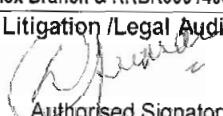


INVOICE

<p>M.Rajkumar & Co - Advocates Litigation /Legal Audit Advocates High Court B703, Odyssey Bldg, Lodha Paradise Complex Majiwade, Thane 400601 MSME REG NO. MH33D0220127 Contact : 02225360554,9820474421 E-Mail : mrlegalco@gmail.com www.mrlegal.co.in</p>	Invoice No. 4	Dated 6-May-2024
Buyer Bank of India Stock Exchange Branch 70-80 M.G. Road, Ground Floor, Bank of India Bldg, Next to Mumbai University, Mumbai 400023 <div style="text-align: center; font-size: 2em; font-weight: bold;">8646</div>	<p style="font-size: 1.5em; font-weight: bold;">For Legal Audit Recommended for Sanction.</p> <p style="font-size: 1.5em; font-weight: bold;">P. P. 16854P</p>	
Particulars	Amount	
<p>Professional Fees For Title Investigation for Flat No 104 Nisarg Apartments CHSL, Village Vile Parle Tal Andheri MSD</p> <p>Account Anugrah Stock & Broking Pvt Ltd</p>	<div style="font-size: 2em; font-weight: bold; transform: rotate(-15deg);">NPACMG</div> <p style="font-size: 1.5em; font-weight: bold;">8,000.00</p>	
Total		₹ 8,000.00
Amount Chargeable (in words) INR Eight Thousand Only		
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  Authorized Signatory	

SUBJECT TO MUMBAI JURISDICTION

THANKS FOR ENTRUSTING YOURSELF TO US

H



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.104 admeasuring about 826 sq.ft carpet, 1st 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 : Sadhana Paresh 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 :

Sadhana Paresh Kariya OWNER	HAVING address Flat No.104 1 st Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, Mumbai 400056
Anugrah Stock & Broking Pvt Ltd BORROWER	HAVING address at 1 st 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.mrlegal.co.in

Sadhana Paresh Kariya

THANK YOU FOR ENTRUSTING YOURSELF TO US!



No.		
1.	ORIGINAL Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1864-2003	BETWEEN Darshan Builders & Developers AND Paresh Mulji Kariya HuF
2.	ORIGINAL Registration Receipt No.1874 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.	ORIGINAL Registered Deed of Gift dated 26.06.2014 bearing Serial No. BDR-17-5941-2014	BETWEEN Paresh M. Kariya HuF thru [1] Paresh M. Kariya [Karta] [2] Sadhana P. Kariya [3] Jaynee P. Kariya [4] Krish P. Kariya AND Sadhana P. Kariya
5.	ORIGINAL Registration Receipt No.6144 dated 16.07.2014 for payment of Registration Fees of Rs.20000/-	Issued by Sub-Registrar, Andheri -6
6.	ORIGINAL Index II dated 16.07.2014	Issued by Sub-Registrar Andheri-6

3. **Description of immovable property:** Flat No.104 admeasuring about 826 sq.ft carpet, 1st 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.104 admeasuring about 826 sq.ft carpet, 1st 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

.....

Dileep K. Purohit



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

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
AND-1-5225 Agreement dated 25.09.2002
2002 A.V. ₹.3200000/- M.V. ₹.3081144/-
S.D. ₹.214800/- Reg. Charges ₹.20000/-
Ashok Rojgar Partner Darshan Builders & Developers



To
 Vimla R Satra
 Ramnik Viram Satra
 Schedule : Property at Village Vileparle Taluka Andheri MSD, Flat No. 104
 admeasuring about 572 sq.ft carpet

2002
 AND-1-5821 Mortgage dated 30.10.2002
 2002 A.V. ₹.2400000/- M.V. ₹.1/-
 S.D. ₹.12000/- Reg. Charges ₹.20000/-
 Vimla Ramniklal Satra
 Ramnik Viram Satra

To
 Ranjit H. Sisodiya Manager Bank of Baroda
 Schedule : Property at Village Vileparle Taluka Andheri MSD, Flat No. 104
 admeasuring about 572 sq.ft carpet CTS No. 1234/1 to 4 Plot
 No.9

2003
 AND-1-1864 Agreement dated 24.03.2003 RD 26.03.2003
 2003 A.V. ₹.2300000/- M.V. ₹.4605500/-
 S.D. ₹.327230/- Reg. Charges ₹.20000/-
 Ashok Rojgar thru Darshan Builders & Developers

To
 Paresh Mulji Kariya HuF
 Schedule : Property at Village Vileparle Taluka Andheri MSD, Flat No. 104
 admeasuring about 92.11 sq.mts Built up 1st Floor, Nisarg
 Apartment, CTS No. 1234

2004	]	NIL
2005	]	NIL
2006	]	NIL
2007	]	NIL
2008	]	NIL
2009	]	NIL

Ranjit H. Sisodiya



2010	]	NIL
2011	]	NIL
2012	]	NIL
2013	]	NIL

2014

AND-6-5941

Gift dated 26.06.2014 RD 16.07.2014

2014

A.V. ₹.0/- M.V. ₹.11687000

S.D. ₹.585000/- Reg. Charges ₹.30000/-

Paresh Mulji Kariya

Sadhana P. Kariya

Jaynee P Kariya

Krish P Kariya

To

Sadhana P. Kariya

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No.104
admeasuring about 92.11 sq.mt Built up, 1st Floor, Nisarg
Apartment, Besant Road, CTS No. 1234 Vile Parle West,

2015	]	NIL
2016	]	NIL
2017	]	NIL
2018	]	NIL
2019	]	NIL
2020	]	NIL

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

Alumna Goods



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 of 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
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]

Sumati Purohit



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-1-1864-2003, Darshan Builders & Developers sold to Paresh Mulji Kariya HuF, Flat No.104 admeasuring about 826 sq.ft carpet, 1st 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.

Paresh Mulji Kariya HuF 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



By and under Registered Deed of Gift dated 26.06.2014 bearing Serial No. BDR-17-5941-2014 Paresh M. Kariya HuF thru [1] Paresh M. Kariya [Karta] [2] Sadhana P. Kariya [3] Jaynee P. Kariya [4] Krish P. Kariya gifted to Sadhana P. Kariya, the Subject Flat on terms and conditions as set out therein.

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

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 st 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 Sadhana Paresh Kariya derives valid, legal, clear and marketable title for Flat No.104 admeasuring about 826 sq.ft carpet, 1st 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.104 admeasuring about 826 sq.ft carpet, 1st 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

Abbreviations: U/c – Under Construction, N/a – Not applicable N/p – 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.	Yes
g.	Availability Chain of title tracing the title from the oldest title deed to the latest title deed	Yes



	establishing title of the property in question from the predecessors in title/interest to the current title holder	
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 The Real Estate (Regulation and Development) Act, 2016, the Promoter / Developers shall be liable for penalty / Fine / prosecution under CHAPTER VIII of Act</i>		
w.	Litigation	N/a
<i># Section 4 [i] of The Real Estate (Regulation and Development) Act, 2016, – 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 The Real Estate (Regulation and Development) Act, 2016, 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
<p># Section 11 [4] (g) of The Real Estate (Regulation And Development) Act, 2016, 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):</p>		
<p>z. Requirement for noting Bank charges on the records of the Housing society etc. and comment a) Bank has obtained NoC from Society ascertaining charge on subject Unit in favour of Bank of India.</p>		

iii) Confirm and state that the Original title deeds submitted are the Originals registered before the Registrar of Assurances. [We examined original [1] Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1864-2003 [2] Registered Deed of Gift dated 26.06.2014 bearing Serial No. BDR-17-5941-2014 from Bank's Custody. Said Title Deeds are 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 me



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. :

Title of Land	Freehold
Title of Unit	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	Discussed in 4(ii)b
b.	Development Agreement / Power of Attorney	Discussed in 4(ii)b
c.	Independent title verification of the land and / or building in question	Discussed in 4(ii)b



d.	Agreement for sale (duly registered)	Discussed in 4(ii)b
e.	Payment of proper stamp duty	Discussed in 4(ii)b
f.	Approval of Building Plan, Permission of appropriate / Local Authority etc	Discussed in 4(ii)b
g	Conveyance in favour of society / condominium concerned	Discussed in 4(ii)b
h.	Occupancy Certificate / allotment Letter / Letter of Possession	Discussed in 4(ii)b
i.	membership details in the society etc	Discussed in 4(ii)b
j.	Share Certificate	Discussed in 4(ii)b
k.	No objection letter from the society	Discussed in 4(ii)b
l.	all legal requirements under the local / municipal laws, regarding ownership of flats/ apartments / building regulations, development control regulations, co-operative Societies law etc	Discussed in 4(ii)b
m.	requirement for noting Bank charges on the records of the Housing society etc and comment	Discussed in 4(ii)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 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 [1] Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1864-2003 [2] Registered Deed of Gift dated 26.06.2014 bearing Serial No. BDR-17-5941-2014 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 are 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 Sadhana Paresh Kariya. [for loan facilities provided to Anugrah Stock & Broking Pvt Ltd]

- a. Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1864-2003
- b. Registered Deed of Gift dated 26.06.2014 bearing Serial No. BDR-17-5941-2014

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. Nisarg Co-op Hsg. Soc. Ltd NoC dated 15.04.2009
5. Nisarg Co-op Hsg. Soc. Ltd NoC dated 05.10.2011
6. Nisarg Co-op Hsg. Soc. Ltd NoC dated 22.08.2014

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

1. Letter from Nisarg Co-op Hsg. Soc. Ltd ascertaining charge of Bank of India on Subject Flat.
2. Original Share Certificate.

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 Deed of Gift dated 26.06.2014 bearing Serial No. BDR-17-5941-2014 downloaded from <https://esearchigr.maharashtra.gov.in> bearing Rubber Stamp of Advocate together with Receipt



CHALLAN
MTR Form Number-6



GRN	MH001656471202425E	BARCODE					Date	06/05/2024-21:57:39		Form ID			
Department	Inspector General Of Registration			Payer Details									
Type of Payment	Search Fee			TAX ID / TAN (If Any)									
	Search Fee			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 complex								
				Premises/Building									
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 for Sadhana Paresh Kariya Flat 104 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.	02202292024050705037		169201545					
Cheque/DD No.				Bank Date	RBI Date	06/05/2024-21:57:39		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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Isag Co - Op. Hsg. Society Ltd.

5, Besant Road, Vile- Parle (West), Mumbai - 400 056.

List of Members

Sr. No.	Flat No.	Name of Members	Date of Agreement	Cost of Flat	Duty Amount	Stamp Duty paid Date	Registration No.	Registration Amount	Registration Date	Area of Flat (In Sq. Mt) Carpet Area
1	101	Anugrah Stock And Broking Private Ltd	15/05/2007	8,000,000	383,000	14/05/2007	3924/2007	30,000	29/05/2007	826
2	102	Subhnen Décor Pvt. Ltd.	13/06/2003	2,200,000	385,310		3818/2003	30,000	13/06/2003	932
3	103	Arvind Kariya	24/05/2003	2,900,000	374,550	20/03/2003	1863/2003	21,400	26/03/2003	932
4	104	Me. Paresh Muji Karla (Huf)	24/03/2003	2,300,000	327,230	20/03/2003	1864/2003	21,380	26/03/2003	826
201		1) Nitin kumar N. Mehta 2) Kalpesh Nitinkumar Mehta (HUF)	12/07/2002	2,800,000	314,710	10/07/2002	3806/2002	20,000	12/07/2002	826
202		1) Rajkumar Purshottam Maurya 2) Mahesh Purshottam Maurya 3) Brijesh Purshottam Maurya	22/05/2003	2,800,000	385,350	17/05/2003	3052/2003	30,000	22/05/2003	932
203		A) Kanchanben Rasiklal Vora B) Rasiklal Shantilal Vora	23/07/2002	1,600,000	360,400	19/07/2002	4034/2002	21,380	23/07/2002	932
204		A) Piyush Jayantilal Shah B) Sheetal Jayantilal Shah	08/04/2003	2,000,000	345,700	03/04/2003	2233/2003	30,000	08/04/2003	826
9	301	A) Atul Mahendra Shah B) Manita A. Shah	19/04/2002	2,500,000	315,000	19/04/2002	2163/2002	21,320	20/04/2002	826
10	302	A) Vanita Narottam Mehta B) Dipak Narottam Mehta	29/04/2002	3,650,000	360,390	26/04/2002	2379/2002	20,000	03/05/2002	932
11	303	A) Shrinish Mafatal Zaveri B) Vilash S Zaveri C) Tusher S Zaveri	11/03/2003	3,000,000	375,000	07/03/2003	1558/2003	20,000	12/03/2003	932
12	304	Jayantilal Jagdish Sawta	16/04/2001	3,000,000	314,710	11/04/2002	2068/2002	20,000	16/04/2002	826
13	401	1) Kanchan Harish Mehta 2) Jatin Harish Mehta Vallabhadas S Vaidolalaga	13/05/2006	3,411,000	220,000	03/05/2006	3610/2006	30,000	15/05/2006	924
14	402	Maniula Vallabhadas Vaidolalaga 1) Jyotiben Deepak Shukh 2) Anantlal B Shah	04/12/2002	3,500,000	380,500	04/12/2002	6554/2002	21,340	09/12/2002	932
15	403	3) D. A. Shah	15/11/2003	4,100,000	385,310	17/07/2003	719/2004	30,000	23/01/2004	932
16	404	1) Haresh N Mehta 2) Brijesh H. Mehta	11/07/2002	2,800,000	314,700	10/07/2002	3807/2002	20,000	12/07/2002	826
17	S-01	Mandvi Co-Op Bank Ltd	17/05/2002	5,213,900	521,630	05/05/2002	2633/2002	21,480	17/05/2002	548.8
18	S-02	Mandvi Co-Op Bank Ltd	17/05/2002	4,098,800	406,980	16/05/2002	2632/2002	21,460	17/05/2002	428.4
19	S-03	Chandrakant Narsinhadas Patel Nishit Suresh Patel	13/10/2010	Gift Deed	234,100	12/10/2010	11870/2010	30,000	14/10/2010	350
20	S-04	Chandrakant Narsinhadas Patel	01/08/2003	1,100,000	110,000	25/07/2003	5000/2003	12,480	01/08/2003	382
21	B-01	Suresh Narsindas Patel Chandrakant Narsinhadas Patel	13/10/2010	Gift Deed	102,200	12/10/2010	10640/2010	30,000	14/10/2010	382
			01/08/2003	1,500,000	150,000	25/07/2003	4999/2003	16,480	01/08/2003	960
22	B-02	Asha Suresh Patel Unsold	13/10/2010	Gift Deed	842,000	13/10/2010	10639/2010	30,000	14/10/2010	960
			01/08/2003	Gift Deed	140,000	25/07/2003	4998/2003	15,500	01/08/2003	



ISAG CO-OP HSG. SOC. LTD
 [Handwritten signatures and names: Jatin Shah, Nishit Suresh Patel, Chandrakant Narsinhadas Patel]

1864322

सूची क्र.2

दुय्यम निबंधक : अंधेरी 1 (बांद्रा)

04-05-2024

दस्त क्रमांक : 1864/2003

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

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.2300000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 4605500
(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. 104 पहिला मजला निसर्ग अपार्ट
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 92.11 चौ.मी. आहे.
(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:-अशोक - राजगोर मुखत्यार प्रविण विराम सत्रा भागीदार दर्शन डेव्ह. व बिल्डर्स तर्फे वय:-27पत्ता:---पिन कोड:-५७९पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-पं.प.श. मुलजी कारीया एच यु एफ वय:-35पत्ता:-१३पिन कोड:-४९९पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2003
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2003
(11) अनुक्रमांक, खंड व पृष्ठ	1864/2003
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	327230
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14) शेर	-

5941513

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

04-05-2024

दस्त क्रमांक : 5941/2014

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

नोदणी :

Regn:63m

गावाचे नाव : 1) विलेपार्ले

(1)विलेखाचा प्रकार	गिफ्ट
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11687000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई-56, रोड नं: बेसेंट रोड((C.T.S. Number : 1234 ; Plot Number : 0 ;))
(5) क्षेत्रफळ	1) 92.11 चौ.मीटर
(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:-परेश मूलजी कारिया एच यू एफ वय:-45; पत्ता:-प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:- 2): नाव:-परेश मूलजी कारिया वय:-45; पत्ता:-प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:- 3): नाव:-साधना पी कारिया वय:-45; पत्ता:-प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:- 4): नाव:-जैनी पी कारिया वय:-18; पत्ता:-104, 1, निसर्ग अपार्टमेंट, विलेपारले पश्चिम मुंबई, बेसेंट रोड, इर्ला, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400056 पॅन नं:- 5): नाव:-क्रिश पी कारिया तर्फे अज्ञान पालन कर्ता परेश पी कारिया वय:-45; पत्ता:-प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साधना पी कारिया वय:-45; पत्ता:-प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: वीजयास निवास, ब्लॉक नं: आंधेरी पश्चिम मुंबई, रोड नं: गुलमोहर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/06/2014
(10)दस्त नोदणी केल्याचा दिनांक	16/07/2014
(11)अनुक्रमांक,खंड व पृष्ठ	5941/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	585000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

104

MH001555251202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 May 2024	Receipt	Receipt no.: 1113428523
	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. : 1864 RequestID :fd66085c82b448c4
	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/frnSearchChallanWithOutReg.php '.		

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stipulated charges.

TRUE / SCANNED COPY

Rajkumar
M. RAJKUMAR & CO.
ADVOCATES

वदर-१/
 २००३

RS. 327230

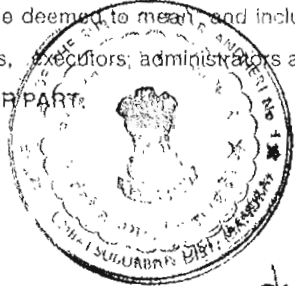
PARESH MULJI KARIYA HUF

By P/S 3,27,230 Rs Three Lacs Twenty Seven Thousand Two Hundred Thirty Only

ARTICLES OF AGREEMENT made and entered into at ^{m REC} Bombay this 4 day of ~~one~~ ^{two} Thousand ~~One~~ ^{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. PARESH MULJI KARIYA ^{HUF} of Mumbai Indian Inhabitant/s residing at Flat No. 13, 3rd Floor, Kathiyawan Society, Gulmohan X Road No-12, Vile Parle (W), MUM-53 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
 EXTENSION BUILDING
 BANDRA BUILDING, BANDRA (E)
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 MAIL/CSO/019

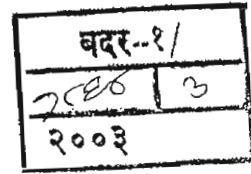
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BY SUPERINTENDENT OF STAMPS, BANDRA.

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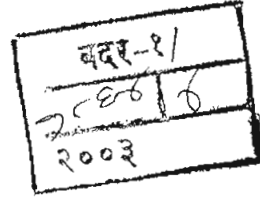


WHEREAS:

- (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 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 8th October, 1940 registered in the office of the Sub Registrar at Bandra under Serial No.1104 in Book No.I on 9th 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;

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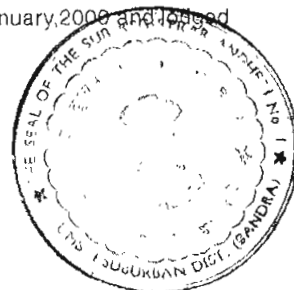




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- (d) Consequent to the said oral partition, mutations were effected in the revenue and other records and the name of the said Dileep Kailashnath Purohit was added alongwith the said Bai Surnati Kailashnath Purohit as the owner thereof;
- (e) The said Bai Sumati Kailashnath Purohit died on 17th November, 1969 at Kailawadi, Navsari in Gujarat State having made and published her last Will and Testament dated 28th 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 2nd 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 28th 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 18th January, 1982 bearing No. Desk-VI/A/SR-6(I)/IV-124.
- (i) By a Deed of Transfer dated 25th January, 2009 and lodged

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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 28th 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 28th January,2000 the said Dileep Kailashnath Purohit has also executed a Deed of Exchange dated 21st 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 31st January,2001;
- (m) In pursuance of the aforesaid Deed of Exchange dated 21st December,2000 the said Dileep Kailashnath Purohit have executed an irrevocable Power of Attorney dated

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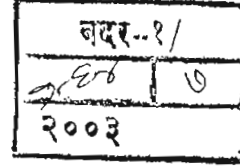
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29th January, 2001 empowering the partners of the Builders to develop the said property as therein mentioned and have also executed an Declaration -Cum -Indemnity dated 17th January,2001 indemnifying the Builders against any claim of any nature on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

- (n) In pursuance of the aforesaid Deed of Exchange dated 21st December,2000 the said Dileep Kailashnath Purohit have also executed the letter of Possession dated 17th 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 21st 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 15th July 1995, and obtained the C.C. bearing No. 5590 dated 11th 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;

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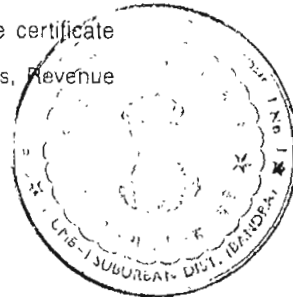


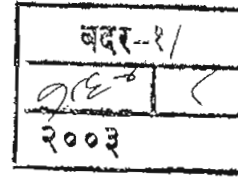


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- (q) The Builders have also entered into an agreement with Architect registered with the Council of Architects Kinnar Nayak and such agreement is as per Agreement prescribed by the Council of Architect and the Builders have appointed a structural 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, Revenue

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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;

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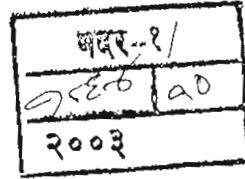
- (x) The purchaser/s requested the Builders to sell to the purchaser/s a ~~office/ shops/ flats/ garages/ car parking spaces/ still parking/ basement~~ bearing No. 104 on the 1st floor ~~admeasuring~~ 326 sq.ft. ^{Carpet} ~~built up~~ area of the said building (which office/ shops/ flats/ garages/ car parking spaces/ still 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

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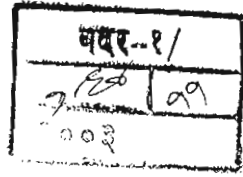


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hereunder written (hereinafter referred to as the said property) (the said property and the said Building "NISARG APARTMENTS" are hereinafter collectively referred to as the said property) in accordance with the plans, designs, specifications, approved 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"** herein.



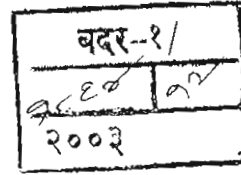


4. The purchaser/s hereby agree/s to purchase from the Builders and the Builders hereby agree to sell to the purchaser/s office/ shops/ flats/ garages/ car parking spaces/ still parking/ basement bearing No. 104 *PK* admeasuring 826 sq.ft. ^{Carpet} built up area on 1st floor in the building known as "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. 23,00,000 /=- (Rupees Twenty Three *PK* 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. 23,00,000 /=- (Rupees Twenty Three *PK* 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 4th slab,
- (vi) Rs. _____ /=- on completion of 5th slab,
- (vii) Rs. _____ /=- on completion of masonry work.

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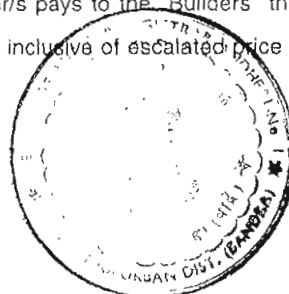


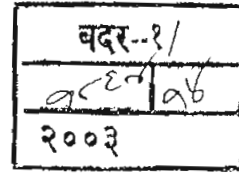


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- (viii) Rs. _____ /=- on completion of outside plaster,
(ix) Rs. _____ /=- on completion of tilling work,
(x) Rs. _____ /=- at the time of possession of the said
premises,

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 12/3/2003. 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

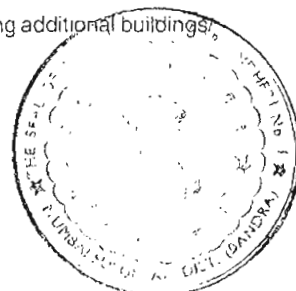




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- 9 The Builders have made full and true disclosure of the nature of their title to the said property. The Builders, however agree that before transferring and/or vesting the said building and the said property in favour of the society of acquirers 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/

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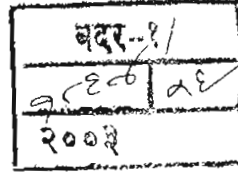
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floors/structures so as to avail of the full FSI permissible at present or in future for the said entire property inclusive for staircase, lift, passage, by way of purchase of floating FSI, TDR, free FSI which may be available on the said property 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

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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.

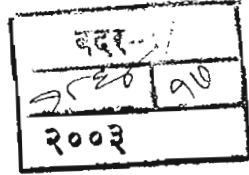
- e) That the Builders alone shall be entitled to sell any part or portion of the said building including the open terrace/s, walls or part of the said property, stilt, parking space, covered or otherwise, the open space including for use as a bank, offices, shops, nursing home, restaurant, hotel, garden, 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;

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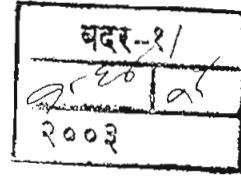
- i) To execute, if any further or other writing documents, consents, etc., as required by the Builders for carrying out the terms hereof and intentions of the parties hereto;
- j) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings, forms, applications, 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 in law, the Builders shall be entitled to claim and the purchaser/s shall be liable to the Builders to pay interest at

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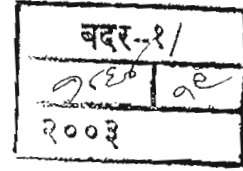
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the rate of 21% per annum, on all such amounts which may become due and payable by the purchaser/s and remain unpaid for seven days or more after becoming due.

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.

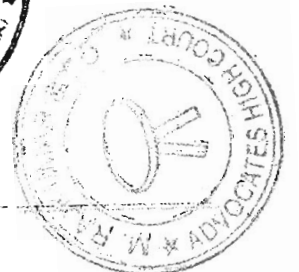
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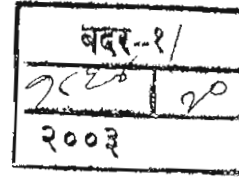




14. The purchaser/s shall not use the said premises for any purpose other than the purpose for which is allowed by the local authority and other authorities, nor use the same for any purpose which may or likely to cause nuisances in the building or to the Owners or occupiers of the neighboring properties nor for any illegal or any immoral purpose. The purchaser/s shall also not throw any dirt, rubbish, raga 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

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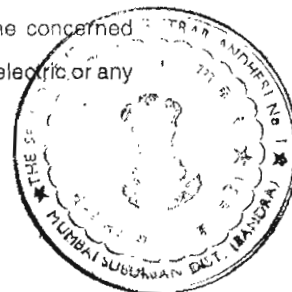




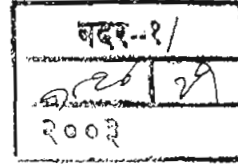
and incidental to the management and maintenance of the said property and buildings. Until the Society/ Limited Company is formed and the said property and building is transferred to it, the purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined.

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. 4620 /=- 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 55,440 /=- (Rupees fifty five Thousand four 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. P/2

- (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



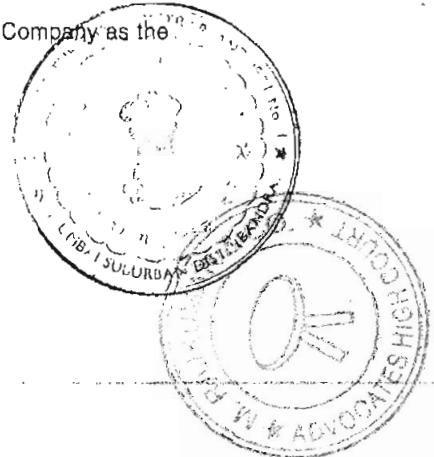
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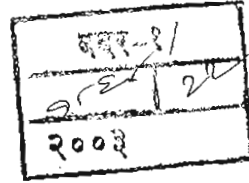


other services connection to the building in which the premises is situated. The balance of such deposit, if any, will be transferred to the society in the account of the purchaser/s and if this deposit amount is found short, the purchaser/s agree to pay such further amount as may be required by the 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 / = ₹ 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. 16,170 / = (Rupees Sixteen Thousand One 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

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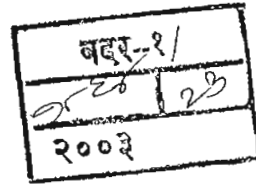




- case may be preparing its rules, regulations and bye laws.
18. The purchaser/s shall pay to the Builders the purchaser/s share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or lease or any document or Instrument of transfer in respect 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 2.1 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,

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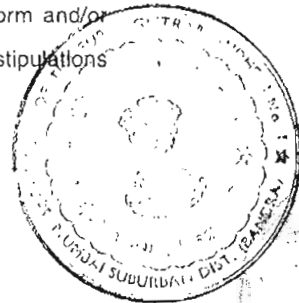


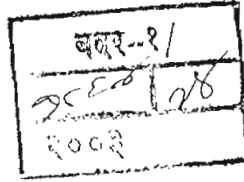


if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the purchaser/s obtain from the concerned local authority, occupation and /or completion certificate in respect 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

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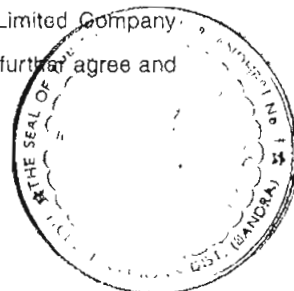


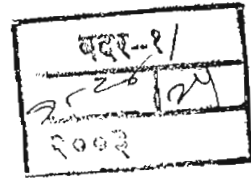


and covenants herein contained on his/her/their part to be observed and performed then this agreement shall cease and stand terminated and the earnest money and all other amounts till then paid by the purchaser/s shall be refunded to the purchaser/s and the purchaser/s hereby agree to forfeit all his/her/their 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

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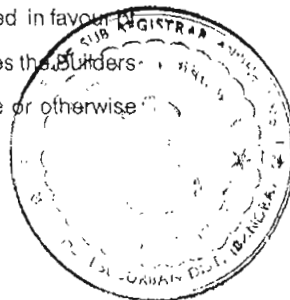


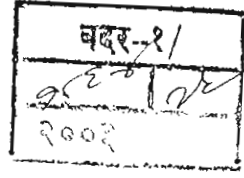


undertake not to object to such construction on the ground of nuisance, annoyance and/or for any other reason.

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

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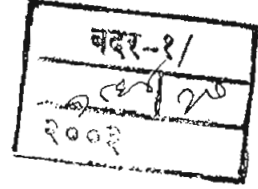


deal with or dispose off its right, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as open parking space or in any other manner they deem fit including any portion or portions of the said property and the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

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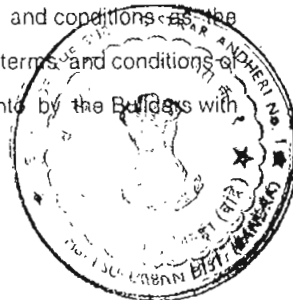


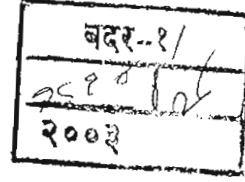


the ground of inconvenience or any other ground whatsoever, It is agreed by and between the parties hereto that if the permitted floor space index or density is not consumed in the building being put up and/or at any time further construction on the said property is allowed and the Society or the Limited 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

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- 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.

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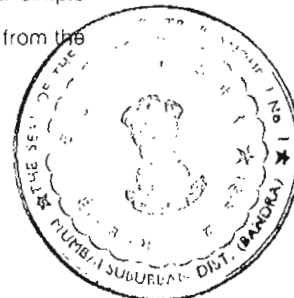
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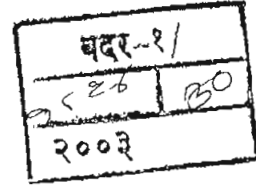
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and then and in such event the amounts paid till then by the purchaser/s to the Builders under this agreement shall be refunded to the purchaser/s without any interest and in the event if the possession of the said premises is handed over by the Builders 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. 2013. 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

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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;

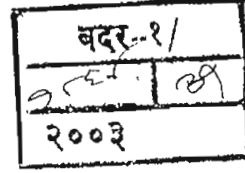
- (i) non availability of steel, cement, other building material, water or electric supply;
- (ii) war, civil commotion or act of god;
- (iii) any notice, order, rule, notification of the Government, BMC and/or other public or Competent Authority;

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

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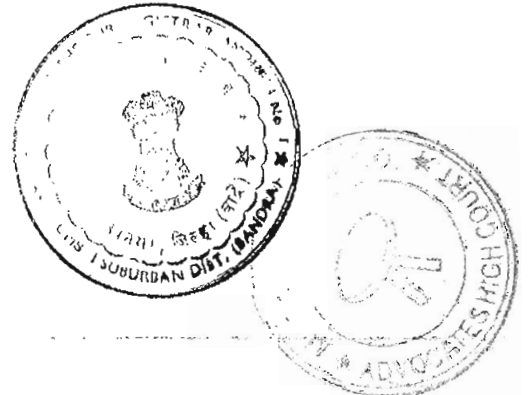


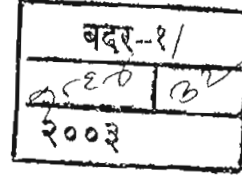


authorities in that behalf. They shall use the garage or parking space only for the purpose of keeping or parking the purchaser's own vehicle.

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 tenantable 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 parapet or other structure in the said premises without the prior written permission of the Builders and/or the Society or the Limited Company.

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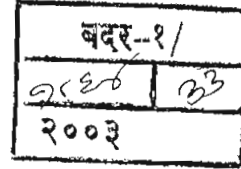




45. The purchaser/s shall after the receipt of the possession as stated in this agreement shall carry out at his/her/their own cost all internal repairs to the said premises and maintain the same in the same condition, state and order in which it was delivered by the Builders to the purchaser/s and shall 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

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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.

Flat No. 13, 3rd Floor,
Kathiyawar Society,
Gulmohar X Road No. 12
Vile Pagar (W), Mum - 400 038

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

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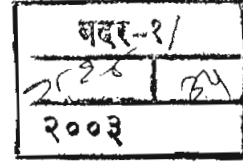
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of such other premises as the case may be shall have committed default in paying his/her/their share of the water tax and/or other outgoings and the electric charges.

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.

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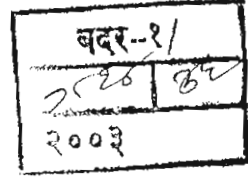




56. The powers and authority of the Society or the purchaser/s herein and other purchaser/s shall be subject to the overall power, control and authority of the Builders in any of the matters concerning the building and other structures on the said property the construction and completion thereof and 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,

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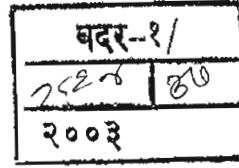


central or state, this transaction is held to be liable to tax as a sale or otherwise, either as a whole or in part and any inputs or materials or equipment used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by the purchaser/s along with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

Plz





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.

~ PB



बदर-१/
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38

SIGNED AND DELIVERED by the withinnamed)

"BUILDERS" MESSERS DARSHAN BUILDERS &)

(Arvind Chandra Jais)

DEVELOPERS in the presence of.....)

SIGNED AND DELIVERED by the withinnamed)

"PURCHASERS" MR. PARESH)

Pareesh Kariya

MULJI KARIYA HUF)

in the presence of.....)

RECEIVED today of and from the withinnamed)

purchaser/s a sum of Rs. 23,51,570/-)

(Rupees Twenty Three Lacs -)

Only) being the amount of earnest money payable)

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

Rs. 23,51,570 . /=-

WITNESSES:

WE SAY RECEIVED

1. ARVIND MULJI KARIYA

Kariya Arvind

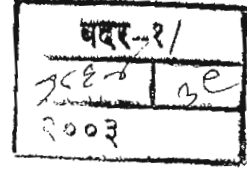
2. ASHOK RAJGOR

Ashok Rajgor

(Arvind Chandra Jais)

BUILDERS.





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 :

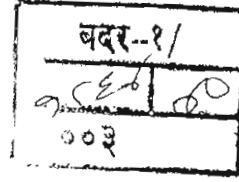
- Decorative main door, wooden frame in teak wood.
- Designer flush doors for Bedrooms and Toilets.
- Fancy brass accessories fittings & fixtures for every door.
- Anodized aluminum sliding windows with Marble frame.
- Standard quality of safety lock.
- M.S. grills on every window.

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, Fridgē 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.

✓ Ptz





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. :

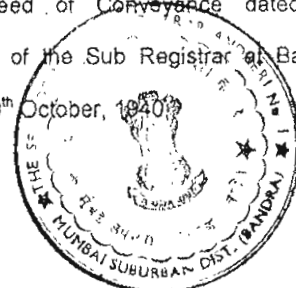
Date:

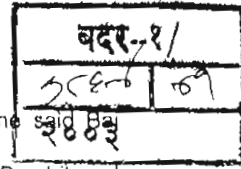
TITLE CERTIFICATE

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

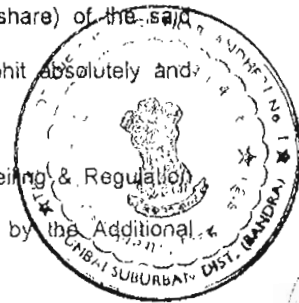
We have gone through the title of M/s D. Marshan Builders & Developers in respect of the above property and as regards its title in respect of the said property we have to certify and state as under:-

- (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 8th October, 1940 registered in the office of the Sub Registrar at Bandra under Serial No.1104 in Book No.1 on 9th October, 1940





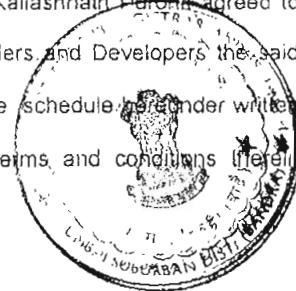
- (b) In or about 1945, dispute and differences arose between the said Bai Sumati Kailashnath Purohit, her sons, Vinayak Kailashnath Purohit and Dileep Kailashnath Purohit;
- (c) As a result mediation and conciliation amongst the family members, relatives and friends, an oral partition was effected amongst 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 17th November, 1969 at Kailawadi, Navsari in Gujarat State having made and published her last Will and Testament dated 28th 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 2nd 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 28th 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



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Collector & Competent Authority (ULC), Gr. Bombay vide his order dated 18th January, 1982 bearing No. Desk-VI/A/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 7th October, 1999 and thereafter a ~~typographical~~ correction in name was also published in Bombay Samachar Daily and Free Press Journal Daily both dated 11th 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. Rancive 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 25th 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 28th January, 2000 made between the said Dileep Kailashnath Purohit therein called the Party of the One Part and M/s. Darshan 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. Darshan 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;



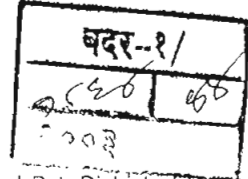
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dated 28 th	

- (n) In pursuance of the aforesaid Agreement of Exchange dated 28th January, 2000 the said Dileep Kailashnath Purohit has also executed a Deed of Exchange dated 21st 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 31st January, 2001,
- (o) In pursuance of the aforesaid Deed of Exchange dated 21st December, 2000 the said Dileep Kailashnath Purohit have executed an irrevocable Power of Attorney dated 29th 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 17th 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 21st December, 2000 the said Dileep Kailashnath Purohit have also executed the letter of Possession dated 17th 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 hereinabove 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.11 of Vile Parle, West, bearing City Survey No.1234, 1234/ 1 to 4 admeasuring 7906 square meters of thereabouts situate lying and being at 5, Basanti 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.

Dated this 1st day of February,2001

For Vimia & Co.,

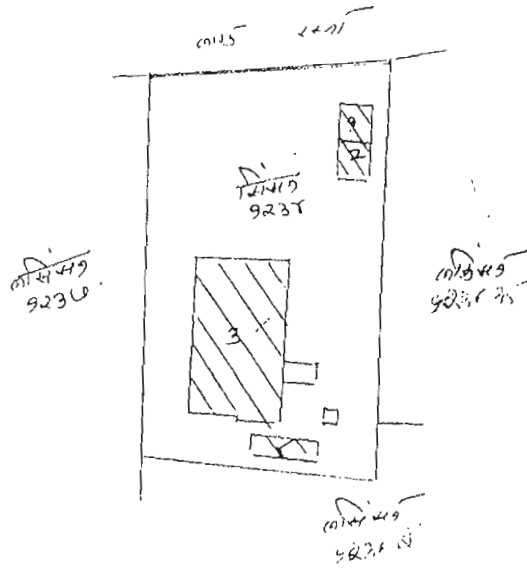
Sd/-

Advocates & Solicitors



बदर-१/
२५/१०/०५
२००३

अर्जदार - श्रीकांता शिवाजी वेंकटेश अर्जुनराव काकर प्रभाकर विठ्ठलराव (०६) येथील पुणे जिल्हा
अधिकार क्षेत्र ६९ बदर डि० १२३७, १२४१/१३ ते ३ नकाशा नं. नारगाव (ता. व. जिल्हा)



टिप - नकाशा १२३४, १२४१/१३ ते ३ नकाशा नं.
कोस नं. १२३७, ५२३४ क, ५२३४ क
कोस नं. १२३७, ५२३४ क

अर्ज १२३४

नकाशा नं. १२३४/१३	दिनांक १२/१३
नकाशा नं. १२३४/१३	३७-५०
नकाशा नं. ३२१२/१३	५०
नकाशा नं. ५२३४	२५



सत्य प्रामाणिका

बदर प्रभाकर अधिकाारी, जिल्हा





Handwritten text in Hindi, possibly a signature or name, located below the circular stamp.

Rectangular stamp or form with handwritten entries, including numbers and text, possibly a date or reference number.

A large table with multiple rows and columns, containing handwritten text and numbers. The text is oriented vertically, suggesting it might be a ledger or a list of entries.

27 JAN 1970

Handwritten text in Hindi, possibly a note or a signature, located below the table.

Rectangular stamp or form with handwritten entries, including numbers and text, located below the table.



RULED CARD
Y. P. P-1,00,000-164-WC48-(2A)
U. B. R. II, No. 8610, dated 16.9.70

Rectangular stamp or form with handwritten entries, including numbers and text, located at the bottom center of the page.

बदर-१ / १७
२००३

X.P.P. - 1,00,000 - 4.51 - WC15 - (Ca)
U. R. R. No. N.J. 807b, dated 16.9.25.]

विलेपालें-पश्चिम RULED CARD

प्रा. नं. ७०

4988

१२३१/१

१२३१/१

प्रा. नं. १२३१ प्रमाणे

C.R.

१) सहायकी न्यायाधीश विलेपालें-पश्चिम } नं. १२३१ प्रमाणे
२) सहायकी न्यायाधीश विलेपालें-पश्चिम }

27 JAN 1970

१२३१/१ वि. नं. सारा/मुदतवाढ न. भू. क्र. १२३१ प्रमाणे

स. नं. अ. १
प्र. वि., मुंबई

मूल मूल्य	१६,१२१/००	अंश	३०/१००
व्याज	२१,१२१/००	अंश	६-००
सकल	३७,२४२/००	अंश	६-४०
सकल मूल्य		अंश	६-४०

सत्य प्रमाणे

सहायक न्यायाधीश, विलेपालें



बदर-१/
२९७ ४०
२००३

14/12/18

X. F. P. - 1,00,000 - (L. 1 - WC. 15 - (Ca)
G. R., H. D., No. 3618, dated 10-9-26.

विलेपाले-पश्चिम RULED CARD

मुंबई नगरपालिका
०१/०८/२००३
४१९१

१२३३/४ १२-०४ ० १२३३/४ प्रमाणे
१०००

१) प्रमाणित सुमानीलाई केलासनाथ पुरोहित खरेदीने
२) १२३३/४ प्रमाणे केलासनाथ पुरोहित

27 JAN 1970 मा. नं. १२३३/४ प्रमाणे कायदासम्मत वि. वि. वि.
नं. १२३३/४ प्रमाणे कायदासम्मत वि. वि. वि.
नं. १२३३/४ प्रमाणे कायदासम्मत वि. वि. वि.

१२३३/४ वि. नं. साया/मुदतबाद नं. १२३३ प्रमाणे नं. १२३३/४
उ. वि. मु. नं.

१२३३/४
१२३३/४
१२३३/४
१२३३/४
१२३३/४

सत्य प्रतिलिपि

बदर भूमापन अधिकारी, विलेपाले



बदर-१/
१८६६/१९
श्रीधरजी आनया
(कायम जमात) वरुण बाजार ई.ए.सी. कार्यालय
नवपत्ती उपनगरपालिका इलहाबाद
महानगर पालिकेची कार्यालये
भार. के. पाठकर मार्ग, पुणे ४११००८

191

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.

ISSUED

No. ~~MB~~ B./CH/ 5590 ~~MB~~ A/K. of 199 -199

15 JUL 1995

Municipal Office

Bombay. 199

MEMORANDUM

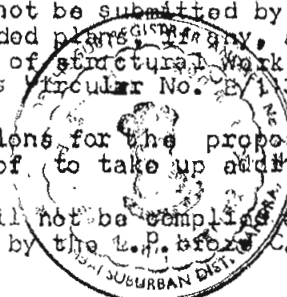
To, Shri Dileep Purohit.

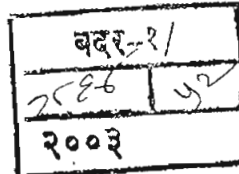
With reference to your Notice, letter No. 337 dated 22.12.1994 and delivered on

and the plans, Sections, Specifications and Description and further particulars and details of your building at C.T.S. No. 1234 (1 to 4), at Basant Road, Viteparle (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 created 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 through 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 atleast 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 E.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, 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. B/1357/5 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 byelaw 4(c) will not be complied and the same will not be got approved from this office by the L.P. before C.C. or before starting the drainage work.





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() That proper gutters and down pipes are not intended to be put to prevent water dropping 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.

Sd/-
Executive Engineer, Building Proposals,
Zaver, 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 Bylaw, No. 3 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 thenceforth to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (150 cms.) of such building.

"(c) Not less than 92 ft. () metres above Mean High 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 provision of Section 353-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 occupation and to levy penalty for non-compliance under Section 471 if necessary.

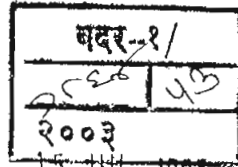
(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(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 site 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.





19.

No. ED/CE/5590/WSAR/1A/1

ISSUED

NOTES

- (1) The work should not be started unless objections A to Z LMNSTUZ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing construction 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 atleast 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 stacked in front of the property. The scaffolding, bricks metal, sand, preps debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractor, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating 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 space 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 125 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 obstructing 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 the act 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 with drawn.



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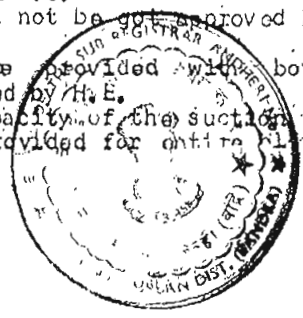
ISSUED

बृहन्मंबई महानगरपालिका MUNICIPAL CORPORATION OF GREATER BOMBAY

15590/Wak of 15 JUL 1995

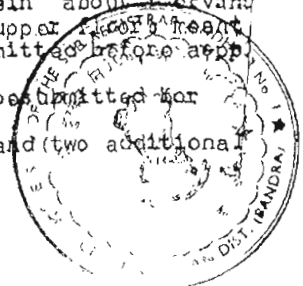
पत्राचार
महानगरपालिका
महानगरपालिका
महानगरपालिका

- 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 R.U.T. 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) M.C.G.B. 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 requisitions 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 requisitions required under the Maharashtra Land Revenue Code of 1956 and permission from Revenue Authorities of Govt. of Maharashtra will be 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 layout 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.
- 21) 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.
- 22) That the elevation treatment, if any will not be got approved before applying for C.C. above plinth level.
- 23) That the O.H. water storage tanks will not be provided with bottom slab 4 1/2 Mtrs. above roof slab as required by H.E.
- 24) That the approval of the location and capacity of the suction tank and pumping arrangement will not be provided for entire floor including existing floors.



2003-2/	
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- 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 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.C.
- 28) That the some of drains will be laid internally.
- 29) That the smoke test for drainage lines will not be given before for occupation.
- 30) That the balconies, 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/297/11 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 100 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 accordance with E.E. (S.W.D.) or as per his remarks under which not be obtained and submitted before applying for occupation Cft./B.C.C.
- 35) That the requirements of bylaw 5(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, passages and lawns will be kept open and unbuild upon and will not be levelled and covered 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 above 5'-3" above floor level and of size not more than 3' x 3' 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 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. 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/est 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 floor meant for common use of servants only will not be submitted before applying for OCC/B.C.C.
- 48) That the Cft. from Lift Inspector shall not be submitted for permission of occupation/B.C.C.



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BMPP-6170-92 0.00.000.

ISSUED

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/5590/WS/AK of 15 JUL 1995

5

- 229) contd. ...
- 230) That the set of plans will not be submitted at the time of submitting B.C.C. and submitted from H.E. regarding adequacy of water supply.
- 231) That the copy of the last upto date bill paid to 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 ebriles deposit etc. will not be claimed for refund within a period of years from the date of its payment.
- 233) That the R.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 R.C.C. drawings, design and calculations will not be submitted through Licenced structural Engineer.
- 235) That the Undertaking shall not be submitted or payment of difference in premium paid and calculated as per revised proposal shall not be submitted.
- 236) That the existing structure proposed to be demolished will not be demolished or necessary phase programme with consent will not be submitted and got approved before C.C.

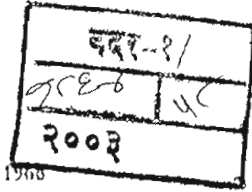
- Notes: 1) That the work should not be started unless objections A to J, L, M, N, S, T, U, X, 233, 235, 236 are complied with.
- 2) That the C.C. will not be issued unless N.O.C. from (i) A.A.&C.K/West, (ii) Civil Aviation, (iii) H.E., (iv) B.S.E.S. are obtained and conditions are complied with.

sk/26.6.95.

Handwritten signatures and initials: sk, K/W, W, etc.



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



No. CE/5590/BS/II/WS/A/IAK of
COMMENCEMENT CERTIFICATE

Ex. Engineer Bldg. Proposal (W.S.)
H and K. 12/2/26
Municipal Office, R. K. Pathare Marg,
Bandra (West), Mumbai-400 050.

To, Dileep Purohit
Mumbai

ISSUED IN ACCORDANCE WITH
the provision of Urban Land
Zoning and Regulation Act, 1974

Sit.

With reference to your application No. 7746 dated 22/12/94 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Res. bldg. CTS No. 1234, 1234 (1704)
at premises at Street Besant Road village Vile parle (west) Plot
F.P. No. 9 situated at Vile parle (west) Ward (c) Ward

The Commencement Certificate/Building Permit is granted on the following conditions :-

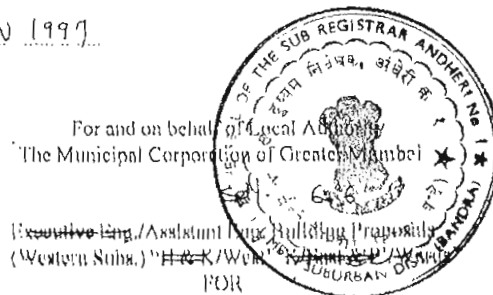
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S. V. JOSHI
Asstt. Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

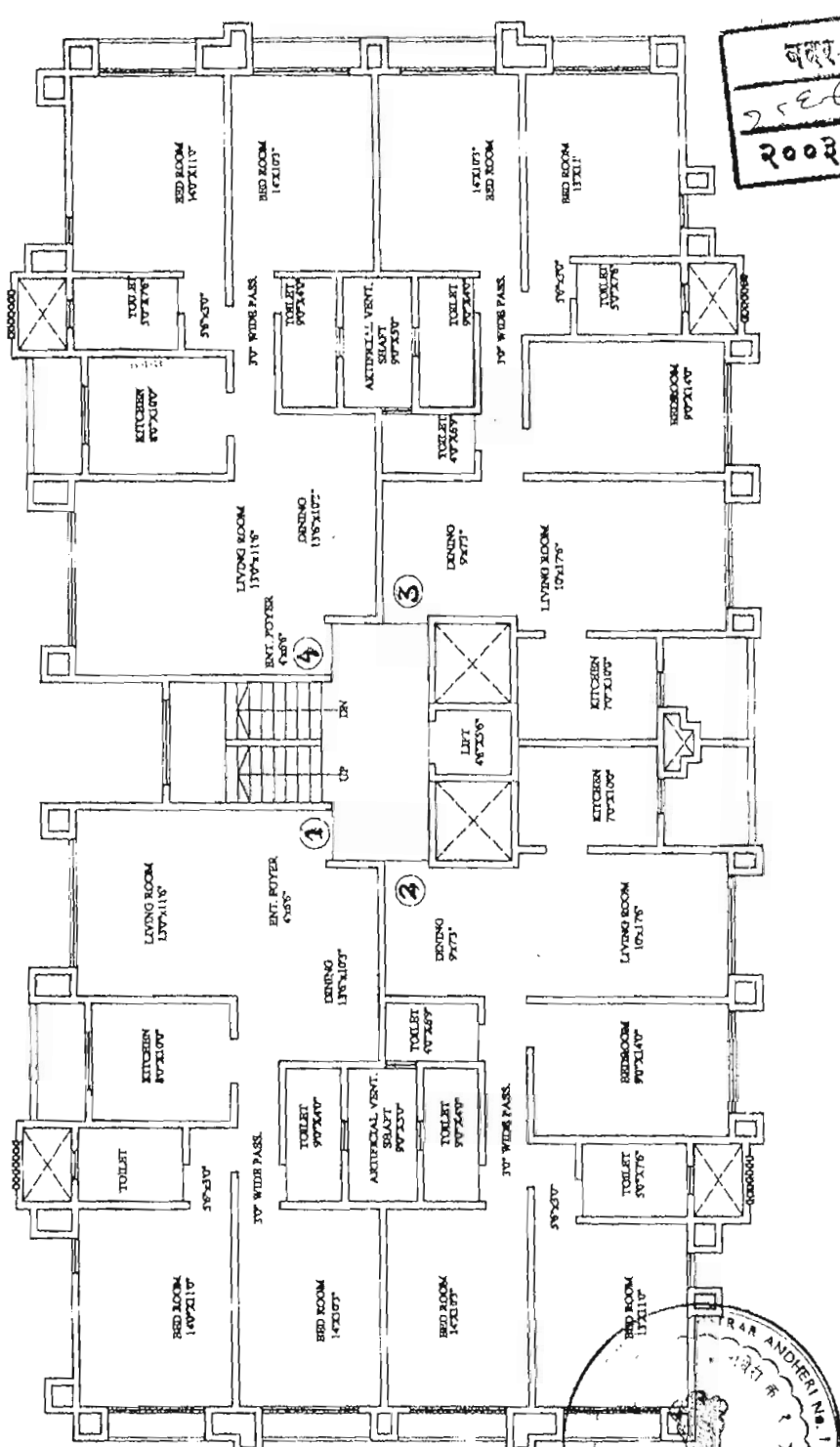
This CC is valid upto 5 JUN 1997

This Commencement certificate is for
carrying out the work upto/for Shit. height only
i.e. 8'6" A.G.L. (Phase 2)

NO. 5590 BS/II/WS/A/IAK
MUNICIPAL CORPORATION OF GREATER MUMBAI
PLANNING AUTHORITY

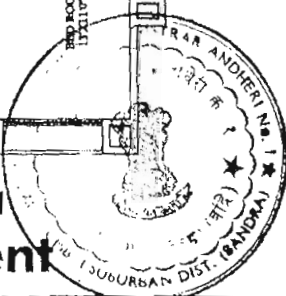


For and on behalf of
The Municipal Corporation of Greater Mumbai
Executive Eng./Assistant Eng. Building Proposals
(Western Sub.) H&K/West
FOR
MUNICIPAL CORPORATION FOR CURRENT MUMBAI



बकर-१/
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**TYPICAL FLOOR PLAN
Nisarg Apartment**



PURCHASER'S SIGNATURE

Pavesh Kanda

BUILDER'S SIGNATURE

For Darshan Builders

FLAT NO: 104

FLOOR: 1st

FOR DARSHAN BUILDERS
& DEVELOPERS

100Rs.



General Stamp Office, Mumbai.

Date 05 OCT 2002
L. S. V. No. 5384
61

Shri V. N. Mahajan -
Propriet Officer

Sl. No. 1408 (ATED)
SHAILESH GANTRA. - 9 OCT 2002
LICENCE STAMP VENDOR L. NO. 81,
NEHRU ROAD, VILE-PARLE (EAST).
ISSUED TO: PRAVIN SATRA
STAMP PAPER OF Rs.
STAMP VENDOR



POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, I, MR.

PRAVIN VIRAM SATRA, aged about 38 years

address at 9, Moti Nivas, Shradhanand Road, Vile Parle (East)

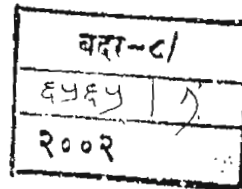
Mumbai - 400 057, SEND GREETINGS :



WHEREAS I am engaged as a sole proprietor of

Proprietary Business activities and also engaged

in various other firms.



बदर-१/
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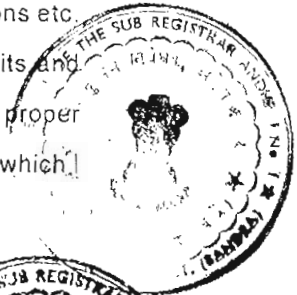
--- 2 ---

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, on my behalf and admit execution thereof, for the documents in which I am or may be by the Attorney deemed to be interested.



✓ (Signature)

बदर-१/
२००३

घदर-१/	
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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 14th day of NOVEMBER, 2002.

SIGNED AND DELIVERED)
 by the withinnamed EXECUTANT) प्रविण विरम सत्रा
 MR. PRAVIN VIRAM SATRA)
 in the presence of)

१ प्रकाश रा.
२ अशोक

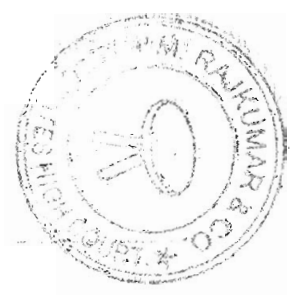
SIGNED AND DELIVERED)
 by the withinnamed Attorney)
 ASHOK MOHANLAL RAJGOR)
 in the presence of)

१ प्रकाश रा.
प्रकाश रा.

अजित सिंह
अ.



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दस्त गोषवारा भाग - 2





बदर-१/
२००३

14/11/2002

1:24:47 pm

दस्त गोषवारा भाग-1

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

अनु क्र	पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	आपले दस्त
1	गणेश विंगम राजा ५, नांती निवास, श्रध्दाळद रोड विलेपार्ले पू मु 57. सही वय 38	Executur		
2	अशोक गणेशजील राजगोर 8 रामाट शंभरा, सहाय रोड पकाला अघेरी पू मु 99.सही वय 27	Executant		



६५६५ १४
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घदर-१/
२००२

दस्त गोषवारा भाग - 2

दस्तावेज क्र. 4565 (2002) दा गोषवारा
दस्तावेज क्र. 4565 (2002) दा गोषवारा

पावती क्र. 4565
पावतीचे जणद
भाव प्रविण क्षेत्र

दस्तावेज कल्याचा दिनांक 14/11/2002 01:21 PM
निष्ठापनाचा दिनांक 14/11/2002

20 मरदण
100 मरदण
(अ. 11(2))
रुजवात (अ. 12)
एकात्रिद फी
120 एकुण

दस्तावेज क्र. 4565 (2002) दा गोषवाराची अमलदजावणी म्हणून नेमणूक
दस्तावेज क्र. 4565 (2002) दा गोषवाराची अमलदजावणी म्हणून नेमणूक
दस्तावेज क्र. 4565 (2002) दा गोषवाराची अमलदजावणी म्हणून नेमणूक

दस्तावेज कल्याचा दिनांक 14/11/2002 01:25 PM

दु निव्वरकाची वही गुणव
सह दुय्यम निव्वरक घदर-८,
मुंबई उपनगर जिल्हा मुंबई (घदरे)

दस्तावेज जणद देणार तथाकथीत [मुख्त्यारीची अमलदजावणी म्हणून नेमणूक] दस्तऐवज करुण
दिल्याचे नमून करतात

दस्तावेज
दस्तावेज जणद देणार तथाकथीत करवात की, ते दस्तऐवज करुण देणार-यांना द्याकीश ओळखतात, य
दस्तावेज जणद देणार तथाकथीत करवात की, ते दस्तऐवज करुण देणार-यांना द्याकीश ओळखतात, य
दस्तावेज जणद देणार तथाकथीत करवात की, ते दस्तऐवज करुण देणार-यांना द्याकीश ओळखतात, य

Brak, R

दस्तावेज क्र. 4565
दस्तावेज क्र. 4565
२००२

दु निव्वरकाची वही गुणव
सह दुय्यम निव्वरक घदर-८,
मुंबई उपनगर जिल्हा मुंबई (घदरे)

प्रमाणित करणदात येते फी, या
दस्तावेज जणद देणार तथाकथीत करवात की, ते दस्तऐवज करुण देणार-यांना द्याकीश ओळखतात, य

दु निव्वरकाची वही गुणव
सह दुय्यम निव्वरक घदर-८,
मुंबई उपनगर जिल्हा मुंबई (घदरे)

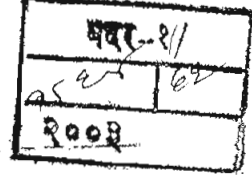


दस्तावेज क्र. ८/६५६५/०८

दस्तावेज क्र. ८/६५६५/०८
दस्तावेज क्र. ८/६५६५/०८

दु निव्वरकाची वही गुणव
सह दुय्यम निव्वरक घदर-८,
मुंबई उपनगर जिल्हा मुंबई (घदरे)





Thursday November 14, 2002
1:23:54 PM

Original
नोंदणी ३९ म.
Rgn 39 M

पावती

पावती क्र. : 4568

दिनांक 14/11/2002

गावाचे नाव विलेपार्ले

दरतऐवजाचा अनुक्रमांक

वदर 8 - 06565 - 2002

दस्ता ऐवजाचा प्रकार

मुसल्यारीची सांगतवजातणी म्हणून नेमणूक

सादर करणाराचे नाव

प्रदिण विराम सत्रा

नोंदणी फी

20.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

100.00

रुजबात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (5)

120.00

एकूण

आपणाने हा दस्ता 14/11/2002 रोजी देण्यात आला आहे.

DELIVERED

6.
(बांदे)

मुद्रांक शुल्क - 100

14/11/02
दुर्यम निबधक
सह मुख्य निबधक वदर-८,
मुंबई उपनगर खिल्दा मुंबई (बांदे)

DELIVERED





20/11/2003 दुय्यम निबंधक
 12/11/2003 (दिनांक) (संदिग्ध)

दस्त गोषवारा भाग-1

वदर1
 दस्त क्र 1864/2003

दस्त क्रमांक 1864/2003
 वरताचा प्रकार : करारनाम

अनु क्र : वक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

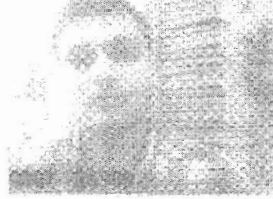
अंगठ्याचा टसा

लिहून देणार

वय 35

सही

Parash Khande



राम रा श

लिहून देणार

वय 2.

सही

[Signature]



8867 - 25000

वदर-१/
 १८६४/६७
 २००३





दस्त गोषवारा भाग - 2

वदर

दस्त क्रमांक (1864/2003)

दस्त क्र [वदर 1864 2003] या गोषवारा
बंजार मुला : 4605500 मोबदला 2300000 भरलेले मुद्रांक शुल्क : 327230

पारती क्र.: 1874 दिनांक. 26/03/2003

पारतीचे वर्णन

नाव: परश मुलजी कारीया एच यु एफ

दस्त एंजर केल्याचा दिनांक : 26/03/2003 12:10 PM

निष्पादनाचा दिनांक : 24/03/2003

दस्त एंजर करणा-वाची राहो :

Pareesh Kanade

20000 : नोंदणी फी

1380 : नकल (अ. 11(1)), फूटांकनाची

नकल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) >

एकत्रित फी

21380: एकूण

दस्तावा प्रकार : 25) फरारनामा

शिक्षा क्र 1 ची वेळ (सादरीकरण) 26/03/2003 12:10 PM

शिक्षा क्र 2 ची वेळ : (फी) 26/03/2003 12:13 PM

शिक्षा क्र 3 ची वेळ : (कमुली) 26/03/2003 12:13 PM

शिक्षा क्र 4 ची वेळ (ओळख) 26/03/2003 12:14 PM

दस्त गोद केल्याचा दिनांक 26/03/2003 12:14 PM

दु. निष्पादकाची राहो, अंधेरी 1 (बांद्रा)

ओळख :

खातील इरम अरं निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात.

व त्याची ओळख पटवतात.

1) अर्थावेद : कारीया घर/फ्लॅट नं:

Kavayya Kumbhar

माली/रस्ता:

ईमारतीचे नाव: जय अपार्ट

ईमारत नं:

पेठ/वसाहत:

शहर/गाव: सांताक्रुझ

तालुका:

पिन: 55

2) लाजजी निलतीया घर/फ्लॅट नं

Laji

माली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पेठ/वसाहत:

शहर/गाव: कारिवली

तालुका:

पिन: 61

दु. निष्पादकाची राहो
अंधेरी 1 (बांद्रा)



प्रमाणित करणेत येते की, या
दस्तामळे पकडून...पाने आहेत.

सहा मुख्य निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा.

वदर-१ 1864/2003.

पुस्तक क्रमांक १, क्रमांक वर

२६१३१०३

सहा मुख्य निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा.



104

MH001555297202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 May 2024	Receipt	Receipt no.: 1113430623
	Name of the Applicant :	Rajkumar Rammilan Mishra
	Details of document has to be downloaded :	Dist :Mumbai Sub-urban District SRO :Joint S.R. Andheri 6 Scanned Document No. : 5941 RequestID :f144c55d086942cd
	Year :	2014
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no .MH001555297202425E		
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



CHALLAN
MTR Form Number-6

बंदर - १७/		
Gen	9	33
२०१४		

GRN	MH001448744201415M	BARCODE	Date 26/06/2014 15:44		Form ID 34
Department	Inspector General of Registration	Date 26/06/2014 15:44 Payer Details GR554(BOR17)			
Type of Payment	Registration Fees	AMOUNT	DATE	PAX ID (If Any)	
Deface Number	30000.00	6/07/2014			
St.No.	001408907201415	PAN No. (If Applicable)			
Office	Joint Sub Registrar, Andheri 5	Full Name			
Location	MUMBAI	SADHANA PARESH KARIYA			
Year	2014-2015 One Time	Flat/Block No.			
Account Head Details	Amount In Rs.	Premises/Building			
0030063301 Amount of Tax	30000.00	Road/Street			
		Area/Locality			
		Town/City/District			
		PIN			
		Remarks (If Any)			
		PAN2--PN=PARESH M KARIYA H U F--CA=0			
Total	30000.00	Amount In	Words		
			Thirty Thousand Rupees Only		
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	REF No.	02300042014082677496 176085768		
Cheque/DD No	Date		26/06/2014-15:44:14		
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch	Scroll No , Date		40627 . 27/06/2014		



Mobile No.: Not Avail
Digitally signed by PRAKASH NARAYAN CHAVAN Date: 2014.07.16 20:20:11 IST Reason: See Document Location: India

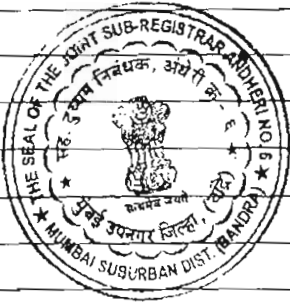




CHALLAN
MTR Form Number-8

बंदर - १७/		
Gen	2	33
२०१४		

GRN	MH001448635201415M	BARCODE	[Barcode]		Date	26/06/2014	Form ID	34
Department	Inspector General of Registration		AMOUNT		DATE	15/513594	Payer Details	
Type of Payment	Non-Judicial Customer Direct Payment		585000.00		6/07/2014	IGR554(BDR17)		
Sr.No.	Deface Number 880518909201415		585000.00		PAN No. (If Applicable)			
Office Name	in words: Five Lakh Eighty Five Thousand Rupees Only		585000.00		Full Name			
Location	MUMBAI		585000.00		SADHANA PARESH KARIYA			
Year	2014-2015 One Time		585000.00		Flat/Block No.		104 1ST FLR NISARG APARTMENT	
Account Head Details			Amount in Rs.		Premises/Building			
0030045501 Sale of Non-Judicial Stamp			585000.00		Road/Street		BESANT ROAD	
			585000.00		Area/Locality		VILE PARLE WEST MUMBAI	
			585000.00		Town/City/District			
			585000.00		PIN		4 0 0 0 5 6	
			585000.00		Remarks (If Any)			
			585000.00		PAN2--PN-PARESH M KARIYA H U F--CA=0			
			585000.00		Amount In		Five Lakh Eighty Five Thousand Rupees Only	
Total			585000.00		Words			
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	REF No	02300042014062677499 176086057	
Cheque/DD No					Date		26/06/2014-15 45 01	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch			Validity unknown		Scroll No. , Date		40627 . 27/06/2014	



Mobile No Not Avail
Digitally signed by
PRAKASH NAWASO
CHAVAN
Date: 2014.07.15
20:20:23+05
Reason: See
Document
Location: India



CHALLAN
MTR Form Number-6

GRN	MH001448635201415M	BARCODE			Date	26/06/2014-14.49.28	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
	Sale of Non Judicial Stamps SoS Mumbai only			PAN No. (if Applicable)				
Office Name	8DR16_JT SUB REGISTRAR ANOHERI 5			Full Name		SADHANA PARESH KARIYA		
Location	MUMBAI			Flat/Block No.		104 1ST FLR NISARG APARTMENT		
Year	2014-2015 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		BESANT ROAD		
0030045501	Sale of NonJudicial Stamp		585000.00	Area/Locality		VILE PARLE WEST MUMBAI		
				Town/City/District				
				PIN		4 0 0 0 5 6		
				Remarks (if Any)		<div style="border: 1px solid black; padding: 5px;"> <p align="center">बदर - १७/</p> <p align="center">PAN2--PN=PARESH M KARIYA H U F -CA=0</p> <p align="center">५००९ ३ ३३</p> <p align="center">२०१४</p> </div>		
Total		585000.00		Amount In Words		Five Lakh Eighty Five Thousand Rupees Only		
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA								
Cheque/DD Details				Bank CIN		REF No		
						02300042014062677499| 176086057		
Cheque/DD No				Date		26/06/2014-15:45:01		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date				

Mobile No : Not Available





CHALLAN
MTR Form Number-6

GRN	MH001448744201415M	BARCODE	[Barcode]		Date	26/06/2014-14:51:44	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fees			TAX ID (if Any)				
	Ordinary Collections IGR			PAN No. (if Applicable)				
Office Name	BDR16_JT SUB REGISTRAR ANDHERI S			Full Name		SADHANA PARESH KARIYA		
Location	MUMBAI			Flat/Block No.		104 1ST FLR N'SARG APARTMENT		
Year	2014-2015 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		BESANT ROAD		
0030063301 Amount of Tax		30000.00		Area/Locality		VILE PARLE WEST MUMBAI		
				Town/City/District				
				PIN		4 5 0 0 5 6		
				Remarks (if Any)		<div style="border: 1px solid black; padding: 5px;"> <p align="center">बंदर - १७/</p> <p align="center">PAN2=-PN=PARESH M KARIYA H U F-C-0</p> <p align="center">येवण ४ ३३</p> <p align="center">२०१४</p> </div>		
				Amount In Words		Thirty Thousand Rupees Only		
Total			30000.00					
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN		REF No.		02300042014062677496 176085768
Cheque/DD Details				Date		26/06/2014-15:44 14		
Cheque/DD No				Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank				Scroll No. , Date				
Name of Branch								

Mobile No Not Available



घोषणापत्र/शपथपत्र

खालील सही करणार असे घोषित केलेली की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holders) लिहून देणार हे ह्यात आहेत व कुलमुखत्यारपत्र अदयापही रद्द झालेले नाही. आजही सदरचे मुखत्यारपत्र आस्थित्वात आहे, याची आम्ही खात्री देत आहोत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक नोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे दुप्पार विक्री होत नाही. याच आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणाऱ्या मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत बोन ओळखीचे इतर स्वक्षरीसाठी घेऊन आलो. पुर्ण व्यवहार करतेवेळी पुरावा कायदयानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष-या घेण्यात आल्या. तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत. तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाची अथवा शासनाचा मनाई हुकूम नाही, याचीही

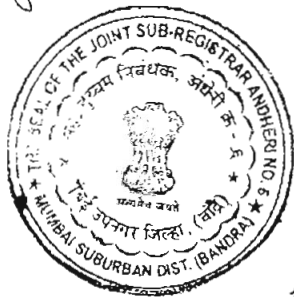
कायदेशीर देणू शकतो. याबाबती	आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्ल्यानुसार आपल्या
कार्यालयीत दस्तऐवज नोंदणीसाठी सादर करण्यात येत आहे.	
येण ६ ३३	मिळकतीची मालकी तपासणे/ठरविणेसाठी सक्षम तलाठी व भूमी अभिलेख कार्यालय व मा. न्यायालय
२०१४	यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या

निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्याधारक, खरेपणा ठरविणे व दस्तातील वेधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास जाणीव आहे.

तरी मिळकतीविषयी सध्या होत असलेली फसवणूक व त्या अनुषंगाने पोलिस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक कायदयानुसार मुद्रांक कमी लावल्यास अथवा नोंदणी कायदयानुसार कोणताही कायदेशीर प्रश्न उदभवल्यास मी स्वतः व त्यातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द. संहिता १८६० मधील नमूद असलेल्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पूर्ण जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून घेणार

D. K. K. K.



लिहून देणार

- १) Parvati Kariya
- २) Parvati Kariya
- ३) Parvati Kariya
- ४) Parvati Kariya
- ५) Parvati Kariya

PKZ PKZ
PKZ PKZ

DEED OF GIFT

THIS DEED OF GIFT is made at **Mumbai** this 26th day of **June, 2014** between **PARESH M KARIYA HUF** of **104, NISARG APARTMENT, BESANT ROAD, VILE PARLE (WEST), MUMBAI - 400 056** along with its coparcener's/members;

01. **Paresh M Kariya (Karta)**, residing at 902 /903, Plot 31-32, Veejays Niwas, Gulmohar Road, J.V.P.D. Scheme, Andheri (West), Mumbai - 400 058.
02. **Sadhana P Kariya**, residing at 902 /903, Plot 31-32, Veejays Niwas, Gulmohar Road, J.V.P.D. Scheme, Andheri (West), Mumbai - 400 058.
03. **Jaijee P Kariya**, residing at 902 /903, Plot 31-32, Veejays Niwas, Gulmohar Road, J.V.P.D. Scheme, Andheri (West), Mumbai - 400 058.
&
04. **Krish P Kariya**, residing at 902 /903, Plot 31-32, Veejays Niwas, Gulmohar Road, J.V.P.D. Scheme, Andheri (West), Mumbai - 400 058.

together hereinafter referred to as 'THE DONOR' of the One Part

AND

MRS. SADHANA P KARIYA of **901, PLOT 31-32, VEEJAYS NIWAS, GULMOHAR ROAD, J.V.P.D. SCHEME, ANDHERI (WEST), MUMBAI - 400 058** hereinafter referred to as 'THE DONEE', of the other Part

WHEREAS the "DONOR" has acquired the said premises from M/s. Darshan Builders & Developers through an Agreement of Sale dated 24th day of March, 2003 vide registration no. BDR1/1864/2003

WHEREAS the "DONOR" is in possession of the said premises at Flat No. 104, 1st Floor, Nisarg Apartment, Besant Road, Vile Parle (West), Mumbai - 400 056 and more particularly described in the Schedule hereunder written

AND

WHEREAS the "DONEE" is related to the "DONOR" as COPARCENER

AND

WHEREAS the "DONOR" desires to grant the said property to the "DONEE" as gift in consideration of natural love and affection as hereinafter mentioned.

AND

WHEREAS the "DONEE" has agreed to accept the gift as is evidenced by his executing these presents.

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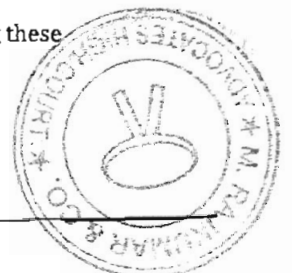
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NOW THIS DEED WITNESSETH that the 'DONOR' without any monetary consideration and in consideration of natural love and affection, which the 'DONOR' bears to the 'DONEE', do hereby grant and transfer by way of gift the said property and more particularly described in the schedule hereunder written together with all & singular the buildings & structures thereon and all the things permanently attached thereto or standing thereon & all the liberties, privileges casements & advantages appurtenant thereto and all the estate, right, title, interest use, inheritance, possession benefit, claims & demand whatsoever of the 'DONOR' To Have & To Hold the same unto and to the use of the 'DONEE' absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

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AND the 'DONOR' hereby covenants with the 'DONEE';

- a) That the 'DONOR' now has in himself, good right, full power and absolute authority to grant the said piece of land and other the premises hereby granted as gift in the manner aforesaid.
- b) The 'DONEE' may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said premises and receive the rents, issues, and profits and rents thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the 'DONOR' or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the 'DONOR'.
- c) The 'DONEE' may at all times hereafter be able to sell/transfer or pledge/mortgage or otherwise the said property to any person/institution and 'DONOR' doesn't have any objection in the same in future.
- d) That the said premises are free & clear and freely & clearly and absolutely and forever released & discharged or otherwise by the 'DONOR' and well & sufficiently saved, kept harmless & indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the 'DONOR' or by any other person or persons lawfully claiming or to claim by from, under or in trust for the 'DONOR'.
- e) AND FURTHER that the 'DONOR' and all persons having or lawfully claiming any estate or Interest whatsoever to the said land and premises or any part thereof from under or in trust for the 'DONOR' or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the 'DONEE' 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 said land and premises and every part thereof unto and to the use of the 'DONEE' in the manner aforesaid as by the 'DONEE', his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

Further to the above the member's/coparcener's of PARESH KARIYA HUF i.e. Mr. Paresh M Kariya, Mrs. Sadhana P Kariya, Jainee P Kariya & Krish P Kariya states that they don't have any objection hitherto for the said property as mentioned above.

SCHEDULE OF PROPERTY

FLAT NO. 104, 1ST FLOOR, NISARG APARTMENT, BESANT ROAD, VILE PARLE (WEST), MUMBAI - 400 056.
 THE AREA OF FLAT PREMISES IS 826 SQ. FT. CARPET BEARING CTS NO. 1234, 1234/1 TO 4 & VILLAGE VILE - PARLE (WEST). THE YEAR OF OCCUPATION OF THE SAID PREMISES IS 2002.

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IN WITNESS WHEREOF the 'DONOR' as well as the 'DONEE' (by way of acceptance of the said gift) has put their respective hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO Signed and Delivered By the within named 'DONOR'

01. PARESH MULJI KARIYA HUF)

For PARESH MULJI KARIYA H.U.F



Paresh Kariya
KART



02. SADHANA P KARIYA)

Sadhana



03. JAINEE P KARIYA)

Jainee



04. KRISH P KARIYA)

Paresh Kariya



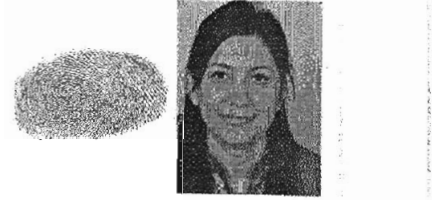
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In the presence of		
01.	<i>[Signature]</i>	

(VISHRAM O. KAMBLI)

02. *[Signature]*
(Manohar. K. Bandbe)

Signed by within named 'DONEE'
SADHANA P KARIYA

[Signature]



In the presence of
01. *[Signature]*
(Vishram Kamblu)
02. *[Signature]*
(Manohar. K. Bandbe)



NISARG CO OP HOUSING SOCIETY LTD

Reg. No. BOM/WKW/WEST/HSG/(TC)/ 12795 2004 -2005
ANNIE BESANT ROAD, VILE PARLE (W), MUMBAI - 400 053

TO WHOM SO EVER IT MAY CONCERN

NO OBJECTION CERTIFICATE

This is to certify that, **Paresh M Kariya** HUF - Flat No. 104, is a Bonafied Member of the said society. The Said building constructed in the year 2002 and has Stilt + four Upper floor with Lift and is situated in "K" west Ward. The Area of the said Flat is admeasuring 826 sq.ft. carpet area, situated at village- Vile Parle (West), Taluka Andheri, bearing C.T.S. No.1234, 1234/1 to 4 in registration district and sub district of Mumbai City and Mumbai suburban.

We have no objection towards the transfer of above referred flat to Mrs. Sadhana Paresh Kariya.

The Certificate is issued as per the request of Mr. **Paresh M Kariya**, Karta of Paresh M Kariya HUF.

This is Certifying accordingly.

Thanking you,

Yours Faithfully,

For Nisarg Co operative Housing Society Ltd.

For Nisarg Co-op. Hsg. Society Ltd.


Secretary / Chairman

Date: June 25, 2014

Place: Mumbai



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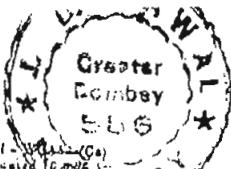


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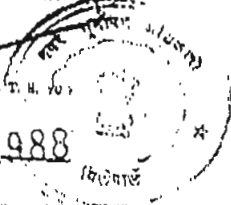


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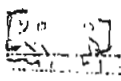


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पुणे जिल्हा न्यायालय

प्रमाणित की जाई की जाई आहे कि या प्रमाणितपत्रात नोंदवलेल्या बाबींची नोंद पुणे जिल्हा न्यायालयाने घेतली आहे.

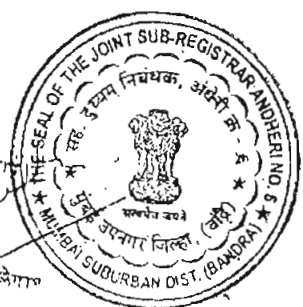
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27 JAN 1970

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पुणे जिल्हा न्यायालय

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सत्य प्रमाणित

पुणे जिल्हा न्यायालय



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Y. P. No. 100,000-1-A1 - WCA-1-(G)
11. 10. 11, No. 2018, dated 16-9-2011
विलेपल-पश्चिम RULED CARD

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१-विलेपल: पुणे नं. १२३४/२
२-विलेपल: पुणे नं. १२३४/२

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27 JAN 1970

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सत्य प्रतिक्रिया



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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CE/5590/WS/AK of 7 OCT 2002

PART OCCUPANCY CERTIFICATE

To, Shri. Pravin Satra, Owner, S/A, Nand Pies Shipping Centre, Nehru Road, Vileparle (East), Mumbai-400057.

Handwritten box containing 'बदर-8/' and '2006'.

Sir, The part development work i.e. Still + 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 Anne Bessant Road, of Village Vileparle (West) Mumbai completed under the supervision of Shri. Kinner Nayak Licensed Architect/ License No. CA/91/13298 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

Handwritten box containing 'बदर- १७/' and '22.33'.

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,

Signature of V. B. ... Executive Engineer, (Bldg. Proposals), Western Subs. K/W & D. Ward.

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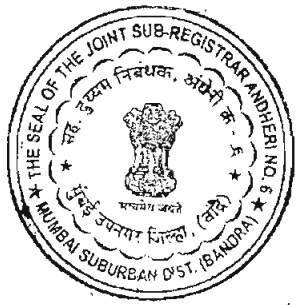
CERTIFIED TRUE COPY ASHISH SOLANKI (G. D. Arch. - CA / 26252 / 2000)



Handwritten signatures and names including Kamchan.h. mehta.



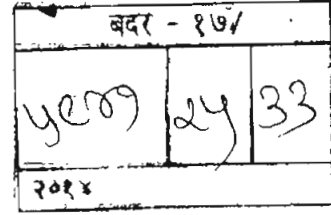
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गावाचे नाव : विलोपार्ले

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाय (भाडेफट्टाघाष्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,300,000.00 वा.भा. रु. 4,605,500.00
- (2) भू-भाषण, पोटस्त्रिस्ता व घरक्रमांक (असल्यास) (1) सिरिएस क्र. 1234 वर्गनः विभागाचे नाव - विलोपार्ले पश्चिम (अंधेरी), उपविभागाचे नाव - 37/189 - मुन्नागः उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड सादर मिळकत सि टी एस नंबर - 1234 भव्ये आहे सदरिका न. 104 पहिला मजला निसर्ग अपार्ट
- (3) क्षेत्रफल (1) बांधीव मिळकतीचे क्षेत्रफल 92 11 चौ.मी. आहे.
- (4) आकारणी किंवा जुळी घेण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून घेण्याच्या प्रकरणाचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आवेश असल्यास, प्रतियक्षीचे नाव व संपूर्ण पत्ता (*) अशोक - राजगौर मुखत्यार पविण गिराम रुत्रा भागीदार दर्शन डेव्ह व बिल्डर्स लॉफ , घर/फ्लॅट न - , गल्ली/रस्ता - , ईमारतीचे नावः नदरेम शापींग सेंटर , ईमारत न - , पेट/वसाहत - , शहर/गाव विलोपार्ले , तालुका * िन 57 पॅन नम्बर -
- (6) दस्तऐवज करून घेण्याच्या प्रकरणाचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आवेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) परेश मुलजी कारीया एच यु एफ , घर/फ्लॅट न 13, गल्ली/रस्ता गुलमोहर क्रॉस रोड न 12 , ईमारतीचे नावः कारीयाथळ ; ईमारत न - , पेट/वसाहत - , शहर/गाव जुहू , तालुका * िन 49, पॅन नम्बर -
- (7) दिनांक करून दिल्याचा 24/03/2003
- (8) नोंदणीचा 26/03/2003
- (9) अनुक्रमांक, खंड व पृष्ठ 1864 /2003
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 327190.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु. 20000.00
- (12) शेर



बंदर - २७/		
५८०९	२६	३३
२०१४		



बैर - १५१		
५१०७	२८	३३
२०१४		



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABHP6818C

नाम / NAME
PARESH M. KARIYA

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
10-04-1995

P. Singh
 आयकर निदेशक (प्रणालि)
 DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PARESH MULJI KARIYA
MULJI POPATLAL SHAH

02/02/1968
 Permanent Account Number
AAEPK0469M

P. Singh
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SADHANA PARESH KARIYA
DAYALJI GOPALJI THAKRARAN

20/01/1969
 Permanent Account Number
AJHPK0018N

बदर - १७/

५०७ ३० ३३

२०१४



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 19880043545
 Valid Till 20-04-2026 (NT)

DOI 29-08-1998
 08-03-2013 (TR)
 AED 09-04-2013

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV-TR 29-08-1998
 MCWD 21-12-2012

FORM 1
 RULE 18 (2)

DOB 21-04-1978 BG A+

Name **VISHRAM KAMBLI**
 S/D/W of UTTAM KAMBLI
 Add TENEMENT NO 4B410, EVEREST CO OP HSGS SOC LTD
 MAJABWADI, JOGESHWARI - EAST
 MUMBAI
 PIN 400060
 Signature & ID of Issuing Authority **MH02 2013390**

Signature/Thumb Impression of Holder



Summary I (GoshwaraBhag-1)

बुधवार, 16 जून 2014 7:30 म.तं.

दस्त गोपवारा भाग-1

बदर 17

दस्त क्रमांक: 5941/2014

दस्त क्रमांक: बदर 17 / 5941/2014

बाजार मूल्य: ₹. 1,16,87,000/- मोयदला: ₹. 00/-

भरलेले मुद्राक शुल्क: ₹. 5,85,000/-

बदर - 17/		
4289	37	33
२०१४		

दु. नि. सह. दु. नि. बदर 17 यांचे कार्यालय

पावती: 6144

पावती दिनांक: 16/07/2014

अ. क्र. 5941 वर दि. 16-07-2014

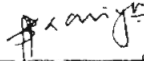
मादरकरणाचाचे नाव. माझना पी कारिया

गंजी 7.29 म.तं. वा. हजर केला

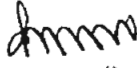
नोंदणी फी ₹. 30000.00


दस्त हानाळणी फी ₹. 660.00

पृथांची संख्या. 33


दस्त हजर करणाऱ्याची मंडी:

एकुण. 30660.00


मह. दु. नि. का. अंधेरी 6
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मह. दु. नि. का. अंधेरी 6
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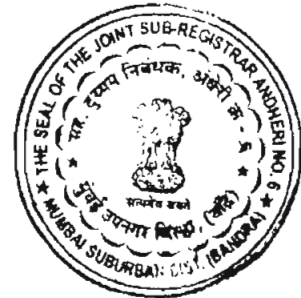

मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6
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मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6

मुद्राक शुल्क: (एक) कोणत्याही महाजगरपालिकेच्या हद्दीन किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा उप-खंड (टोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रान

शिक्रा क्र. 1 16 / 07 / 2014 07 : 25 : 51 PM ची वेळ: (मादनीकरण)

शिक्रा क्र. 2 16 / 07 / 2014 07 : 28 : 32 PM ची वेळ: (फी)

प्रतिज्ञापत्र	
सदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तऐवज मजकूर, निष्पादक व्यक्ती, साहीदार व सौभत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कनुलीधारक जो संघर्षपणे जबाबदार राहतील.	
① <u>Pavesh Kariya</u>	
② <u>Pavesh Kariya</u>	
③ <u>Pavesh Kariya</u>	
④ <u>Pavesh Kariya</u>	
सिद्धन देवेंद्र (अंमलदारी स्विकारी)	सिद्धन देवेंद्र (अंमलदारी स्विकारी)
⑤ <u>Pavesh Kariya</u>	



Summary-2(दस्त गोषवारा भाग - २)



16/07/2014 7:37:44 PM

दस्त क्रमांक:बदर17/5941/2014
दस्ताचा प्रकार :-गिफ्ट

बदर - १७/		बदर 17
दस्त गोषवारा भाग 2		दस्त क्रमांक:5941/2014
५९७	३२	३२
२०१४		

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:परेश मूलजी कारिया एच यू एफ पत्ता:प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:- <i>Parash Kariya</i>		
2	नाव:परेश मूलजी कारिया पत्ता:प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:- <i>Parash Kariya</i>		
3	नाव:साधना पी कारिया पत्ता:प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:- <i>Sadhana</i>		
4	नाव:जैनी पी कारिया पत्ता:104, 1, निसर्ग अपार्टमेंट, विलेपारले पश्चिम मुंबई, बेसेंट रोड, हर्ला, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	लिहून देणार वय :-18 स्वाक्षरी:- <i>Jaini</i>		
5	नाव:क्रिश पी कारिया:तर्फे अज्ञान प्रालन कर्ता परेश प्री कारिया पत्ता:प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: निसर्ग अपार्टमेंट, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: बेसेंट रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:- <i>Parash Kariya</i>		
6	नाव:साधना पी कारिया पत्ता:प्लॉट नं: 104, माळा नं: 1, इमारतीचे नाव: वीजवास निवास, ब्लॉक नं: आंधेरी पश्चिम मुंबई, रोड नं: गुलमोहर रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:- <i>Sadhana</i>		

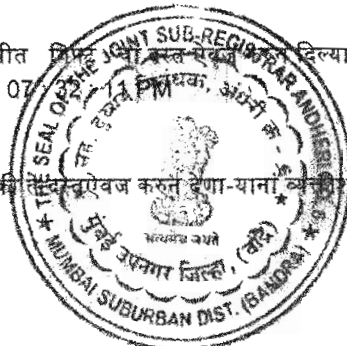
बदरील दस्तऐवज करून देणार तथाकथीत गिफ्ट दस्तऐवज दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:16 / 07 / 2014 07:11 PM

ओळख:-

खालील इसम असे निवेदीत करतात की दस्तऐवज करून देणा-याना अंगठ्याचे ठसा ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र. पक्षकाराचे नाव व पत्ता

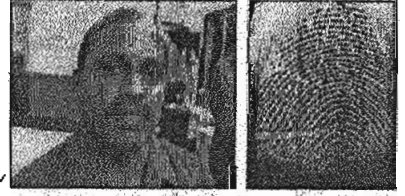
छायाचित्र अंगठ्याचा ठसा



Summary-2(दस्त गोषवारा भाग - २)

1 नाव:मनोहर बंडबे .
वय:50
पत्ता:2/5 सोमावर्टे चाळे मजास रोड जीगेश्वरी पू मु
पिन कोड:400060

M. D. Bhande
स्वाक्षरी



2 नाव:विश्राम कांबळे .
वय:38
पत्ता:4B/410 एव्हरेस्ट महाकाली अंधेरी पू मु
पिन कोड:400093

V. B. Kamble
स्वाक्षरी



शिकका क्र.4 ची वेळ:16 / 07 / 2014 07 : 35 : 40 PM

mmmm

सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, मुंबई

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001448744201415M	0001109907201415
2	MH001448635201415M	0001109909201415

5941 /2014

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प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण...३.३...पाने आहेत

up

सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा

बंदर - १७/		
येण	33	33
२०१४		

बंदर-१७/ येण २०१४
पुस्तक क्रमांक १, क्रमांक...येण...यर
नोंदला
दिनांक १६ माहे २०१४

mmmm

सह दुय्यम निबंधक, अंधेरी-६
मुंबई उपनगर जिल्हा

