consent or permission of **THE PROMOTER** and / or Society/s Limited Company or Association as the case may be.
- e) Now to do or permit to be done any Act or thing which may ender void or voidable any insurance of the said land vender void or voidable any insurance of the said land and the building in which the said Flat is stated at any part thereof or whereby any increased premium shall become payable in respect of the insurances.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the said Flat is situated.
- g) Pay to **THE PROMOTER** within 30 days of demand by **THE PROMOTER** his share of security deposit demanded by concerned local authority or Government for giving water, electricity and / or other service connection to the building where the said Flat is





- h) To bear and pay increase in local taxes, water charges, insurance premises, and / or Government and /or Local Authority or other Public Authority on account of change of user of the said flat by **THE FLAT PURCHASER** viz, user for any purpose other than for residential purpose.
- i) **THE FLAT PURCHASER** shall not let, sub- let, transfer assign or part with **THE FLAT PURCHASER'S** interest or benefits factor of this agreement or part with the possession of the said Flat until all dues payable by **THE FLAT PURCHASER** to **THE PROMOTER** under this agreement are fully paid up and only if **THE FLAT PURCHASER** had not been guilty of or non- observance of any of the terms and conditions of this agreement and until **THE FLAT PURCHASER** has intimated in writing to **THE PROMOTER** and secured his permission in writing to do so.
- j) **THE FLAT PURCHASER** shall observe and perform all the rules and regulations which the Society or Limited Company or Association may adopt at its inception and the additions and alternations and amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the building rules and regulations and by- laws for the time being of the concerned local authority and of Government and other public bodies. **THE FLAT PURCHASER** shall also observe and perform all the stipulations and conditions laid down by the Society / Limited Company or association relation the occupation and use of the flats in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms of this agreement.
- k) Till the lease or conveyance of the building in which the said Flat is



- PROMOTER and his surveyors agents with or without workmen and other, at all reasonable times, to enter into and upon the said land and building or in the said Flat or any part thereof to view and examine the state and condition thereof.
- 1) It is compulsory that one of the partners from 1st & 2nd Partner and one of the 3rd & 4th Partners should sign this agreement.
 - 20) **THE PROMOTER** shall maintain separate account in respect of the sums received by **THE PROMOTER** from **THE FLAT PURCHASER** as advance or deposit, sum received on account of the share capital for the promotion of the Co. operative Society / Limited Company or Association or as the case may be towards the outgoings legal charges and shall utilize the amounts only for the purpose for which they have been received.
 - 21) Nothing contained in this agreement is intended to be nor shall be construed as grant or demise or assignment in law of the said Flat or of the said plot of land and building or any part thereof. **THE FLAT PURCHASER** shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, Terrace, recreation spaces etc. will remain the property of **THE PROMOTER** until the said land and building is transferred to the Society /Limited Company or Association as the case may be as hereinbefore mentioned.
 - 22) Any delay, tolerance or indulgence shown by **THE PROMOTER** in enforcing the terms of this agreement or any forbearance or giving of time to **THE FLAT PURCHASER** by **THE PROMOTER** shall not be construed as waiver on the part of **THE PROMOTER** of any breach



कलन - ६
दस्ता क. ६५०८
- ४२१६

by THE FLAT PURCHASER nor shall the same in any manner prejudice the rights of THE PROMOTER.

23) THE FLAT PURCHASER and THE PROMOTER shall present agreement as well as the conveyance or lease at the registration office for registration within the time limit prescribed by The Registration Act and THE PROMOTER shall attend such and admit the execution thereof.

24) All notices to be served on THE FLAT PURCHASER as contained by this agreement shall be deemed to have been duly served if sent to THE FLAT PURCHASER, by Registered Post A.D. with Certificate of posting at his address specified below.

B-507 Anandul Plaza, Sector-8 Khairatpur
Navi Mumbai, 410210.

25) It is also understood and agreed by and between THE FLAT PURCHASER and THE PROMOTER that the terrace space in or adjacent to the terrace flat in the said building, if any, shall be reserved exclusively to the purchaser of the terrace flat. The said terrace shall not be enclosed by THE PURCHASER till the permission is obtained from the concerned local authority and THE PROMOTER or the Society / Limited Company or Association as the case may be.

26) This agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Construction, Sale Management and Transfer) Act, 1964 (No. XLU of 1963) and the Rules made thereunder.



कलन - ४
दस्ता क. ६५०८/१२
- ४२/१४

by THE FLAT PURCHASER nor shall the same in any manner prejudice the rights of THE PROMOTER.

23) THE FLAT PURCHASER and THE PROMOTER shall present this agreement as well as the conveyance or lease at the proper registration office for registration within the time limit prescribed by The Registration Act and THE PROMOTER shall attend such office and admit the execution thereof.

24) All notices to be served on THE FLAT PURCHASER as contemplated by this agreement shall be deemed to be have been duly served if sent to THE FLAT PURCHASER, by Registered Post A.D. / Under Certificate of posting at his address specified below.

B-507 Anamoul Plaza. Sector - 8 Kharighar
Navi Mumbai. 410210.

25) It is also understood and agreed by and between THE FLAT PURCHASER and THE PROMOTER that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall belong exclusively to the purchaser of the terrace flat. The said terrace shall not be enclosed by THE PURCHASER till the permission in writing is obtained from the concerned local authority and THE PROMOTER or the Society / Limited Company or Association as the case may be.

26) This agreement shall be subject to the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Constructions, Sale Management and Transfer) Act, 1964 (Mah. Act. No. XLU of 1963) and the Rules made thereunder.



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दस्ता क्र. ४३०८/१३
४४१४

27) Until the execution and registration of the lease or conveyance in the name of the Society/ Limited Company or Association, **THE FLAT PURCHASER** hereby shall not assign and / or transfer his / her rights benefits and obligations under this agreement and in respect of the said premises or The said Flat to any other person without prior consent in writing or **THE PROMOTER** and **THE PROMOTER** shall be entitled to grant or refuse the same in his absolute discretion. **THE FLAT PURCHASER** shall also not part with the possession of the Said Flat to be acquired, to any other person in any manner whatsoever without the prior written consent of **THE PROMOTER**.

28) If any tax levied by the Government, Kalyan Dombivli Municipal Corporation or any other authority on the sale of The Said Flat and / or on any incidence of this transaction then **THE FLAT PURCHASER** shall be liable to pay the same to **THE PROMOTER** as and when it is levied by the Government of Maharashtra, Kalyan-Dombivli Municipal Corporation or any other authority.

29) **THE PROMOTER** has decided to use the T.D.R in the said plot of land and the same if sanctioned and used as per rules, then **THE FLAT PURCHASER** shall not object for the same at the time making construction in any part of the said building or any building in the complex or part of any of the said buildings or property. **THE PROMOTER** shall have right to use the T.D.R. & the purchaser accords no objection for using T.D.R. or any modification, alteration in the building except the flat sold out to **THE FLAT PURCHASER**.

30) **THE PROMOTER** hereby apprise to **THE FLAT PURCHASER** that the total area of the plot as per the records of rights is of 12610.00 sq. meters and the area of 1698.94 sq. meters has been reserved for



क. नं. १४
दस्तावेज नं. १२२
१६६४

therefore actual land remains on site is 9627.35 Square Meters physically and the floor space index of 9627.35 square meter is lawfully used by THE PROMTOER. Besides the area of 651.75 square meters is loaded on The Said Plot of Land by way of T.D.R. and the entire buildings are to be constructed by consuming permissible t.d.r. and staircase purchased from outside as permissible up to 80% of the netplot, in addition to that the staircase area will be excluded for computing f.s.i. if the premium is paid to corporation that works out to 20388.00 Square meters. as per prevailing development control regulations. **THE PROMOTER** has however right to use further increase in floor space index in future if permitted legally and approved by the competent authority i.e. KALYAN DOMBIVLI MUNICIPAL CORPORATION. if the work is withheld due to any hurdle created by the purchaser the financial losses to the project will be deemed payable by the purchaser.

BABelare D.D.Shah R. Ch [Signature]



क. नं. ४
दस्तावे. २५०८/१२
२१६

IN WITNESS WHEREOF THE PROMOTER AND THE FLAT PURCHASER
HAVE SIGNED THIS AGREEMENT AT DOMBIVLI IN THE PRESENCE OF THE
FOLLOWING WITNESSES ON THIS 11th IN DAY OF Sept 2012

SIGNED SEALED AND DELIVERED)
BY THE WITHINAMED PROMOTER)
M/S. MARUTI DEVELOPERS)
Through authorized Partners)

1) Kamlesh Shamji Shah)

✓ 2) Ramesh Nanumal Khandelwal)

3) Ramnik Velji Shah (HUF))

✓ 4) Dilip Damji Shah)

In the presence of Shri)

R. C. Shah



(THE PROMOTER)

SIGNED SEALED AND DELIVERED)
BY THE WITHINAMED FLAT)
PURCHASER)

MRS: RAJANI ANIL BELOSE)

In the presence of Shri)



R. A. Belose



(THE FLAT PURCHASER)



क. ल. ७ - ४
दस्तावेज: ४५०८/१२
५०१४

FIRST SCHEDULE

ALL that eh piece and parcel of the property being the land bearing Survey No. 69, Hissa No. 2/1 (Old) S.No. 127, H.No. 2/1 and (New) S.No. 28 , H.No.3/1 and (Old) S.No. 242 H.No. A 3/1 Totally admeasuring about 12610 square meters situate at village KANCHANGAON-CHOLE Tal.Kalayn, Dist-Thane situate within the revenue Tahasil Kalyan And revenue Dist.Thane and within Sub Registration Dist.Kalyan and Dist.Registration of Thane and lying and being within the limits of the Kalyan - Dombivli Municipal Corporation having the collective bounderies thereof as under that is to say :

- BY EAST : Survey No.127 Hissa no.2/2
- BY WEST : Survey No. 70, 71
- BY SOUTH : Survey No. 72
- BY NORTH : Survey No.69 Hissa No.1/2

SECOND SCHEDULE

The freehold property without any encumbrances and with clear and marketable title.

D. D. Shetty (P.A. Belose) R. Ch



क.म.स. ५
दस्तावेज सं. १५०८१२
५२/१४

ANNEXURE "A"
SCHEDULE OF AMENITIES

Sr.No.	Particulars	Nature of Amienity
1	STRUCTURE	R.C.C Structure with external and internal brick walls with Neeru Plaster from inside and double coat plaster with cement paints from outside.
2	FLOORING	Porsilanp/Vitrified Tiles in living, passage, bedroom and kitchen.
3	KITCHEN PLATFORM	Black granite top cooking platform with steel sink.
4	KITCHEN TILES	Glazed tiles Dado upto beam level in Kitchen above Platform.
5	TOILET TILES	Full tiles on walls in Toilets.
6	PLUMBING	Concealed type plumbing, India W.C. Pan, Wash Basin, Shower, and C.P. Taps etc.
7	ELECTRIC WIRING	Concealed electric points for lights, fans and bell.
8	WATER TANKS	Under ground and overhead tanks with electric water pump.
9	MAIN DOORS	Factory made internal flush doors.
10	WINDOWS	Powder coated aluminum sliding windows.
11	COLOUR PAINTS	Distemper colour on walls and cement paint on external walls.
12	WATER	K.D.M.C. connection.
13	SPEACIAL FEATURES	Good quality construction, Timely possession K.D.M.C. water supply, Best elevation.
14	LIFT	Lift from any standard company.

D. D. Shah (P) A. Belore

R. Ch...

कलन - ४
दस्तावे. ११२
५४१८४

R E C E I P T

I Shri. Dilip D. Shah..... the Partner M/s. Maruti Developer, **THE PROMOTER** herein do hereby admit acknowledge and declare to have received the sum of Rs 3,77,000/- (Rs. Three lakh Seventy Seven thousand) from Shri. MRS RAJANI ANIL BELOSE **THE FLAT PURCHASER** on account of the part of the entire price of the flat herein agreed to the said in the manner stated above.

I SAY I RECEIVED

D. D. Shah

M/s. Maruti Developers
(THE PARTNER)



कल-४
दस्तावेज क्र. १५०८/१२
<i>(Signature)</i>



ज.क्र.कडोमपा/नरवि/बाप/डोंबि/१४८-२०
 कल्याण डोंबिवली महानगरपालिका, कल्याण
 दिनांक - १२/१०/२०११

सुधारीत व वाढीव बांधकाम मंजुरी
 ह.वि.ह.क्षेत्र:-१५६०.०० चौ.मी.
 श्री./श्रीमती :- नामदेव मुलाम भगत व इतर.
 कुलमुख्त्यावरपत्रक :- श्री. कमलेरा शामजी राहा.
 वास्तुशिल्पकार:- श्री. राजीव तायरोटये, डोंबिवली (पु.)

विषय:- सि.स.नं..... स.नं. १२७ जुला १९ नवीन २४२अ जुला २८ नवीन दि.न २/१३/११
 पीजे- कांथनगाव, घोळे डोंबिवली (पु.) येथे बांधकाम करणाऱ्या मजूरीबाबत.
 संदर्भ:- १) आपला दि. २४-०२-२०११ रोजीचा श्री. राजीव तायरोटये, वास्तुशिल्पकार, डोंबिवली (पु.)
 वास्तुशिल्पकार, यांचे मार्फत सादर केलेला अर्ज क्र.
 २) अंतरिम मंजुरी आदेशावर ज. कडोमपा/नरवि/बाप/डोंबि/४३६-११६
 दि. २४-१२-२००८

महाराष्ट्र इन्टेग्रेटिव्ह व नगरपालिका अधिनियम १९६६ चे कलम ४५ मधील तरतूद स.नं. १२७
 अधिनियम १९६६ चे कलम ४५ स.नं. १२७ जुला १९ नवीन २४२अ जुला २८ नवीन दि.न २/१३/११ पीजे-
 कांथनगाव, घोळे डोंबिवली (पु.) मध्ये १२६१०.०० चौ.मी. क्षेत्रावर ११४२३.९५ चौ.मी. (ह.वि.ह. क्षेत्रावर) वाढीव क्षेत्राच्या
 भूखंडाचा विकास करतक्यास मुदई इतिहास महानगरपालिका अधिनियम १९६६ चे कलम २५.३ अन्वये काढण्यात येणाऱ्या
 केलेल्या दिनांक २४-०२-२०११ च्या अर्जास अनुसरून पुढील शर्तीत अधिनियम १९६६ मधील काढण्यात येणाऱ्या शर्तीत
 दुसऱ्या टाकविलेगाप्रमाणे मार्गेल परवान नमुद केलेल्याची, रूढिबाबी, धमिडप वाट-विषयीचा इमारतीच्या बांधकामाबाबत
 बांधकाम श्राध्द प्रमाणपत्र देण्यात येत आहे इमारतीच्या व जोडण्यात येणाऱ्या बांधकामाबाबत अर्ज दाखल करणे
 म्हणजे मागणी आणि जबाबदार राहात या अटीच्या हे मागणीत देण्यात येत आहे

- १) हे बांधकाम श्राध्द इमारतीच्या दिश्याने काढण्यात येणारे अर्जाबाबतचे अर्ज, काढणे व अर्जास सहाय्य करणेबाबतचे
 सुचनांचे मूद्वय मर्यादाअधी करणे आवश्यक आहे. सुचनांचे अर्जास सहाय्य करणे व अर्जास सहाय्य करणेबाबत
 अधिनियम १९६६ मधील विषयाच्या व विभाजित विषय मागणे अन्वये अर्जास सहाय्य करणेबाबतचे अर्ज
- २) नगरपालिका दिश्याने केलेल्या दुसऱ्या अर्जाबाबत अर्जाबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- ३) बांधकाम मजूरी करणाऱ्याची मान दिश्याने अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्ज
- ४) ही परवानगी आपल्या मासिकीच्या कक्षातील अधीनकारीबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 देणे नाही
- ५) इमारतीचे बांधकाम या संदर्भात अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- ६) वाढीव व जोडण्याचे बांधकाम इमारतीच्या बांधकामाबाबत अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 बांधकाम केल्याबाबतचे इमारतीच्या महानगरपालिकेच्या काढण्यात येणाऱ्या अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 येताना "जोडणे पूर्वाभावाचा टाकविला" येण्यात येणे व जोडण्याचा इमारतीच्या बांधकाम करणाऱ्या बाबत
- ७) मर्यादा अधिनियमास अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 आढळून आल्यास अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (सुद्व्यवस्था संदर्भात) जबाबदारी सर्वोच्च अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 काढण्यात येण्यात येणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- ९) नगरपालिका टाकविलेल्या वाढीव क्षेत्राच्या मर्यादा अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 इमारतीचे अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- १०) नगरपालिका अर्जास सहाय्य करणेबाबत अधिनियम १९६६ मधील तरतूदी अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- ११) भूखंडाबाबत अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- १२) नगरपालिका अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- १३) मर्यादा अधिनियम १९६६ मधील विषयाच्या अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
- १४) मर्यादा अधिनियम १९६६ मधील विषयाच्या अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज
 अर्जास सहाय्य करणेबाबत अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्जास सहाय्य करणेबाबतचे अर्ज



20103 COPY

Tel : 286224

PRAKASH M. TENDULKAR
B.Com, LLM
ADVOCATE HIGH COURT

कल न - ३
दस्ता क. २५०८ १२२
४२१ २०१. ५८१२४

Off : 310, Kasturi Plaza, Manpada Road, Dombivli (E) Tal. Kalyan. Dist. Thane

SEARCH REPORT ON TITLE

- DISCRIPTION OF THE PROPERTY : Survey No.69 Hissa No.2/1
(Old survey No.127 Hissa No.2/1)
- VILLAGE & TALUKA : KANCHAN GAON TALUKA KALYAN
- DISCRIPTION OF THE PROPERTY : Survey No.28 Hissa No.3/1
(Old survey No.242/A Hissa No.3/1)
- VILLAGE & TALUKA : CHOLE GAON TALUKA KALYAN,
- DISTRICT : THANE
- TOTAL AREA : 126 GUNTHAS = 12748.70 SQ.MTRS.
- NAMES OF THE OWNERS : 1) SHRI NARAYAN SITARAM BHAGAT and others.
2) SHRI PANDURANG SITARAM BHAGAT and others.
3) SHRI NAMDEV GULAM BHAGAT and others.
4) SHRI NANDU SITARAM BHAGAT and others.
5) SHIR VIDESH GANGARAM BHAGAT and others.

NOTES OF SEARCH

SR NO.	YEAR	REMARKS
1.	1977	-NIL-
2.	1978	-NIL-
3.	1979	-NIL-
4.	1980	-NIL-
5.	1981	-NIL-
6.	1982	-NIL-
7.	1983	-NIL-
8.	1984	-NIL-
9.	1985	-NIL-
10.	1986	-NIL-
11.	1987	-NIL-
12.	1988	-NIL-
13.	1989	-NIL-
14.	1990	-NIL-
15.	1991	-NIL-
16.	1992	-NIL-



PRAKASH M. TENDULKAR
B.Com. LLM
ADVOCATE HIGH COURT

Off - 810, Keshav Plaza, Manpada Road, Dombivli (E) Tal. Kalyan. Dist. Thane - 421 201.

कलन - 8

दस्त क. 8426/12

वे 12

SR NO.	YEAR	REMARKS
17.	1993	-NIL-
18.	1994	-NIL-
19.	1995	-NIL-
20.	1996	-NIL-
21.	1997	-NIL-
22.	1998	-NIL-
23.	1999	-NIL-
24.	2000	-NIL-
25.	2001	-NIL-
26.	2002	-NIL-
27.	2003	-NIL-
28.	2004	-NIL-
29.	2005	-NIL-
30.	2006	####
31.	2007	***
32.	2008	-NIL-
33.	2009	-NIL-
34.	2010	+++

KLN/3/4761/2006 Development agreement dated 5.12.2006
KLN/3/4762/2006 Power of Attorney dated 5.12.2006 KLN/3/1138/2006
Development agreement dated 21.3.2006 KLN/3/1139/2006 Power of Attorney
dated 21.3.2006 in favour of MARUTI DEVELOPER . Executed by owner.

*** KLN/3/5637/2007 Development agreement dated 12.10.2007
KLN/3/5638/2007 Power of Attorney dated 12.10.2007 in favour of MARUTI
DEVELOPER. Executed by owner.

+++KLN/3/3302/2010 Joint Venture agreement dated 11.5.2010
KLN/3/3303/2010 Power of attorney dated 11.5.2010 in favour of Kulswamini
Builders. Executed by owner.



PRAKASH M. TENDULKAR
B.Com. LLM
ADVOCATE HIGH COURT

कलन. ४
दस्तक. ए. ४०८/१२
२०/१२

Off : 310, Kasturji Plaza, Manpada Road, Dombivli (E) Tal. Kalyan. Dist. Thane - 421 201.

REPORT

1. The property being land of Survey No. 69 Hissa No. 2/1 (Old Survey No. 127 Hissa No. 2/1) of village KANCHAN GAON Taluka KALYAN District THANE and Survey No. 28 Hissa No. 3/1 (Old Survey No. 242/A Hissa No. 3/1) is held by SHRI NARAYAN SITARAM BHAGAT and others and SHRI PANDURANG SITARAM BHAGAT and others and SHRI NAMDEV GULAM BHAGAT and others and SHRI NANDU SITARAM BHAGAT and others and SHIR VIDESH GANGARAM BHAGAT and others. The said property is found to be acquired by Late SITARAM BHAGAT. The said owner died in or about 1970 and the present owner are brought on record as owner as they are the successors to the said deceased owner. The necessary mutation is carried out under No. 3373626,111,340.
2. The said owners have granted the entire property for the development thereof to the present developers M/S MARUTI DEVELOPERS vide register agreement dated 21.03.2006 and 5.12.2006 and 12.10.2007 register under No. KLN/3/1138/2006, KLN/3/4761/2006 and KLN/3/5637/2007 respectively. The POWER OF ATTORNEY are also registered under No. KLN/3/1139/2006 dated 21.3.2006 and KLN/3/4762/2006 dated 5.12.2006 and KLN/3/5638/2007 dated 12.10.2007. The agreement for the Joint Venture dated 11.5.2010 is registered under KLN/3/3302/2010 and POWER OF ATTORNEY dated 11.5.2010 is registered under KLN/3/3303/2010 vide Joint Venture agreement the Developer is developing the property as per the terms stated therein.
3. The records of rights that is 7/12 shows the name of the present owner.
4. I have issued a public notice in the news paper SAKAL to invite objection of members if public if any in respect of the said property. In response to my side public notice no any objection is received.
5. The search of last 30 years is caused to be taken and I have got through the same. No any document is found creating any encumbrances over upon or in respect of the said property.
6. In view of the situation about the title to the said property is in my opinion Found to be clean and clear and without any encumbrances.





PRAKASH M. TENDULKAR

B.Com. LLM

ADVOCATE HIGH COURT

Off : 310, Kasturi Plaza, Manpada Road, Dombivli (E) Tal. Kalyan, Dist. Thane - 421 201.

कलन - ४
दस्तक. ६५०८/१२
६९/१०

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated the title to the property being the plot of land bearing Survey No. 69 Hissa No.2/1 (Old Survey No.127 H.No.2/1) and Survey No. 28 Hissa No.3/1 (Old Survey No.242A H.No.3/1) totally in all admeasuring at about 126 Gunthaa equivalent to 12748.70 Square Meters Situated at village CHOLE and KANCHANGAON respectively TALUKA KALYAN Dist. THANE so as to certify the marketability and clarity thereof.

THIS IS TO CERTIFY THAT I have gone through the documents of title and the records of right and relevant papers .The said property is belonging to SHRI. NARAYAN SITARAM BHAGAT and others SHRI PANDURANG SITARAM BHAGAT and others SHRI.NANDU SITARM BHAGAT and others and SHRI.VIDESH GANGARAM BHAGAT and others and SHRI.NAMDEV GULAM BHAGAT and others and their names are recorded in the records of right as its joint and absolute holders.

I Certify that I have also gone through the information given and the search of public documents kept and maintained by SubRegistrar of Kalyan. I have also gone through necessary mutations and 7/12 extracts etc. I have not come across any such documents creating any encumbrances and therefore I come to conclusion that the said property is free from any encumbrances. Therefore I certify that the said property is without any encumbrances. I have also perused the records of rights and the names of the said owner are entered therein as lawful holders.

I further certify that I have issued public Notice in the Marathi daily SAKAL in its issue dated 22.12.2007 calling for objections from general public if any. I have not received any objections from members of public objecting the said development or in respect of certification of title to the said property.



Tel. : 286224

PRAKASH M. TENDULKAR

B.Com. LLM


ADVOCATE HIGH COURT

Off : 310, Kasturji Plaza, Manpada Road, Dombivli (E) Tal. Kalyan, Dist. Thane - 421 201

कलन - ४
दस्तावेज: २५०८ १२२
२२/११

I therefore finally certify that the title to the property being the land bearing Survey No. 69 Hissa No.2/1 (Old Survey No.127 H.No.2/1) and Survey No. 28 Hissa No.3/1 (Old Survey No.242A H.No.3/1) totally in all admeasuring at about 126 Gunthas equivalent to 12748.70 Square Meters Situated at village CHOLEGOAN and KANCHANGAON respectively TALUKA KALYAN Dist. THANE owned by the above said owners is therefore clean clear and without any encumbrance as is stated in detail in search report of even date.

GIVEN THIS UNDER MY SEAL AND SIGNATURE ON THIS 24th DAY OF January 2011.



PRAKASH M. TENDULKAR
B.COM. (Hons).LLM.
Advocate

प्रकाश म. तेंडुलकर
अॅडवॉकेट

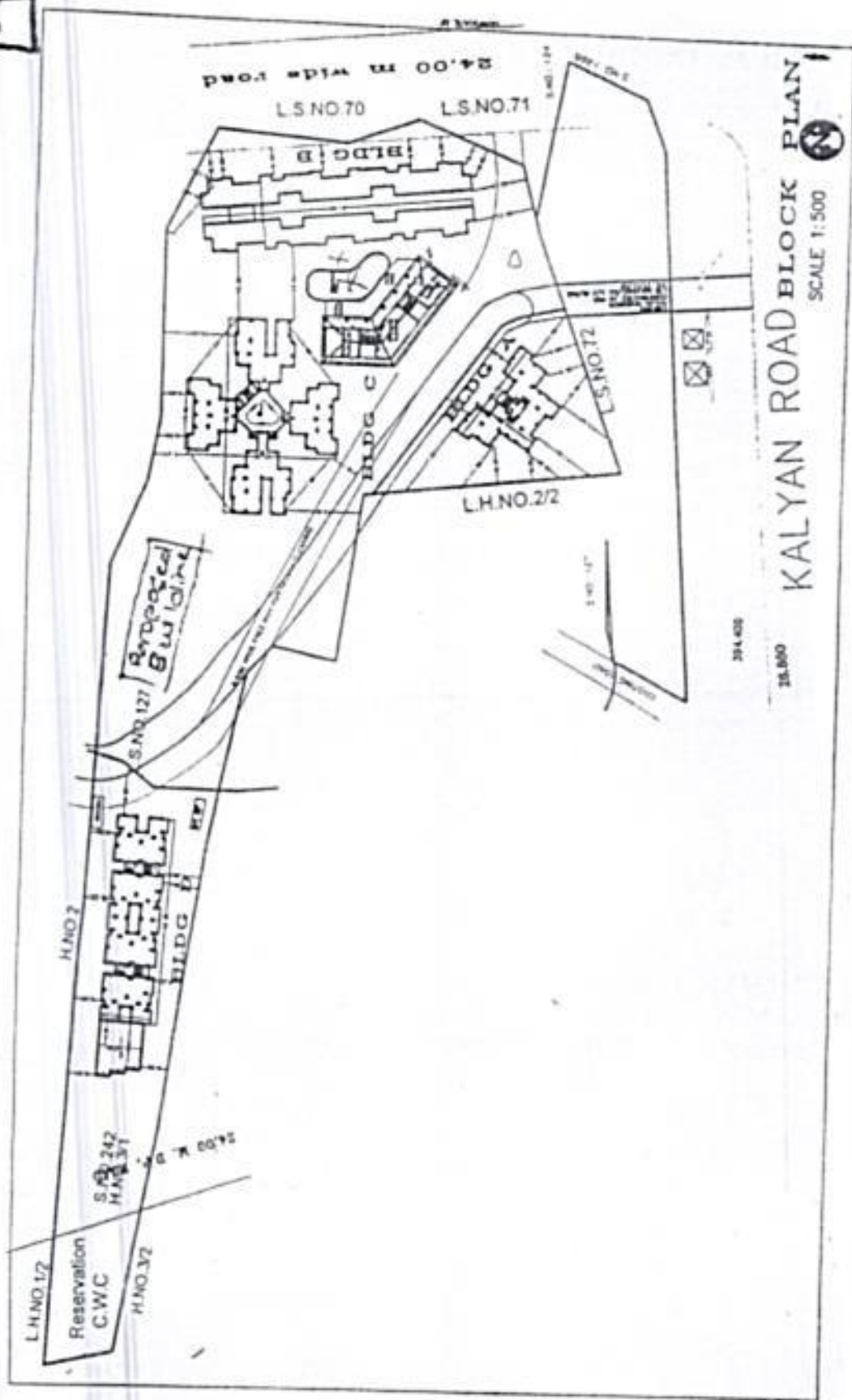
DATE: 24/11/2011



कलन - ४

दस्तावेज नं. २५०८/१२

२३/१२



W	500x1200	ALUMINIUM SLIDING DOOR
W	250x1200	ALUMINIUM SLIDING DOOR
W	500x1200	ALUMINIUM SLIDING DOOR
W	500x1200	ALUMINIUM SLIDING DOOR
W	500x1200	ALUMINIUM SLIDING DOOR
V	500x750	ALUMINIUM LOUVERED WINDOW
V	450x750	ALUMINIUM LOUVERED WINDOW
RS	450x750	ALUMINIUM LOUVERED WINDOW
RS	450x750	ALUMINIUM LOUVERED WINDOW
RS2	450x750	ALUMINIUM LOUVERED WINDOW

कलर - ३
 क्ला. ENDE 1R
 एटीए

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE ACCURATE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATE IN THE SURVEY SCHEME RECORDS DEPT./CITY SURVEY RECORDS

RCH
 OWNER'S SIGN.

PROJECT NOTES

- BOUNDARY OF THE PLOT SHOWN IN BLACK
- EXISTING STREET SHOWN IN GREEN
- PROPOSED ROAD SHOWN IN GREEN
- PERM. BLDG SHOWN IN BLACK DOTTED
- OPEN SPACE SHOWN NO COLOUR
- WORK TO BE DEMOLISHED SHOWN IN YELLOW
- PROPOSED WORK SHOWN IN RED
- DRAINAGE SHOWN IN YELLOW DOTTED
- RESERVATION SHOWN IN RED HATCHED
- ROAD AND SET BACK SHOWN IN BURST
- RESERVATIONS SHOWN IN APPROPRIATE

PROPOSED BUILDING ON PLOT 28-3/1 (242-2/1) OF VILLAGE TAL. KALYAN, DIST: THANE
 MR. NAMDEO GULAM BHAGAT AND OTHERS
 C.A. HOLDER: MR. KAMLESH SHAH
 OLD APPROVAL NO. KDMC/NRV/BP/DV/436-113

M/S. RAJEEV TAINHE & ASSOCIATE
 ARCHITECTS AND INTERIORS



3, WADAL SHRA CHURNAN, 100
 BEHIND SUBHISHIT STORES
 INDIRA GANDHI MARG
 DOMBIVLI (EAST) DIST. THANE
 ZIP: 421 201
 TEL: 9821 1234

REG. NO. 17 KAMLESH SHAH



कलन - 12
 दस्तक. EYOC 12
 EE 12X



In the Court of Shri G.S. Samsara, Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.

No. ULC/ULN/6(1)SR-115 Chole
 Office of the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, New Lane, Mahatma Jyotiba Phule Nagar, 1st floor, Thane, dt. 15-10-1982

Shri Gulam Sitaram Bhagat & others } Declarant
 of Chole Tal. Kalyan Dist. Thane

Order u/s 8(4) of the Urban Land Ceiling & Regulation Act, 1976.

Shri Gulam Sitaram Bhagat and four others file a return u/s 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976 on 15-8-76 in respect of land of their family as mentioned below.

Village	S.No./H.No.	Area in sq. mtrs
Chole	127/2/1	9914-79 sq. mtrs
	242/3/1	2731-53 sq. mtrs
		12646-42 sq. mtrs

A draft statement alongwith a notice u/s 8(3) was issued on 18-5-82 to the declarants and they were called on 14-6-82 for giving their objection if any. The declarant Shri Gangaram Sitaram has remained present on 14-6-82 and his statement was recorded. He has raised the following objections.

- (1) That the land is an ancestral property.
- (2) He has requested to consider 9 (nine) shares to the property. It is seen from the V.F.A-A and extract of 7/12 that the land is standing in the name of the declarants ~~the~~ father.

The case was referred to this office Town Planning section for marking of zones. The Town Planning section has prepared scrutiny sheet as under.

Village	S.No.	Total area	Area under open space etc in sqmtr	Net surplus vacant land in sqmtr
Chole	242/3/1	2731-53	21-50	2709-03
	127/2/1	9914-79	21-16	9693-63
		12646-29	42-66	12603-63

It appears from the extract of 7/12 by the declarant in the year 1975 that the land is an ancestral property. Thus if 9 shares to the property are considered each member of the family will get a share of land measuring 180.28 sq. mtrs i.e. less than the limit prescribed for this Agglomeration.



कलन - ४
 दस्तावे. एम. व. व. १
 ५०/१४

The land bearing S.No.247/3/1 measuring 2731-63 sq.mtr and S.No.127/3/1 area measuring 8192-16 sq.mtrs is under reservation as " open space park " as per sanctioned Regional Development plan, which will be taken over by the Govt.as and when it is requisite.

It is therefore ordered that the return u/s 6(1) of the Act filed by the declarants should be filed and preceding u/s 8(3) of the Act should be crossed.

collected
 By: *[Signature]*
 Dy. Collr. & Competent Authority,
 Ulhasnagar Urban Agglomeration, Thane.

CERTIFIED COPY

Copy applied for on *11/11/2007*
 Copy recd. on *11/11/2007*
 Copy of *11/11/2007*
 Copied by *[Signature]*
 Compared by *[Signature]*

[Signature]
 Deputy Collector & Competent Authority
 Ulhasnagar Urban Agglomeration
 THANE



कल - ४

EXOL
ELIX



सिद्धाधिकारी व सभ प्राधिकारी उपशासन नागरी मंडल
अधिकारी (आय) अड्डा नं. ८(V) अड्डा नं. १२/१०/१९८४
पत अड्डा-११५ पोस्ट, दिनांक १२/१०/१९८४.

३. पुस्तक/पुस्तक/२. ४/२१ अड्डा-११५
उप सिद्धाधिकारी व सभ प्राधिकारी
उपशासन नागरी मंडल, पोस्ट अड्डा
अड्डा नं. ११५, पोस्ट, दि. १२/१०/१९८४.

नागरी वसिन् अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५

श्री. ज्ञान विमल वसिन् अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५

माहिती-वर्ग	क्र. नं./दि. नं.	देख
		पो. अड्डा
	१२०/२/१	२२१४-४८
	२४२/३/१	२०३१-६३
		१२१४-४८

उपरोक्त वसिन् अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५

माहिती	क्र. नं./दि. नं.	रकम देण	दुसरे देण	एकूण अड्डा नं. ११५
पोस्ट	२४२/३/१	२०३१-६३	२०३१-६३	-
	१२०/२/१	२२१४-४८	२२१४-४८	१२१४-४८
एकूण:-	१२१४-४८	१२१४-४८	१२१४-४८	१२१४-४८

उपरोक्त वसिन् अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५

वसिन् अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५
अड्डा नं. ११५ अड्डा नं. ११५ अड्डा नं. ११५



कल = ४
 ६५०८
 ७०/९४

२०२३/३१९

गांव : लोछे गा. नं. क. ७४९२ तालुका - काठियावा

मुक्तानि क्रमांक	मुक्त. क्र. का उपविभाग	मु. धारणा प्रकार	श्रीगणेशाय नमः	खाले का.
५८	१३७	-	(७५०) श्रीगणेशाय नमः	
शेतीचे रचनिक नांव :			जामनेश गुलाम खान	
सगळी कोय क्षेत्र	एकर मुठे घोरस धार	हेक्टर आर प्रती चौ. मिटर	दिनेश गुलाम खान	
२०००		०-२०-०	मणेश गुलाम खान	
२०००		०-२०-०	शुभिराज गुलाम खान	
एकूण		०-२०-०	सुभिरामाई गुलाम खान	
२०००		०-२०-०	नरामण शिवाजी खान	
एकूण		०-२०-०	पांडुरंग शिवाजी खान	
२०००		०-२०-०	महु शिवाजी खान	
एकूण		०-२०-०	जताबाई गुलाम खान	
२०००		०-२०-०	अजुबाई शिवाजी खान	
एकूण		०-२०-०	दिनेश शिवाजी खान	
२०००		०-२०-०	सुलता शिवाजी खान	
एकूण		०-२०-०	शुभा शिवाजी खान	
२०००		०-२०-०	शुभा शिवाजी खान	
एकूण		०-२०-०	शुभा शिवाजी खान	

गा. नं. क. ९२ (विकाही नोंद घरी)

क्र. नं.	वर्ग	भिन्न विभागे एकर क्षेत्र				एकर क्षेत्र व प्रादेश विभागे क्षेत्र				तालुका मजदारी		मालकी मजदारी	
		विभागे क्षेत्र	अर्धविक्रय	अर्धविक्रय	अर्धविक्रय	विभागे क्षेत्र	अर्धविक्रय	अर्धविक्रय	अर्धविक्रय	मजदारी	मजदारी	मजदारी	मजदारी
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
२०२०			६.३०	६.३०	६.३०	६.३०	६.३०	६.३०	६.३०	६.३०	६.३०	६.३०	६.३०
२०२२													

अवकाश घटकानुसार नवीन नकाशा तयार आहे

दिनांक २३/३/२०२३

सहाय्यी नोंदारी
 डॉ. सुभाष चंद्र...



कलन - १४
 दस्तक. ६५० १२
 ७२१४

गांव नमुना नं. दोन
 तालुका :- कल्याण

विलय :- ठाणे

महाराष्ट्र जमिन महसुल अधिनियम १९६६ च्या कलम ११०/१११ अन्वये ज्या वर्गात गांव दाखल केला असेल तो वर्ग

जमिनीचे वर्णन	एअर	भाड्याचे पुरवठासाठी घुसवले जाणारे रकम आणि अर्थ	भाड्याचा ठरावची निवड अहवाल	मूळ		जमिनीचा	जमिनीचा मूल्य	जमिनीचा मूल्य	जमिनीचा मूल्य	जमिनीचा मूल्य	जमिनीचा मूल्य	जमिनीचा मूल्य
				अपूर्व	वर्ग							
१	३	१	१	१	१	१	१	१	१	१	१	१
२	३	१	१	१	१	१	१	१	१	१	१	१
३	३	१	१	१	१	१	१	१	१	१	१	१
४	३	१	१	१	१	१	१	१	१	१	१	१
५	३	१	१	१	१	१	१	१	१	१	१	१
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१३	३	१	१	१	१	१	१	१	१	१	१	१
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१९	३	१	१	१	१	१	१	१	१	१	१	१
२०	३	१	१	१	१	१	१	१	१	१	१	१

तलाठी मजला-चोळे
 वा. बल्याण (मं. अंणं)

दिनांक: 24 MAR



कैलेश ४
E/S/O
W/E/C

२. क. म. सं. २००९/२००९/२००९/२००९/२००९

१८-अ. या आदेशात आणि सनदीमध्ये नमुद केलेल्या जमीनकी बांधकामासाठी बांधकाम अनुज्ञापत्राची प्रकृतीने प्रस्तुत केलेल्या उक्त अधिनियमाच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.

१९-अ. याने व्हॉट (अ) मध्ये व्हॉटिंगी अर्जासोबत असा अर्ज या बांधकामाच्या बांधकामासाठी बांधकाम अनुज्ञापत्राची प्रकृतीने प्रस्तुत केलेल्या उक्त अधिनियमाच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.



२०. दिलेली ही परवानगी मुंबई वृद्धवृद्धांच्या वृद्धांच्या बांधकाम अनुज्ञापत्राच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.

२१. अनुज्ञापत्राची यांनी विनयसूची आकाशवाणीच्या बांधकाम अनुज्ञापत्राच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.

२२-अ. कल्याण-डोंबिवली महानगरपालिका बांधकाम अनुज्ञापत्राच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.

२३. अनुज्ञापत्राची यांनी कल्याण-डोंबिवली महानगरपालिका बांधकाम अनुज्ञापत्राच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.

२४. अनुज्ञापत्राची यांनी कल्याण-डोंबिवली महानगरपालिका बांधकाम अनुज्ञापत्राच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.

२५. कल्याण-डोंबिवली महानगरपालिकेने बांधकाम अनुज्ञापत्राच्या अन्वयेत असा अनुज्ञापत्राची अर्जासोबत पाठवण्यात यावे असा आदेश देण्यात येतो. या आदेशात याबाबत असा आदेश देण्यात येतो.



कलन 3

दस्तक. EXOL 12
पुल्ले

घोषणापत्र

मी / आम्ही, श्री. रमेश पटेल

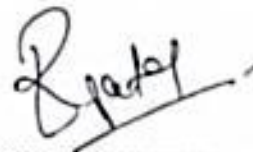
वय _____ वर्ष.

राहणार - इकोन नं १, आव. के. लॉकरा कोसाम्दी, खंबाळवाडा रोड
ठाकुरी (घु) याद्वारे घोषित करतो/करते की,दुष्यन निबंधक कुलमि यांचे कार्यालयात करारनामाया शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मी. मारुती डेव्हलपर्सने
आगीदार श्री. रमेश नानुमल व श्री. दिलीप दामजी शाह
व ड. घांती दि. १६/१२/२०१७

रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सादर दस्त नोंदणीस सादर केला आहे / निमादीत करून क्वलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार घांती कुलमुखत्यारपत्र रद्द केलात नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांस मी / आम्ही पूर्णतः सक्षम आहे. सादरचे कयन चुकीचे आढळून आल्यांस, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहिन / राहू याची मला / आम्हांस जाणीव आहे.

तारीख :-

ठिकाण :-



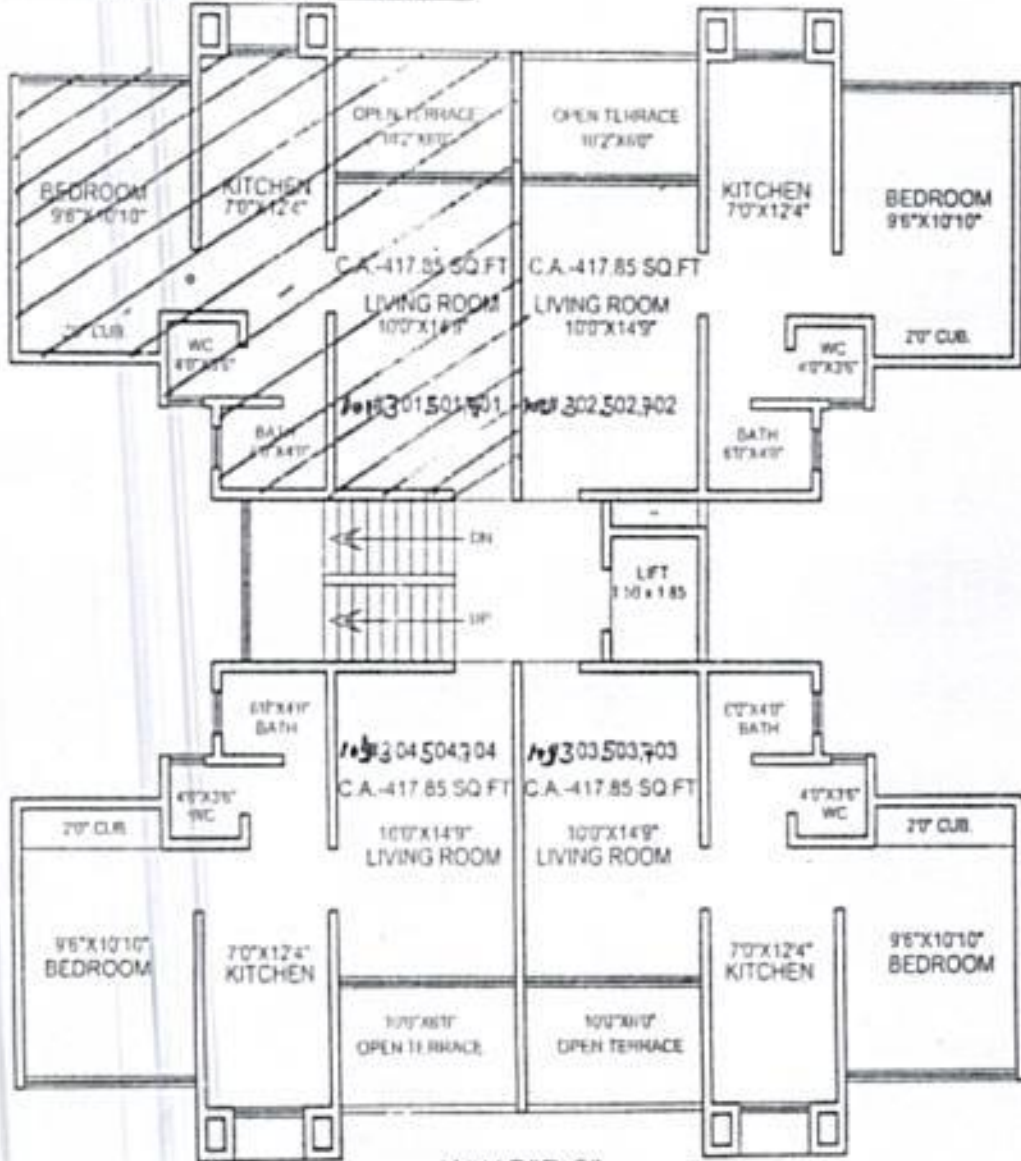
कुलमुखत्यारपत्रधारकाची सही व नांव

सादर अखत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करून घेतली आहे.



कलन - ४
 दस्त क. एम.ए.सी. १२
 वेजे

B2	FLAT TYPE	FLAT NOS.	CARPET AREA IN SQ.FT.	TERRACE AREA sq.ft.
3RD FLOOR	1-EHK	301,04 302,03	417.85	65.00
5TH FLOOR	1-EHK	501,04 502,03	417.85	65.00
7TH FLOOR	1-EHK	701,04 702,03	417.85	65.00



WING "B-2"
FOR BLDG B
(3RD, 5TH, & 7TH FLOOR)



Rajeev
D.D. Shah

ARCHITECT

M/S. RAJEEV TAISHETE & ASSOCIATES

ARCHITECTS AND INTERIOR DESIGNERS

3 WADAL SHRADDHANAND ROAD
 BEHIND SUBIKSHA STORES
 INDIRA GANDHI CHOWK
 DOMBIVLI (EAST), THANE

PIN: 421 201
 TEL. PHONE: 0251 2863908
 email: rajeev@rch@yahoo.co.in
 www.rch.com

कल नं. ४
दस्तावेज. EYDL ३३
२०/१२



Rajani Anil Belose

BA Belose



कलन - ४
 दस्त. एच. एल. १५
 २७/१०

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH05 20100019057 DOI: 15-11-1995
 Valid till: 14-11-2015 (NT)

DLD: 30-04-2010
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCVG 14-06-2008
 LMV 15-11-1995

DOB: 25-05-1974 BG: O+

Name: PRAVIN RATHOD
 S/O of GOVERDING RATHOD
 A/2 RASTUR PLAZA D-2 4TH FLOOR FLAT NO 45A
 NANPADA RD. DOMBIVLI (E) DIST - THANE

Signature & ID of Issuing Authority: MH05 201075

Signature/Thumb Impression of Holder

प्राविण गोवर्दिंग राठोड
 कुस्तुरी लॉड्स D/2 45A
 नानपडा रोड डोंबिवली (इ.डी.)
 ठाणे



PERMANENT ACCOUNT NUMBER
ACHPN8308B

NAME
MUKESH HARAKCHAND NANOU

FATHER'S NAME
HARAKCHAND KRUPAR NANOU

DATE OF BIRTH
15-08-1974

FRONT SIGNATURE

Commissioner of Income-tax/Computer Operator

(A)

कल नं ४
दस्तावेज नं. २५०८/१२२
२१/०७/२०११

Sr. No. 6991 Date 21/07/2011
Mrs. Kanchan S. Tarte

License No. : 11/92

Purchaser's Name : Maruti Developers

10 20 50 100 500 1000 5000

Received Rs. 500/-

Through
Rajesh L. Patel

Govt Sn No.
571989

License No. 11/92
 STAMP VENDOR
Mrs. KANCHAN S. TARTE
 Add. Plot No. 121,
 Gandhi Nagar, Dombivili (E)



2

क ल
रु. 500
रु. 500



महाराष्ट्र MAHARASHTRA

Serial Number 6991 for Rs. 500
Date of Issue : 21-Jul-2011
Issued To : Maruti Developers
Issued Through : Rajesh L. Patel

Rajesh



571989
- 7 JUL 2011

Licence No. 14/92
STAMP VENDOR
Mrs. KANCHAN S. TARTE
Add. Plot No. 121,
Gandhi Nagar, Dombivli (E)

उप क्रोडगार अफिसर
दस्तावेज



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,



2/3

कलर - 5
दस्त क. 5/20/12
CRX

1) MR. KAMLESH SHAMJI SHAH, 2) RAMESH NANUMAL KHADELWAL, 3) ~~RAMNICK VELJI SHAH - HUF~~ 4) DILIP DAMJI SHAH partners of M/S. MARUTI DEVELOPERS having its office at Shop no. 9, R. K. Tower CHS, Khambalpada Road, Near KDMC Stadium, Thakurli (East), Thane 421 201.

WHEREAS We are the Partners of M/S. MARUTI DEVELOPERS and the said company is carrying out the construction of housing project known as ' SHRUSHTI RESIDENCY' at Village Kanchangaon-Chole, Taluka Kalyan, Dist. Thane Bearing Sr. No. 69, Hissa No. 2/1 (Old), S. No. 127, Hissa No. 2/1, and (New) Sr.No. 28, H.No.3/1, and (Old) Sr.No. 242, H. No.A 3/1 totally admeasuring about 12610 sq. meters at Village Kanchangaon-Chole, Taluka Kalyan, Dist. Thane within the limits of the KALYAN DOMBIVALI MUNICIPAL CORPORATION.

AND WHEREAS for the purpose of convenience, We do hereby nominate constitute and appoint (1) RAJESH LAKHANSI PATEL Adult, residing at B- 403, Sheetal Darshan, Opp. Model School, Pandurang Wadi, Dombivli (East), as our true & lawful attorney in the name of the Company "M/S. MARUTI DEVELOPERS".

KNOW WE ALL MEN AND THESE PRESENTS WITNESSETH THAT , We 1) MR. KAMLESH SHAMJI SHAH, 2) RAMESH NANUMAL KHADELWAL, 3) ~~RAMNICK VELJI SHAH - HUF~~ 4) DILIP DAMJI SHAH Partners of M/S. MARUTI DEVELOPERS, do hereby nominate constitute & appoint MR. RAJESH LAKHANSI PATEL -as true and lawful attorney to do the following acts in our name and on our behalf.



To present the agreement for sale of flat/shop in "SHRUTI RESIDENCY ", signed and executed by us before Joint Sub-Registrar Kalyan..

2. To admit the execution of the agreement for sale of Flat/Shop with the Sub-Register of assurance of the said project flat .
3. To sign execute any affidavit and declaration on our behalf in respect of said project flat before sub- Register of assurance.



कलन - ४
दस्त क. ELPOL 143
CO: 27



8

IN WITNESS WHEREOF We have set and subscribed our hand set of this writing on this 9/9/2011


SIGNED & DELIVERED
By the within named

M/S. MARUTI DEVELOPERS
Through its PARTNER

1) MR. KAMLESH SHAMJI SHAH,




कमलेश शामजी शाह


2) RAMESH NANUMAL KHADLWAL,

R. Ch



~~3) RAMNIK VELJI SHAH (iii)~~

DILIP DAMJI SHAH
CERTIFIED BY ME

D. D. Shah





We ACCEPT THE POWER OF ATTORNEY

RAJESH LAKHAMSI PATEL -

Rajesh



Vendor/owner of Maruti-Maruti Developer



(4)

क्र. नं. 1 - 16
दस्ता क. 8502
CEJY

भारत सरकार
GOVT. OF INDIA
RANIKVILLI SHAH (HUF)
MIRG
SHAH

SUB-REGISTRAR
MIRG
SHAH

SHAMJI RAYAN SHAH
Permanent Account Number
MIRG
SHAH

OF THE JOINT SUB REGISTRAR

क न
दस्त अं. *Ex 06 12*
2028

(E)

PERMANENT ACCOUNT NUMBER
ACHPP8106F

MR NAME
RAJESH LAKHANSI PATEL

MR MR FATHER'S NAME
MR. KAN. PATEL

DATE OF BIRTH
30-12-1972

PRINT SIGNATURE
[Signature]

OFFICE OF THE REGISTRAR
MUMBAI

SUB-REGISTRAR
MUMBAI
YAN. 3

PERMANENT ACCOUNT NUMBER
ABMPK7169B

MR NAME
RAMESH NANUMAL KHANDELWAL

MR MR FATHER'S NAME
NANUMAL KHANDELWAL

DATE OF BIRTH
19-07-1953

PRINT SIGNATURE
[Signature]

OFFICE OF THE REGISTRAR
MUMBAI

PERMANENT ACCOUNT NUMBER
ACIPS0017M

MR NAME
DILIP DAMJI SHAH

MR MR FATHER'S NAME
DAMJI RAVJI SHAH

DATE OF BIRTH
01-11-1959

PRINT SIGNATURE
[Signature]

OFFICE OF THE REGISTRAR
MUMBAI

THE JOINT SUB REGISTRAR
MUMBAI

(U)

क न ग
दस्त अ. EYOL
LEOLEY

आयकर विभाग
 INCOME TAX DEPARTMENT
 DARSHAN DINESH BHAGAT
 DINESH GULAB BHAGAT



भारत सरकार
 GOVT. OF INDIA

01/04/1984
 Permanent Account Number
 ALYPB6209P

[Signature]
 Signature



[Signature]

Darshan Dinesh Bhagat
 Ekveera darshan niwas
 XI Eoc Road chulegaon
 Thakuli (E)



कलन - १९
रस : एम०
८६६८

८



Sign Gadgaon

Name Paras. C. Gada

Address A-6, Sant Gyaneshwar Krupa,
Sant Namdeopath,
Dombivli (East),
Thane:- 421201





SMH 21 211111 2111

R C [signature]

D.D. Shah

[signature]

EXOL
EOLX



अनुक्रमांक 92199

विवरण (Description):

सर्वेक्षण (Survey):

पट्टा (Plot):

मालिक (Owner):

आय (Income):

संपत्ति (Property):

दस्तावेज (Documents):

अन्य (Other):

कुल मूल्य (Total Value):

कर (Tax):

नोट (Note):



विषय: [Handwritten details about the property and survey]



पुनः-दुय्यम निबंधक कल्याण ४

कलन - ४
दस्तावेज नं. ६५०५२
९१/६८

कलन - ४
त.क. / १३
ना. / जाम्ही.

राहणार - _____ वय _____ वर्षे.

दुष्यन निवडणुका _____ याद्वारे घोषित करतो/करते की,

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

व इ. यांनी दि. _____

रोजी मला / आमहांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणाच्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे. सादरचे क्वचन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहिली / राहू याची मला / आमहांस जाणीव आहे.

तारीख :-

ठिकाण :-

कुलमुखत्यारपत्रधारकाची सही व नांव

सादर अखत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करून घेतली आहे.



मूल्यांकन पत्रक वार्षिक नगरी अंश

Friday, September 21, 2018
10:43 26AM
क
दस्ता क्र. 5102
ezier

दस्ता क्र. 2012
विवरण ठाणे
प्रमुख मूल्य विभाग 55-गावाचे नाव : घोळे (कल्याण डोंबिवली महानगरपालिका),
5ए मूल्य विभाग 9/37-विभाग 17अ : घोळे, ठाकूर रेल्वे स्टेशनच्या पश्चिमेकडील उत्तरात तटी पर्यंतच्या घोळे गावच्या मिळकती
अपारणे नाव Kalyan/Dombivali/Ulhasnagar/Mira Bhaingar
गट नंबर सरहें नंघर-69

वर्गीकृत मूल्य दर नकल्यानुसार जमिनीचा दर	वैयक्तिक मूल्य	निवामी सदनिष्ठा	कार्यालय	दुकान	औद्योगिक
	15100 00	40500 00	50500 00	60500 00	50500 00
मिळकतीचे क्षेत्र	46.61		बांधकामाचे वर्गीकरण	1-अर सी सी	
मिळकतीचा बाण	निवासी सदनिष्ठा		गडबान्त दर्जा	अर	
मिळकतीचा प्रकार	बांधीव		बांधकामाचा दर		
मिळकतीचे तप	0102 वर्षे		मजला	Ground to 4th Floor	

घना-दानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घना-दानुसार नफ्या दर) * मजला निजाय पर/बाद

= (40500.00 * 100 / 100) * (100.00 / 100)

= 40500 00

A) मुख्य मिळकतीचे मूल्य = घना-दानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 40500 00 * 46.61

= 1887705 00

F) लगतच्या गटपीचे मूल्य = 7.24 चौ. मीटर

लगतच्या गटपीचे मूल्य = 7.24 * (40.00 / 100) * 40500 00

= 117288 00

वर्षित अंतिम मूल्य = अंतिम मूल्य दर + त.उधराचे मूल्य + घोटमाळ्याचे मूल्य + चुण्या जमिनीवरील बाह्यत काढाचे मूल्य + वार्षिक बाह्यत काढाचे मूल्य + वसतच्या गटपीचे मूल्य + दर्जाचे मूल्य + इमारती मालकीच्या घात्या जमिनीचे मूल्य

= A + B + C + D + E + F + G + H

= 1,887,705.00 + 0.00 + 0.00 + 0.00 + 0.00 + 117,288.00 + 0.00 + 0.00

= 2,004,993.00 /-



सह-दुय्यम निबंधक कल्याण ४





Summary-2(दस्त गोपवारा भाग - २)

21/09/2012 12 08:29 PM

दस्त गोपवारा भाग-2

कालन4
दस्त क्रमांक:6508/2012 *entry*

दस्त क्रमांक :कालन4/6508/2012
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. मासुती डेव्हलपर्स लॉफे भागीदार रमेश नानुमल खंडेलवाल व दिलीप दामजी शाह यांच्या लॉफे कु.मु. म्हणुन राजेश पटेल -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: आर के टॉवर्स सो , ब्लॉक नं. शॉप नं 9, रोड नं: ठाकुर्ली पु. महाराष्ट्र, ठाणे. पिन नंबर:ACHPP8306B	लिहून देणार वय :-39 स्वाक्षरी:- <i>Randy</i>		
2	नाव:रजनी अनिल बेतोले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अनमोल प्लाझा , ब्लॉक नं: बी- 507 , रोड नं: सेक्टर - 8,छारपर नवी मुंबई, महाराष्ट्र, शाईशाह:(00). पिन नंबर:ABPPP2340C	लिहून देणार वय :-36 स्वाक्षरी:- <i>ABelose</i>		

वरील दस्तऐवज करून देणार तयाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 09 / 2012 12 : 07 : 32 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रविण गोवरसिंग राठोड वय:38 पत्ता:कस्तुरी प्लाझा डोबिवली पु पिन कोड:421201		
2	नाव:मुकेश एच नंदु वय:38 पत्ता:न्हु जय मधेश सो, डोबिवली पु पिन कोड:421201		

शिक्का क्र.4 ची वेळ:21 / 09 / 2012 12 : 08 : 22 PM

शिक्का क्र.5 ची वेळ:21 / 09 / 2012 12 : 08 : 28 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 4

दस्त ऐवजपोवन जोडलेले कागदपत्रे,कुसुमुजायार वर व्यक्ती इत्यादि बनाऊन त्याद्वारे आपलाच घाली संतुल्य जबाबदारी

ABelose
लिहून देणार

Randy

21/09/2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4
दस्त क्रमांक : 6508/2012
नोंदणी :
Regn.63m

गावाचे नाव : कांचनगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	₹.1885000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	₹. 2005500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	पातिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : मदनिका नं: 101, माळा नं: पहिला मजला, इमारतीचे नाव: मूठी रेसिडेन्सी, ब्लॉक नं: विंग बी-2 बिल्डिंग बी, इतर माहिती: म.नं. 28/3/1 क्षेत्र 418 चौ.फुट कारपेट + 65 चौ.फुट ओपन टेरेस
(5) क्षेत्रफळ	46.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-मे. माकती डेव्हलपर्स तर्फे भागीदार रमेश नानुमाल खंडेलवाल व दिलीप शामजी शाह यांच्या तर्फे कु.मु. म्हणुन राजेश पटेल - - बच.-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर के टॉवर्स मो , ब्लॉक नं: शांप नं 9, रोड नं: ठाकुर्ली पु, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACHPP8306B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-रजनी अनिल बेतोसे बच.-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अनमोल प्लाना , ब्लॉक नं: बी- 507 , रोड नं: सेक्टर -8, खारपर नवी मुंबई, महाराष्ट्र, शाईगाट:(००). पिन कोड:-410210 पॅन नं:-ABPPP2340C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/09/2012
(10) दस्त नोंदणी केल्याचा दिनांक	21/09/2012
(11) अनुक्रमांक, खंड व पृष्ठ	6508/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120350
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20100
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारलाना निबद्ध असल्याने in the limits of any Municipal Corporation or any Cantonment area अनुष्ठेद :-



Water
सह-दुय्यम निबंधक कल्याण ११

Summary1 (GoshwaraBhag-1)

शुक्रवार, 21 सप्टेंबर 2012 12:06 म.नं.

दस्त गोपबारा भाग-1

कालन4

दस्त क्रमांक: 6508/2012

दस्त क्रमांक: कालन4 /6508/2012

बाजार मूल्य: रु. 20,05,500/- मौबदला: रु. 18,85,000/-

भरलेले मुद्रांक शुल्क: रु.1,20,350/-

दु. नि. सह. दु. नि. कालन4 यांचे कार्यालयात

पावती: 6508

पावती दिनांक: 21/09/2012

अ. क्र. 6508 वर दि.21-09-2012

मादरकरणाराचे नाव: रजनी अनिल बेगोमे

रोखी 12:05 म.नं. वा. हजर केला.

नोंदणी फी

रु. 20100.00

दस्त हाताळणी फी

रु. 1880.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 94

BABU

दस्त हजर करणाऱ्याची सही:

एकूण: 22000.00

Y. K. K.

Joint Sub Registrar Kalyan 4

Y. K. K.

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालगत अगलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिद्धा क्र. 1 21 / 09 / 2012 12 : 05 : 46 PM ची वेळ: (मादरीकरण)

शिद्धा क्र. 2 21 / 09 / 2012 12 : 06 : 40 PM ची वेळ: (फी)

