


# INVOICE

<b>M. Rajkumar &amp; Co - Advocates Litigation /Legal Audit</b> Advocates High Court B763, Odyssey Bldg, Lodha Paradise Complex Majiwade, Thane 400601 MSME REG NO. MH33D0220127 Contact : 02225360554, 9820474421 E-Mail : mrlegalco@gmail.com www.mrlegal.co.in	Invoice No. <b>3</b>	Dated <b>6-May-2024</b>
Buyer <b>Bank of India Stock Exchange Branch</b> 70-80 M.G. Road, Ground Floor, Bank of India Bldg, Next to Mumbai University, Mumbai 400023	<p style="font-size: 2em; font-weight: bold;">For legal audit</p> <p style="font-size: 1.5em; font-weight: bold;">Documented for sanction</p>  <p style="font-size: 1.5em; font-weight: bold;">M. Rajkumar</p> <p style="font-size: 1.5em; font-weight: bold;">16/5/24</p>	

8645

Particulars	Amount
<b>Professional Fees</b> For Title Investigation for Flat No 103 Nisarg Apartments CHSL, Village Vile Parle Tal Andheri MSD  Account Anugrah Stock & Broking Pvt Ltd	<b>8,000.00</b>
<p style="font-size: 1.5em; font-weight: bold; transform: rotate(-15deg);">NPACHG</p> <p style="font-size: 1.2em;">008625100001249 - ₹ 5,98,03,534</p> <p style="font-size: 1.2em;">008625110000054 - ₹ 1,24,93,157.98</p>	
<b>Total</b>	<b>₹ 8,000.00</b>

Amount Chargeable (in words)  
**INR Eight Thousand Only**

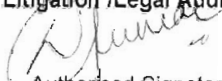
E. & O.E

**Company's Bank Details**

Bank Name : **Kotak Mahindra Bank**  
 A/c No. : **5345418145**  
 Branch & IFS Code : **Bandra Kurla Complex Branch & KKBK0001405**

Customer's Seal and Signature

for M. Rajkumar & Co - Advocates Litigation /Legal Audit

  
 Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

THANKS FOR ENTRUSTING YOURSELF TO US

3



Ref No.

Date : 06.05.2024

To,  
The Asst. General Manager,  
Bank of India Stock Exchange Branch,  
70-80, M.G. Road, Ground Floor, Bank of India Bldg,  
Mumbai 400023

Respected Madam

**Re :** Title Search Report of Property **BEING** Flat No.103 admeasuring about 932 sq.ft carpet, 1<sup>st</sup> Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District **[FOR PURPOSE OF LEGAL AUDIT]**

Owner : Arvind Mulji Kariya [PRESENTLY Paresh Mulji. Kariya]

Borrower : Anugrah Stock & Broking Pvt Ltd  
CIN No. U67120MH1996PTC102072

With reference to your letter No.\_\_\_\_ dated 03.05.2024, we have on the basis of the original title documents forwarded to us pertaining to the aforesaid immoveable property and other information provided by you and on your instruction, we have concluded a detailed search and investigation and submit our report as under :

### 1. Name(s) and Address of the Mortgagor(s)/ Title Holder :

Paresh Mulji. Kariya <b>OWNER</b>	HAVING address Flat No.103 1 <sup>st</sup> Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, Mumbai 400056
Anugrah Stock & Broking Pvt Ltd <b>BORROWER</b>	HAVING address at 1 <sup>st</sup> Floor, Nisarg Apt, Besant Road, Vile Parle West, Mumbai 400056

### 2. Title Deeds in Original seen by us.

Serial	Description of Documents	Parties / Authority
--------	--------------------------	---------------------

B/703, Odyssey Bldg., Lodha Paradise Complex, Majiwade, Thane - 400 601.

Email : rajkumar\_adv77@rediffmail.com. 9820474421, 022-25360554

Website : www.nrlegal.co.in

THANK YOU FOR ENTRUSTING YOURSELF TO US!



No.		
1.	ORIGINAL Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1863-2003	<b>BETWEEN</b> Darshan Builders & Developers AND Arvind Kariya
2.	ORIGINAL Registration Receipt No.1873 dated 26.03.2003 for payment of Registration Fees of Rs.20000/-	Issued by Sub-Registrar, Andheri -1
3.	ORIGINAL Index II dated 26.03.2003	Issued by Sub-Registrar Andheri-1
4.	SCAN DOWNLOADED COPY registered Gift Deed dated 31.08.2020 bearing Serial No. AND-1-6255-2020	BETWEEN Arvind Mulji Kariya AND Paresh Mulji. Kariya
5.	SCAN DOWNLOADED COPY Registration Receipt dated 31.08.2020 for payment of Registration Fees of Rs.30000/-	Issued by Sub-Registrar, Andheri -1
6.	DOWNLOADED COPY Index II dated 31.08.2020	Issued by Sub-Registrar Andheri-1

3. **Description of immovable property:** Flat No.103 admeasuring about 932 sq.ft carpet, 1<sup>st</sup> Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District

Survey No.	Extent Areas In Acres / Hectares	Location as per Agreement
CTS No. 1234, 1234/1 to 4	719.06 sq.mts	Village Vile Parle Taluka Andheri MSD
Towards North		By Public Road No.8
Towards South		By Plot bearing No.15B
Towards East		By Plot bearing Nos. 11 & 12
Towards West		By Plot bearing TS No.9

4. **Search in Sub-Registrar's Office:** Sub-Registrar office, Andheri MSD



i) **Location of Property** : Flat No.103 admeasuring about 932 sq.ft carpet, 1<sup>st</sup> Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District

ii) **Investigation, Flow / Tracing of Title and Search**

**a) Search in the office of Sub- Registrar of Assurances**

Search in respect of aforesaid property was carried out by us in the office of Sub-Registrar for the year from 1994 to 2024 i.e last 31 years .

1994 ] NIL

1995 ] NIL

1996

AND-1-493

Confirmation dated 12.12.1996 RD 27.02.1996

1996

A.V. ₹/- M.V. ₹/-

S.D. ₹/- Reg. Charges ₹/-

Dileep K. Purohit

To

.....

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234. Admeasuring about 719.06 sq.mts

1996

AND-1-494

Confirmation dated 12.12.1996 RD 27.02.1996

1996

A.V. ₹/- M.V. ₹/-

S.D. ₹/- Reg. Charges ₹/-

Dileep K. Purohit

To

.....

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234, 1234/1 to 4. Admeasuring about 19.6 sq.mts

*Dileep K. Purohit*





1996

AND-1-1271

Affidavit dated 25.04.1996 RD 13.05.1996

1996

A.V. ₹/- M.V. ₹/-

S.D. ₹.60/- Reg. Charges ₹/-

Dileep K. Purohit

To

.....

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234, 1234/1 to 4

1997 ] NIL

1998 ] NIL

1999 ] NIL

2000 ] NIL

2001

AND-1-553

Affidavit dated 31.01.2001

2001

A.V. ₹/- M.V. ₹/-

S.D. ₹.100/- Reg. Charges ₹/-

Praveen Viram Satra

Madhukar B. Chavan

Darshan Builders & Developers

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building Veena Vihar Plot No.9 Town Planning Scheme III, 719.06 sq.mts 5, Besant Road, Vileparle CTS No. 1234, 1234/1 to 4

2002 ] Nil

2003

AND-1-1863

Agreement dated 24.03.2003 RD 26.03.2003

2003

A.V. ₹.2700000/- M.V. ₹.5197000/-

S.D. ₹.374550/- Reg. Charges ₹.20000/-

Ashok Rojgar Partner

Pravin Viram Satra Partners



Darshan Builders & Developers  
To

Arvind Mulji Kariya

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No. 103  
admeasuring about 103.94 sq.ft 1<sup>st</sup> Floor, Nisarg Apartment,  
CTS No. 1234.

---

2004	]	NIL
2005	]	NIL
2006	]	NIL
2007	]	NIL
2008	]	NIL
2009	]	NIL
2010	]	NIL
2011	]	NIL
2012	]	NIL
2013	]	NIL

2014

AND-3-141

2014

Notice of Intimation regarding Mortgage by way of deposit of  
title deeds Loan ₹.60000000/- dated 25.02.2014 RD 19.03.2014  
S.D. ₹.120100/- Reg. Charges ₹.1300/-

Paresh M Kariya

Arvind M Kariya

To

Bank of India – Stock Exchange

Schedule :

Property at Village Vileparle Taluka Andheri MSD,  
Flat No.103 admeasuring about 103.94 sq.mts 1<sup>st</sup> Flr  
Flat No. 402 admeasuring about 103.94 sq.mts 4<sup>th</sup> Flr  
Flat No.101 admeasuring about 92.11 sq.mts 1<sup>st</sup> Flr  
Nisarg Apartment CHSL, CTS No. 1234 Vile Parle

---

2015	]	NIL
------	---	-----



2016	]	NIL
2017	]	NIL
2018	]	NIL
2019	]	NIL

2020

AND-1-6255

Gift dated 31.08.2020

2020

A.V. ₹.0/- M.V. ₹.20078843/-

S.D. ₹.602400/- Reg. Charges ₹.30000/-

Arvind Mulji Kariya

To

Paresh Mulji. Kariya

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No.103 admeasuring about 104.61 sq.mt Built up, 1<sup>st</sup> Floor, Nisarg Apartment, Nisarg Apartments Co-op Hsg. Soc. Ltd, CTS No. 1234, 1234/1 to 4 Plot No.9 ot TPS III Vile Parle West,

2021

AND-6-1724

Conveyance dated 31.08.2020

2021

A.V. ₹.0/- M.V. ₹.1/-

S.D. ₹.602400/- Reg. Charges ₹.30000/-

Sumatibai Kailashnath Purohit, & others

Darshan Builders & Developers

To

Nisarg Co-op Hsg. Soc. Ltd

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Land together with Building Nisarg Co-op Hsg. Soc. Ltd , CTS No. 1234, 1234/1 to 4 Final Plot No.9 ot TPS III Vile Parle West, admeasuring about 719.06 sq.mts comprising of Ground Floor, + 4 Floor, [2 basements, 4 Shops, 16 Flats]

2022 ] NIL

2023 ] NIL

*Arvind Mulji*



2024 ] NIL

Copy of Search Challan is annexed to the Report

**b) Investigation, Flow / Tracing of Title**

As per revenue records, Bai Sumati Kailashnath Purohit was owner and/ or otherwise entitled to land together with bungalow - "Veena Vihar" bearing CS No. 1234, 1234/1 to 4 corresponding F.P. No. 9 TPS No.III of Vile Parle, lying being and situated at 5, Basant Road, Village Vileparle Taluka Andheri MSD. Hereafter referred to as Said Property for sake of brevity and understanding.

Said Property was acquired by Bai Sumati Kailashnath by and under Registered Deed of Conveyance dated 08.10.1940 lodged for registration under Serial No. 1104-1940 Book No.1.

In or about 1945, dispute and differences arose between Sumati Kailashnath Purohit, and her sons [1] Vinayak Kailashnath Purohit [2] Dileep Kailashnath Purohit

As a result mediation amongst the family members, relatives and friends, an oral partition was effected amongst Bai Sumati Kailashnath Purohit, her sons [1] Vinayak Kailashnath Purohit, [2] Dileep Kailashnath Purohit [3] Veena Purohit-unmarried daughters [4] Seeta Purohit -unmarried daughters as a result whereof in consideration of payments made to the said Vinayak Kailashnath Purohit by the said Dileep Kailashnath Purohit, one half share in the aforesaid Property was given to Dileep Kailashnath Purohit;



Consequent to the said oral partition, [1] Dileep Kailashnath Purohit [2] Bai Sumali Kailashnath Purohit became entitled to the aforesaid property and accordingly property records were mutated.

Bai Sumati Kailashnath Purohit expired on 17.11.1969 leaving behind following legal heirs.

- [1] Vinayak Kailashnath Purohit
- [2] Dileep Kailashnath Purohit
- [3] Veena Indravadan Shroff
- [4] Seeta Naren Bhatt

50% undivided share in the property of Bai Sumati Kailashnath Purohit devolved upon in accordance with her Last Will and Testament dated 28.05.1960. Said Will was probated vide Bombay High Court Order dated 02.12.1974, whereby 50% undivided share in the aforesaid property devolved upon Dileep Kailashnath Purohit

By and under Deed of Transfer dated 25.01.2000 lodged for registration under Serial No. BBR-1-583-2000, the aforesaid property was transfer by Dileep Kailashnath Purohit as Executor of Last Will & Testament of Bai Sumati Kailashnath Purohit in favor of Dileep Kailashnath Purohit.

By and under Agreement of Exchange dated 28.01.2000 r/w Registered Deed of Exchange dated 21.12.2000 lodged for registration under Serial No. BDR-1-490-2001 Dileep Kailashnath Purohit exchanged with Darshan Builders & Developers, the aforesaid property on terms and conditions as set out therein.



In accordance with approvals, sanctions and permissions, Darshan Builders & Developers constructed Building complex **Nisarg**, including but not limited to following permissions.

1. Permission No. Desk-VI/A/SR-6[1]/IV-124 dated 18.01.1982
2. IOD No. EB/CE/5590/WS/AK dated 15.07.1995
3. Commencement Certificate No. CE/5590/BH/WS/AK dated 05.06.1999
4. Part Occupancy Certificate No. CE/5590/WS/ AK dated 07.10.2002

By and under Registered Agreement dated 24.03.2003 lodged for registration under Serial No. BDR-1-1863-2003, Darshan Builders & Developers sold to Arvind Kariya, Flat No.103 admeasuring about 932 sq.ft carpet, 1<sup>st</sup> Floor, Nisarg Apartment, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District for consideration and on terms and conditions as set out therein. Hereafter referred to as Subject Flat for sake of brevity and understanding.

Subject Flat is sold under provisions of Maharashtra Ownership of Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963.

Arvind Mulji Kariya became member of Nisarg Co-op Hsg. Soc. Ltd [bearing Registration No.BOM/WKW/WEST/ HSG/ [TC]/ 12795 2004-2005]

Transfer of Shares is governed under provisions of the Maharashtra Co-Operative Societies Act 1960 and Maharashtra Co-Operative Societies Rules, 1961

Arvind Mulji Kariya offered the aforesaid Subject Flat as Collateral Security to loan facilities availed from Bank of India

*Arvind Kariya*



### MASTER DATA OF ANUGRAH STOCK & BROKING PVT LTD

CIN	U67120MH1996PTC102072
Company / LLP Name	Anugrah Stock & Broking Pvt Ltd
ROC Code	RoC Mumbai
Registration Number	102072
Company Category	Company limited by Shares
Company SubCategory	Non- Government Company
Class of Company	Private
Authorised Capital(Rs)	49900000
Paid up Capital(Rs)	49750000
Number of Members(Applicable in case of company without Share Capital)	-
Date of Incorporation	22.02.1996
Registered Address	1 <sup>st</sup> Floor, Nisarg Apt, Besant Road, Vile Parle West, Mumbai 400056
Email Id	jigneshtrivedi@anugrahsb.com
Whether Listed or not	-
Date of last AGM	-
Date of Balance Sheet	31.03.2019
Company Status(for e filing)	-

### DETAILS OF DIRECTORS OF ANUGRAH STOCK & BROKING PVT LTD

DIN/PAN	Name	Begin date	End date
00215937	Paresh Mulji Kariya	13.05.1997	-
02380399	Sadhana Paresh Kariya	08.09.2012	-

### INDEX OF CHARGES

Charge ID	Charge Holder	Date of Creation / Modification	Amount
10156423	Bank of India	16.04.2009 24.02.2014	60000000
10548527	Bank of India	19.01.2015	100000000

Thus we conclude that until 2020, Arvind Mulji Kariya derived valid, legal, clear and marketable title for Flat No.103 admeasuring about 932 sq.ft carpet, 1<sup>st</sup> Floor,



Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District, subject to claim of Bank of India

*Anugrah Stock & Broking Pvt Ltd has been facing several litigations involving accusations of cheating Investors involving trading derivative portfolio. As a result, inquiry was carried out by Bombay High Court, SEBI, NSE, NSE Clearing Corporation and Edelweiss Custodial Services etc . Pursuant to Bombay High Court, Economic Office Wing registered FIR against Anugrah Stock & Broking Pvt Ltd for duping an investor. In Furtherance thereof, SEBI suspended operation of Anugrah Stock & Broking Pvt Ltd till the completion of enquiry proceedings, after finding it in violation of several market norms. Further the findings of forensic audit report submitted by NSE included mis-statement about debtors and creditors, shortfall of client funds and client securities, payments made to clients having running debit balance and discrepancies in maintenance of records, among others.*

*Post-disablement of the trading terminals of Anugrah Stock & Broking Pvt Ltd by NSE, SEBI has received 2,352 complaints under the SEBI complaints redress system (SCORES).*

IT IS INFORMED TO US THAT Anugrah Stock & Broking Pvt Ltd defaulted repayment of Financial Facilities, thus Bank of India can enforce the mortgage in accordance with provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 & / or put for claim as secured creditor before appropriate forum.

*We therefore conclude that Bank of India would pass to PROSPECTIVE BUYER / SUCCESSFUL BIDDER valid, legal, clear and marketable title for Flat No.103 admeasuring about 932 sq.ft carpet 1<sup>st</sup> Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1*





to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District, *subject [1] to sale by e-auction [2] registration of Sale Certificate*

**Explanatory Note 1 :** By and under conveyance Deed [Deemed / Unilateral] dated 08.02.2021 bearing Serial No. BDR-17-1724-2021, Sumatibai Kailashnath Purohit, & others with confirmation of Darshan Builders & Developers sold, transferred and conveyed to Nisarg Co-op Hsg. Soc. Ltd, Land together with Building Nisarg Co-op Hsg. Soc. Ltd , CTS No. 1234, 1234/1 to 4 Final Plot No.9 ot TPS III Vile Parle West, admeasuring about 719.06 sq.mts comprising of Ground Floor, + 4 Floor, [2 basements, 4 Shops, 16 Flats] for consideration and on terms and conditions as set out therein

**Explanatory Note 2** By registered Gift Deed dated 31.08.2020 bearing Serial No. AND-1-6255-2020, Arvind Mulji Kariya gifted to Paresh Mulji. Kariya, the Subject Flat on terms and conditions as set out therein. **[said Gift Deed is not found in Custody of Bank]**

<b>Abbreviations: U/c</b> – Under Construction, <b>N/a</b> – Not applicable <b>N/p</b> – Not provided		
a.	Promoters / Land owner's title to the land / building	Owner
b.	Development Agreement / Power of Attorney	N/a
c.	Independent title verification of the land and / or building in question	Yes
d.	Agreement for sale (duly registered)	Yes
e.	Payment of proper stamp duty	Yes
f.	Approval of Building Plan, Permission of appropriate / Local Authority etc.	<b>Yes</b>
g.	Availability Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder	Yes
h.	IOD No.	Issued by Municipal Corporation
i.	Commencement Certificate No.	Issued by Municipal



		Corporation
j.	Occupation Permission No.	Issued by Municipal Corporation
k.	Copy of Property Card / 7/12 Extract evidencing ownership right of land	Annexed to Agreement
l.	Copy of Title Certificate dated 01.02.2001 ascertaining right of Darshan Builders & Developers on the aforesaid property	Issued by Vimla & Co – Advocates & Solicitors
m.	Copy of Layout plan	Annexed to Agreement
n.	Copy of approved Floor Plan	Annexed to Agreement
o.	Formation of Society	N/p
p.	Conveyance in favour of society / condominium concerned	Yes
q.	membership details in the society etc.	N/p
r.	Share Certificate	N/p
s.	No objection letter from the society	N/p
t.	all legal requirements under the local / municipal laws, regarding ownership of flats/ apartments / building regulations, development control regulations, co-operative Societies law etc.	Yes
u.	RERA registration	N/a
v.	Validity of RERA Registration	N/a
<i># Contravention to provisions of <b>The Real Estate (Regulation and Development) Act, 2016</b>, the Promoter / Developers shall be liable for penalty / Fine / prosecution under <b>CHAPTER VIII</b> of Act</i>		
w.	Litigation	N/a
<i># Section 4 [i] of <b>The Real Estate (Regulation and Development) Act, 2016</b>, – it is obligation of the Promoter / Developer to make Legal, clear, marketable title of the Real Estate Project [defined under section 2(zn)], free from all encumbrances.</i>		
<i># Section 18[2] of <b>The Real Estate (Regulation and Development) Act, 2016</b>, the promoter shall compensate the allottees in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under this Act, and the claim for compensation under this subsection shall not be barred by limitation provided under any law for the time being in force</i>		
x.	Project Loan / Finance	N/a
y.	Mortgage Details / Developer Loan	N/a
<i># Section 11 [4] (g) of <b>The Real Estate (Regulation And Development) Act, 2016</b>, the Promoter shall pay all outgoings until he transfers the physical possession of the real estate project to the allottee or the associations of allottees, as the case may be, which he has collected from the allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project):</i>		



**z. Requirement for noting Bank charges on the records of the Housing society etc. and comment**

a) *Bank has obtained NoC from Society if formed and registered ascertaining charge on subject Unit in favour of Bank of India.*

iii) Confirm and state that the Original title deeds submitted are the Originals registered before the Registrar of Assurances. [We examined original Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1863-2003 from Bank's Custody. Said Title Deed is verified to be original and genuine]

iv) Whether the property is ancestral and /or under joint ownership. If so, details of the Co-purchasers / Karta and / or the Co-Developers. The respective shares should be incorporated specifically : **Not Applicable.**

v) Minor's Interest (Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved what precautions are to be taken to protect bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property). **NOT APPLICABLE**

vi) Documents pending for registration : **NOT APPLICABLE**

5. Whether Urban Land(Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report. **NOT APPLICABLE.**



6. Whether the property is acquired under land Acquisition Act, 1894 / 2014 and applicability of other State Legislations. **NOT APPLICABLE.**

7. Leasehold immovable property (Where land/building is leasehold, please verify the terms of lease, Whether any permission/ NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property in mortgage. :

<b>Title of Land</b>	Freehold
<b>Title of Unit</b>	Freehold

8. Investigation under Income Tax act 1961, pending litigation related to the Property, if any. : **N/a**

[Any permission of the Concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept]

9. Investigation in regard to agricultural land : **Not Applicable.**

[Investigate and search the necessary records etc with specific reference to the land if it is surplus, self cultivated, if consolidation of holdings / acquisition proceedings etc is in progress in the area, whether Government loan / any loan raised against the land and details about the charges / encumbrances may be specified, specifically with reference to the Agricultural Land Laws]

10. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor. : Not Applicable.

11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title. : **NO.**

12. Whether the records of Sub-Registrar office or revenue authorities relevant to the Property in question are available for verification through any online portal or computer system. if so, whether any verification or cross checking are made and



the comments/ findings in this regards.: Index II of the Title Agreement is obtained from website of Department of Registration and stamps, Government of Maharashtra - igrmaharashtra.gov.in by paying appropriate charges. Same is compared with the agreement copy provided by Bank. We do not find any deviation in the same.

13. In case of **Partition** / Family Settlement deeds, whether the Partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his / her/ their share. The Modality/ Procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set ? if so, additional precautions to be taken for avoiding multiple mortgages. **NOT APPLICABLE**
14. whether the property belongs to any **Trust** or is subject to the rights of any trust ? Whether the Trust is a private or public Trust and whether trust deed specifically authorizes the mortgage of the property? is there any bar under local laws for creation of Mortgage ? The additional precautions / permissions to be obtained for creation of valid mortgage as per the respective state / central laws ? **NOT APPLICABLE**
15. In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the Partners have authority to create mortgage for and on behalf of the Firm. -- **NOT APPLICABLE**
16. If the property belongs to a **Limited Company**, Advocate to check the Borrowing power, Board Resolution and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar [ROC],



Memorandum of Association and Articles of Association etc and submit details.

### APPLICABLE

Loan facilities are advanced to Anugrah Stock & Broking Pvt Ltd and thus it is necessary to obtain and keep on record, constitutional and financial documents of Anugrah Stock & Broking Pvt Ltd in bank file

17. In case of **Societies, Association**, Check the required authority/ power of borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and their requisite resolutions, bye-laws, etc. The additional precautions / permissions to be obtained for creation of valid mortgage as per the respective state/ central laws to be stated. - NOT APPLICABLE
18. if the property is flat / apartment or residential / commercial complex, Advocate to interalia check / verify

a.	Promoters / Land owner's title to the land / building	<b>Discussed in 4(ii)b</b>
b.	Development Agreement / Power of Attorney	<b>Discussed in 4(ii)b</b>
c.	Independent title verification of the land and / or building in question	<b>Discussed in 4(ii)b</b>
d.	Agreement for sale (duly registered)	<b>Discussed in 4(ii)b</b>
e.	Payment of proper stamp duty	<b>Discussed in 4(ii)b</b>
f.	Approval of Building Plan, Permission of appropriate / Local Authority etc	<b>Discussed in 4(ii)b</b>
g	Conveyance in favour of society / condominium concerned	<b>Discussed in 4(ii)b</b>
h.	Occupancy Certificate / allotment Letter / Letter	<b>Discussed in</b>

*Anugrah Stock*



	of Possession	<b>4(ii)b</b>
<b>i.</b>	membership details in the society etc	<b>Discussed in 4(ii)b</b>
<b>j.</b>	Share Certificate	<b>Discussed in 4(ii)b</b>
<b>k.</b>	No objection letter from the society	<b>Discussed in 4(ii)b</b>
<b>l.</b>	all legal requirements under the local / municipal laws, regarding ownership of flats/ apartments / building regulations, development control regulations, co-operative Societies law etc	<b>Discussed in 4(ii)b</b>
<b>m.</b>	requirement for noting Bank charges on the records of the Housing society etc and comment	<b>Discussed in 4(ii)b</b>

19. Advocate also to check whether the name of the mortgagor is reflected as owner in the Revenue/ Municipal / Village Records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents ? Index II verified
20. Any bar / restriction for creation of mortgage under any local or special enactments. details of proper registration of documents, payment of Stamp duty etc. No
21. Whether the governing law, the constitutional documents of the mortgagor [other than natural persons] permit creation of mortgage and additional precautions , if any to be taken in such cases. Not applicable

### **CERTIFICATE**

We have examined the original Title Deeds deposited relating to the aforesaid property and offered as security by way of Equitable Mortgage and that the documents of Title referred to in the Opinion are valid evidence of right, title and



interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

We hereby certify that we have caused searched in respect information furnished in this Report and have compared the title deeds given to us with the records / copies of it with the office of Sub-Registrar and have found both tallying with each other. We confirm having made search in the land / revenue records. We also confirm of having verified and checked the records of the relevant Government Offices / Sub-Registrar offices, Revenue Records, Municipal / Panchayat office, Land Acquisition office, Registrar of Companies office. We do not find anything adverse which would prevent the title holders from creating a valid mortgage. The statements and other information given in the report are correct and true.

We certify that there are no prior mortgage / charges / encumbrances whatsoever, EXCEPT CLAIM OF BANK OF INDIA as could be seen from the Encumbrance Certificate for the Period from 1994 to 2024 pertaining to the immovable property covered by the above said Title Deeds.

We certify that BANK OF INDIA would pass **valid, clear, absolute and marketable title over property** shown above free of any encumbrances, charge or claim, subject to to execution and registration of Sale Certificate in favor of Prospective Buyer / Successful Bidder. There is no legal impediments for creation of the mortgage under any applicable law / rules in force. We certify that the mortgage over the said property can be enforced through process of law including under the provisions of SARFAESI Act for recovery of dues to the Bank.





On 03.05.2024, We have verified Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1863-2003 from Bank's Custody – Mumbai Stock Exchange Branch in presence of BANK OFFICER – Rupesh Sinha and on visual inspection / verification, notify as under .

1. The Title document is intact
2. All pages of Title Deeds from beginning to end are paginated & in proper order
3. Signature of Parties on title deeds are in original ink. Pressure of the signature is visible and can be felt on respective pages of the title deeds
4. signatures of the parties are slightly different from each other, which happens in normal routine course of execution of documents. i.e to say that they are not exact replica, which eradicates possibility of forgery.
5. Rubber Stamp of Sub- Registrar affixed on all pages of registered Document in original ink.
6. Title Deeds is typed and not photocopy as can be felt from visual inspection.
7. The registered documents are adequately stamped with the prevalent norms and prescribed rates.

we accordingly verified genuiness of the aforesaid Title Deeds & certify it to be **Original & genuine**, subject to bank retaining the same with them & without returning back to the Borrower.

**A]** We have examined following documents from Bank's Custody in respect to the Subject Flat of Arvind Mulji Kariya. [for loan facilities provided to Anugrah Stock & Broking Pvt Ltd]

- a. Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1863-2003

**B] Following other documents obtained by Branch & kept in File**

1. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 15.04.2009
2. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 20.02.2014
3. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 19.11.2014
4. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 01.09.2016
5. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 30.09.2016



6. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 15.02.2017
7. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 03.01.2020
8. Nisarg Co-op Hsg. Soc. Ltd NoC dated 15.04.2009
9. Nisarg Co-op Hsg. Soc. Ltd NoC dated 05.10.2011
10. Letter dated 11.01.2005 from Darshan Builders & Developers for permission to mortgage

**C] Following other documents to be obtained by Branch & kept in File**

1. Original Registered Gift Deed dated 31.08.2020 bearing Serial No. AND-1-6255-2020
2. Original Share Certificate
3. Letter from Nisarg Co-op Hsg. Soc. Ltd ascertaining Charge of Bank of India on Subject Flat.

We hereby return the documents forwarded to us vide your above said Letter.

Yours Faithfully,  
For M.Rajkumar & Co.

Rajkumar R Mishra  
Advocate High Court

Encl : [1] Search Challan

[2] Index II

[3] Scan copy of Registered Gift Deed dated 31.08.2020 bearing Serial No. AND-1-6255-2020 downloaded from <https://esearchigr.maharashtra.gov.in> bearing Rubber Stamp of Advocate together with Receipt

[4] Scan Copy of Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1863-2003 downloaded from <https://esearchigr.maharashtra.gov.in> bearing Rubber Stamp of Advocate together with Receipt



CHALLAN  
MTR Form Number-6



GRN	MH001656495202425E	BARCODE			Date	06/05/2024-22:00:05		Form ID				
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Search Fee			TAX ID / TAN (If Any)								
				PAN No.(If Applicable)								
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name	M Rajkumar and Co							
Location	MUMBAI											
Year	2024-2025 From 01/05/1994 To 06/05/2024			Flat/Block No.	B703 7th flr Odyssey Bldg Lodha Paradise							
				Premises/Building	complex							
Account Head Details				Amount In Rs.								
0030072201 SEARCH FEE				775.00		Road/Street	Majiwade					
						Area/Locality	Thane					
						Town/City/District						
						PIN	4	0	0	6	0	1
						Remarks (If Any)	31yr search forArvind Mulji Kariya Flat 103 Nisarg CHSL Vill Vileparle Tal Andheri MSD					
						Amount In	Seven Hundred Seventy Five Rupees Only					
Total				775.00		Words						
Payment Details				BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02202292024050705038		169201612				
Cheque/DD No.				Bank Date	RBI Date	06/05/2024-22:00:05		Not Verified with RBI				
Name of Bank				Bank-Branch		BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9820474421

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलय "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

1863322

सूची क्र.2

दुय्यम निबंधक : अंधेरी 1 (बांद्रा)

04-05-2024

दस्त क्रमांक : 1863/2003

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

नोदणी :

Regn:63m

## गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.2700000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 5197000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - विलेपार्ले पश्चिम ( अंधेरी ), उपविभागाचे नाव - 37/189 - भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड. सदर मिळकत सि.टी.एस. नंबर - 1234 मध्ये आहे. सदनिका नं.103 पहिला मजला निर्सग अपार्ट
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 103.94 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक - राजगोर मुखत्यार प्रविण विराम सत्रा भागीदार दर्शन डेव्ह. व बिल्डर्स तर्फे वय:-27पत्ता:-पिन कोड:-५७पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-अरविंद मुलजी कारीया वय:-37पत्ता:-ए ४०२पिन कोड:-५५पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/03/2003
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2003
(11)अनुक्रमांक,खंड व पृष्ठ	1863/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	374550
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	-

04-05-2024

## सूची क्र.2

दुय्यम निबंधक : Joint S.R. Andheri 3

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

फाईल क्रमांक : 141/2014

नोदणी :

Regn:63m

## गावाचे (Village Name) : Vileparle

(1) विलेखचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.60000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:NISARG APARTMENT CHSL, Flat No:103, Road:BESANT ROAD, Block Sector:VILEPARLE, Landmark:VILEPARLE ( C.T.S. Number: 1234 ; ) 2) Corporation: मुंबई मनपा Other details: Building Name:NISARG APARTMENT CHSL, Flat No:402, Road:BESANT ROAD, Block Sector:VILEPARLE, Landmark:VILEPARLE ( C.T.S. Number: 1234 ; ) 3) Corporation: मुंबई मनपा Other details: Building Name:NISARG APARTMENT CHSL, Flat No:101, Road:BESANT ROAD, Block Sector:VILEPARLE, Landmark:VILEPARLE ( C.T.S. Number: 1234 ; )
(4) क्षेत्रफळ (Area)	1) Build Area :103.94 / Open Area :0 Square Meter 2) Build Area :103.94 / Open Area :0 Square Meter 3) Build Area :92.11 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: PARESH M KARIYA Age: 46, Address: Building Name:NISARG APARTMENT, Floor No:1, Flat No:-, Block Sector:VILEPARLE WEST, Road:BESANT ROAD, City:VILEPARLE, State:MAHARASHTRA, District:MUMBAI, Pin:400056 ,PAN: AAEPK0469M 2) Name: ARVIND M KARIYA Age: 48, Address: Building Name:NISARG APARTMENT, Floor No:1, Flat No:-, Block Sector:VILEPARLE WEST, Road:BESANT ROAD, City:VILEPARLE, State:MAHARASHTRA, District:MUMBAI, Pin:400056 ,PAN: AAEPK0468L
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: BANK OF INDIA Address: STOCK EXCHANGE (SEX)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	25/02/2014
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	19/03/2014
(9) फायलींग नंबर (Filing No.)	141/2014
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.120100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	19/03/2014
(13) शेरा (Remark)	-

6255322

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

04-05-2024

दस्त क्रमांक : 6255/2020

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

नोंदणी :

Regn:63m

## गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20078843
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 103, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट,निसर्ग अपार्टमेंट्स को हो सो लि, ब्लॉक नं: विले पार्ले पश्चिम,मुंबई-400056, रोड : 5,बेसेंट रोड( ( C.T.S. Number : 1234, 1234/1-4 ; Plot Number : 9 of TPS III ; ) )
(5) क्षेत्रफळ	104.61 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरविंद मूलजी कारिया वय:-55 पत्ता:-प्लॉट नं: बी/601, माळा नं: -, इमारतीचे नाव: भूमि टॉवर , ब्लॉक नं: सांताक्रूझ पूर्व , रोड नं: बनारसी शॉप लेन, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AAEPK0468L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पं.पेश मूलजी कारिया वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: 9, इमारतीचे नाव: वीजस निवास, ब्लॉक नं: विलेपार्ले पश्चिम, रोड नं: गुलमोहर क्रॉस रोड नं.1, जेवीपीडी स्कीम, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-AAEPK0469M
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2020
(10)दस्त नोंदणी केल्याचा दिनांक	31/08/2020
(11)अनुक्रमांक,खंड व पृष्ठ	6255/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	602400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	within family



103

MH001555251202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 May 2024	Receipt	Receipt no.: 1113428522
	Name of the Applicant :	Rajkumar Rammilan Mishra
	Details of document has to be downloaded :	Dist :Mumbai Sub-urban District SRO :Andheri 1 (Bandra) Scanned Document No. : 1863 RequestID :138bb68b2fde4695
	Year :	2003
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no :MH001555251202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Scan Copy Downloaded from  
website on payment of  
stipulated charges.

TRUE / SCANNED COPY

*Rajkumar*  
M. RAJKUMAR & CO.  
ADVOCATES



गु. १११/११११/११११, दि. २४/३/२०००

# GENERAL STAMP OFFICE

TOWER HALL, FORD, MUMBAI - 400 023.

NOT TRANSFERABLE TO GOVERNMENT

NOT TRANSFERABLE

Receipt Date : 20/03/2008

SRVIND MULJI KARIYA

102-(II)

MMSRA Counter No. : 7

Bank Name	Date	Bank Number	Area Code	Amount (in Rs.)
State Bank of India	20/03/2008	45442	20/03/2008	27550.00

**DELIVERED**

Bank Name : PUNJAB NATIONAL BANK (PND)  
 Branch Name : S. V. ROAD, MALAD (WEST)

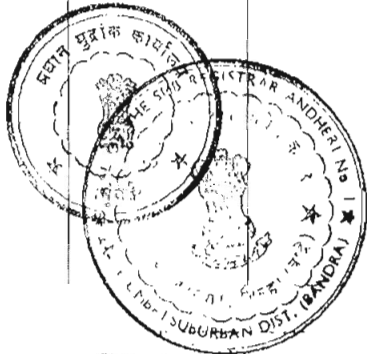
**DELIVERED**

वदर-१/  
 २३ १  
 २००३

For Date :

**DELIVERED**

No. of Stamps / Banking	Quantity	Denomination	Amount (in Rs.)



₹ 27,550.00 Rupees: Three Lakh seventy four thousand five Hundred Fifty only

*[Signature]*  
 Superintendent of Stamps  
 Mumbai



बंदरा-२/  
२००३



RS. 3450/-  
ARVIND MULLI KARIYA

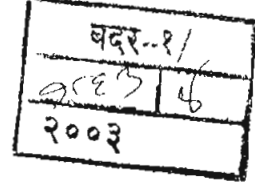
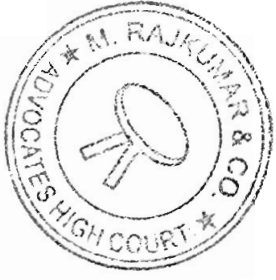
ARTICLES OF AGREEMENT made and entered into at <sup>THREE</sup> ~~ONE~~ Bombay this <sup>24</sup> ~~25~~ day of <sup>March</sup> ~~April~~ Two Thousand ~~One~~ between MESSRS DARSHAN BUILDERS AND DEVELOPERS a partnership firm having its office at 8-A, Nandprem Shopping Center, Nehru Road, Vile Parle (East), Mumbai-400 057 hereinafter called the "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm M/s. Darshan Builders and Developers and their respective heirs, executors and administrators) of the ONE PART and MR./MRS./MISS./MS. ARVIND KARIYA of Mumbai Indian Inhabitant/s residing at A/402 Jay App, Nehru Road, Santacruz (E) Mum-400 055 hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/ their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

GENERAL STAMP OFFICE  
MUMBAI  
MUMBAI URBAN DIST.  
MUMBAI - 400 051  
MUM/350/10

INDIA  
281993  
MAHARASHTRA  
00047  
11202959249

BY SUPERINTENDENT OF STAMPS  
BANDRA.

374550-6 Three Lacs Seventy Four Thousand Five Hundred



3

- (d) Consequent to the said oral partition, mutations were effected in the revenue and other records and the name of the said Dilleep Kailashnath Purohit was added alongwith the said Bai Sumati Kailashnath Purohit as the owner thereof;
- (e) The said Bai Sumati Kailashnath Purohit died on 17<sup>th</sup> November, 1969 at Kailawadi, Navsari in Gujarat State having made and published her last Will and Testament dated 28<sup>th</sup> May, 1960 leaving behind her two sons, Vinayak Kailashnath Purohit and the said Dilleep Kailashnath Purohit and two daughters namely Smt. Veena Indravadan Shroff and Smt. Seta Naren Bhatt as her only heirs and legal representatives according to the Hindu Succession Act by which she was governed at the time of her death and appointed her son Dilleep Kailashnath Purohit, as sole executor of her last Will and Testament as therein mentioned;
- (f) On or about the 2<sup>nd</sup> day of December, 1974 probate was granted unto the said Dilleep Kailashnath Purohit by the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction, Petition No 879 of 1970;
- (g) Under the last Will dated 28<sup>th</sup> May, 1960 the late Bai Sumati Kailashnath Purohit bequeathed the right of ownership (i.e. 1/2 share) of the said Veena property to the said Dilleep Kailashnath Purohit absolutely and exclusively;
- (h) The said property is declared under Urban Land (Ceiling & Regulation Act, 1976 within the ceiling limit by order passed by the Additional Collector & Competent Authority (ULC), Gr. Bombay vide his order dated 18<sup>th</sup> January, 1982 bearing No. Dosk-VI/A/SR-6(I)/IV-124.
- (i) By a Deed of Transfer dated 25<sup>th</sup> January, 2000 and lodged

*[Handwritten signature]*





Form No. 100/53/4. No. 23/4. D. 28/3/2000.

# CENTRAL STAMP OFFICE

TOWER HALL, 100 FT. MUMBAI - 400 023.

RESERVED TO GOVERNMENT

NOT TRANSFERABLE

Receipt Date 20/03/2003

ARVIND MULJI KARIYA

1924 (II)

MMRDA Counter No. 7

Account No.

Date

**DELIVERED**

Bank Name  
Branch

Area  
Code

Amount  
(In Rs.)

45442 20/03/2003

Name: PUNJAB NATIONAL BANK (PMB)  
Branch Name: S.V. ROAD, MALAD (WEST)

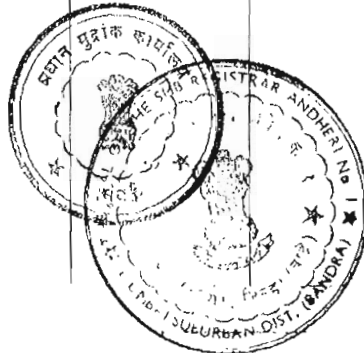
**DELIVERED**

27,550.00  
बदर-१/  
१  
२००३

Quantity  
Denomination

**DELIVERED**

Amount  
(In Rs.)



Total

Amount in words: Rupees, Seven Lakh Seventy Four Thousand Five Hundred Sixty only

*[Signature]*  
Signature of Superintendent of Stamps  
Mumbai



बंदरा-२/  
१६/१  
२००३



RS. 374550/-

ARVIND MULLI KARIYA

8280 83 374550-/- Three Lacs Seventy Four Thousand Five Hundred

ARTICLES OF AGREEMENT made and entered into at <sup>THREE</sup> Bombay this 14 day of ~~the~~ Two Thousand ~~One~~ between MESSRS DARSHAN BUILDERS AND DEVELOPERS a partnership firm having its office at 8-A, Nandprem Shopping Center, Nehru Road, Vile Parle (East), Mumbai-400 057 hereinafter called the "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm M/s. Darshan Builders and Developers and their respective heirs, executors and administrators) of the ONE PART and MR./MRS./MISS./MS. ARVIND KARIYA of Mumbai Indian Inhabitant/s residing at A/402, Jay Apts, Nehru Road, Santacruz (E) Mum-400 055 hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/ their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

GENERAL STAMP OFFICE  
REGISTERED OFFICE  
MUMBAI - 400 051  
MUM/600/010

INDIA  
281993  
MAHARASHTRA  
00047  
1202939249

BY SUPERINTENDENT OF STAMPS  
BANDRA.

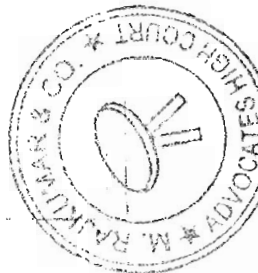
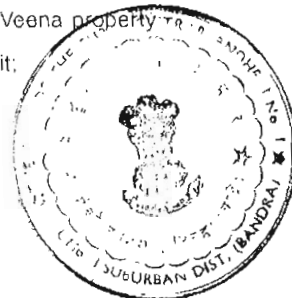
१८३	
१८३	३
२००३	

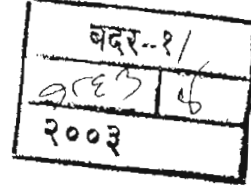
2

WHEREAS:

- (a) One Bai Sumati Kailashnath Purohit was seized and possessed of or well and sufficiently entitled to a plot of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements known as "Veena Vihar" standing thereon bearing Fina. Plot No.9 of Town Planning Scheme No.III of Vile Parle (West), bearing City Survey No.1234, 1234/ 1 to 4 admeasuring 719.06 square meters or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7 more particularly described in the schedule hereunder written and hereinafter referred to as the said "Veena Property" by virtue of Deed of Conveyance dated 8<sup>th</sup> October, 1940 registered in the office of the Sub Registrar at Bandra under Serial No.1104 in Book No.I on 9<sup>th</sup> October, 1940;
- (b) In or about 1945, dispute and differences arose between the said Bai Sumati Kailashnath Purohit, her sons, Vinayak Kailashnath Purohit and Dileep Kailashnath Purohit;
- (c) As a result mediation and conciliation amongst the family members, relatives and friends, an oral partition was effected amongst the said Bai Sumati Kailashnath Purohit, her sons Vinayak Kailashnath Purohit, Dileep Kailashnath Purohit and her unmarried daughters, Veena Purohit and Seeta Purohit as a result whereof in consideration of payments made to the said Vinayak Kailashnath Purohit by the said Dileep Kailashnath Purohit one half share in the Veena property was given to the Dileep Kailashnath Purohit;

*[Handwritten signature]*





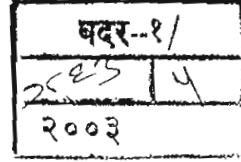
3

- (d) Consequent to the said oral partition, mutations were effected in the revenue and other records and the name of the said Dileep Kailashnath Purohit was added alongwith the said Bai Sumati Kailashnath Purohit as the owner thereof;
- (e) The said Bai Sumati Kailashnath Purohit died on 17<sup>th</sup> November, 1969 at Kailawadi, Navsari in Gujarat State having made and published her last Will and Testament dated 28<sup>th</sup> May, 1960 leaving behind her two sons, Vinayak Kailashnath Purohit and the said Dileep Kailashnath Purohit and two daughters namely Smt. Veena Indravadan Shroff and Smt. Seeta Naren Bhatt as her only heirs and legal representatives according to the Hindu Succession Act by which she was governed at the time of her death and appointed her son Dileep Kailashnath Purohit, as sole executor of her last Will and Testament as therein mentioned;
- (f) On or about the 2<sup>nd</sup> day of December, 1974 probate was granted unto the said Dileep Kailashnath Purohit by the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction, Petition No 879 of 1970;
- (g) Under the last Will dated 28<sup>th</sup> May, 1960 the late Bai Sumati Kailashnath Purohit bequeathed the right of ownership (i.e. 1/2 share) of the said Veena property to the said Dileep Kailashnath Purohit absolutely and exclusively;
- (h) The said property is declared under Urban Land (Ceiling & Regulation Act, 1976 within the ceiling limit by order passed by the Additional Collector & Competent Authority (ULC), Gr. Bombay vide his order dated 18<sup>th</sup> January, 1982 bearing No. Desk-VI/A/SR-6(I)/IV-124.
- (i) By a Deed of Transfer dated 25<sup>th</sup> January, 2000 and lodged

2







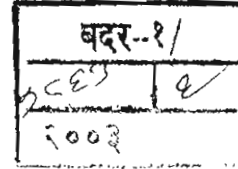
4

for registration in the office of the Sub-Registrar at Mumbai under Serial No.BBR-1/563 2000 entered between the said Dileep Kailashnath Purohit as the proving Executor of the Last Will and Testament of late Bai Sumati Kailashnath Purohit the said Veena Property is conveyed and transferred in favour of the said Dileep Kailashnath Purohit;

- (j) In the circumstances herein above the said Dileep Kailashnath Purohit was exclusively entitled to the use, occupation and possession of the said Veena Property more particularly described in the schedule hereunder written;
- (k) By an Agreement of Exchange dated 28<sup>th</sup> January, 2000 made between the said Dileep Kailashnath Purohit therein called the Party of the One Part and Builders herein therein called the Party of the Other Part, the said the said Dileep Kailashnath Purohit agreed to exchange and sell to the Builders the said property more particularly described in the schedule hereunder written for the consideration and upon the terms and conditions therein mentioned;
- (l) In pursuance of the aforesaid Agreement of Exchange dated 28<sup>th</sup> January,2000 the said Dileep Kailashnath Purohit has also executed a Deed of Exchange dated 21<sup>st</sup> December,2000 whereby transferring and conveying the said property more particularly described in the first schedule thereunder written and the same being the schedule hereunder written in favour of the said Builders herein as therein mentioned and the same is registered with the Sub-Registrar of Assurance at Bandra under Serial No.BDR-1/490 of 2001 on 31<sup>st</sup> January,2001;
- (m) In pursuance of the aforesaid Deed of Exchange dated 21<sup>st</sup> December,2000 the said Dileep Kailashnath Purohit have executed an irrevocable Power of Attorney; dated

2



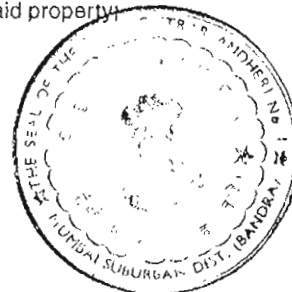


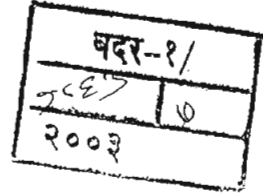
5

29<sup>th</sup> January, 2001 empowering the partners of the Builders to develop the said property as therein mentioned and have also executed an Declaration -Cum -Indemnity dated 17<sup>th</sup> January,2001 indemnifying the Builders against any claim of any nature on the said property as therein mentioned;

- (n) In pursuance of the aforesaid Deed of Exchange dated 21<sup>st</sup> December,2000 the said Dileep Kailashnath Purohit have also executed the letter of Possession dated 17<sup>th</sup> January,2001 in favour of Builders putting the Builders into the vacant and peaceful possession of the said property more particularly described in the schedule hereunder written free from any encumbrances, litigations, mortgages and with marketable title;
- (o) Accordingly in pursuance of the aforesaid Deed of Exchange dated 21<sup>st</sup> December,2000 the Builders are the owners and as such are absolutely entitled to deal with or dispose of the said property more particularly described in the schedule hereunder written and/or the proposed building to be constructed thereon and the premises therein in the said proposed building as the Builders may deem fit and proper and to develop the said property and to exploit the balance available F.S.I. and/or TDR of the said property and in view thereof the Builders have got the building plans approved from the B.M.C under I.O.D. bearing No. 5590 dated 15<sup>th</sup> July 1995, and obtained the C.C. bearing No. 5590 dated 11<sup>th</sup> May 2001 for the commencement of the construction of the said building on the said property more particularly described in the schedule hereunder written. A copies of the said I.O.D. and C.C. are annexed and marked **Annexures "1" & "2"** respectively;
- (p) As per the said sanctioned plans the Builders are entitled to construct the building/s on the said property;

*[Handwritten signature]*

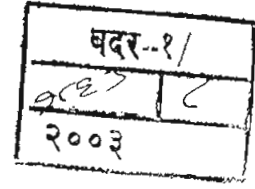




6

- (q) The Builders have also entered into an agreement with Architect registered with the Council of Architects Kinnar Nayak and such agreement is as per Agreement prescribed by the Council of Architect and the Builders have appointed a structural design and drawings of the Building and the Builders accept the professional Supervision of the Architect and the structural Engineer till the completion of the building;
- (r) As a result of the aforesaid the Builders are entitled to and enjoyed upon to construct building be known as "NISARG APARTMENTS" and sell office, shops, flats, garages, car parking spaces, stilt parking, basement, terraces, walls, hoarding spaces, etc.,(all of which hereinafter for the sake of brevity's and convenience referred to as "Premises ") and reference to flat purchaser/s in this Agreement means purchaser/s of such premises in the said building "NISARG APARTMENTS";
- (s) The purchaser/s demanded from the Builders and the Builders have given to the purchaser/s inspection of all the documents of title relating to the said property and the plans, designs and specifications prepared by the said Architect and of such other documents as are specified under the Maharashtra Ownership flats (Regulation of the promotion of construction, Sale Management and Transfer) Act, 1963 (hereinafter referred to as the said Act) and the Rules made thereunder;
- (t) The copy of certificate of title issued by Advocates & Solicitors of the Builders, showing the nature of title of the Builders to the said property on which the premises are being constructed and the copies of the title certificate issued by Vimla & Co., Advocates & Solicitors, Reventia



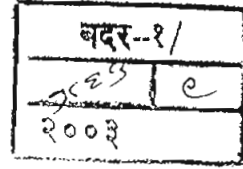


7

Records such as extract from property register cards and the floor plan of the premises have been annexed hereto and marked **Annexures "3" "4" and "5"** respectively;

- (u) While sanctioning the said plans the concerned Local Authority and/or Government has laid down certain terms and conditions stipulations and restrictions which are to be observed and performed by the Builders while developing the said property and the said building and upon the 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;
- (v) According to the sanctioned plans the Builders can construct building/s on the said property. The Builders have commenced construction on the said property, will complete the construction phase wise manner as they deem fit and sell the flats therein on ownership basis. The entire project as per plans shall be known as "NISARG APARTMENTS" permanently. The Builders are entitled to use the F.S.I. and T.D.R. of the above area in future in the manner they deem fit. The Purchaser/s irrevocably confirms the same;
- (w) The balance F.S.I. or the F.S.I. of the said property by way of T.D.R. available if any or T.D.R. purchased by the Builders for construction of further floors and the Builders will be entitled to use the same on the said property or transfer and/or sale the T.D.R. of the said property to any person or persons as they may deem fit and proper and the purchaser/s and/or the common organisation of flat purchaser/s shall not be entitled to the same. For that purpose the Builders will be entitled to amend the plans at any time and from time to time;



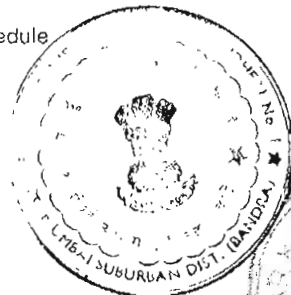


8

- (x) The purchaser/s requested the Builders to sell to the purchaser/s a ~~office/ shops/ flats/ garages/ car parking spaces/ stilt parking/ basement~~ bearing No. 103 on the 1st floor admeasuring 932 sq.ft. ~~built up~~ <sup>carpet</sup> area of the said building (which office/ shops/ flats/ garages/ car parking spaces/ stilt parking/ basement is hereinafter, for brevity's sake referred to as the said premises).
- (y) The purchaser/s has/have entered into this agreement with full knowledge of all the terms and conditions contained in the documents, papers, plans, orders, schemes, etc., recited and referred to above:
- (z) Relying upon the said application, declaration, agreements, deed of exchange contained in this agreement the Builders agree to sell to the purchaser/s the said premises at the price and on the terms and conditions hereinafter appearing:
- (aa) Under Section 4 of the said Act, the Builders are required to execute an agreement for Sale of the said premises to the purchaser/s being these presents as hereinafter appearing:

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

1. The recitals contained above form internal part of this agreements as if the same were set out and incorporated in the operative part.
2. The Builders shall construct or cause to be constructed the said building consisting of a ground and 4 (Four) upper floors to be known as "NISARG APARTMENTS" on the said property more particularly described in the schedule

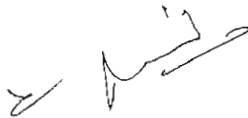


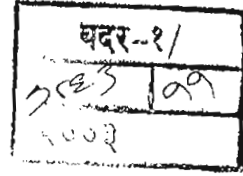
बदर-१/	
२२५	२०
२००३	

9

hereunder writter. (hereinafter referred to as the said property) ( the said property and the said Building "NISARG APARTMENTS" are hereinafter collectively referred to as the said property) in accordance with the plans, designs, specifications, approved by the concerned local Authority and which have been inspected and approved by the purchaser/s with such variations, modifications and alterations as the Builders may consider necessary or as may be required by the concerned Local Authority/ Government to be made in them or any of them and the purchaser/s hereby gives an irrevocable consent, power and authority to the Builders to add to, to alter, vary or modify from time to time the said plans, designs, specifications, including for present and further construction whether on the same building or otherwise, provided that the Builders shall have to obtain consent in writing of the purchaser/s in respect of such variations or modifications which may adversely affect the premises of the purchaser/s and that no further consent of the purchaser/s is/are required for any modification or amendment of the plan including for additions in the building to be constructed on the said property.

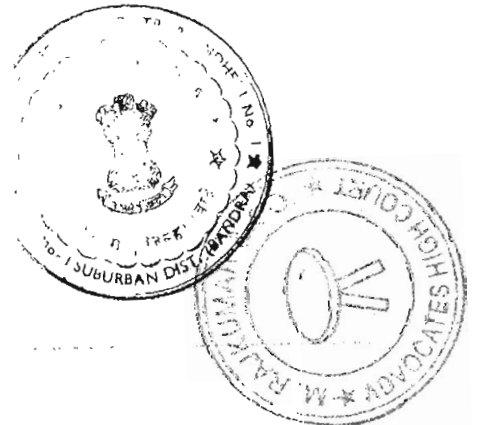
3. The purchaser/s has/have prior to the execution of this Agreement satisfied himself /herself/ themselves about the title of the Builders to the said property and he/she/they shall not be entitled to further investigate the title or the raise any matter relating to the title of the said property and no requisition or objection shall be raised by the purchaser/s in any manner relating thereto. A copy of the certificate of title issued by **VIMLA & CO., Advocates & Solicitors,** hereby annexed and marked **ANNEXTURE "3"**

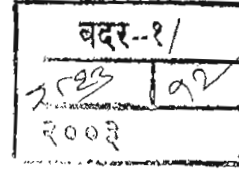




4. The purchaser/s hereby agree/s to purchase from the Builders and the Builders hereby agree to sell to the purchaser/s office/ shops/ flats/ garages/ car parking spaces/ ~~stilt parking/ basement~~ bearing No. 103 admeasuring १३२ sq.ft. <sup>carpet</sup> built up area on 1st floor in the building known as "NISARG APARTMENTS" to be constructed on the said property as shown in the floor plan thereof hereto annexed and marked ANNEXTURE "5" with amenities as described in the ANNEXTURE "6" hereto (which is inclusive of the full area of balconies, if any) at or for the price of Rs. २९,००,००० /=- (Rupees Twenty Seven Lacs only) including the proportionate prices of the common areas and facilities appurtenant to the said premises. The purchaser/s has/have paid to the Builders on or before the execution of this agreement a sum of Rs. २७,००,००० /=- (Rupees Twenty Seven Lacs only) (the payment and receipt whereof the Builders do hereby admit and acknowledge). The purchaser/s hereby agree/s to pay to the Builders the balance of the purchaser price of Rs. \_\_\_\_\_ /=- (Rupees \_\_\_\_\_ only) in the following manner:-

- (i) Rs. \_\_\_\_\_ /=- on completion of plinth,
- (ii) Rs. \_\_\_\_\_ /=- on completion of 1st slab,
- (iii) Rs. \_\_\_\_\_ /=- on completion of 2nd slab,
- (iv) Rs. \_\_\_\_\_ /=- on completion of 3rd slab,
- (v) Rs. \_\_\_\_\_ /=- on completion of 4<sup>th</sup> slab,
- (vi) Rs. \_\_\_\_\_ /=- on completion of 5<sup>th</sup> slab,
- (vii) Rs. \_\_\_\_\_ /=- on completion of masonry work,





11

- (viii) Rs. \_\_\_\_\_ /=- on completion of outside plaster  
(ix) Rs. \_\_\_\_\_ /=- on completion of tilling work,  
(x) Rs. \_\_\_\_\_ /=- at the time of possession of the said'  
premises,

5. The percentage of the undivided interest of the purchaser/ s in the common area and facilities limited or otherwise pertaining to the said premises shall be in proportion of the area of the said premises to the entire area of all the Flats etc., in the said building.

6. The consideration amount of the said premises has been agreed to by and between the parties hereto on the basis of the present cost of the building materials, services and labor charges as on 17/03/2003. The purchaser/s hereby expressly agree/s that in the event of the costs the building materials, and/or services and/or labor charges hereafter increases by more than 5% from the present rates, the purchaser/s shall pay to the Builders the further amount of the purchase price equal to the increased cost of building materials and/or labor charges above 5% from the present rates as may be certified by the Builders Architects from time to time and such escalated price or prices shall be paid by the purchaser/s to the Builders divided equally along with the unpaid balance of the installments of the consideration amount payable as aforesaid. The expressions "consideration amount" or the "purchase price" or balance of the purchase price or "all the amounts" or "full dues" wherever appearing in these presents shall deem to include such escalated price if any and till the purchaser/s pays to the Builders the entire consideration amount inclusive of escalated price if



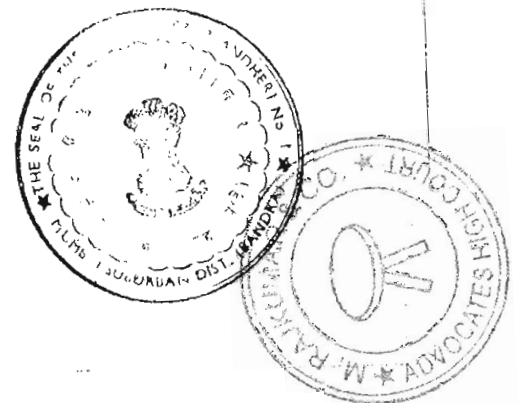


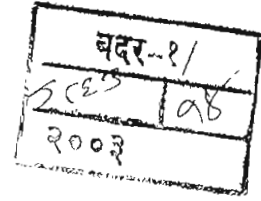
बदर-१/  
२००३

any together with other payments and deposits mentioned herein, the purchaser/s shall not be entitled to the possession of the said premises.

7. The Builders hereby agree to observe perform and comply with or caused to be observed, performed and complied with all the terms, conditions, performed and complied with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or hereafter and shall before handing over possession of the said premises to the purchaser/s, obtain or cause to be obtained from the concerned local authority occupation or building. The Builders may obtain part occupation or building completion certificate for one or more premises as the Builders may deem fit.
- 8.(a) The purchaser/s agree/s to comply with al. the terms and conditions of any order scheme, permission, objections etc., that may have been granted or sanctioned and/or which may hereafter be granted or sanctioned or imposed by any authority statutory or otherwise paying charges, bearing expenses, making deposits, whether refundable or not.
- (b) The purchaser/s agree/s, undertake/s and assure/s to comply with and abide by all the undertakings and indemnities given by the Owners/Builders to BMC while getting the plan of the building sanctioned by BMC and contribute proportionate charges if any levied and to keep indemnified the Builders against any breach thereof and/ or action which may be taken by BMC and the consequences thereof.

*[Handwritten signature]*





13

9. The Builders have made full and true disclosure of the nature of their title to the said property. The Builders, however agree that before transferring and/or vesting the said building and the said property in favour of the society of acquirers of premises in the building, the Builders shall ensure that the said property is free from all encumbrances on execution of such document vesting the same which may be of a conveyance, lease or any other document which the Builders may decide in their absolute discretion (hereinafter referred to as the vesting document).
10. The purchaser/s hereby grants their/his/her irrevocable power and consent to the Builders and agrees:-
- a) That till the vesting document as may be permissible under law is executed the Builders alone shall be entitled to all FSI and/or TDR in respect of the said property whether available at present or in future including the balance of FSI and/or TDR, the additional FSI and/or TDR available under D.C.Rules from time to time and/or by any special concession, modification of present Rules and Regulations granting FSI or TDR, FSI available in lieu of the road widening, set back, reservation if any, by way of Transfer of Development Rights(TDR) or otherwise howsoever;
- b) That till the vesting document are executed in favour of the purchaser/s and/or society the Builders be entitled to FSI or TDR in respect of the said property or shall have right to consume the same in any manner whatsoever;
- c) That the Builders shall be entitled to develop the said property fully by constructing and/or making additions in the said building and/or by constructing additional buildings/

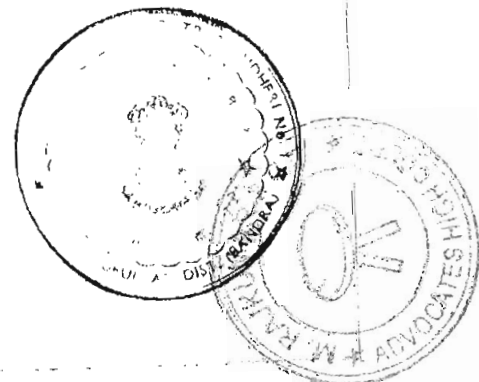


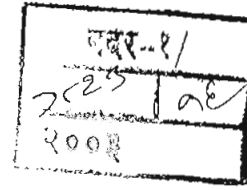
बदर-१/  
१७/०५  
२२

14

floors/structures so as to avail of the full FSI permissible at present or in future for the said entire property inclusive for staircase, lift, passage, by way of purchase of floating FSI, TDR, free FSI which may be available on the said property or acquired otherwise howsoever and including putting up any "Additional Construction" as mentioned above and the Builders selling the same and appropriating to themselves the entire sale proceeds thereof without the purchaser/s or other acquirers of premises in such building or buildings and/or their common organisation having any claim thereto or to any part thereof. The FSI or TDR of any future and further and/or additional construction shall always be the property of the Builders who shall be at liberty to use, deal with, dispose of, sell, transfer etc., the same in manner the Builders choose. The purchaser/s agree/s not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above and in this agreement is carried on. The Builders shall be entitled to consume such FSI and/or TDR by raising floor or floors on any structures including the said building and/or putting additional structures and/or by way of extension of any structure. The document vesting the title of the said property, building, etc., and transfer of rights and/or benefits of the Builders as hereinafter mentioned shall be subject to inter alia to the aforesaid reservation;

- d) The purchaser/s has/have seen the building plans as also the particulars of the specifications in accordance with which the said building is to be constructed. The Builders shall be entitled to make such changes in the building





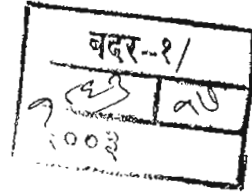
plans (including changes of users of the area therein) as the Builders may from time to time determine and as may be approved by the BMC and other concerned authorities and the Purchaser/s hereby agree/s to the same.

- e) That the Builders alone shall be entitled to sell any part or portion of the said building including the open terrace/s, walls or part of the said property, stilt, parking space, covered or otherwise, the open space including for use as a bank, offices, shops, nursing home, restaurant, hotel, garden, display of advertisements, hoarding, etc., as the same may be permissible or ultimately may be permitted by the authorities concerned;

It is also specifically understood and agreed by and between the parties hereto that the terrace space in the said building shall exclusively belong to the Builders and such terrace space is intended for exclusive use of the Builders and the Builders shall be entitled to use and also deal with and dispose off the same to any person or persons as they may think fit and proper.

- f) To admit without any objection the persons who allotted premises by the Builders as members of the proposed society and/or as members of the society in the event the society is registered before all premises including premises of extended/annexed buildings are sold by the Builders;
- g) To bear and pay any increment in price of building material, labor and other escalations as may be decided by the Builders whose decision shall be final and binding on the purchaser/s;
- h) Not to raise any objection or interfere with Builders' rights reserved hereunder;

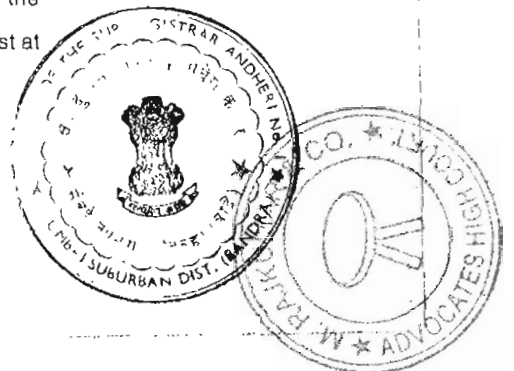


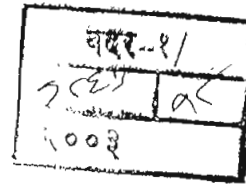


- i) To execute, if any further or other writing documents, consents, etc., as required by the Builders for carrying out the terms hereof and intentions of the parties hereto;
- ii) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings, forms, applications, etc., at the costs and expenses of the purchaser/s which the Builders in their absolute discretion deem fit for putting into complete effect the provision of this Agreement.

The aforesaid consents, agreements and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the purchaser/s and/or possession of the said building is handed over to the society of the purchaser/s of the premises and vesting document is executed. The aforesaid covenants or such of them as the Builders may deem fit will be incorporated in the vesting document they shall run with the property.

11. It is hereby expressly agreed that the time for the payment of each of the aforesaid installments of the consideration amounts shall be of the essence of the contract. All the above respective payments shall be made within seven days of the Builders sending a notice to the purchaser/s calling upon him/her/them to make payment of the same. Such notice is to be sent to the purchaser/s under Certificate of Posting at his/her/their address mentioned hereinafter and this posting will be sufficient discharge to the Builders as regards service of notice.
12. Without prejudice to their rights under this Agreement and/or in law, the Builders shall be entitled to claim and the purchaser/s shall be liable to the Builders to pay interest at

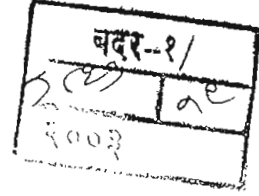




the rate of 21% per annum, on all such amounts which may become due and payable by the purchaser/s and remain unpaid for seven days or more after becoming due.

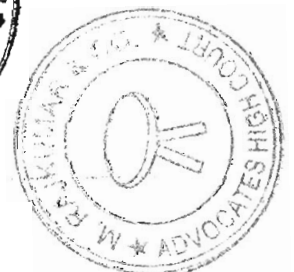
13. On the purchaser/s committing default in payment on due date of any amount due and payable by the purchaser/s to the Builders under this Agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoing) and on the purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their own option to terminate this agreement PROVIDED ALWAYS that the power of termination herein before contained shall not be exercised by the Builders unless and until the Builders shall have given to the purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the purchaser/s in remedying such breach within the said period of fifteen days after giving of such notice PROVIDED FURTHER that upon termination of this agreement as aforesaid the Builders shall refund to the purchaser/s the installments of sale price of the said premises which may till then have been paid by the purchaser/s to the Builders but the Builders shall not be liable to pay to the purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amounts by the Builders, the Builders shall be at liberty to dispose off and sell the said premises to such person at such price as the Builders may in their absolute discretion think fit.

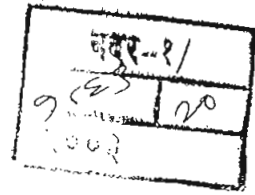




14. The purchaser/s shall not use the said premises for any purpose other than the purpose for which is allowed by the local authority and other authorities, nor use the same for any purpose which may or likely to cause nuisances in the building or to the Owners or occupiers of the neighboring properties nor for any illegal or any immoral purpose. The purchaser/s shall also not throw any dirt, rubbish, rage or other refuse or permit the same to be thrown in or from his/her/their said premises or in the compound of the said building or any portion thereof.
15. The fixtures, fittings and amenities to be provided by the Builders in the said building and in the said premises are those as described in the Annexure "6" hereunder written.
16. The purchaser/s shall on or before taking possession of the said premises keep deposited with the Builders the following amounts:
  - (i) A sum of Rs. 261/= share money and entrance fees of the proposed Society or Limited Company.
  - (ii) A sum of Rs. 10,000/= (Rupees Ten Thousand Only) towards legal charges.
  - (iii) Commencing a week after notice in writing is given by the Builders to the purchaser/s that the said premises is ready for use and occupation, the purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises etc.) of outgoings in respect of the said property and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government, water charges, Insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary

*[Handwritten signature]*





and incidental to the management and maintenance of the said property and buildings. Until the Society/ Limited Company is formed and the said property and building is transferred to it, the purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined.

*[Handwritten signature]*

The purchaser/s further agree/s that till the purchaser/s share is so determined the purchaser/s shall pay to the Builders provisional monthly contribution of Rs. 5220 /=- per month towards the aforesaid outgoings. The amounts so paid by the purchaser/s to the Builders shall not carry any interest and remain with the Builders till the conveyance is executed in favour of the Society or a Limited Company subject to the provisions of Section 6 of the Maharashtra Ownership Flats Act, on conveyance being executed, the aforesaid deposits (less deductions provided for under this agreement) shall be paid over by the Builders to the Society or Limited Company as the case may be. The purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. However, a further sum of Rs. 62,640 /=- (Rupees Sixty Two Thousand Six Hundred forty Only) equivalent to twelve months maintenance charges shall be deposited by the purchaser/s with the Builders before taking possession of the said premises.

*[Handwritten signature]*

- (iv) A sum of Rs.10,000/= (Rupees Ten Thousand Only) as security Deposit for due performance of this agreement which will include the deposits payable to the concerned local authority or averment for giving water, electric or any

*[Handwritten signature]*





बदर-१/  
२००३

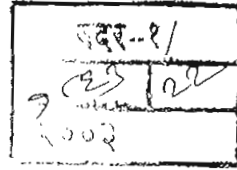
20

other services connection to the building in which the premises is situated. The balance of such deposit, if any, will be transferred to the society in the account of the purchaser/s and if this deposit amount is found short, the purchaser/s agree to pay such further amount as may be required by the Builders.

- (v) A sum of Rs. 8000/= (Rupees Eight Thousand only) towards the deposit to meet the legal expenses and other out of pocket expenses/expenditure for formation and registration of the Society or Limited Company.
- (vi) A sum calculated at the rate of Rs. 14 / = (Rupees Fourteen Only) per sq.ft. being the present rate or the sum calculated at any other rate as may be increase or decrease at the material time in respect of the proportionate area of the said premises towards the betterment charges and/or development charges that would be levied in respect of the said property by the B.M.C and/or State or any other Government.
- (vii) Rs. 18,270 / = (Rupees Eighteen Thousand Two Hundred Seventy - Only) Rs. 14/= per Sq. Ft. being proportionate development / betterment charges.
- (viii) Rs. 22500/= (Rupees Twenty Two Thousand Five Hundred Only) for three phase electric meter charges.

17. The Builders shall utilise the sum of Rs. 10,000/= & Rs. 8000/= as mentioned in clause 16(ii) & 16(v) paid by the purchaser/s to the Builders for meeting all legal costs, charges and expenses including professional fees of the Advocates & Solicitors of the Builders in connection with formation of the said Society or Limited Company as the





case may be preparing its rules, regulations and bye laws.

18. The purchaser/s shall pay to the Builders the purchaser/s share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or lease or any document or Instrument of transfer in respect of the said property and the said building to be executed in favour of the Society or Limited Company which if demanded by the Builders shall be paid and deposited by the purchaser/s with the Builders at the time of taking possession of the said premises.
19. The Builders shall maintain a separate account in respect of sums received by the Builders from the purchaser/s as advance or deposit, sums received on account of the share capital from the promoters of the Co-operative Society or a Limited Company or towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which they have received.
20. The Builders shall not be liable to share the maintenance charges, electricity charges and water charges in respect of the unsold flats /garages /parking space etc . . . The Builders will bear the Municipal assessments if any payable and nothing else.
21. The Builders hereby declare that the floor space index available in respect of the said property is 2.0 and that no part of the said floor space index has been utilised by the Builders elsewhere for any purpose whatsoever. The residual F. A. R. (F.S.I.) if any, in the said property shall be that of the Builders.
22. The Builders hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions.

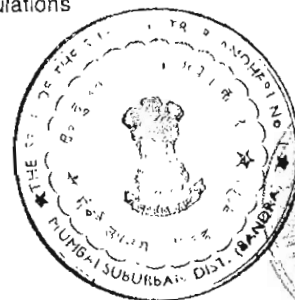
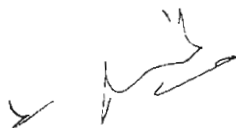


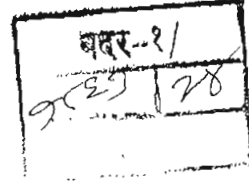
११२-१/  
१०५ | २५  
२००३

22

if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the purchaser/s obtain from the concerned local authority, occupation and /or completion certificate in respect of the said premises. The possession of the said premises shall be transferred and handed over by the Builders to the purchaser/s immediately on obtaining of occupation certificate or building completion certificate and against payment of the balance purchase price and other amount payable by the purchaser/s to the Builders under this agreement.

23. The purchaser/s agree and undertake to pay all the amounts payable under this Agreement as and when called upon by the Builders and the Builders are not bound to give any notice and the absence thereof shall not be admitted as an excuse for non payments of any amount/ amounts on the due dates. The purchaser/s further agree and undertake to observe and perform the terms, conditions and covenants contained in this agreement and to keep the Builders indemnified against the said payments and observance and performance of the said terms, conditions and covenants to be observed and performed by the purchaser/s under this agreement.
24. If the purchaser/s neglect, omit or fail for any reason whatsoever to pay to the Builders any of the amounts or dues payable by the purchaser/s under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified and if the purchaser/s in any way fail to perform and/or observe any of the terms and conditions and stipulations

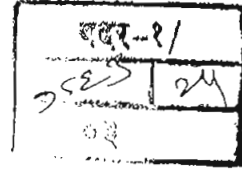




and covenants herein contained on his/her/their part to be observed and performed then this agreement shall cease and stand terminated and the earnest money and all other amounts till then paid by the purchaser/s shall be refunded to the purchaser/s and the purchaser/s hereby agree to forfeit all his/her/their right, title and interest in the said premises and in such an event, the purchaser/s shall also be liable to immediate ejection as trespasser, However, the rights given under this clause to the Builders shall be without prejudicing to any other rights, remedies and claims whatsoever of the Builders available against the purchaser/s under this Agreement and/or otherwise.

25. Till the said property is conveyed and conveyance and/or lease in respect of the said property is executed in favour of the Society or the Limited Company as the case may be, the Builders shall be permitted to make additions, alterations or put up any additional structures as may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F.S.I. and/or TDR on the said property. Such additions, structure or floors shall be the property of the Builders and the Builders will be entitled to dispose off the same in any manner as they deem fit without adversely affecting the said premises of the purchaser/s.
26. The purchaser/s agree/s and undertake/s to permit and give the Builders all facilities for making any additions, alterations or to put up any additional structures or floors on the said property till the said property is conveyed and conveyance and/or lease in respect of the said property is executed in favour of the Society or the Limited Company as the case may be. The purchaser/s further agree and

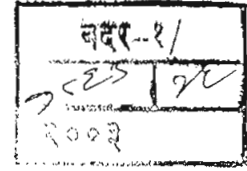




undertake not to object to such construction on the ground of nuisance, annoyance and/or for any other reason.

27. It is hereby expressly agreed that the Builders shall be entitled to sell the flats/ garage/ parking space etc., in the said building and other structures on the said property for residential or for any other user that may be permitted by the Bombay Municipal Corporation and other authorities in that behalf and that the purchaser/s or his/her/their permitted transferee and/or transferees shall not object to the user of any of the said flat/ garage/ parking space etc., for the aforesaid purpose at any time in future by the respective acquires/purchaser/s thereof. The purchaser/s agree 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 flat/ garage/ parking space etc., by the purchaser/s viz user for any purpose other than for the permitted purpose or parking purpose as the case may be.
28. The purchaser/s his/her/their servants or agents shall not be entitled to park the Motor Car, Motor Cycle, Scooter, Cycle and/or other vehicles in the compound of the building except with the consent and prior permission of the Builders and in accordance with the rules framed by the Builders and/or the Cooperative Society or Limited Company as the case may be.
29. It is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favour of the purchaser/s in respect of the said premises the Builders shall be at liberty to sell, assign, mortgage or otherwise

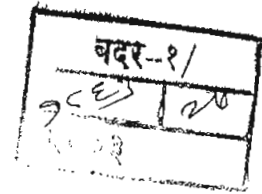




deal with or dispose off its right, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as open parking space or in any other manner they deem fit including any portion or portions of the said property and the same shall be binding on the purchaser/s.

30. The Builders shall have a first charge and lien on the said premises in respect of any amount payable by the purchaser/s under the terms and conditions of this Agreement.
31. If any portion of the said property is acquired or notified to be acquired by the Government, or any other public Body or authority, the Builders till the said property is conveyed and the conveyance in respect of the said property is executed in favour of the said Society or the Limited Company as the case may be, shall be entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. or TDR or all other benefits in respect thereof. The Builders shall also be entitled to use any additional F.S.I. or TDR or additional construction that may be permitted by the Local Body or concerned authority on the said property for any reason whatsoever including F.S.I. or TDR in respect of any adjoining or neighboring or other property. Such additional structure and storeys will be the sole property of the Builders who will be entitled to dispose off the same in any way they choose and the purchaser/s hereby irrevocably consent to the same. Under the circumstances aforesaid, the purchaser/s shall not be entitled to raise any objection or to any abatement in price of the said premises agreed to be acquired by him/her/them and/or for any compensation or damage on

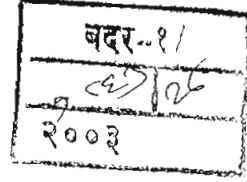




the ground of inconvenience or any other ground whatsoever, It is agreed by and between the parties hereto that if the permitted floor space index or density is not consumed in the building being put up and/or at any time further construction on the said property is allowed and the Society or the Limited Company is formed or registered by that time, then the Society or Limited Company shall have the right to put up additional construction and storeys and/or consume the balance floor space index and/or additional floor space index of any other property in any other manner whatsoever.

32. Any delay or indulgence shown by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the purchaser/s shall not be constructed as a waiver on the part of the Builders for any breach or non compliance of any of the terms and conditions of this agreement by the purchaser/s nor shall the same in any manner prejudice the rights of the Builders.
33. It has been expressly agreed between the Builders and the purchaser/s hereto as also the acquirers of the different flats/garages/parking space etc., that in case the said building collapses or any damages is caused due to any Act of God, earthquake, floods or any natural calamity, Act of enemy, war or due to any other cause which is beyond the control of the Builders, the Builders shall not be in any way liable to reconstruct the building or to carry out the repairs.
34. The Builders shall be entitled to enter into agreements with other purchaser/s on such terms and conditions as the Builders may deem fit or alter the terms and conditions of the agreements already entered into by the Builders with



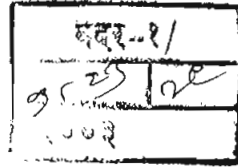


other purchaser/s, if any, without affecting or prejudicing the rights of the purchaser/s herein in respect of the said premises under this Agreement.

35. The name of the building shall forever be "NISARG APARTMENTS" and the name of the society shall bear the same name or as the Builders may decide hereafter.
36. The purchaser/s shall not let, sublet, sell, transfer, convey, assign, mortgage, charges or in any manner encumber or deal either or dispose off or part with his/her/their interest or the benefit of this agreement or any part thereof in the said premises until all his/her/their dues of whatsoever nature owing to the Builders are fully paid whether it has become due or not and only if the purchaser/s have not been guilty of breach or of non compliance of any of the terms and conditions of this agreement and till such time, the conveyance or any other document of transfer as hereinafter referred to is executed, he/she/they shall have to obtain the previous consent in writing of the Builders.
37. The purchaser/s and the person/s to whom the said premises are let, sublet, transferred, assigned or given possession of (after prior written permission of the Builders) shall from time to time sign all applications paper and documents and do all acts, deeds and things as the Builders and/or the society may require for safe guarding the interest of the Builders and/or the other premises holders in the said building.
38. In the event of the purchaser/s attempting to and/or disposing of the said premises or any part thereof, to any person or party (without the written consent of the Builders) this agreement shall without further notice automatically and forthwith stand cancelled and revoked

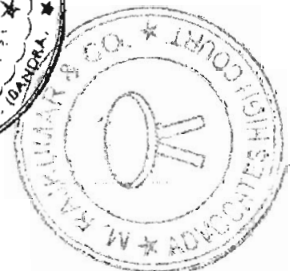


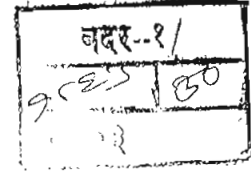




and then and in such event the amounts paid till then by the purchaser/s to the Builders under this agreement shall be refunded to the purchaser/s without any interest and in the event if the possession of the said premises is handed over by the Builders to the purchaser/s then and in that event the said amounts shall be refunded against the purchaser/s handing over back the possession of the said premises to the Builders.

39. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part thereof. The purchaser/s shall have no claim save and except in respect of the said premises hereby agreed to be sold to him/her/them and all open spaces, staircases, lobbies, unallotted parking spaces, terrace, garden if any etc., will remain the property of the Builders until the said property is transferred to the proposed Cooperative Society or the Limited Company under this Agreement.
40. The Builders shall give possession of the said premises to the Purchaser/s on or before Mar 2003. If the Builders fail or neglect to give to the Purchaser/s possession of the said premises on account of reason beyond their control and of their agent as per the provisions of Section 8 of the Maharashtra Ownership Flats (Regulation of the promotion of Construction Sale, Management And Transfer) Act, 1963 (as amended) by the aforesaid dates prescribed in Section 8 of the said Act, then the Builders shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said premises with simple interest at the rate of 9 (nine) percent per annum from the



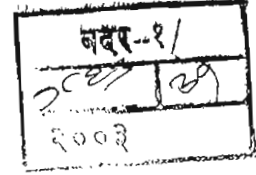


date the Builders received the same till the date the amounts and interest thereon are repaid provided that by mutual consent it is agreed by and between the parties hereto that dispute if any as to whether the said Section 8 is applicable or not or otherwise the same shall be referred to the competent authority who will act as an arbitrator. Till the entire amounts and the interest thereon are refunded by the Builders to the Purchaser/s, the same shall, subject to prior encumbrances if any, be a charge on the said property as well as the construction or building in which the premises is situated or was to situate.

PROVIDED THAT, the Builders shall be entitled to extension of time for giving delivery of the said premises on the aforesaid date of the completion of the building in which the said premises is to be situated is delayed on account of;

- (i) non availability of steel, cement, other building material, water or electric supply;
  - (ii) war, civil commotion or act of god;
  - (iii) any notice, order, rule, notification of the Government, BMC and/or other public or Competent Authority;
41. The purchaser/s shall take possession of the said premises within Seven (7) days of the Builders giving written notice to the purchaser/s intimating that the said premises is ready for use and occupation.
42. The purchaser/s shall on receipt of possession as provided in the agreement use the flat/garage/parking space etc., or any part thereof or permit the same to be used only for the purpose of residential/parking and/or for such other purpose as may be authorised by the Builders in writing and as may be permissible in law by the concerned local

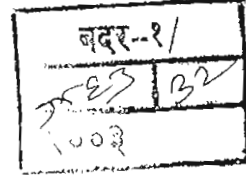




authorities in that behalf. They shall use the garage or parking space only for the purpose of keeping or parking the purchaser's own vehicle.

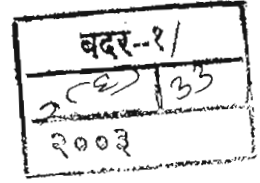
43. The purchaser/s shall on receipt of possession as provided herein not store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damages the construction or structure of the said building or storing of which goods is objected by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase common passages, lift or any other structure of the said building and in case any damage is caused to the said building or the said premises on account of negligence or default of the purchaser/s in this behalf, the purchaser/s shall be liable for the consequences of the breach.
44. The purchaser/s after receipt of possession of the said premises shall not demolish or cause to be demolished the same or any part thereof, nor at any time make or cause to be made addition or alteration of whatever nature on or to the said premises or any part thereof, nor any alteration in the elevation and outside color scheme of the said building in which the said premises is situated and shall keep the portions, sewers, drains pipes in the said premises and appurtenances thereto in good tenable repair and condition and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner damage to columns beams, walls, slabs or RCC structure or other structure in the said premises without the prior written permission of the Builders and/or the Society or the Limited Company.





45. The purchaser/s shall after the receipt of the possession as stated in this agreement shall carry out at his/her/their own cost all internal repairs to the said premises and maintain the same in the same condition, state and order in which it was delivered by the Builders to the purchaser/s and shall not do or suffer to be done anything in or to the said building or the said premises and shall abide by all the bye-laws, rules and regulation of the Government and/or any other public authority.
46. The purchaser/s shall not be entitled to any rebate and/or concession in the price of his/her/their said premises on account of the construction of any other building/s and/or structure and/or the changes, alterations and additions made in the building or buildings or structures or on account of any advertisement/hoarding put on the said property.
47. It is expressly agreed and confirmed by the purchaser/s hereto that till the proposed Society or Limited Company is formed and the property is transferred to the said Society or Limited Company, the purchaser/s shall have no right in the said property.
48. The purchaser/s shall sign all papers and documents and do all other things that the Builders may require him/her/them to do and execute from time to time for more effectively enforcing this agreement and/or safeguarding the interest of all persons acquiring, the remaining premises in the said building or on the said property. In the event of the purchaser/s failing to sign any papers required by the Builders as hereinbefore provided, this Agreement shall stand terminated and the purchaser/s shall have no claim in the said premises or against the Builders whatsoever





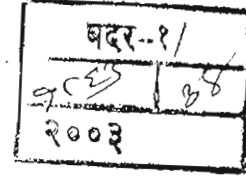
except for refund or repayment of the amount paid so far by him/her/them.

49. All notices to be served on the purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser/s under Certificate of Posting at his/her/their address mentioned below.

A/402, Jay Apartment,  
Nehru Road, Santacruz E,  
Mumbai- 400 055

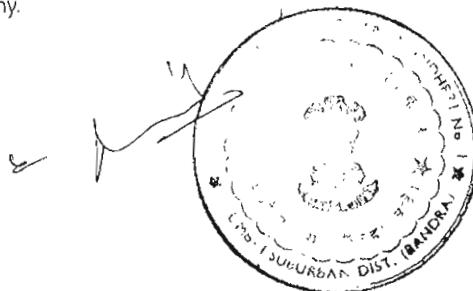
50. The purchaser/s shall check up all the fixtures and fittings in the said premises before taking possession of the same. Thereafter, the purchaser/s shall have no claim against the Builders in respect of any item or work in the said premises or in the said building/buildings which may be alleged not to have been carried out and/or completed and/or being not in accordance with the plan, specifications, and/or this agreement and/or otherwise howsoever in relation thereto.
51. The purchaser/s shall permit the Builders and their surveyor and agents with and without workmen and others at all reasonable times to enter upon his/her/their premises or any part of the building and/or cables, water covers, fittings, wires, structures and other convenience belonging to or serving or used for the said building and also for the purpose of laying down, maintaining repairing and testing drainage, gas and water pipes and electric wires and/or similar purpose and also for the purpose of cutting off the water supply to the premises or any other premises in the building in respect whereof the purchaser/s or the occupiers





of such other premises as the case may be shall have committed default in paying his/her/their share of the water tax and/or other outgoings and the electric charges.

52. The purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which may or likely to cause nuisance or annoyance to occupiers of the other premises in the building.
53. Notwithstanding any other provisions of this agreement the Builders shall be entitled to their sole and absolute discretion;
- (a) to have a Society and/or Limited Company and/or any other body or bodies of purchaser/s formed and constituted as contemplated herein.
- (b) to cause to be conveyed and transferred the building and/or buildings together with the land beneath the same on the said property in favour of such Society and/or Limited Company and/or other Association.
- (c) to cause to be conveyed and/or transferred such appurtenant land if any, along with the conveyed and/or other document for transfer of the building with the land beneath the same.
- (d) decide and determine how and in what manner the infrastructure including the common utility areas such as garden and roads if any, may be transferred and/or conveyed.
- (e) to provide for and incorporate covenants and restriction and obligations with regard to the provision for maintaining the infrastructure and common amenities including garden and roads, if any.



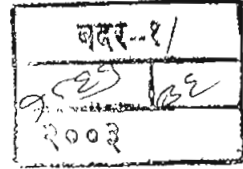
बदर-१/  
२०१७/३१  
०३

34

- (f) to decide from time to time when and what sort of document of transfer should be executed.
54. The purchaser/s along with other purchaser/s of the said premises in the building shall join in forming and registering the Society or a Limited Company to be known by such names as the Builders may decide and the purchaser/s shall cooperate the Builder/s to enable the Builders to register the organisation of the purchaser/s 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, sale, Management and Transfer) Rules, 1964. No objection shall be taken by the purchaser/s if any changes or modifications are made in the draft byelaws or 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.
55. The Builders shall, within One year of the formation and registration of the Society or Limited as aforesaid and receipt of the occupation/building completions certificate of the building/s on the said property but subject to the Builders completing the constructions on the said property by utilising full available FSI and/or TDR, cause to be transferred to the Society or Limited Company, all the right, title and interest of the Builders and/or the Owners of the said property together with the building by obtaining or executing the necessary conveyance or lease of the said property (or to the extent as may be permitted by the Authorities) and the said building in favour of such Society or Limited Company, as the case may be. Such conveyance shall be in keeping with the terms and provisions of this Agreement.

*[Handwritten signature]*

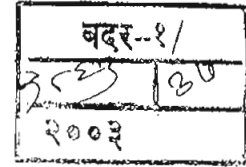




56. The powers and authority of the Society or the purchaser/s herein and other purchaser/s shall be subject to the overall power, control and authority of the Builders in any of the matters concerning the building and other structures on the said property the construction and completion thereof and all amenities pertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold flats/ garages/ parking spaces etc., and the disposal thereof.
57. The Builders shall, if necessary, become a member of the Society in respect of their rights and benefits conferred herein or otherwise. If the Builders transfer, assign, and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the purchaser/s thereof shall become the member of the Society in respect of the said rights and benefits. The purchaser/s herein and the society will not have any objection to admit such assignee or transferee as the member of the Society.
58. Any additions and alteration in the said premises and/or in respect of the specifications and amenities by the purchaser/s may if agreed by the Builders shall be carried out by the Builders at the risk and extra costs of the purchaser/s which shall be paid in advance by the purchaser/s before the work is carried out by the Builders.
59. Vimla & Co., Advocates & Solicitors of the Builders shall prepare and/or approve as the case may be any transfer deeds, and/or documents to be executed in pursuance of this agreement.
60. The transaction covered by this contract at present is not understood to be a sale liable to tax under the sales Tax Law. If, however, by reason of any amendment of the constitution or enactment or amendment of any other law,



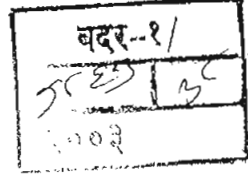




central or state, this transaction is held to be liable to tax as a sale or otherwise, either as a whole or in part and any inputs or materials or equipment used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by the purchaser/s along with other purchaser/s on demand at any time.

61. The Builders shall not be responsible for the consequences arising out of changes in law or change in municipal and other laws, rules, regulations etc.,
62. The Builders shall have the first charge on the said premises agreed to be acquired by the purchaser/s in respect of any amounts due and payable by the purchaser/s under the terms and conditions of those agreement.
63. The purchaser/s shall present this agreement at the proper registration office for registration within the time limit prescribed by the registration Act thereafter the purchaser/s shall intimate to the Builders the number under which this agreement is lodged for registration and thereupon the Builders will attend the said registration office and admit execution thereon.
64. At the time of conveyance or lease of the said property and the said building, if any permission is required to be obtained or any compliance is to be effected of the Urban Land (Ceiling & Regulation) Act, 1976 and or of the Land Acquisition Act and or any Central or State Legislation and/or any rules framed thereunder and/or under any other order, notification or ordinance whatsoever and by what ever name called, the same shall be complied with by the purchaser/s and/or the Society, in consultation and cooperation with the Builders and all costs, charges, and expenses, if any, that may have to be incurred in connection therewith, shall be borne and paid by the purchaser/s and/or the society.





65. PROVIDED ALWAYS that if any disputes, difference or question at any time hereafter arises between the Builders and the purchaser/s or their respective representative in respect of the constructions of this presence or concerning any thing herein contained or arising out of this presence or as to the rights, liabilities or the duties of the said parties hereunder the same shall be referred to arbitration of two persons to be appointed by each party. The arbitrators may in their turn appoint umpire. Provisions of the Indian Arbitration Act and Reconciliation Act as the case may be shall apply to such reference.
66. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements standing thereon bearing Final Plot No.9 of Town Planning Scheme No.III of Vile Parle (West), bearing City Survey No.1234, 1234/ 1 to 4 admeasuring 719.06 square meters or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7 and bounded as follows that is to say:

on or towards the East : by Plot bearing Nos. 11 & 12.

on or towards the West : by Plot bearing.T.S.No.9.

on or towards the South : by Plot bearing No.15B.

on or towards the North : by public Toad No.8.

IN WITNESS WHEREOF the parties hereto have hereunto and to the duplicate hereof set and subscribed their hands on the day and year first hereinabove written.



बदर-१/  
१५२३/३९  
२००३

38

SIGNED AND DELIVERED by the withinnamed )

"BUILDERS" MESSERS DARSHAN BUILDERS & )

*स. लाल रमेश मिता*

DEVELOPERS in the presence of..... )

SIGNED AND DELIVERED by the withinnamed )

"PURCHASERS" MR ARVIND KARIYA )

*Kariya Arvind K*

\_\_\_\_\_ )  
in the presence of..... )

RECEIVED today of and from the withinnamed )

purchaser/s a sum of Rs. 27,00,000/- )

(Rupees Twenty seven lakhs )

Only) being the amount of earnest money payable )

by them/him/her to us as herein mentioned. )

Rs. 27,00,000 /=

WITNESSES:

WE SAY RECEIVED

1. PARBATH MULJI KARIYA

*Parbath Kariya*

2. Lalji Ramesh Mitalia

*Lalji*  
*स. लाल रमेश मिता*

BUILDERS.



कर-१/	
१२	१०
२००३	

### LIST OF AMENITIES :

- Granamite or Granite tiles flooring in entire flat.
- Granite kitchen platform with stainless steel sink & glazed tile dado up to window height.
- Granamite / Granite flooring in toilets with coloured Glazed Tiles dado
- Oil bond distumber finish on all walls and ceilings in entire flat.

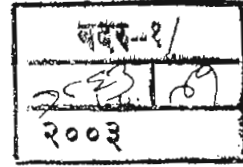
### DOORS & WINDOWS :

- Decorative main door, wooden frame in teak wood.
- Designer flush doors for Bedrooms and Toilets.
- Fancy brass accessories fittings & fixtures for every door.
- Anodized aluminum sliding windows with Marble frame.
- Standard quality of safety lock.
- M.S. grills on every window.

### PLUMBING & ELECTRIFICATION FITTINGS :

- Extensive electrical layout with concealed copper wiring. T V / Telephone Points in living room & bedrooms. Exhaust fan point in toilets. Aqua guard, Washing Machine, Mixture, Geyser, Fridge points in kitchen. A.C. point in bedrooms.
- Concealed plumbing with Hot & Cold water mixer. Color sanitary wear / branded C.P. Fittings and geyser in each toilet. Provision for washing machine, Aqua guard & Geyser in kitchen.





## VIMLA & CO.

Advocates & Solicitors

504, Greenland Apt. No.4, J.B.Nagar, Andheri (East), Bombay-400 059.  
Tel:832 30 93 / 835 40 83

Ref No. :

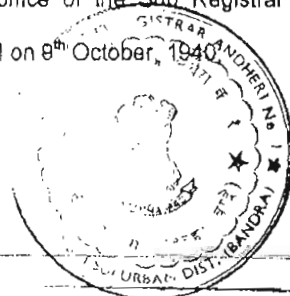
Date:

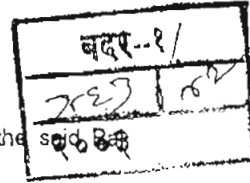
### TITLE CERTIFICATE

Re. in the matter of property being all that piece or parcel of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements standing thereon bearing Final Plot No.9 of Town Planning Scheme No.III of Vile Parle (West), bearing City Survey No.1234, 1234/ 1 to 4 admeasuring 719.06 square meters or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7.

We have gone through the title of M/s. Darshan Builders & Developers in respect of the above property and as regards its title in respect of the said property we have to certify and state as under:-

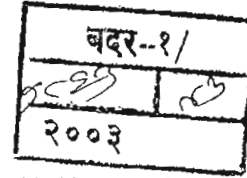
- (a) One Bai Sumati Kailashnath Purohit was seized and possessed of or well and sufficiently entitled to a plot of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements known as "Veena Vihar" standing thereon bearing Final Plot No.9 of Town Planning Scheme No.III of Vile Parle (West), bearing City Survey No.1234, 1234/ 1 to 4 admeasuring 719.06 square meters or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7 more particularly described in the schedule hereunder written and hereinafter referred to as the said "Veena Property" by virtue of Deed of Conveyance dated 8<sup>th</sup> October, 1940 registered in the office of the Sub Registrar at Bandra under Serial No.1104 in Book No.I on 8<sup>th</sup> October, 1940.





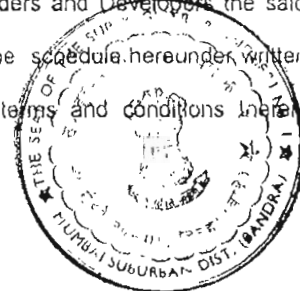
- (b) In or about 1945, dispute and differences arose between the said Bai Sumati Kailashnath Purohit, her sons, Vinayak Kailashnath Purohit and Dileep Kailashnath Purohit;
- (c) As a result mediation and conciliation amongst the family members, relatives and friends, an oral partition was effected amongst the said Bai Sumati Kailashnath Purohit, her sons Vinayak Kailashnath Purohit, Dileep Kailashnath Purohit and her unmarried daughters, Veena Purohit and Seeta Purohit as a result whereof in consideration of payments made to the said Vinayak Kailashnath Purohit by the said Dileep Kailashnath Purohit one half share in the Veena property was given to the Dileep Kailashnath Purohit;
- (d) Consequent to the said oral partition, mutations were effected in the revenue and other records and the name of the said Dileep Kailashnath Purohit was added alongwith the said Bai Sumati Kailashnath Purohit as the owner thereof;
- (e) The said Bai Sumati Kailashnath Purohit died on 17<sup>th</sup> November, 1969 at Kailawadi, Navsari in Gujarat State having made and published her last Will and Testament dated 28<sup>th</sup> May, 1960 leaving behind her two sons, Vinayak Kailashnath Purohit and the said Dileep Kailashnath Purohit and two daughters namely Smt. Veena Indravadan Shroff and Smt. Seeta Naren Bhatt as her only heirs and legal representatives according to the Hindu Succession Act by which she was governed at the time of her death and appointed her son Dileep Kailashnath Purohit, as sole executor of her last Will and Testament as therein mentioned;
- (f) On or about the 2<sup>nd</sup> day of December, 1974 probate was granted unto the said Dileep Kailashnath Purohit by the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction, Petition No 879 of 1970;
- (g) Under the last Will dated 28<sup>th</sup> May, 1960 the late Bai Sumati Kailashnath Purohit bequeathed the right of ownership (i.e. 1/2 share) of the said Veena property to the said Dileep Kailashnath Purohit absolutely and exclusively;
- (h) The said property is declared under Urban Land (Ceiling & Regulation Act, 1976 within the ceiling limit by order passed by the Additional





Collector & Competent Authority (ULC), Gr. Bombay vide his order dated 18<sup>th</sup> January, 1982 bearing No Desk-VIIA/SR-6(I)/IV-124

- (i) We have issued the Advertisement/Public Notice inviting the claims against the said property which was published in Bombay Samachar Daily and Free Press Journal Daily both dated 7<sup>th</sup> October, 1999 and thereafter a ~~typographical~~ correction in name was also published in Bombay Samachar Daily and Free Press Journal Daily both dated 11<sup>th</sup> October, 1999 and till date we have not received any claims to or against the said property.
- (j) We have taken the search through search Clerk Mr. B.S. Randive in the office of Sub-Registrar Bandra and Mumbai from 1-1-1940 to 30-10-1999 and on perusal of the said search we have not come across any encumbrances on the said property and the City Survey Records of the said property stands in the names of Bai Sumati Kailashnath Purohit and the said Dileep Kailashnath Purohit.
- (k) By a Deed of Transfer dated 25<sup>th</sup> January, 2000 and lodged for registration in the office of the Sub-Registrar at Mumbai under Serial No. BBR-1/563 2000 entered between the said Dileep Kailashnath Purohit as the proving Executor of the Last Will and Testament of late Bai Sumati Kailashnath Purohit the said Veena Property is conveyed and transferred in favour of the said Dileep Kailashnath Purohit;
- (l) In the circumstances herein above the said Dileep Kailashnath Purohit was exclusively entitled to the use, occupation and possession of the said Veena Property more particularly described in the schedule hereunder written,
- (m) By an Agreement of Exchange dated 28<sup>th</sup> January, 2000 made between the said Dileep Kailashnath Purohit therein called the Party of the One Part and M/s. Dharshan Builders & Developers therein called the Party of the Other Part, the said the said Dileep Kailashnath Purohit agreed to exchange and sell to M/s. Dharshan Builders and Developers the said property more particularly described in the schedule hereunder written for the consideration and upon the terms and conditions therein mentioned;



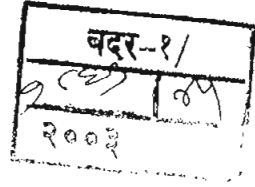
- बंदरा-१/
- २००३
- (n) In pursuance of the aforesaid Agreement of Exchange dated 28<sup>th</sup> January, 2000 the said Dileep Kailashnath Purohit has also executed a Deed of Exchange dated 21<sup>st</sup> December, 2000 whereby transferring and conveying the said property more particularly described in the first schedule thereunder written and the same being the schedule hereunder written in favour of the said M/s. Di arshan Builders and Developers herein as therein mentioned and the same is registered with the Sub-Registrar of Assurance at Bandra under Serial No. BDR-1/490 of 2001 on 31<sup>st</sup> January, 2001;
- (o) In pursuance of the aforesaid Deed of Exchange dated 21<sup>st</sup> December, 2000 the said Dileep Kailashnath Purohit have executed an irrevocable Power of Attorney dated 29<sup>th</sup> January, 2001 empowering the partners of the said M/s. Di arshan Builder and Developers to develop the said property as therein mentioned and have also executed an Declaration -Cum -Indemnity dated 17<sup>th</sup> January, 2001 indemnifying the said M/s. Di arshan Builders and Developers against any claim of any nature on the said property as therein mentioned,
- (p) In pursuance of the aforesaid Deed of Exchange dated 21<sup>st</sup> December, 2000 the said Dileep Kailashnath Purohit have also executed the letter of Possession dated 17<sup>th</sup> January, 2001 in favour of the said M/s. Di arshan Builders and Developers, putting the said M/s. Di arshan Builders and Developers into the vacant and peaceful possession of the said property more particularly described in the schedule hereunder written free from any encumbrances, litigations, mortgages and with marketable title,
- (q) In view of the aforesaid and subject to what is stated heremabove we certify that the said property is free from all encumbrances and having marketable title.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements standing thereon bearing Final Plot No.9 of Town Planning Scheme No.111 of Vile Parle (West), bearing City Survey No.1234, 1234/ 1 to 4 admeasuring 7190 square meters of thereabouts situate lying and being at 5, Basant Road of Village Vile Parle.







(West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7 and bounded as follows that is to say:

on or towards the East : by Plot bearing Nos. 11 & 12.

on or towards the West : by Plot bearing T.S.No.9.

on or towards the South : by Plot bearing No.15B.

on or towards the North : by public Road No 8.

Dated this 1<sup>st</sup> day of February,2001

For Virnia & Co.,

Sd/-

Advocates & Solicitors





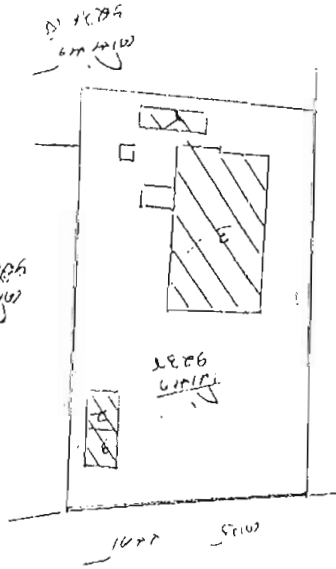
ಶ್ರೀ ಮಹಾಶಯ ಶರಣಶಿಲ್ಪಿ, ಬೆಂಗಳೂರು

ಶಿಲ್ಪಿಗಳ ಸಂಘ



ಶಿಲ್ಪಿಗಳ ಸಂಘ	ಬೆಂಗಳೂರು
ಸಂಖ್ಯೆ	30192208
ದಿನಾಂಕ	30-5-80
ಪ್ರತಿ	10146

ಶಿಲ್ಪಿಗಳ ಸಂಘದ ಅಧಿಕಾರವಾಗಿ  
ಮಾನ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳಿಗೆ ಮನವಿ ಸಲ್ಲಿಸಿ  
ಶಿಲ್ಪಿಗಳ ಸಂಘದ ಅಧಿಕಾರವಾಗಿ



ಶಿಲ್ಪಿಗಳ ಸಂಘದ ಅಧಿಕಾರವಾಗಿ  
ಮಾನ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳಿಗೆ ಮನವಿ ಸಲ್ಲಿಸಿ  
ಶಿಲ್ಪಿಗಳ ಸಂಘದ ಅಧಿಕಾರವಾಗಿ

3000
3/3/80
18-12-80

बदर-१/  
७/१/७०  
००३



Y. P. P.-1,00,000-1.04 - WCA5-(Ca)  
(G. R. P. No. 8516, dated 16-9-26.)  
विलेपाले-पश्चिम RULED CARD

7237 [३०१ ५५] ० [३०-५५] रकम १५५-००  
[३०-५५] रकम १-००-००

१) श्रीमती: सुमती लाली देवी के लिये न्याय प्रार्थना है  
२) श्री: दीरवीर सिंह के लिये न्याय प्रार्थना है

27 JAN 1970 भा. सं. रघु 12/1/70 का प्रथम मामले का अन्तर्गत दि. वि. वि.  
भा. सं. रघु 12/1/70 का प्रथम मामले का अन्तर्गत दि. वि. वि.  
भा. सं. रघु 12/1/70 का प्रथम मामले का अन्तर्गत दि. वि. वि.

30/1/70  
30/1/70  
30/1/70  
30/1/70



बंदर-१/  
२००  
मुद्रापत्र

Y. F. P.-1,00,000.-4-64-WC15-(Ca)  
G. R. S. No. 8016, dated 16.9.26.

C.T. 8. 201

विलेपलें-पश्चिम RULED CARD

4988

१२३४/१

५० ०

मुद्रापत्र नं. १२३४ प्रमाण

१) मुद्रापत्र नं. १२३४ प्रमाण मुद्रापत्र नं. १२३४ प्रमाण  
२) मुद्रापत्र नं. १२३४ प्रमाण मुद्रापत्र नं. १२३४ प्रमाण

27 JAN 1970

१२३४ प्रमाण मुद्रापत्र नं. १२३४ प्रमाण

व. स. अ. १  
उ. जि., मुंबई

मुद्रापत्र नं. १२३४ प्रमाण  
मुद्रापत्र नं. १२३४ प्रमाण  
मुद्रापत्र नं. १२३४ प्रमाण

सत्य प्रमाण

मुद्रापत्र नं. १२३४ प्रमाण



बदर-१/  
२००३

Y. F. P. - 1,00,000 - 4-61 - WCA5 - (Ca)  
(G. R., H. D., No. 5416, dated 16-9-26)

विलेपाले-पश्चिम RULED CARD

4989

१२३४/२ [१०-०] ० १२३४ नं १२३४ प्रमाण  
C. 2

१) शोभादी - सुमती काँडे के कायनाथ पुरोहित } को. नं १२३४-  
२) शोभादी - सुमती काँडे के कायनाथ पुरोहित } प्रमाण

27 JAN 1971

म. रा. स. बदर-१/२००३ नं १२३४ प्रमाण  
आगे लंबी प्रमाण

१२३४/२ वि. नं. साया/मुदतवाड न. भू. १२३४ प्रमाण

आगे लंबी	३६१२३२८८	३०१०
म. रा. स.	२३१२३२८८	९०
म. रा. स.	३०१२३२८८	०-१०
म. रा. स.		६३०

सत्य प्रतिलिपि





बंदर-१/  
२८१/१  
२००३

(२००३/१)

X. P. P. - 1,00,000-4-54 - WCAS - (Ca)  
G. R. R. D. No. 3618, dated 16-9-28.

विलेपाले-पश्चिम RULED CARD

०१०८३०  
4991

१२३३/४ १२-०७ ९०००

१) अर्थात्सही सुगती बार्ड केलाअजाय पुरोहीत खरेकीजे  
२) अर्थात् खरीकीत केलाअजाय पुरोहीत } १२-३३ प्रमाणे

27 JAN 1970 सा. स. नं. १२३३/४ विलेपाले काबज्यालयत सि. सि. वि.  
न. रा. स. खा. १२३३/४ विलेपाले काबज्यालयत सि. सि. वि.  
नं. रा. स. खा. १२३३/४ विलेपाले काबज्यालयत सि. सि. वि.

१२३३/४ वि. के. सारा/मुदतवाड न. भ. क. १२३३ प्रमाणे न. भ. क. १  
उ. जि., मुंब.

१६/१२/००  
२३/१२/००  
३०/१२/००  
३१/१२/००  
३१/१२/००

सत्य प्रतिलिपि  
एच. एम. रांकुमार & को., विलेपाले



In replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

वदर-१/ 141  
श्रीमती शशिदास शिवाजी  
(वाकाम उपासनी) के लिये मा. नं. ११७५ का पत्र  
महानगर पालिका का कार्यालय  
मा. नं. पाटकर मार्ग, मुंबई ४०

ISSUED

NO. B/C/M/ 5390 MHA/AK. of 199 -199

MEMORANDUM

15 JUL 1995

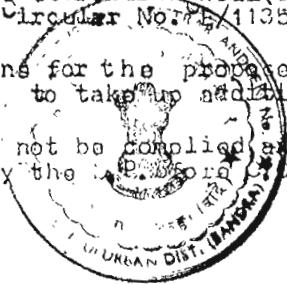
Municipal Office,

To, Shri Dileep Purohit.

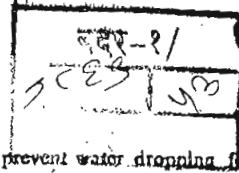
Mumbai. 199

With reference to your Notice, letter No. 237 dated 22.12.1994 and delivered on 1994 and the plans, Sections, Specifications and Description and further particulars and details of your building at C.T.S.No.1234,1234(1 to 4), at Besant Road, Vileparle(W); F.P.No.9, T.P.S.III, furnished to me under your letter, dated 1994. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval by the following reasons :-

- A) That the C.C. under section 69(1)(a) of the M.R. and T.P. Act will not be obtained before starting the proposed work.
- B) That the necessary documentary evidence regarding ownership area and boundaries of holding will not be submitted by way of extract from property registered Card (7/12 Utara) or from D.I. of L.R., conveyance deed etc. and plot boundaries will not be got demarcated although D.I.L.R. before start of work.
- C) That the copies of I.O.D. conditions and other layout/sub-division conditions imposed by the Municipality in connection with the development shall not be given to the world be purchasers and shall not be displayed at site.
- D) That the proper sanitary arrangements for workers will not be provided before starting the proposed work.
- E) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workmen's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction.
- F) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work.
- G) That the low lying plot be filled upto a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and levelled rolled, consolidated and sloped towards road side, before starting the work.
- H) That the specifications for layout/D.P./or access roads/ development set back land will not be obtained from B.E.R.C. (H.&K-Wards) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion Cft. will not be obtained from E.E.(R.C.) before submitting B.C.C.
- I) That the Structural Engineer will not be appointed as per proforma 'A' Supervision memo as per proforma 'B', will not be submitted by him, proforma 'C' will not be submitted for amended plans, if any, and proforma 'D' along with 2 sets of completion plan of structural work (one set on canvas) will not be submitted (As per C.E.'s Circular No. 11357/77 of 3-7-1979).
- J) That the structural design and calculations for the proposed work and for existing bldg. showing adequacy thereof, to take up additional load are not submitted before C.C.
- K) That the requirements of bylaw 4(c) will not be complied and the same will not be got approved from this office by the B.C.C. or before starting the drainage work.







( ) That proper gutters and down pipes are not intended to be put to prevent water dripping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the ..... day of ..... 1996 but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

*Sch*  
Executive Engineer, Building Proposals,  
Zare, Wards.

#### SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 63 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be--

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer (then existing or thereafter to be laid) in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 92 ft. ( ) above above Town Hall Datum."

(4) Your attention is invited to the provisions of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provisions of Section 355-A about the necessity of a building occupation certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect year premises and to grant a permission before commencing and to levy penalty for non-compliance under Section 471 if necessary.

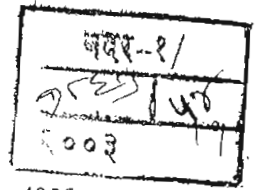
(6) Proposed date of commencement of work should be re-examined as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.





No. CE/5590/USAK/MS 1A/

15 JUL 1995

ISSUED

NOTES

- (1) The work should not be started unless objections A T U J L M N S T U Z are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencing the work and during the progress of the construction work.
- (3) Temporary permission on payment of cess shall be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction work and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand, preps debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obtaining all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No building Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 25 cubic metres per 10 Sq. metres below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstruction flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(b) (ii) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (a) or your starting the work without removing the structures proposed to be removed, you shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.





बंदर-१/  
 193

B.M.P.P.—8170-92 100/500.

Gen 162

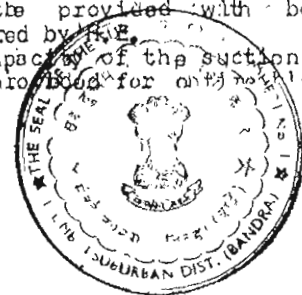
**ISSUED**

**बृहन्मुंबई महानगरपालिका**  
**MUNICIPAL CORPORATION OF GREATER BOMBAY**

15590/WAK of 15-JUL 1995

प्राप्त  
 दिनांक  
 15 जुल 1995  
 महानगरपालिका  
 नगर कार्यपालिका

- That the R.U.T. for forming registered Co-Op. Soc. will not be submitted before C.C. and the Co-Op. Soc. will not be got registered before occupation/whichever is earlier.
- That the agreement with the existing tenant along with the plans will be submitted before C.C.
- That the U.L.C. indemnifying the Corporation, for damage, risks, accidents, etc. to the occupiers and undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- That the clearance from U.L.C. authorities will not be obtained before asking C.C. above plinth level.
- That the N.C.C. from (i) A.A. & C.K. West (ii) Civil Aviation Deptt., (iii) etc. will not be submitted before applying for C.C. and the requisitions, if any, will not be complied with before B.C.C.
- That the requirements of M.O.C. of B.S.E.S. Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation Cft./BCC.
- That the N.A. permission from Revenue Authorities of Govt. of Maharashtra will not be obtained and submitted before C.C.
- That the permission of Tree Authority will not be obtained before applying for C.C.
- That the R.U.T. will not be submitted by the Developer/owner before applying for C.C. stating therein that he will include a suitable condition in agreement for sale of flat/shop etc. That the purchaser of flat/shop etc. will not change the user of the flat or room/shop than shown in the approved plan and sample copy thereof will not be submitted for this office record.
- That the qualified/registered site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- That All the Electrical installations shall not be carried out in conformity with the provision of Part VIII of building services section of National Building code.
- That the Amount, as will be intimated by M.C.G.B. towards development infrastructure in approved layout/sub-division/ of land and development handing over and Transfer of setback land, D.P. Road etc. will not be deposited in cash/demand draft, or irrevocable Banker's Guarantee from Scheduled Bank within the limits of Greater Bombay and agreement to that effect will not be executed with M.C.G.B. before asking for C.C.
- X) That the requisite premium as intimated will not be paid before applying for C.C.
- Y) That the plinth/stilt height shall not be got checked from S.E. before proceeding with the work above plinth.
- Z) That additional water charges shall not be paid before C.C.
- Z1) That the layout/sub-division/amalgamation will not be submitted and got approved before C.C. and the pro-rata charges towards development of infrastructure will not be paid before applying for C.C.
- Z2) That the elevation treatment, if any will not be got approved before applying for C.C. above plinth level.
- Z3) That the O.H. water storage tanks will not be provided with bottom slab 4' 1.2 Mtrs. above roof slab as required by S.E.
- Z4) That the approval of the location and capacity of the suction tank and pumping arrangement will not be provided for on the plan including existing floors.



बदर-१/  
२२/४०  
२००३

- 25) That the entire water supply for existing as well as proposed extension work will not be down take supply only from O.H. tanks to be provided on the top most terrace of the Bldg.
- 26) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H.tank, etc. for Maternity Home/Nursing Home user not be provided and that the drainage system of the building will not be affected.
- 27) That the 6" Vent. shaft from sewer trap chamber to the roof level ware pipe 'Tee' arrangement will not be made by owner to enable to connect vent shaft fixed to the Bldg. by the owner and permit doing such work will not be given by the owner to the C.
- 28) That the slope of drains will be laid internally.
- 29) That the smoke test for drainage lines will not be given before occupation.
- 30) That the rainwater, terraces, sanitary blocks shall not be made proof/leak proof.
- 31) That the dust bin will not be provided as per C.E.'s Circular CE/R297/11 of 26-6-1978.
- 32) That the compound gate will not open inside the plot.
- 33) That the tree shall not be planted at the rate of 1 tree per 80 Sq. Mtrs. of plot area of part thereof before submission of B.C.C.
- 34) That the surface drainage arrangement will not be made in consultation with E.E. (S.W.D.) or as per his remarks under will not be obtained and submitted before applying for Occupation Cft./B.C.C.
- 35) That the requirements of bylaw 3(b&c)/48 and 49/50 and 37/43 will not be complied with.
- 36) That 10'-0" wide paved pathway upto staircase will not be provided.
- 37) That the surrounding open spaces, parking spaces and lawns will be kept open and unbulit upon and will not be levelled and doyed before requesting to grant permission to occupy the Bldg. or B.C.C. whichever is earlier.
- 38) That the ventilators in dead walls will not be more than 5'-3" above floor level and of size not more than 3' x 2'. of ventilator per room shall not be restricted to one.
- 39) That the some of the passages and lobbies will not be properly lighted and ventilated during the progress of work.
- 40) That debris will be stacked on Municipal Road/footpath.
- 41) That the development charges in as per M.R. and T.P. (Amendment) 1992 will not be paid before asking for C.C.
- 42) That the adequate care in planning, designing and carrying out construction will not provide for the consequence of settlement floors of the floors and filling etc.
- 43) That the name plate/board showing plot No. Name of the Bldg. will not be displayed at a prominent place before C.C.C., B.C.C.
- 44) That the application is not made and deposit is not paid to the A.E. (Maint.) K/West for carriage entrance across road side drain at cost before starting the work and the carriage entrance will not be provided before submitting Occupation/B.C.C.
- 45) That the common Antenna for Television Transmission will not be provided as per the requirements of D.C. regulations 1991 before submit of OCC/B.C.C.
- 46) That the parking spaces will not be marked with paint before applying for Occupation Cft.
- 47) That the Notice Board as 'Servant's Toilet' will not be displayed on toilets proposed for servants use and that the copy of sample agreement for sale of flats with mentioned therein about 'Servant Toilet' that these are provided on ground floor/upper floors meant for common use of servants only will not be submitted before app. for OCC/B.C.C.
- 48) That the Cft. from Lift Inspector shall not be submitted for permission of occupation/B.C.C.
- 49) Signs mounted on canvas and two additional



बदर-२/  
 2003  
 195

BMPP-8170-92 0.00,000.

ISSUED

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/5590/WS/AK of 115 JUL 1995

- 229) contd. ...  
 set of plans will not be submitted at the time of submitting B.C.C.  
 230) That the cft. under section 270-A of the B.M.C. will not be obtained and submitted from H.E. regarding adequacy of water supply.  
 231) That the copy of the last upto date bill paid (A.A.&C.K/West) will not be submitted at the time of applying the B.C.C.  
 232) That B.C.C. will not be obtained and I.O.D. and e-bribe deposit etc. will not be claimed for refund within a period of 6 months from the date of its payment.  
 233) That the P.U.T. into prescribed proforma agreed to demolish the excess area if constructed beyond permissible F.S. shall not be submitted before asking for C.C.  
 234) That Revised H.C.C. drawings, design and calculations will not be submitted through Licensed structural Engineer.  
 235) That the Undertaking shall not be submitted or payment of difference in premium paid and calculated as per revised proposed land plan will not be submitted.  
 236) That the existing structure proposed to be demolished will not be demolished or necessary phase programme with document will not be submitted and got approved before C.C.

Notes: 1) That the work should not be started unless objections A to J, L, M, N, S, T, U, X, 233, 235, 236 are complied with.  
 2) That the C.C. will not be issued unless N.O.C. from (i) A.A.&C.K/West, (ii) Civil Aviation, (iii) H.E., (iv) B.S.E.S. are obtained and conditions are complied with.

sk/26.6.95.

27/6/95  
 5-6/11/95  
 K  
 K  
 W

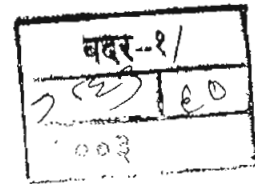
Signature  
 11/07/95





valid up to 5/6/2001

11 MAY 2001



... 5590 ...  
Further C.C. is now extended <sup>need same</sup>  
for top of ~~basement~~ 3.00 above A.G.L. as per approved  
amended plan dtd 9.3.2001

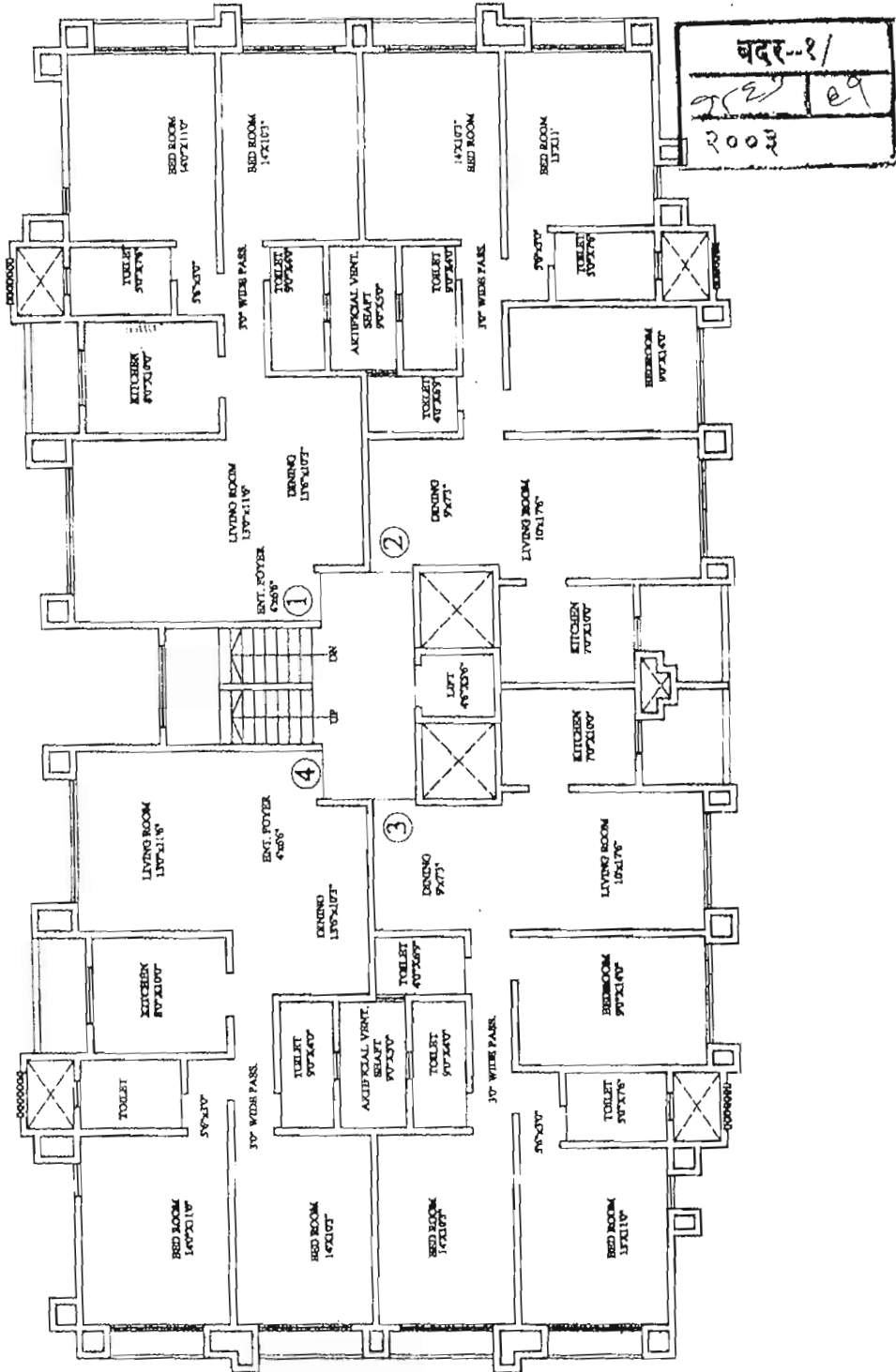
*[Signature]*  
Asstt. Engr. (P, WS), K/1/W/CS

TRUE COPY CERTIFIED BY

*[Signature]*  
(Kishor Architect)



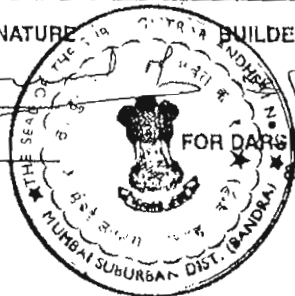




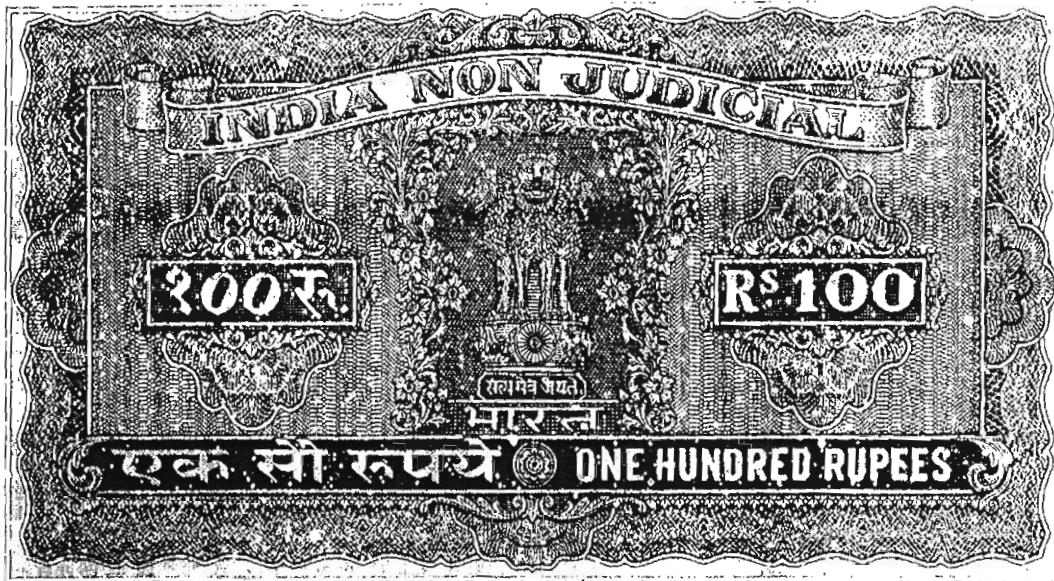
**TYPICAL FLOOR PLAN  
Nisarg Apartment**

PURCHASER'S SIGNATURE  
 FLAT NO: 103  
 FLOOR: 1st

BUILDER'S SIGNATURE  
 FOR DARS HAN BUILDERS DEVELOPERS



100Rs.



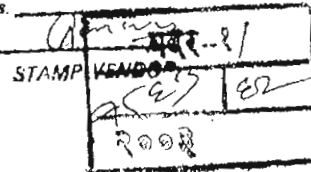
Govt. Stamp Office, Mumbai.

Date .....  
L. S. V. No. - 5 OCT 2002

61

Shri V. N. Mahajan  
Preper Officer

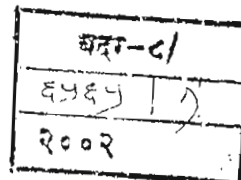
Sl. No. 1468 DATED  
SHAILESH GANTRA - 9 OCT 2002  
LICENCE STAMP VENDOR L. NO. 81,  
NEHRU ROAD, VILE-PARLE (EAST),  
ISSUED TO: PRAVIN SATRA  
STAMP PAPER OF Rs.

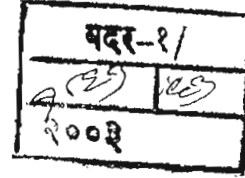


### POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come,  
PRAVIN VIRAM SATRA, aged about 38 years,  
address at 9, Moti Nivas, Shradhanand Road, Vile Parle (East),  
Mumbai - 400 057, SEND GREETINGS :

WHEREAS I am engaged as a sole proprietor of  
Proprietary Business activities and also engaged  
in various other firms.





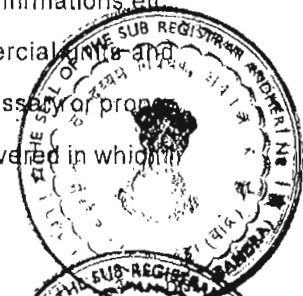
--- 2 ---

**AND WHEREAS** I am required to sign agreements for sale of flats, shops, garages, office units, commercial units and premises of various natures in and around Mumbai, in the capacity of Proprietor as well as Partner **AND** also various other deeds, documents etc. related to the above transactions, as the case may be.

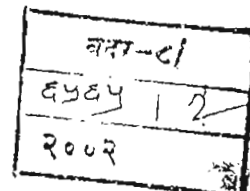
KNOW ALL MEN BY THESE PRESENTS, I, **MR. PRAVIN VIRAM SATRA**, aged about 38 years, having address at 9, Moti Nivas, Shradhanand Road, Vileparle [East] Mumbai - 400 057, do hereby nominate, constitute and appoint **MR. ASHOK MOHANLAL RAJGOR** of Mumbai to be my true and lawful attorney for me and in my name to do the following acts, matters deeds and things and execute the following powers, that is to say:

1. To enter into, make, sign, seal, execute, deliver all agreements for sale, deeds, declarations, confirmations etc of flats, shops, garages, office units, commercial units and premises of various natures, that may be necessary or proper to be enter into, made, signed, executed, delivered in which I am or may be party or in any way interested.

2. To appear, present and lodge before the Registrar of Assurances for registration, the aforesaid deeds, assurances, agreements or other instruments, of my behalf and admit execution thereof, for the documents in which I am or may be by the Attorney deemed to be interested.



Handwritten initials 'V' and 'AR'.



बदर-२/	
१८०७	६०
२००३	

--- 3 ---

such fees as shall be necessary for registration AND to do all other acts, deeds, matters and things as may be required for due and proper registration of any such deed, agreement under the provisions of the Indian Registration Act, 1908 or any other law for the time being in force.

3. AND I DO HEREBY agree to ratify and confirm all and whatever my said Attorney shall do by virtue of these presents.

IN WITNESS WHEREOF, I, the said MR. PRAVIN VIRAM SATRA have set my hand this 14<sup>th</sup> day of NOVEMBER, 2002.

SIGNED AND DELIVERED )

by the withinnamed EXECUTANT ) प्रविण विरम सत्रा

MR. PRAVIN VIRAM SATRA )

in the presence of )

1) प्रकाश रा.

2) अशोक

SIGNED AND DELIVERED )

by the withinnamed Attorney )

ASHOK MOHANLAL RAJGOR ) अशोक

in the presence of )

1) PRAKASH RAI

प्रकाश रा.

2) AJIT SINGH

अजित



बदर-३/
६५६५
२००२

बदर-१/  
२००३



दस्त गोषवारा भाग - 2







14/11/2002

दस्त गोषवारा भाग-1

12:47 pm

दस्त क्रमांक : 6565/2002  
दस्ताचा प्रकार : Execution of Power

अनु क्र.	पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अपत्यप्रसाह
1	जंमण विराय पत्रा B. गाली निवाच, श्रधामय रोड, विलोपार पृ मुं 57 सही पत्रा 48.	Executor		
2	पंजाब मोहनलाल राजचोर B. वसाहट संस्था, सहार रोड चकाला अंधेरी पृ मु 99 सही पत्रा 27	Executant		



६/११/०२  
२००२





दस्त गोधवारा भाग - 2

बदर-१/	
१५६५	६९
२००२	

दस्ता क्र. (ब-१४-६६६५ २००२) चा गोधवारा  
कालावकाश : १ गोधवारा ३० भरलेले मुद्रांक शुल्क १००

पावती क्र. ४६६६  
पावतीचे वर्णन  
मक प्रमाण ११६६ ३३

दस्त तयार केल्याचा दिनांक : १४/११/२००२ ०१:२१ PM  
प्रिण्टिंगचा दिनांक : १४/११/२००२

२० अंकीय फ  
१०० अंकीय फ

दस्ताचा प्रकार : ७) मुख्यतारीची अंमलबजावणी म्हणून नेमवूक  
शिकवका क्र. १ ची वेळ : (सादरीकरण) १४/११/२००२ ०१:२१ PM  
शिकवका क्र. २ ची वेळ : (फी) १४/११/२००२ ०१:२४ PM  
शिकवका क्र. ३ ची वेळ : (कबुली) १४/११/२००२ ०१:२४ PM  
शिकवका क्र. ४ ची वेळ : (अंकीय) १४/११/२००२ ०१:२४ PM

(भा. ११(२)).  
रुजवाला (अ. १२) व धर्म.  
एकत्रित फी  
१२०: एकूण

दस्त तयार केल्याचा दिनांक : १४/११/२००२ ०१:२५ PM

प्रस्तावना करून देणार लशाकशील (मुख्यतारीची अंमलबजावणी म्हणून नेमवूक) दस्तऐवज करून  
प्रमाणे केल्या जाईल.

दु. निवेदकनी निवा. शुद्धी  
सा. तु. निवेदक वदर-६,  
मुंबई उपनगर जिल्हा मुंबई (पश्चि)

प्रमाणे  
शुद्धीकरण एवढे निवेदीत करावात की, हे दस्तऐवज करून देणा-यांना व्यक्तीचा उलोखतात. &  
त्याची आख्या पदावित्वात.  
१) प्रकाश सग, एम १, शिक्षी पार्क, साताकुत्र प मं ५४, वय २५.  
२) शरद गणत, वरीलप्रमाणे.

Prakash R

बदर-६/	
६५६५	५
२००२	

दु. निवेदकनी शुद्धी  
सा. तु. निवेदक वदर-६,  
मुंबई उपनगर जिल्हा मुंबई (पश्चि)



प्रमाणित करण्यात येते की, या  
दस्तामध्ये प्रमाणे प्रमाणे आहेत.

दु. निवेदकनी निवा. शुद्धी  
सा. तु. निवेदक वदर-६,  
मुंबई उपनगर जिल्हा मुंबई (पश्चि)



बदर-६/६५६५/०

मुद्रांक क्रमांक १, क्रमांक पर  
मि. १४/११/०२

दु. निवेदकनी निवा. शुद्धी  
सा. तु. निवेदक वदर-६,  
मुंबई उपनगर जिल्हा मुंबई (पश्चि)

बदर-१/	
२५	६०
२००२	

Thursday November 14, 2002  
1:23:44 PM

Original  
नोंदणी ३९ म.  
Regn. ३९ म

पावती

पावती क्र. : 4568

गावाचे नाव विलेपार्ले

दिनांक 14/11/2002

दस्तावेजाचा अनुक्रमांक बदर 8 - 06565 - 2002

दस्तावेजाचा प्रकार गुलबर्गीची संभलवजावणी म्हणून नोंदणी

सादर करणाराचे नाव प्रदिप विराम लत्रा

नोंदणी फी :- 20.00

नक्कल (अ. 11(1)), वृद्धीकनाची नक्कल (अ. 11(2)),  
रजवाला (अ. 12) व अध्यादेश (अ. 13) -> एकत्रित फी (5) :- 100.00

एकूण 120.00

आपणास हा वेळीस 1000/-

द.  
(बांदे)

१०००/-

दुय्यम निबंधक  
साह दुय्यम निबंधक बदर-८,  
कुर्बे उपनगर दिन्दा कुर्बे (बांदे)





26/03/2003

दुय्यम निबंधकः

दस्त गोषदरा मा.

12:07:38 pm

अदर 1/6

वदर।
दस्त क 1863/2003

दस्त क्रमांक : 1863/2003

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम भरविठ सुभाजी काशीसा</p> <p>पत्ता घटापर्वी नं 303</p> <p>मल्लीपस्ता, गडर रोड</p> <p>इंमार्तवीर माटा जय अपार</p> <p>इंमार्तव न.</p>	<p>लिहून घेणार</p> <p>वय 37</p> <p>सही</p> <p><i>[Handwritten Signature]</i></p>		
2	<p>नाम भरविठ सुभाजी काशीसा</p> <p>पत्ता घटापर्वी नं 303</p> <p>मल्लीपस्ता, गडर रोड</p> <p>इंमार्तवीर माटा जय अपार</p> <p>इंमार्तव न.</p>	<p>लिहून घेणार</p> <p>वय 27</p> <p>सही</p> <p><i>[Handwritten Signature]</i></p>		

अदर-२/
२०२३/६०
२००३







दस्त गोषवारा भाग - 2

बदर 1

दस्त क्रमांक (1863/2003)

दस्त क्र. [बदर 1 1863 2003] वा गोषवारा  
बाजार मूल्य 5197000 नाबदला 2700000 गरलेले मुद्रांक शुल्क 374550

पावती क्र.: 1873 दिनांक: 26/03/2003  
पावतीचे वर्णन  
नाम: अरविंद गुलजी कारीया

दस्त हजार केल्याचा दिनांक: 26/03/2003 12:01 PM  
निष्पादनचा दिनांक: 24/03/2003  
दस्त हजार करण घाची राही

*Kavay Komant 2*

20000 : नोंदणी फी  
1400 : नक्कल (अ. 11(1)), पृष्ठांकगाची  
नक्कल (अ. 11(2)),  
रुजमान (अ. 12) व छायाचित्रण (अ. 13) >  
एकत्रित फी

दस्ताचा प्रकार: (25) करारनाम  
शिक्षक क्र 1 ची वेळ : (सादरीकरण) 26/03/2003 12:01 PM  
शिक्षक क्र 2 ची वेळ (फी): 26/03/2003 12:04 PM  
शिक्षक क्र 3 ची वेळ : (कमुली) 26/03/2003 12:05 PM  
शिक्षक क्र 4 ची वेळ : (ओळख) 26/03/2003 12:06 PM

21400 एकूण

दस्त नीव केल्याचा दिनांक: 26/03/2003 12:03 PM

दु. निवोपकाची राही, अंधेरी 1 (बदर)

ओळख  
खालील इमम अर्ग निवेदीस करतात की, ते दस्तपेज करून देणा याना जयतीस ओळखलात,  
व त्याची ओळख परचित्तात

1) प्रेश कारीया, पार/फ्लेट नं: 13

*Pavesh Komant 2*

मल्ली/रस्ता:

ईमारतीचे नाव: काठीयावाड

ईमारत नं:

पेट/पत्ताहस्त:

शहर/गाव: जुहू

तालुका:

पिन: 49

2) लालजी रमेश मित्तगीया, पार/फ्लेट नं: 9

*Lalji*

मल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पेट/पत्ताहस्त:

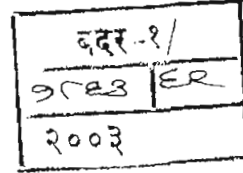
शहर/गाव: दिवली

तालुका:

पिन: 91

प्रमाणित हरजेत मी की, या  
दस्तामध्ये परशु... *ER* मी जातित.

सह. मुख्य निबंधक, अंधेरी-क्र. १,  
मुंबई उपनगर जिल्हा.



दु. निवोपकाची राही  
अंधेरी 1 (बदर)



बदर-१/१८६३/२००३.

पुस्तक क्रमांक १, क्रमांक चर

नोंदला.

दिनांक

*24/3/03*

सह. मुख्य निबंधक, अंधेरी-क्र. १,  
मुंबई उपनगर जिल्हा.





103

MH001607263202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 May 2024	Receipt	Receipt no.: 1113431507
	Name of the Applicant :	Rajkumar Rammilan Mishra
	Details of document has to be downloaded .	Dist :Mumbai Sub-urban District SRO :Andheri 1 (Bandra) Scanned Document No. : 6255 RequestID .935850b93b2848d2
	Year	2020
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no :MH001607263202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a> '.		

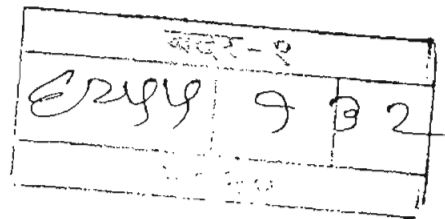
Scan Copy Downloaded from  
website on payment of  
stipulated charges

TRUE / SCANNED COPY

M. RAJKUMAR & CO.  
ADVOCATES

मूल्यांकन पत्रक ( राहरी क्षेत्र - बांधीव )					
Valuation ID	20200831164			31 August 2020, 10:38:23 AM	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	37-विनेपार्ले पश्चिम ( अंधेरी )				
उप मूल्य विभाग	37/189मुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड.				
सर्व्हे नंबर /न भू क्रमांक	सि.टी.एस नंबर#1234				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
124100	208900	239500	290100	208900	मोजमापनाचे एकक चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Buil: Up)-	104.61 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	11 to 20वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.208900/-
उद्देशवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
Sale Type -	First Sale				
	Sale/Resale of built up Property constructed after circular dt 02/01/2018				
मजला निहाय घट/वाढ = 100% apply to rate- Rs.208900/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर $= ((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर}$ $= ((208900 - 124100) * (80 / 100)) + 124100$ $= \text{Rs.191940/-}$					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र $= 191940 * 104.61$ $= \text{Rs.20078843.4/-}$					
एकरित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅन्सार्डन मजला क्षेत्र मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + बॉरेस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बॉरेस वा-कती $= A + B + C + D + E + F + G + H + I$ $= 20078843.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.20078843.4/-}$					

Home Print





2024-23  
232



CHALLAN  
MTR Form Number-6



GRN	MH003783945202021E	BARCODE	[Barcode]		Date	30/08/2020-20:44:21	Form ID	34	
Department					Inspector General Of Registration				
Type of Payment					Registration Fee				
Stamp Duty					Payer Details				
Office Name					BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name		PARESH KARIYA
Location					MUMBAI		Flat/Block No.		103, NISARG APARTMENT
Year					2020-2021 One Time		Premises/Building		
Account Head Details			Amount In Rs.		Road/Street		VILE PARLE WEST		
0030045501 Stamp Duty			602400.00		Area/Locality		MUMBAI		
0030063301 Registration Fee			30000.00		Town/City/District				
					PIN		4 0 0 0 5 6		
					Remarks (If Any)				
					SecondPartyName=ARVIND KARIYA-				
					Amount In Words		Six Lakh Twenty Two Thousand Four Hundred Rupees Only		
					Total		6,32,400.00		
Payment Details					IDBI BANK				
					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref No		69103332020083110120 2626269866
Cheque/DD No.					Bank Date		RBI Date		30/08/2020-20:44:58 Not Verified with RBI
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		



Department ID: \_\_\_\_\_ Mobile No: 9833919663  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तावाठी लागू आहे. नोदणी न करावयाच्या दस्तावाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-322-6255	0001674247202021	31/08/2020-10:51:04	IGR186	30000.00
2	(IS)-322-6255	0001674247202021	31/08/2020-10:51:04	IGR186	602400.00
Total Defacement Amount					6,32,400.00

Print Date 30-08-2020 11:32:44





0248	< 32
------	------



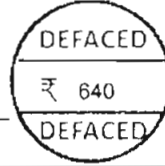
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 3008202001193

Receipt Date 31/08/2020

Received from PARESH MULJI KARIYA, Mobile number 9833919663, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 6255 dated 31/08/2020 at the Sub Registrar office Joint S.R Andheri 1 of the District Mumbai Sub-urban District



**Payment Details**

Bank Name IBKL

Payment Date 30/08/2020

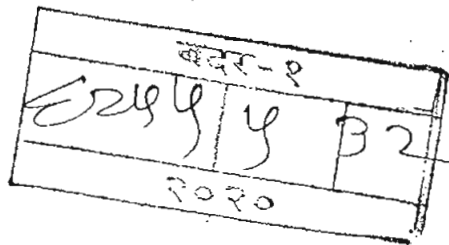
Bank CIN 10004152020083001043

REF No. 2627811208

Deface No 3008202001193D

Deface Date 31/08/2020

This is computer generated receipt, hence no signature is required.







REG-8	
Erugy	E B2
2020	



CHALLAN  
MTR Form Number-6



GRN	MH003783945202021E	BARCODE	[Barcode]		Date	30/08/2020-20:44:21	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name	PARESH KARIYA			
Location	MUMBAI			Flat/Block No.	103, NISARG APARTMENT			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	VILE PARLE WEST			
0030045501	Stamp Duty	602400.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 5 6			
				Remarks (If Any)	SecondPartyName=ARVIND KARIYA-			
				Amount In Words	Six Lakh Thirty Two Thousand Four Hundred Rupees Only			
Total			6,32,400.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332020083110120 2626269966		
Cheque/DD No.				Bank Date	RBI Date	30/08/2020-20:44:58 Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration elsewhere.  
संदर्भ चलान केवल दृष्टान निबंधक कार्यालयत नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी संदर्भ चलान लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	3008202001193
Date	30/08/2020
Received from PARESH MULJI KARIYA, Mobile number 9833919663, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name	IBKL
Date	30/08/2020
Bank CIN	10004152020083001043
REF No.	2627811208
This is computer generated receipt, hence no signature is required.	

30-08-2020 08:45:37  
632



Valuation Id :  
2020083027

Valuation Report

Date : 30/08/2020

### Location Details

Division Mumbai  
District मुंबई(उपनगर)  
Zone 37-विलेपार्ले पश्चिम ( अंधेरी )  
Attribute सि.टी.एस. नंबर  
SubZone 37/189भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड.  
Palka Mumbai subarbs  
Land Type Built up land  
Property Type Flat  
Occupied By occupied

### Rate Details

Open	Residence	Office	Shop	Industry	Unit
124100	208900	239500	290100	208900	Square Meter

### Area Details

Build Area 104.61  
Carpet Area 0  
Unit चौ. मीटर  
Depreciation 11 to 20  
Construction Type 1-आर सी सी  
In Big Project / Township No  
Lift Available Yes  
Floor 1st floor To 4th floor

### Valuation Details

ASR Rate Rs.208900/-  
Cost after applying Lift Rs.208900/-  
Cost after applying depreciation Rs.191940/-  
Final Valuation cost Rs.20078843/-  
Cost of Build Rs.20078843/-  
Rs.act/-



602400  
30000

वॉल्यूम - २		
२०२०	९२	

**GIFT DEED**

This Gift Deed is made and executed in Mumbai on the 31<sup>st</sup> day of August Two Thousand and Twenty **BETWEEN**

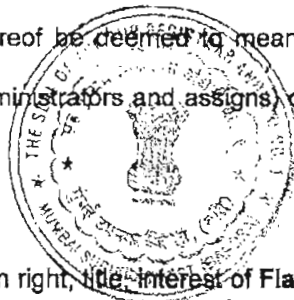
**MR. ARVIND MULJI KARIYA** aged about 55 years Having Pan Number AAEPK0468L, Aadhaar Card Number 939758965205, Passport Number M2378164, Adult, Indian Inhabitant residing at Flat No. B/601, Bhoomi Tower, Banarasi Shop lane, Santacruz (East), Mumbai-400055

Hereinafter known as the **DONOR** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors, administrators and assigns) of the **FIRST PART;**

**AND**

**MR. PARESH MULJI KARIYA** aged about 52 years Having Pan Number AAEPK0469M, Aadhaar Card Number 990115267014, Passport Number Z2286378, Adult, Indian Inhabitant residing at 9<sup>th</sup> Floor, Veejays Niwas, Gulmohar Cross Road No.1, JVPD Scheme, Vile Parle (west), Mumbai-400056

Hereinafter known as the **DONEE** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs executors, administrators and assigns) of the **SECOND PART**

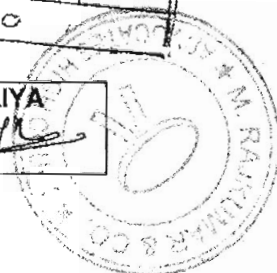


WHEREAS the Donor owns 100% Share in right, title interest of Flat No. 103 admeasuring about 932 sq. feet carpet area on 1<sup>st</sup> Floor in the Building known as Nisarg Apartment In the Society known as Nisarg Apartments Co-operative Housing Society Ltd., situated at 5, Besant road, Vile Parle (west), Mumbai-400056 Hereinafter called the said "Flat") which is more particularly described in Schedule written hereunder

Handwritten notes and stamps: "32" and "2020" written in a box-like structure.

MR. ARVIND MULJI KARIYA  
*Arvind Kariya*

MR. PARESH MULJI KARIYA  
*Pareesh Kariya*



AND WHEREAS the Donor had purchased the said Flat from M/s Darshan Builders and Developers vide Agreement Dated 24/03/2003 by paying valuable consideration. Its Registration Number BDR1/1863/2003 Dated 26/03/2003.

AND WHEREAS the Donor became the member of **Nisarg Apartments Co-operative Housing Society Ltd.,** Registered under the Maharashtra Co-operative Housing Societies Act, 1960 under Registration No. BOM/WKW/WEST/HSG/(TC)/12795 2004-2005 (Hereinafter referred to as **the said Society**). The Said Society has not issued Share Certificate till Date.

AND WHEREAS the Donor is entitled to use, possess, occupy the said Flat.

AND WHEREAS the Donor out of natural love and affection for his Brother desirous of making a Gift of his entire (100%) share in the said Flat to the Donee and the Donee accepts the same.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:**

1. That due to natural love and affection of the Donor for the Donees, the Donor does hereby grant and transfer by way of Gift to the Donee his entire share (100%) in right, title claim and interest in the Flat No. 103 admeasuring about 932 sq. feet carpet area on 1<sup>st</sup> Floor in the Building known as Nisarg Apartment in the Society known as Nisarg Apartments Co-operative Housing Society Ltd., situated at 5, Besant road, Vile Parle (west), Mumbai-



400056	3
--------	---

MR. ARVIND MULJI KARIYA

AMKariya

MR. PARESH MULJI KARIYA

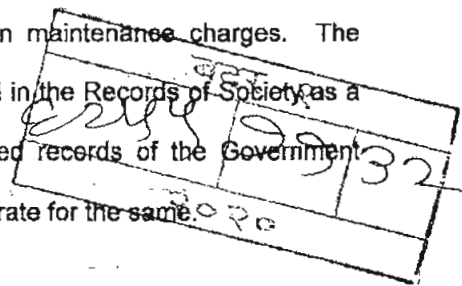
Pareesh Kariya

2. The Said Flat described in the Schedule hereunder is given/gifted by the Donor to the Donee in consideration of the natural love and affection which the Donor had and still has for the Donees, without any consideration. The Donor does hereby grant, convey, transfer, give and assure unto and to the use of the Donees, freely and voluntarily, his entire (100%) share in said Flat described in the Schedule hereunder and delivers possession and ownership of the same unto and in favour of the Donee and TO HAVE TO HOLD the same unto and for his sole use and benefit absolutely and unconditionally forever AND FURTHER that the Donor and/or his heirs, executors, administrators and/or persons acting lawfully for or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the Donees do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the title of the Donees to the said Flat.

3. The Donees shall hereafter regularly pay property taxes/maintenance charges, etc. to the Society.

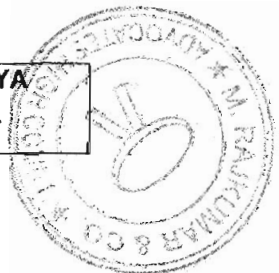
4. The Donee shall transfer names in the electric meter by applying to Adani Power / TATA Power.

5. The Donee shall pay for common maintenance charges. The Donee shall get his name recorded in the Records of Society as a member and also in the concerned records of the Government Flats. The Donor shall fully co-operate for the same.



MR. ARVIND MULJI KARIYA  
*Arvind Kariya*

MR. PARESH MULJI KARIYA  
*Pareesh Kariya*



6. The Stamp duty, registration and other incidental charges have been paid by the Donee alone.
7. This deed has been executed by the Donor in a fit and proper state of mind.
8. After the execution if this Gift Deed **MR. PARESH MULJI KARIYA** would be 100% owner of the said Flat

**SCHEDULE OF THE PROPERTY**

Flat No. 103 admeasuring about 932 sq. feet carpet area on 1<sup>st</sup> Floor in the Building known as Nisarg Apartment in the Society known as Nisarg Apartments Co-operative Housing Society Ltd., situated at 5, Besant road, Vile Parle (west), Mumbai-400056 bearing CTS Number 1234, 1234/1-4, Plot No.9, of TPS III of Village Vile Parle west, Taluka Andheri , Mumbai Suburban District.



जदर-२		
९२४९	९२३२	
२०२०		

<b>MR. ARVIND MULJI KARIYA</b> <i>Arvind Kariya</i>	<b>MR. PARESH MULJI KARIYA</b> <i>Pareesh Kariya</i>
--	---

In WITNESS WHEREOF, the parties hereto have hereunto set and subscribed his hands and seals the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the withinnamed "DONOR"

AMKariya  
**MR. ARVIND MULJI KARIYA**



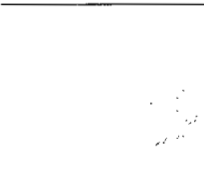
In the presence of .....

- 1. Adv. Mitesh Shah- M. Shah
- 2. Mr. Moulik Kirjat- Moulik Kirjat

SIGNED, SEALED AND DELIVERED )

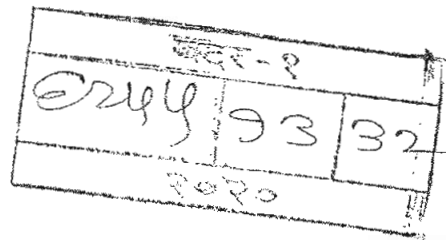
By the withinnamed "DONEE" )

Pareesh kariya  
**MR. PARESH MULJI KARIYA**



In the presence of .....

- 1. Adv. Mitesh Shah- M. Shah
- 2. Mr. Moulik Kirjat- Moulik Kirjat



**MR. ARVIND MULJI KARIYA**  
AMKariya

**MR. PARESH MULJI KARIYA**  
Pareesh kariya







22/4/88 9x32



विलेपाले-पश्चिम RULED CARD

4988

१२३१/१

५०-३

पत्र सं. १२३१ प्रमाण

विलेपाले

काशीमती-मुमुक्षुजीकाई के हाथ काया मुमुक्षुजीकाई - नं. १२३१ प्रमाण  
उ. नं. १२३१ प्रमाण

27 JAN 1970

१२३१/१ दि. शे. सार/मुदतवाढ न. ग. रु. १२३१ प्रमाण

व. स. अ. १

मु. उ. जि. मुवर्ष

को सापेक्ष	१२३१/१	प्रमाण	३०/१०
प्रमाण	२१/१२/६९	प्रमाण	६-१०
प्रमाण	३०/१२/६९	प्रमाण	६-१०

सत्य प्रमाण

धर सुपापन अधिकारी, विलेपाले



२२५५ १६३२



विलपाले-पत्रिम RULED CARD

4989

१२३४/२

३०

c

वि. नं. १२३४/२

c.m

१) अर्जादारी - म. रा. स. वि. नं. १२३४/२  
२) अर्जा - म. रा. स. वि. नं. १२३४/२

27 JAN 1977

आ. वि. नं. १२३४/२ म. रा. स. वि. नं. १२३४/२  
म. रा. स. वि. नं. १२३४/२ म. रा. स. वि. नं. १२३४/२  
आ. वि. नं. १२३४/२ म. रा. स. वि. नं. १२३४/२

१२३४/२ वि. नं. १२३४/२ म. रा. स. वि. नं. १२३४/२

म. रा. स. वि. नं. १२३४/२

आ. वि. नं.	१२३४/२	म. रा. स. वि. नं.	१२३४/२
म. रा. स. वि. नं.	१२३४/२	आ. वि. नं.	१२३४/२
म. रा. स. वि. नं.	१२३४/२	आ. वि. नं.	१२३४/२
म. रा. स. वि. नं.	१२३४/२	आ. वि. नं.	१२३४/२

सत्य प्रतिलिपि



खतर-२  
९८३२  
२०२०

Y. P. P. - 1,00,000 - (41 - WCA) - (CA)  
D. H. R. No. 3019, dated 10-8-30.

विलेपाले-पश्चिम RULED CARD



१२३७/४	१२-६	C	को. नं. १२३७ प्रमाण
--------	------	---	---------------------

१०००

१) अश्विनी - शुभ रात्री वारुळी के. त. व. नं. १२३७ प्रमाण  
 २) अश्विनी - शुभ रात्री वारुळी के. त. व. नं. १२३७ प्रमाण

27 JAN 1970

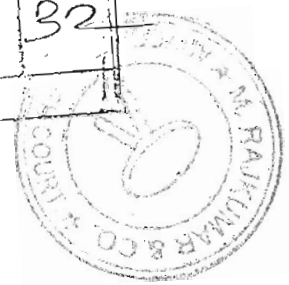
मा. ल. व. नं. १२३७ प्रमाण  
 नं. १२३७ प्रमाण  
 नं. १२३७ प्रमाण

१२३७ प्रमाण

१२३७	३०००
२३३७	६०००
३३३७	९०००
४३३७	१२०००



बंदर-१	१९	३२
२०३०		





बंदरा - १		
६२४५	२०	३२
२०२०		

NISARG

 <b>बृहन्मुंबई महानगरपालिका</b> <b>करनिर्धारण व संकलन खाते</b> <b>मालमत्ता करदेयक</b> <b>सदर देयक बृहन्मुंबई महानगरपालिका अखिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.</b>			
लेखा क्रमांक KW2301080060000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL09390227 201920BIL09390228	देयक दिनांक 13/06/2019
पत्रकाराचे नाव व पत्ता : NISARG CHS LTD .BESANT RD VILEPARLE WEST,MUMBAI 56.		प्रपक - महा. फ.व.सं./ विभाग: Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Pailram Road, Off S. V. Road, Opp. Andheri Station. Andheri (West), Mumbai - 400 058.	
मालमत्ता क्रमांक, भूदलिका क्रमांक, इमारतीचे नाव/ विंग, मी. टी. एस. क्रमांक / फ्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्गन, करदात्याची नावे. KW-8624(1),B-BESANT RD VILE PARLE [W] HOUSE WITH BANK SMT SUMATIBA KAILASNATH			
प्रथम करनिर्धारण दिनांक: 13/07/2002	जलजोडणी क्रमांक: -	एकूण मांडवनी मूल्य: ₹ 175298110	
एकूण मांडवनी मूल्य: ₹ Seventeen Crore Fifty Two Lakh Ninety Eight Thousand One Hundred Ten Only (अक्षरी)			
देयक नयाव स्वदेवेळी 31/03/2010 या तारखेपर्यंतची रकमाची	₹ 0	01/04/2010 या तारखेनंतरची रकमाची	₹ 148413
देयक कालावधी:	01/04/2019	ते	31/03/2020

(सर्व रकम रुपयांमध्ये)

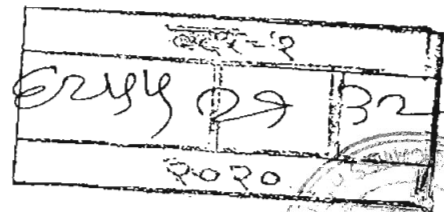
कराचे नाव	01/04/2019 ते	30/09/2019	01/10/2019 ते	31/03/2020
सर्वताधारण कर		160509		160509
जल कर		0		0
जलताभ कर		100963		100963
मलनिःसारण कर		0		0
मलनिःसारण नाम कर		62478		62478
म.न.पा. शिक्षण उपकर		59159		59159
राज्य शिक्षण उपकर		48514		48514
रोजगार हमी उपकर		8676		8676
वृक्ष उपकर		2960		2960
पथ कर		76117		76117
एकूण देयक रक्कम		519378		519378
कलम 152 अ नुसार दंडाची रक्कम		0		0
परतान्यावरील व्याजाची वसुली		0		0
आगाऊ अधिदानाचे समायोजन		0		0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम		0		0
भरादयाची निव्वळ रक्कम		519378		519378
प्रतिदानाची निव्वळ रक्कम		0		0
* 30.06.2019 पर्यंत भरादयाची निव्वळ रक्कम		510191		501007
* 31.07.2019 पर्यंत भरादयाची निव्वळ रक्कम		514784		505599
* 31.07.2019 नंतर भरादयाची निव्वळ रक्कम		519378		519378
अक्षरी रुपये	₹ Five Lakh Nineteen Thousand Three Hundred Seventy Six Only		₹ Five Lakh Nineteen Thousand Seventy Six Only	
अंतिम देय दिनांक		21/09/2019		31/03/2019



To make payment through NEFT:  
 IFSC - SBIN0COLLEC, Beneficiary A/C No:- 84CPOKW23010800660000, Name-MCGM Property Tax  
 note, payment done through NEFT will be collected against oldest bills first. Cheque must  
 drawn in the name of "MCGM"  
 अर्ली बर्ड इन्स्टीट्यूट स्कीम योजनेच्या माहितीसाठी मागे पाहावे.  
 मालमत्ता लेखा क्रमांकाप्रधीच पत्रिने ११ अंक इमारतीची यु.आय.बी. (सुनिक आयडेंटिटी) अमून.प्रत्येक इमारतीच्या  
 दर्शनी थारावर यु.आय.बी. स्टिकर लावण्याबा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या  
 कोणत्याही समासंबंधातील पत्रव्यवहारान मंदर यु.आय.बी. क्रमांक नपूद करणे आवश्यक आहे याची कृपया नोंद  
 घ्यावी.  
 स्वच्छ भारत  
 एक कदम स्वच्छते की ओर



E &amp; DE





MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CE/5590/WS/AK of 7 OCT 2002  
PART OCCUPANCY CERTIFICATE

बदर-४/	
३६९०	२०
२००६	

To,  
Shri. Pravin Satra, Owner,  
B/A, Nand Prom Shopping Centre,  
Nehru Road, Vileparle (East),  
Mumbai-400057.

Sir,  
The part development work i.e. Silt + 3 upper floors of building on plot bearing C.T.S.No.1234, 1234/1 to 4 of T.P.S.III, Vileparle (West) situated at Anna Banant Road, of Village Vileparle (West) Mumbai completed under the supervision of Shri. Kinmer Nayak Licensed Architect/ License No.CA/90/13298 may be occupied on the following conditions :-

- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) That all the conditions of I.O.D. shall be complied with for the remaining work.
- 3) That the lift will not be operated without obtaining Lift Inspector's certificate.

Note : Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, this occupation cft. granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A set of certified completion plan is attached herewith.

Yours faithfully,

*V. B. Rander*  
7/10/2002  
Executive Engineer, (Bldg. Proposals),  
Western Subs. K/W & A. Ward.

F:\WS\JKS\OCC\5590AK 2792002

CERTIFIED TRUE COPY  
*Ashish Solanki*  
ASHISH SOLANKI  
(G. D. Arch. - CA/26252/2000)



*Kanchan. K. Mehta*  
*[Handwritten signatures]*

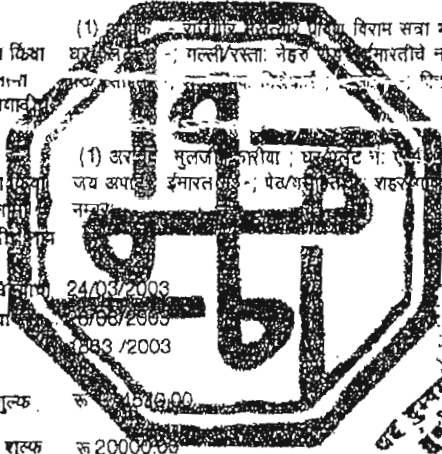
<i>[Handwritten]</i>	22	92
२०२०		



सूची क्र. दोन INDEX NO. II N. Sarg

गावाचे नाव: विलेपार्ले

- (1) विलेपार्ले नगर, मोठवल्हारे स्थळ करारनामा व बाजारभाव (भाडेपट्टा) याबतित पट्टाकार आकारणी खेती की पट्टेदार ते ममूळ करावे) मोबदला रु. 2,700,000.00 बा.मा. रु. 6,197,000.00
- (2) भू-मापन, पोटविल्हा व घरकमांक (असल्यास) (1) सिटिएस क्र.: 1234 वर्णन विमलदे नाव - विलेपार्ले परियम (अधेरी), जयवमगावे नाव - 37/189 - मुभागा: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस बॉर्ड हद्द व पश्चिमेस स्वामी विदेकानंद रोड. सदर मिळकत सि.टी.एस. नंबर - 1234 मध्ये आहे. सदनिका नं.103 पहिला मजला निर्माण अपार्ट
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 103.94 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात आलेले तपका (1)-
- (5) वस्तुपेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा विवाही पक्षांमालयाचा पुरुनानी किंवा आवेश असल्यास, प्रतिपाल नाव व संपूर्ण पत्ता (1) अरवि विराम सत्रा मागीदार दर्शन डेव्ह. व विल्डर्स तर्फे, घराचे मालकी गल्ली/रस्ता: नेहरु इमारतीचे नाव: नदप्रेम शॉपिंग सेंटर ; ईमारत नं. - 57, पेन नंबर -
- (6) वस्तुपेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा विवाही पक्षांमालयाचा पुरुनानी किंवा आवेश असल्यास, घराचे नाव व संपूर्ण पत्ता (1) अरवि मूलज गोरीया ; घराचे मालकी गल्ली/रस्ता: नेहरु रोड ; ईमारतीचे नाव: जय अपार्ट ईमारत नं. ; पेट/शहर: शहर सांताक्रुझ, तालुका - पिन: 65; पेन नमू
- (7) दिनांक करून देण्याची 24/03/2003
- (8) नावणीचा 07/06/2003
- (9) अमुकमांक, खंड व पृष्ठ 1833/2003
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 1576.00
- (11) बाजारभावाप्रमाणे नावणी शुल्क रु. 20000.00
- (12) सैरा



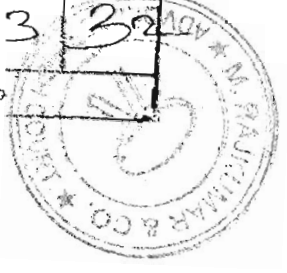
नक्कल वाचली रूजवात केली



श्री./श्रीमती.....  
 यांना त्यांचे ता.....  
 घट्ट अर्ज/मुद्दारा नंबर/दिनांक.....  
 दिनांक.....



बंदर - 2  
 23 32





बंदर-१		
१२५९	२५	३२
२०२०		



भारतीय विशिष्ट ओळख प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/17001/07301

To,  
 अरविंद मुलजी कारिया  
 Arvind Mulji Kariya  
 S/O Mulji Kariya  
 B:501 Bhoomi Tower  
 Banarasi Shop Lane  
 Opp Kairkund Temple  
 Mumbai  
 Santacruz (East) Mumbai Mumbai  
 Maharashtra 400055  
 9323588056

Ref: 75 / 18J / 106330 / 107520 / P



SH412523646FT



आपला आधार क्रमांक / Your Aadhaar No. :

**9397 5896 5205**

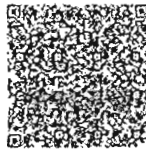
आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



अरविंद मुलजी कारिया  
 Arvind Mulji Kariya  
 जन्म तारीख / DOB : 23/04/1965  
 पुरुष / Male

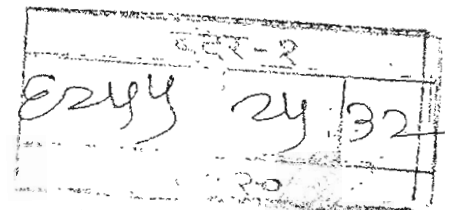


**9397 5896 5205**

आधार - सामान्य माणसाचा अधिकार



*AMKariya*





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT OF INDIA**  
**PARESH MULJI KARIYA**  
**MULJI POPATLAL SHAH**  
**02/02/1968**  
 Permanent Account Number  
**AAEPK0469M**  
*Paresh Kariya*  
 Signature

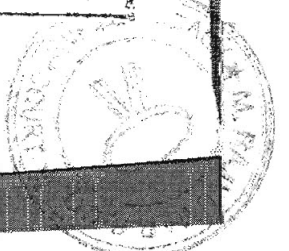
**भारत सरकार**  
**Government of India**  
**पारेश मुल्जी कारिया**  
**Paresh Mulji Kariya**  
**जन्म तिथि/DOB: 02/02/1968**  
**पुल / MALE**  
**9901 1526 7014**

**भारत सरकार**  
**Unique Identification Authority of India**  
**पता:**  
 ब्रह्मन्. मुल्जी कारिया, 5वां फ्लोर  
 वीजयस निवास, गुलमोहर  
 क्र. 1, जे.वी.पी.डी स्कीम, विले पार्ले  
 मुम्बई, महाराष्ट्र - 400049  
**Address:**  
 S/O. Mulji Kariya, 5th Floor  
 Vejays Niwas, Gulmohar  
 Cross Road No-1, JVPD  
 Scheme, Vile Parle West  
 Mumbai, Mumbai  
 Maharashtra - 400049  
**9901 1526 7014**

*Paresh Kariya*



६८४ - ९	
६८४५	२१०३२
२०२०	





**सामान्य नागरिक**  
**GENERAL CITIZEN**

प्रतिभा कुवराजी शाह  
 Milash Kuvraji Shah  
 जन्म वर्ष / Year of Birth: 1987  
 पुरुष / Male

5108 6771 1235

**आधार - सामान्य नागरिकाचा अधिकार**

पत्ता: S/O कुवराजी शाह, क. नगर, 8 मंगलवीरम चौका, कल्याण नगर, भायली रोड, वस्ती, विले पार्ले, मुंबई, महाराष्ट्र, 400058  
 Address: S/O Kuvraji Shah, Flat N A/4/1 Nutan Jeevan CHS, Kalyan Nagar, S.V. Road (In. Vile Parle (West)), Vileparle (West), Mumbai, Maharashtra, 400066

1947  
 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in  
 UID-Box No. 1947, Bangalore-560 091

**सामान्य नागरिक**  
**GENERAL CITIZEN**

राजकुमार एस. यादव  
 Rajkumar S. Yadav  
 जन्म तारीख / DOB: 04/04/1982  
 पुरुष / Male

9322 4277 1810

**आधार - सामान्य नागरिकाचा अधिकार**

पत्ता: जितुल चाळ, अर पत्र 1/4, भोलीपळ, इस्लाम, यादवपूर रोड, सुबई, विलेपार्ले (वेस्ट), महाराष्ट्र, 400058.  
 Address: Jituli Chai, Rn 1/4, Dhobghat, In. Gavelthan Road, Mumbai, Vileparle (West), Maharashtra, 400058

1947  
 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in

**सामान्य नागरिक**  
**GENERAL CITIZEN**

मोमिद सुभाष किजा  
 Momik Subhash Kijal  
 माता: सुवर्णा सुभाष किजा  
 Mother: Suvarna Subhash Kijal  
 जन्म वर्ष / Year of Birth: 1987  
 पुरुष / Male

8483 8435 8908

**आधार - सामान्य नागरिकाचा अधिकार**

पत्ता: S/O सुभाष किजा, रूम नं. 2-4, सिद्धि विनायक सिविलियन 1, इन्फो सीड, हनुमान नगर, एम. व्ही रोड, 2221 मंगल अफेयरी नगर, मुंबई, महाराष्ट्र, 400053.  
 Address: S/O Subhash Kijal, Room no 204, Siddhivinayak Building No 3/1/1 Bldg, Hanuman Nagar, S.V. Road Teta Compound, Andheri (West), Mumbai, Maharashtra, 400058

1947  
 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in  
 UID-Box No. 1947, Bangalore-560 091

*(Handwritten signature)*



बदल - 8  
 24/08  
 2020







बदर-१		
२४५	30	१२
२०२०		

Summary1 (GoshwaraBhag-1)

322/6255

सोमवार, 31 ऑगस्ट 2020 10:51 म.पू.

दस्त गोषवारा भाग-1

वदर1

दस्त क्रमांक: 6255/2020

दस्त क्रमांक: वदर1 /6255/2020

बाजार मुल्य: रु. 2,00,78,843/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.6,02,400/-

दु. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

पावती:6896

पावती दिनांक: 31/08/2020

अ. क्र. 6255 वर दि.31-08-2020

सादरकरणाचे नाव: परेश मूलजी कारिया

रोजी 10:49 म.पू. वा. हजर केला.

*Parce h kariya*

सीदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

दस्त हजर करणाऱ्याची सही

एकुण: 30640.00

सह. दुय्यम वकील, अंधेरो क. १

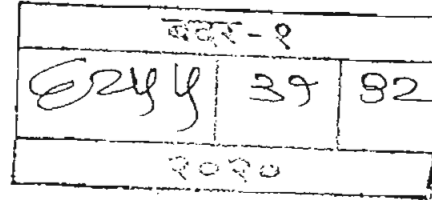
सह. दुय्यम वकील, अंधेरो क. १

दस्ताचा प्रकार: बंधीसपत्र

मुद्रांक शुल्क: within family

शिक्का क्रं. 1 31 / 08 / 2020 10 : 49 : 46 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 08 / 2020 10 : 51 : 00 AM ची वेळ: (फी)



Summary-2( दस्त मोडवारा भाग - २ )



31/08/2020 11 13.56 AM

दस्ता क्रमांक: बटर/1/6255/2020

दस्ताचा प्रकार: बंधीसपत्र

दस्त मोडवारा भाग-2

बटर 1

दस्ता क्रमांक: 6255/2020

अनु क्र	पक्षकाराचा नाव व पत्ता	पक्षकाराचा प्रकार	दस्ताचित्र	अंगठ्याचा दस्त
1	नाव: अरविंद मूलजी कारिया पत्ता: प्लॉट नं: बी/601, गाळा नं - इमारतीचे नाव: भूमि टॉवर, ब्लॉक नं: सांताक्रुस पूर्व, रोड नं: वनारभी शांति लेन, महागाट, मुंबई पिन नंबर: AAEPK0468L	लिहून देणार वय: -55 स्वाधरी -		
2	नाव: पारेश मूलजी कारिया पत्ता: प्लॉट नं: - गाळा नं: 9, इमारतीचे नाव: वीजय विनायक, अड्डा नं: विद्यालाल एडिशन, रोड नं: पुलमोटर क्रॉस रोड नं 1 बेबीपीडी स्कीम, महागाट, मुंबई. पिन नंबर: AAEPK0469M	लिहून देणार वय: -52 स्वाधरी -		

*Amkariya*

*Pareshe Kariya*

वरील दस्तांबंध करून देणार तयार करून बंधीसपत्र चाडवई पत्रक पत्रक दिल्याचे कळविले.  
शिक्रा क्र. 3 ची वेळ: 31 / 08 / 2020 11 : 13 : 24 AM

शेकळ

घाताने घडाम असे निवेदीत करताना की व दस्तांबंध करून देणा-याचा व्यक्तीचा शेकळपत्र, व त्याची शेकळ पत्रविलान

अनु क्र	पक्षकाराचा नाव व पत्ता	दस्ताचित्र	अंगठ्याचा दस्त
1	नाव: मौजिक - किंबल वय: 22 पत्ता: रूम्ब नं 1/4, त्रिगुन बाळ, बिल्डे पार्ले पश्चिम, मुंबई पिन कोड 400056		
2	नाव: गिनेश शार वय: 32 पत्ता: 1/4/1, कृपा नगर, बिल्डे पार्ले पश्चिम, मुंबई पिन कोड 400056		

शिक्रा क्र. 4 ची वेळ: 31 / 08 / 2020 11 : 13 : 50 AM

सह. दुय्यम निबंधक, बंधीसपत्र क्र. १

बटर-१	
ERUJY	32/32
२०२०	

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARESH KARIYA	eChallan	69103332020083110120	MH003783945202021E	602400 00	SD	0001674247202021	31/08/2020
2		DHC		3008202001193	640	RF	3008202001193D	31/08/2020
3	PARESH KARIYA	eChallan		MH003783945202021E	30000	RF	0001674247202021	31/08/2020

[SD: Stamp Duty Registration Fee] [DHC: Document Handling Charges]

6/55 2020

Know Your Rights as Registrants



Scanned document for e-filing through thumbnail (4 pages on a side) printed after scanning.

For feedback please write to us at feedback.usar/raa@gmail.com

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण... पाने आहेत.  
पुस्तक क्र. १/बटर-१/६२५५/२०२०  
वर नोंदला, दिनांक: 31 AUG 2020

सह. दुय्यम निबंधक, बंधीसपत्र क्र. १,  
मुंबई उपनगर जिल्हा.

