



Tuesday, May 28, 2002

1:44:34 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1697

गावाचे नाव घोडदेव

दिनांक 28/05/2002

दस्तऐवजाचा अनुक्रमांक टनन4 - 02509 - 2002

दस्ता ऐवजाचा प्रकार

सादर करणाराचे नाव अशाक क. गात्रपेणी

नोंदणी फी :- 6710.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36) :- 720.00

एकूण 7430.00

आपणास हा दस्त अंदाजे 1:59PM ह्या वेळेस मिलेल

दुय्यम निवधक

मुद्रांक शुल्क :- 18890

DOR REGISTRATION VERSION 1.0.0

Ward No. m
 Revenue Goddev
 Survey 87/10 (56.97 sq mtrs)
 Plot No. 504
 Area 612.11 x 10.95
 U.T. U.T. 7
 Sale Price 4,68,000/-
 Stamp Duty 6,70,500/-
 Stamp 18,960/-

रन	४
रन क्रमिक (25)	१२२
	१ / ३६

Rs - Eighteen thousand nine hundred Sixty

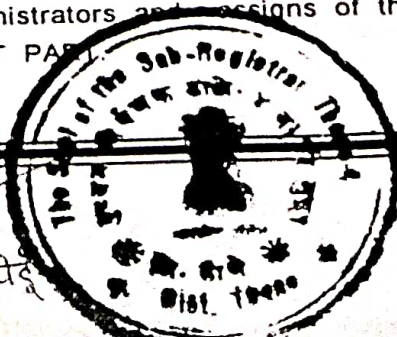
म. व. शिवाजी
PROPER OFFICER
COLLECTOR OF STAMPS
 THANE

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made and entered into at Bhayandar, on this 2nd day of April in the Christian Year ~~One Thousand~~ Nine hundred & Ninety 2003 BETWEEN M/s. SONAM BUILDERS, a Partnership firm, registered under the Indian Partnership Act, 1932 and having its office at A/304, Akash Ganga, Devchand Nagar, Bhayandar (West), Thane : 401 101, hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners for the time being of the said firm, their survivors or the last survivors of them and the respective heirs, executors, administrators and assigns of the deceased partners) as party of the FIRST PART.

OFFICE OF THE
 JOINT DISTRICT REG. STRA.
 THANE, MAHARASHTRA
 MAHARASHTRA/DIST/003

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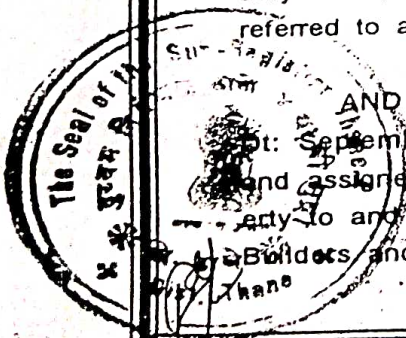
AND
SHRI/SMT/M/s. Aslak K. Vajpai & Beebitg
A Vajpai hereinafter called "THE PURCHASERS")
which expression shall unless be repugnant to the context or
meaning thereof be deemed to include his/her/their respective heirs,
executors, administrators and assigns) as party of the SECOND PART.

(I): AND WHEREAS originally one Mr. Balaram Bistur Patil, was the absolute owner of all that piece and parcel of free hold land admeasuring about 610 sq meters equivalent to about 730 sq yards of thereabout bearing Old Survey No:355, New Survey No: 87, Hissa No: 2 of Village Goddev, Taluka and District : Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder sold, transferred and assigned all his right, title and interest in the said property over to Mr. Satendrakumar Jaswantraj Amrut & Mrs. Nirmaladevi J. Amrut vide a sale Deed Dt : 30th November 1992 registered with the Sub-registrar, Thane under C.No:191 (Hereinafter referred to as the "SAID FIRST PROPERTY")

AND WHEREAS vide an Agreement Dt: 26th September 1994, the said Mr. Satendrakumar Jaswantraj Amrut and Mrs. Nirmaladevi J. Amrut had transferred and assigned all their right, title and interests in the said first property to and in favour of M/s Sonam Builders, a partnership firm and the party of the first part in this agreement and also called as the Builders.

(II): AND WHEREAS one Mr. Himmatlal Popatlal Shah & 2 other were fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 1490 sq meters equivalent to about 1782 sq yards or thereabout bearing Old Survey No:357, New Survey No:84, Hissa No:1 of Village Goddev, Taluka and District : Thane and in the Registration District and Sub-district of Thane and more particularly described in the hereunder sold, transferred and assigned all his right, title and interest in the said property over to Mr. Devendra R. Goyal vide an Agreement for sale Dt:15th January 1993 and also execute a Power of Attorney Dt:18th July 1994, in favour of the said Mr. Devendra R. Goyal (hereinafter referred to as the "SAID SECOND PROPERTY")

AND WHEREAS vide an Agreement for sale cum Development Dt: September 1994, the said Mr. Devendra R. Goyal had transferred and assigned all his right, title and interest in the said Second Property to and in favour of M/s Sonam Builders, a partnership firm, the Builders and the party of the first part in this Agreement.



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A.K. Vajpai
मालीना वाजपेई

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(III): AND WHEREAS one Mr. Julious Inas Rodricks & 7 others fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 6290 sq yards or thereabout equivalent to about 5261 sq mtrs and bearing Old Survey No:356, New Survey No:86, Hissa No:1 (Pt) within the limits of Mira-Bhayandar Municipal Council, Taluka and District : Thane and in the Registration District and Sub-District of Thane and more particularly described in the schedule hereunder sold, transferred and assigned all his right, title and Interest in the said property over to M/s.Kurnal Constructions, a Proprietary firm of Mr. Ramchandra J. Vaishnav, vide an Agreement for sale Dt: July 1994 (Hereinafter referred as the "SAID THIRD PROPERTY")

AND WHEREAS the said Mr. Julious Inas Rodricks & 7 others the original owners executed an Irrevocable Power of Attorney Dt:30th July 1994 in favour of the said Mr. Ramchandra Jetharam Vaishnav, Proprietor of M/s. Kurnal Constructions, to do all acts, deeds, things and matters including rights of developing and conveying the said Third Property.

AND WHEREAS vide an Agreement Dt:3rd September 1994, the said Mr. Ramchandra Jetharam Vaishnav, Proprietor of M/s. Kurnal Constructions had transferred and assigned all his right, title and Interests in the said Third Property to and in favour of M/s. Sonam Builders, a partnership firm, the Builders and the party of the first part hereinabove mentioned as per the details and terms and conditions as mentioned in the said Agreement Dt:3.9.94.

(IV): AND WHEREAS one Mrs. Monica Manuel Parira along with (1) Mrs. Teresa Mathew Almeida (2) Angela Freddy Verel (3) Martin Domnic Rodriques (4) Gerald Domnic Rodriques (5) Joana Sydney Parira (6) Maria Domnic Rodriques (7) Norman Freddy Verel (8) Sharen Benjamin Fernandes and (9) Maxma Paul Maraes were fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 2601 sq yards or thereabout equivalent to about 2150 sq mtrs and bearing Old Survey No:354, New Survey No:88, Hissa No:6 and also of all that piece and parcel of free hold land admeasuring about 3218.4 sq yards or thereabout equivalent to about 2660 sq mtrs and bearing Old Survey No:336, New Survey No:17, Hissa No:6, both the above lans lying within at village: Goddev, Taluka and District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID FOURTH PROPERTY") sold, transferred and assigned all their right, title and Interest in the said Fourth Property, to (1).Mr. Mahadeo

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Shripat Kadam (2).Mr Babuda Mahadeo Kadam (3).Mrs. Suman Vishwanath Kadam (4).Mrs. Ratna Ashok Kadam & (5).Mr. Ramakant Mahadeo Kadam vide an Agreement for sale cum Development Dt:30th March 1993 and on the terms and conditions therein.

AND WHEREAS the said Mrs.Monica Manuel Parira & 9 others the original owners executed an Irrevocable General power of Attorney Dt:30th March 1993 in favour of the said Mahadeo Shripat Kadam, to do all acts. Deeds, things and, matters including rights of developing and conveying the said Fourth Property.

AND WHEREAS the said Mr. Mahadeo Shripat Kadam, one of the Purchasers died on 20th January 1994, intestate at Bhayandar, leaving behind the following as his legal heirs and legal representatives, entitled to his estate:

(1).Mr.Ramakant Mahadeo Kadam (2).Mr.Babuda Mahadeo Kadam (3).Mrs.Suman Vishwanath Kadam (4).Mrs. Ratna Ashok Kadam.

AND WHEREAS the said Agreement for Sale cum Development Dt:30th March 1993 is still valid and subsisting and the above mentioned four heirs are the true, lawful and justified owners of the said Fourth Property.

AND WHEREAS vide an Agreement for Sale cum Development Dt:2nd September 1994, the said (1).Mr.Ramakant Mahadeo Kadam (2).Mr. Babuda Mahadeo Kadam (3).Mrs.Suman Vishwanath Kadam (4) Mrs. Ratna Ashok Kadam,had collectively transferred and assigned all their right, title and Interests in the said Forth Property to and in favour of M/s.Sonam Builders, a partnership firm, the Builders and the party of the first part hereinabove mentioned as per the details and terms and conditions as mentioned in the said Agreement Dt:2.9.94.

(V) AND WHEREAS one Mrs.Tresa Freddie Cabrol & four others were fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 873sq yards or thereabout equivalent to about 730 sq mtrs and bearing Old Survey No:355, New Survey No:87, Hissa No:12 within the limits of Mira-Bhayandar Municipal Council, Taluka and District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder sold, transferred and as signed all their right, title and Interest in the said property over to M/s.Shree Sai Developers a PROPRIETORY firm of Mr. Anil B. Garodia, vide an Agreement for sale Dt:18th July 1992 (Hereinafter referred to as the SAID FIFTH PROPERTY)



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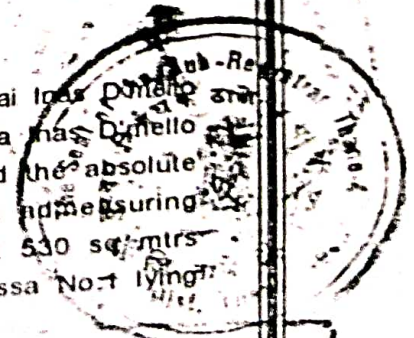
AND WHEREAS one Mr. Balaram B. Patil and others who were possessory rights on the above mentioned Fifth Property, agree to release, relinquish and surrender all and whatever their rights, titles and interests in the Fifth Property over to the said M/s. Shree Sai Developers, a proprietary firm of Mr. Anil B. Garodia, vide an Agreement Dt: 19th October 1994.

AND WHEREAS vide an Agreement Dt: 15th December 1994, the said Mr. Anil B. Garodia, Proprietor of M/s. Shree Sai Developers had transferred and assigned all his right, title and interests in the said Fifth Property to and in favour of M/s. Sonam Builders, a partnership firm, the Builders and the party of the first part hereinabove mentioned as per the details and terms and conditions as mentioned in the said Agreement Dt: 15.12.94

(VI): AND WHEREAS (1). Mrs. Isprance Manuel Rodricks (2). Mr. Marshal Manuel Rodricks (3). Mr. Anthony Manuel Rodricks (4). Mr. William Manuel Rodricks (5). Miss Ami Manuel Rodricks (6). Miss Arshala Manuel Rodricks (7). Mr. Shivaji Mathew Farro were at all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 6899 sq yards or thereabout equivalent to about 5710 sq mtrs and bearing Old Survey No: 356, New Survey No: 86, Hissa No: 1 (Pt) and also of all that piece and parcel of free hold land admeasuring about 849 sq yards or thereabout equivalent to about 710 sq mtrs and bearing Old Survey No: 355, New Survey No: 87, Hissa No: 4, both the above lands lying within at Village: Goddev, Taluka and District: Thane and in the registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as 'the SAID SIXTH PROPERTY')

AND WHEREAS the said Mrs. Isprance Manuel Rodricks and 6 others (as named above) collectively sold, transferred and assigned all their right, title and interest in the said Sixth Property to M/s. Chheda Developers, a partnership firm vide an Agreement for Sale cum Development Dt: 19th February 1994 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney in favour of the said Chheda Developers.

(VII): AND WHEREAS (1). Alvis Inas D'mello (2). Marybai Inas D'mello (3). Lily Brass Baptista (4). Gordon Inas D'mello (5). Fida Inas D'mello were at all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 633 sq yards or thereabout equivalent to about 530 sq mtrs and bearing Old Survey No: 355, New Survey No: 87, Hissa No: 1 lying



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at Village: Goddev, Taluka and District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID SEVENTH PROPERTY")

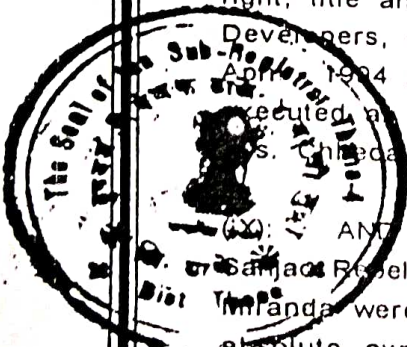
AND WHEREAS the said Alvise Inas D'mello and 4 others (as named above) collectively sold, transferred and assigned all right, title and Interests in the said Seventh Property to M/s. Chheda Developers, a partnership firm vide an Agreement for Sale cum Development Dt 2nd April 1994 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney in favour of the said M/s. Chheda Developers

(VIII): AND WHEREAS Mr.Purshottam Bankatlal Garodia was at all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 1639 sq yards or there about equivalent to 1370 sq mtrs and bearing Old Survey No:355, New Survey No:87, Hissa No:7 lying at Village: Goddev, Taluka and District: Thane and in the Registration District and Sub - district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID EIGHTH PROPERTY")

AND WHEREAS the said Mr Purshottam Bankatlal Garodia sold, transferred and assigned all his right, titles and Interest in the said Eighth Property to (1) Mr Radhakishan N Joshi (2) Mr Rasiklal M Shah (3) Mr Jayantilal V Shah (4) Mr Maheshkumar R Agarwal (5) Mr Rambhagat M Agarwal (6) Mr Ramprasad S Agarwal, all collectively vide an Agreement for Sale cum Development Dt: 29th September 1981 and on the terms and conditions therein and also executed and Irrevocable Power of Attorney in favour of the said Mr. Radhakishan N. Joshi Dt:6th February 1984.

AND WHEREAS the said Mr. Radhakishan N. Joshi & 5 others (as named above) collectively sold, transferred and assigned all their right, title and Interests in the said Eighth Property to M/s. Chheda Developers, a partnership firm vide an Agreement for sale Dt:5th April 1994 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney in favour of the said M/s. Chheda Developers.

(IX): AND WHEREAS (1).Mrs. Cecelia Francis D'souza (2).Miss. Marie Samia de Rabello (3).Miss. Noren George D'mello & (4).Mrs. Gladus B. Miranda were all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 969 sq yards or thereabout equivalent to about



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M. V. Joshi
Sub-District Registrar, Thane

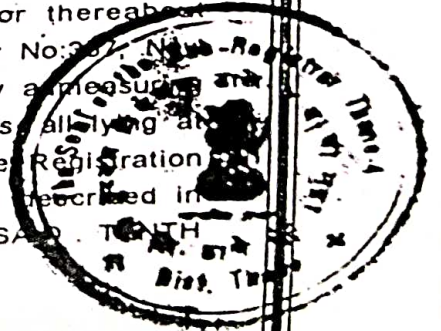
810 sq mtrs and bearing Old Survey No:355, New Survey No:87, Hissa no:6 lying at Village: Goddev, Taluka and District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID NINTH PROPERTY")

AND WHEREAS the said Mrs.Cecelia Francis D'souza & 3 others sold, transferred and assigned all their right, title and interest in the said Ninth Property to (1) Mr Ibrahim Mohammed Memon (2) Mr Gulab Yusuf Khan (3) Mr Sayyed Janu Rehman, all collectively vide an Agreement for Sale Dt: 30th January 1990 and on the terms and condition therein and also executed an Irrevocable Power of Attorney in favour of the said Mr. Ibrahim Mohammed Memon Dt:25th March 1990.

AND WHEREAS the said Mrs. Cecelia Francis D'souza & 3 others (as named above) and Mr. Ibrahim Mohammed Memon and 2 others collectively transferred and assigned all their right, title and interest in the said Ninth Property to M/s. Chheda Developers, a partnership firm vide an Agreement for Sale Dt:___ April 1994 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney on favour of the partners of the said firm M/s. Chheda Developers.

(X): AND WHEREAS one Mr. Vijay Mathurdas Udeshi was at all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 275.08 sq yards or thereabout equivalent to about 230 sq mtrs and bearing Old Survey No:355, New Survey No:87, Hissa No:11 and also all that piece and parcel of free hold land admeasuring about 1698 sq yards equivalent to about 1420 mtrs and bearing Old Survey No:356, New Survey No:86 and Hissa No:3 and also all that piece and parcel of free hold land admeasuring about 873.08 sq yards or thereabout equivalent to about 730 sq mtrs and bearing Old Survey No: 356, New Survey No:86, Hissa no:4 and also all that piece and parcel of free hold land admeasuring about 1124.8 sq yards or thereabout equivalent to about 940 sq mtrs and bearing Old Survey No:357, New Survey No:84, Hissa No:4, all the above 4 lands totally admeasuring about 3968.8 sq yards equivalent to about 3300 sq mtrs, all lying at Village: Goddev, Taluka and District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID NINTH PROPERTY")

AND WHEREAS the said Mr. Vijay Mathurdas Udeshi sold,



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transferred and assigned all his right, title and interest in the said Tenth Property to Mr. NANDLAL SUNDERJI SONI, vide an agreement for Sale cum Development Dt: 22nd May 1981 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney Dt: 7th December 1981, in favour of the said Mr. Nandlal Sunderji Soni.

AND WHEREAS the said Mr. Nandlal S. Soni agreed to sell & transfer all his right, title & Interest in the said Tenth Property to (1) Mr. Radhakrishan N. Joshi, (2) Mr. Maheshkumar R. Agarwal, (3) Mr. Rambhagat M. Agarwal vide an agreement for Sale dt: 29.11.81.

AND WHEREAS the said Mr. Radhakishan N. Joshi & 2 others (as named above) collectively transferred and assigned all their right, title and Interest in the said Tenth Property to M/s. Chheda Developers, a partnership firm vide an Agreement for Sale Dt: 5th April 1994 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney in favour of the partners of the said firm M/s. Chheda Developers.

(XI): AND WHEREAS one Mrs. Maniben Tarachand Sovani and 5 others were at all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 2452 sq yards or thereabout equivalent to about 2050 sq mtrs and bearing Old Survey No:354, New Survey No:88, Hissa No:2 and also all that piece and parcel of land admeasuring about 2356 sq yards equivalent to about 1970 sq mtrs and bearing Old Survey No:355, New Survey No:87, Hissa No:9 and also all that piece and parcel of free hold land admeasuring about 299 sq yards or thereabout equivalent to about 250 sq mtrs and bearing Old Survey No:357, New Survey No:84, Hissa No:2, all the above 3 lands totally admeasuring about 5107 sq yards equivalent to about 4270 sq mtrs, all lying at Village: Goddev, Taluka and District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID ELEVENTH PROPERTY")

AND WHEREAS the said Mrs. Maniben Tarachand Sovani & 5 others sold, transferred and assigned all their right, title and interest in the said Eleventh Property to (1). Mr. Malchand Radhakishan Agarwal (2). Mrs. Manwaridevi Radhakishan Joshi (3). Mr. Rakesh Rasiklal Shah (4). Mr. Haresh Jayantilal Shah and (5). Smt. Ratnidevi S. Agarwal (since deceased), all collectively vide an Agreement for Sale cum Development Dt: 8th January 1988 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney Dt: 26th



Dr. V. V. Joshi
प्राचीनकारिता

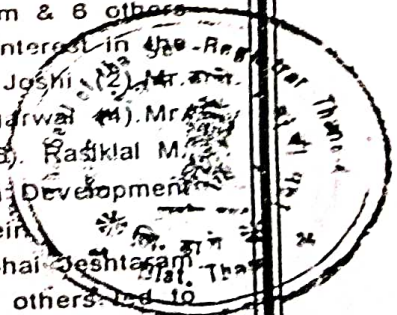
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February 1988, in favour of the said (1).Mr.Malchand Radhakishan Agarwal (2).Mrs. Bhanwaridevi Radhakishan Joshi (3).Mr. Rakesh Rasiklal Shah (4).Mr. Haresh Jayantilal Shah and (5).Mrs. Ratnidevi S. Agarwal (since deceased) for the purpose setout therein thereby putting them in possession of the said Eleventh Property.

AND WHEREAS the said Mr. Malchand Radhakishan Agarwal & others (as named above) collectively transferred and assigned all right, title and Interest in the said Eleventh Property to M/s. Chheda Developers, a partnership firm vide an Agreement for Sale Dt.5th April 1994 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney in favour of the said firm M/s. Chheda Developers.

(XII): AND WHEREAS one Mr. Nanubhai Jeshtaram and 6 others were at all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 909 sq yards or there about equivalent to about 760 sq mtrs and bearing Old Survey no:354, New Survey No:88, Hissa No:1 and also all that piece and parcel of free hold land admeasuring about 2237 sq yards equivalent to about 1870 sq mtrs and bearing Old Survey NO:355, New Survey No:87, Hissa No.5 and also all that piece and parcel of free hold land admeasuring about 1244 sq yards or thereabout equivalent to about 1040 sq mtrs and bearing Old Survey NO:355, New Survey No:87, Hissa No:8 and all that piece and parcel of free hold land admeasuring about 3229 sq yards equivalent to about 2700 sq mtrs and bearing Old Survey NO:355, New Survey No:87 and Hissa No:10 all the above 4 lands totally admeasuring about 7619 sq yards equivalent to about 6370 mtrs, all lying at Village: Goddev, Taluka and District:Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID TWELVEFTH PROPERTY")

AND WHEREAS the said Mr. Nanubhai Jeshtaram & 6 others sold, transferred and assigned all their right, title and Interest in the said Twelfth Property to (1).Mr. Radhakishan N. Joshi (2).Mr. Rambhagat M. Agarwal (3). Mr. Maheshkumar R. Agarwal (4).Mr. Ramprasad Sohanlal Agarwal (5).Mr. Jayantilal V. Shah (6). Rasiklal M. Shah, all collectively, vide and Agreement for Sale cum Development Dt: 19th August and on the terms and conditions therein. However some differences between the said Mr. Nanubhai Jeshtaram & 6 others and the said Mr. Radhakishan N. Joshi & others led to the filing of a suit No:2042 of 1982 in the Bombay High Court by the said Mr. Radhakishan N. Joshi & others. On 22nd December 1983 his



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Lordship Justice Kanta J. passed the decree for the above said suit whereby the 1/7th share each of Mr. Nanubhai Jeshtaram & 6 others were to be transferred to the said Mr. Radhakishan N. Joshi & 5 Others on complying with certain terms and conditions as per the decree.

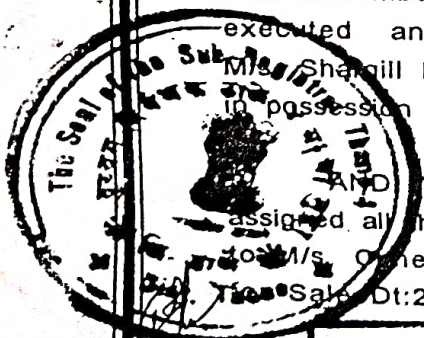
AND WHEREAS by a mutation entry the names of Mr. Radhakishan N. Joshi & others was entered in the Kabjedar Column of the 7/12 extract of the Revenue records vide entry No. 4668 Dt. 7.6.85 .

AND WHEREAS the said Mr. Radhakishan N. Joshi & others (as named above) collectively transferred and assigned all their right, title and Interest in the said Twelfth Property to M/s. Chheda Developers, a partnership firm vide an agreement for sale Dt: 5th April 1994 and on the terms and conditions therein and also executed an Irrevocable Power of Attorney in favour of the partners of the said firm M/s. Chheda Developers.

(XII): AND WHEREAS one Mr. Anthone Alis Farel & Martinbhai Metilda Philip Fonseca and others were at all material times fully seized & possessed and the absolute owners of all that piece and parcel of free hold land admeasuring about 1603 sq yards or thereabout equivalent to about 1340 sq mtrs and bearing Old Survey NO: 355, New Survey No: 87, Hissa No: 3 and also all that piece and parcel of free hold land admeasuring about 1148 sq yards equivalent to about 960 sq mtrs and bearing Old Survey NO: 354, New Survey No: 88, Hissa No: 7 all lying at village: Goddev, Taluka and District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID THIRTEENTH PROPERTY")

AND WHEREAS the said Mr. Anthone Alis Farel & Martinbhai Metilda Philip Fonseca and others sold, transferred and assigned all their right, title and Interest in the said Thirteenth Property to M/s. Shargill Builders vide an Agreement for Sale cum Development Dt: 24th November 1994 and on the terms and conditions therein also executed an Irrevocable Power of Attorney in favour of the said M/s. Shargill Builders for purpose setout therein thereby putting them in possession of the said Thirteenth Property.

AND WHEREAS the said M/s. Shargill Builders transferred and assigned all their right, title and Interest in the said Thirteenth Property to M/s. Chheda Developers, a partnership firm vide an Agreement for Sale Dt: 25th November 1994 and on the terms and conditions



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A.K. V. Pai
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therein and also executed an Irrevocable Power of Attorney in favour of the partners of the said firm M/s. Chheda Developers.

AND WHEREAS the properties purchased from M/s Chheda Developers namely from Sixth to the Thirteenth property as described above were attracted under the Urban Land Ceiling Act (Ceiling & Regulation) Act 1976 and that the same were applied for and requisite permissions were obtained by the said M/s Chheda Developers.

AND WHEREAS the Said Chheda Developers had also got approved and sanctioned the layout Plan for the Said Sixth to the Thirteenth Property from Mira-Bhayandar Municipal Council under No: NP/NR/2319/6742/94-95 Dt: 29.11.94.

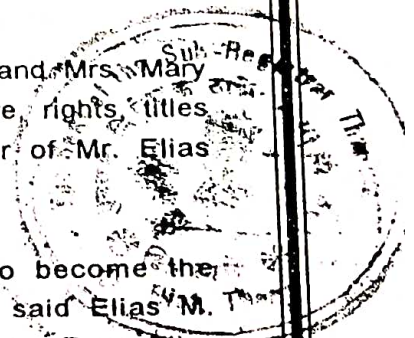
AND WHEREAS pursuant to the negotiations between the said M/s Chheda Developers and the Builders, the Said M/s. Chheda Developers have agreed to grant development rights in respect of F.S.I. of 3,50,000 sq feet and have further agreed to assign all the rights, titles and interest under the aforesaid Sixth to Thirteenth properties to the Builders as per the Deed of Assignment Dt: 6th December 1994 and the terms and conditions therein.

(XIV): AND WHEREAS originally one Mr. Mariyan Damel was the owner of all that piece and parcel of land bearing Old Survey NO:356, New Survey No:86, Hissa No.2 admeasuring 762.3 sq yards equivalent to about 630 sq mtrs or thereabout and lying at Village: Goddev, Taluka & District: Thane and in the Registration District and Sub-district of Thane and more particularly described in the schedule hereunder (Hereinafter referred to as the "SAID FOURTEENTH PROPERTY").

AND WHEREAS the said Mariyan Damel died intestate on 1st May 1958 leaving behind him Mr. Elias Mariyan Damel (D'mello), Mrs. Reena J. Gomes and Mrs. Mary M. Rodricks as his legal heirs and representatives entitled to the Fourteenth Property.

AND WHEREAS the said Mrs. Reena J. Gomes and Mrs. Mary M. Rodricks had released their respective undivided share, rights, titles and interests in the said Fourteenth Property in favour of Mr. Elias D'mello.

AND WHEREAS the said Mr. Elias M. D'mello became the absolute owner of the said Fourteenth Property. The said Elias M. D'mello died intestate on 6.10.75 leaving behind him Mrs. Rosy Elias D'mello and 3 sons & 2 daughters as his legal heir and representa-



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live entitled to the said Fourteenth Property.

AND WHEREAS the said Mrs. Rosy Elias D'mello agreed to sell the said Fourteenth Property to M/s. Trio Associate vide an agreement Dt: 24th February 1988.

AND WHEREAS by a Triparty agreement the said Mrs. Rosy Elias D'mello agreed to sell the Fourteenth Property, with the consent and confirmation of the said M/s Trio Associates, over to M/s Shah and Dattani Associates as per the terms and condition of the Agreement Dt: 26th February 1988.

AND WHEREAS the above said parties namely M/s Trio Associates and Shah and Dattani Associate failed to perform the agreement Dt:24.2.88 and 26.2.88 respectively and the same were terminated by the said Mrs. Rosy Elias D'mello vide her advocates letter Dt:20.12.88.

AND WHEREAS by an agreement Dt:23rd July 1991 the said Mrs. Rosy Elias D'mello along with Mr.Venchure Elias D'mello, Mr. Mervyn Elias D'mello, Mr. Bonny Elias D'mello, Mrs. Julie D'souza and Mrs. Relina D'souza all had collectively agreed to sell the said Fourteenth Property over to Mr. Vailabhdas Thakkar propneter of M/s. Ratiraj and this agreement was ratified by the said M/s. Shah and Dattani Associates.

AND WHEREAS ULC clearance for the said Fourteenth property was granted by the Deputy Collector and Competent Authority, Thane vide their office letter No:ULC/TA/Bhayandar/SR/1041 Dt:2.11.88 under section 8(4) of the U.L.C Act.

AND WHEREAS vide an Agreement for Sale cum Development Dt: 16th August 1994, the said Mr. Vailabhdas Thakkar proprietor of M/s. Ratiraj agreed to sell, transfer and assign all his right, title and Interest in the said Fourteenth property over to M/s. Sonam Builders, the Builders hereinabove mentioned as per the terms and condition mentioned therein.

AND WHEREAS by an Order No:1/T-7/NAP2SR-304/94 dated 19.95, the Collector of Thane, was pleased to grant the non cultural permission in respect of the said properties namely the First to Fourteenth property and more particularly described in the schedule hereunder written.

AND WHEREAS by its letter No:NAPA/NAR/3663/8771/94-95



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DT. 15/2/95, the Mira-Bhayandar Municipal Council was pleased to grant commencement certificate to the Builder herein for development of the said properties namely the First to Fourteenth property and more particularly described in the schedule hereunder written as per the plan and specification sanctioned by the authorities concerned

AND WHEREAS the said permissions and orders granted by the authorities concerned and as a result of the said Agreement Dt: 26th September 1994 as regards to First property, the Agreement Dt: September 1994 as regards the second Property, the Agreement Dt: 3rd September 1994 as regards the Third Property, the Agreement Dt: 2nd September 1994 as regards to Fourth Property, the Agreement Dt: 15th December 1994 as regards the Fifth Property, the Agreement Dt: 6th December 1994 as regards to Sixth to Thirteenth Property collectively, and the agreement Dt: 16th August 1994 as regards the Fourteenth Property (Hereinafter collectively referred to as "THE MENTIONED PROPERTY") and the Irrevocable General Power of Attorneys, the Builders herein are entitled and enjoyed upon to construct Buildings and Row Houses on the said property in accordance with the said order and permissions granted by the concerned authorities.

AND WHEREAS the Builders have proposed to construct on the said mentioned property more particularly described in the schedule hereunder written a new multistoried Complex known as GOLDEN NEST - III consisting of multistoried Building of Flats & Shops and Row Houses (Hereinafter referred to as the SAID COMPLEX).

AND WHEREAS by virtue of the said Agreement Dt: 26th September 1994 as regards to First Property, the Agreement Dt: September 1994 as regards the Second Property, the Agreement Dt: 3rd September 1994 as regards the Third Property, the Agreement Dt: 2nd September 1994 regards to Fourth Property, the Agreement Dt: 15th December 1994 as regards the Fifth Property, the Agreement Dt: 6th December 1994 as regards to Sixth to the Thirteenth Property Collectively, and the agreement Dt: 16th August 1994 as regards the Fourteenth Property and the Irrevocable General Power of Attorneys, the builders alone have the sole and exclusive right to sell the Flats/ Shops/Row Houses in the said Complex to be constructed by the Builders on the said mentioned Properties and to enter into agreement with the purchasers of the Flats/Shops/Row Houses and to receive the sale price in respect thereof.

AND WHEREAS the Flat/Shop/Row House purchaser have

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File - 10/10/10
10/10/10

demand from the Builders and the Builders have given inspection to the Flat/Shop/Row House Purchaser of all the documents of title relating to the said mentioned properties, the said orders and permissions granted by the authorities concerned, and the Agreements and Irrevocable General Power of Attorney by and between the parties thereto and also building plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of construction, Sale, Management and Transfer Act, 1963) (hereinafter referred to as the said "Act")

AND WHEREAS the copies of Certificate of title issued by the Advocate of the Builders, copies of Village forms VI or VII and XII or any relevant revenue record showing the nature of title of the Builders to the said mentioned property described in the Schedule hereunder written and copies of the said plans approved by the concerned authorities have been annexed hereto and marked Annexure "A", "B" and "C" respectively.

AND WHEREAS the Builders have accordingly commenced construction of the said Complex in accordance with the permission and orders granted by the authorities concerned.

AND WHEREAS the Flat/Shop/Row House Purchaser applied to the Builders for an allotment to the Purchasers of Flat/Shop/Row House No 504 admeasuring 120 sq. Feet (Super Built-up/Built up/Carpet) on the 5th floor of the Building known as 115 in Golden Nest - III Complex to be constructed by the Builders on the mentioned properties described in the Schedule hereunder written and declared that neither the said Flat/Shop/Row House purchaser nor the members of the Flat/Shop/Row House Purchasers family own a tenement or a house or building or a Row House within the limit of the Mira - Bhayandar Municipal Council and agreed that the Flat/Shop/Row House purchaser shall not resell or transfer the said Flat/Shop/Row House for a period of Two years from the date of execution of this Agreement of the said Flat/Shop/Row

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AND WHEREAS replying upon the said application, declaration and agreement, the Builders agreed to sell to the Flat/Shop/Row House purchaser a Flat/Shop/Row House at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS under section 4 of the said Act the Builders is required to execute a written Agreement for Sale of the Said Flat/

A.K. Vajani 14
श्रीता वाजपेई

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Shop/Row House to the Flat/Shop/Row House purchasers being in fact these presents and also to register the said agreement under the Indian Registration Act 1908.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1) The Builders shall construct the said Complex known as the Golden Nest - III Complex and on the said land namely the mentioned properties as described in the First Schedule herewith in accordance with plans, designs specification approved by the local authority which have been and approved by the Purchaser with only such variation and modification as the Builders may consider necessary and as may be required by the concerned local authority which the purchaser hereby gives consent irrevocably.

2) The Purchasers hereby agrees to Purchase and the Builders hereby agree to sell Flat/Shop/Row House No. 504 of Carpet/Built-up/ Super Built-up area admeasuring 720 Sq Feet on the 5th Floor, in the building known as 715 of Golden Nest - III Complex constructed on the mentioned properties and more particularly described in the Schedule hereunder written. (the said Flat/Shop/Row House being herein after called "the said premises")

3) The Purchaser shall pay to the Builders a sum of Rs. 4,68,000/- (Rupees FOUR LACS SIXTY EIGHT THOUSAND only) as the purchase price in respect of the said premises apart from the other payments to be made by the Purchaser under this agreement to the Builders. The purchase price shall be paid by the purchaser to the Builders in the following manner in the case of Flats/Shops:

a) Rs. 93,000/-

as Earnest Money on or before the execution of this Agreement.

b) Rs. 3,70,000/-

On completion of Plinth work on or before _____ day of _____ 199 , whichever is earlier.

c) Rs. _____

On completion of R.C.C. frame work of the 1st Slab or on or before _____ day of _____ 199 , whichever is earlier.

d) Rs. _____

On completion of R.C.C. fram work of the Second Slab or on or before the _____ day of _____ 199 , whichever is earlier.

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H.C. Vojta
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Sub-Registered
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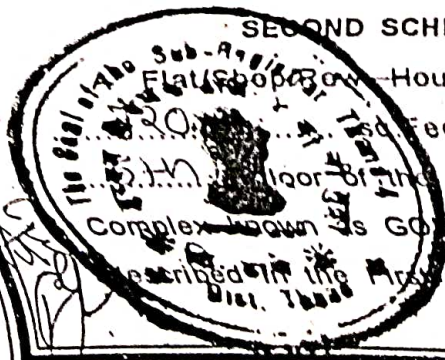
FIRST SCHEDULE ABOVE REFERRED TO
 ALL THAT piece or parcel of land lying, being and situated at
 village Goddev, Bhayandar (E), Taluka and Dist: Thane and in the
 Registration District and Sub - District of Thane, bearing details :

Old Survey No:	New Survey No:	Hissa No:	Area in sq. yards	sq. mtrs
		6	3218.50	2680
336	17	6	909	760
█	█	2	2452	2050
354	88	2	2601	2150
354	88	6	1148	960
█	█	6	633	530
355	87	1	730	610
355	87	2	1603	1340
█	█	6	849	710
355	87	4	2237	1870
█	█	6	969	810
█	█	6	1639	1370
355	87	7	1244	1040
█	█	6	2358	1970
█	█	6	3229	2700
355	87	10	275.08	230
355	87	11	873	730
355	87	12	6290	5261
█	█	█	6829	5710
356	86	1(PI)	762.30	630
356	86	2	1698	1420
356	86	3	873.08	730
356	86	4	1782	1490
█	█	6	299	250
█	█	6	1124.80	940
357	84	4		

The total area of all the above lands admeasuring about 46,643.76 sq yards equivalent to about 38,901 sq. mtrs.

SECOND SCHEDULE ABOVE REFERRED TO

Flat/Super/Built-up House bearing No.....509..... admeasuring
 ... Feet ..(Built-up/super Built-up/carpet) on the
 ... floor of the building known as715..... in the
 Complex known as GOLDEN NEST- III constructed on the properties
 described in the First Schedule hereinbefore written.



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 M. V. Vignani
 Sub-Registrar

M. V. Vignani 28
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IN WITNESS WHEREOF the parties hereunto have signed this writing on the day and year herein above written.

SIGNED SEALED AND DELIVERED) FOR SONAM BUILDERS

by the withinnamed "BUILDERS"

M/S SONAM BUILDERS

through its partners Mr. Bhateel M. Jain

in the presence of

1. CC

2. M

SIGNED SEALED AND DELIVERED

by the withinnamed "PURCHASERS"

MR./MRS./M/S. Ashok K. Vaj. p. ce.

Beebita A. Vaj. p. ce.

in the presence of

1. CC

2. M



AK Verma
प्राचीन वाजपेई



RECEIPT

RECEIVED of and from the withinnamed Purchaser, the sum of Rs. 93,000/-
(Rupees Ninty Three thousand)

only) by way of part payment/full sale)
consideration price hereinabove)
mentioned, by cash on this)
day of 199

Cheque DD/pay Order bearing Details :
No: _____ Date: _____ Drawn On: Rs. _____
.....
.....
.....

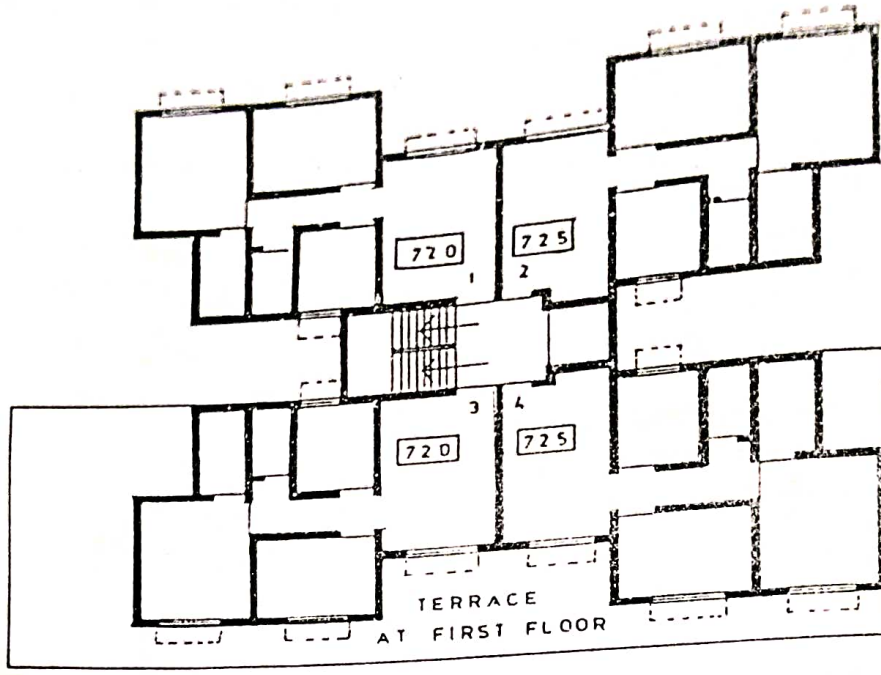
Rs. 93,000/-

WE SAY RECEIVED
For : SONAM BUILDERS

[Signature]
(PARTNER)

WITNESS
1. CC

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A.K. Bhat
 भावी वास्तुकार

TYPICAL FLOOR PLAN

SCALE - 1" = 16'-0"
 BLDG. NO. - 1, 2, 9, 12, 13, 16 & 17.

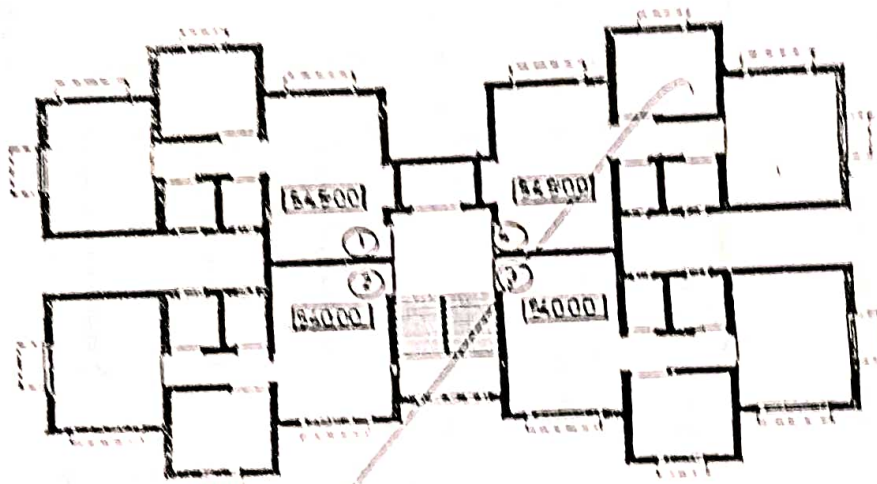
BLDG. NO. 75	FLOOR - 5th
AREA - 120	FLAT - 504

PROPOSED DEVELOPMENT ON PROPERTY BEARING S. NO. 335/12, 336/6, 354/1, 2, 6 & 7, 355/1 TO 12, 356/1(P), 1(P), 2, 3 & 4, 357/1, 2 & 4, OF VILLAGE GODDEV TALUKA & DIST. THANE.

BUILDERS M/S. SONAM BUILDERS 304, SAKASH, GURGA WLNW, SHIRDI DOOR SHIRYANDI THE SOCIETY OF ARCHITECTS Dist. Thane	BOOKING OFFICE M/S. MEERA HOMES SHANTI SADAN APTS; SHOP NO. 1, BEFORE POOJA NAGAR, MIRA ROAD (E).	ARCHITECTS M/S. NAKASHA ARCHITECTS A-4, JALKIRTI APARTMENTS, JAIRAJ NAGAR, BORIVALI (E) BOMBAY-400091. PHONE-8080794.
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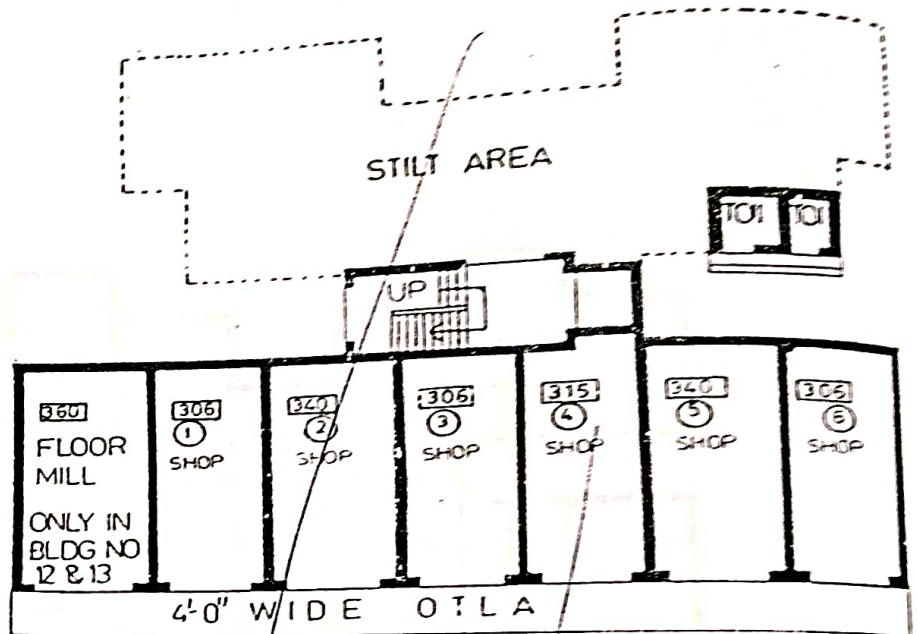
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TYPICAL FLOOR PLAN

SCALE 1/8" = 1'-0"
 BLDG NO. 8, 10, 11, 14, 15, 18 & 24

BLDG. NO. FLAT—	FLOOR — AREA —	
PROPOSED RESIDENTIAL COMPLEX ON PROPERTY BEARING S. NO. 335 / 12 ; 336 / 6 ; 354 / 1, 2, 6, 7 ; 355 / 1 TO 12 ; 356 / 1P, 1P 2, 3, 4 ; 357 / 1, 2 & 4 ; OF VILLAGE GODDEV, TALUKA & DIST THANE.		
DEVELOPER M/S. SONAM BUILDER, A-304, AKASH GANGA, A-WING, 3rd FLOOR, BHAYANDAR (W)	BOOKING OFFICE M/S. MEERA HOMES, SHANTI APTS., SHOP NO. 1, BEFORE POOJA NAGAR, MIRA ROAD (E).	ARCHITECTS. M/S. NAKASHA ARCHITECTS, A-4, JALKIRTI APARTMENTS, JAIRAJ NAGAR, BORIVLI (W), BOMBAY 400091, TEL: 808794.



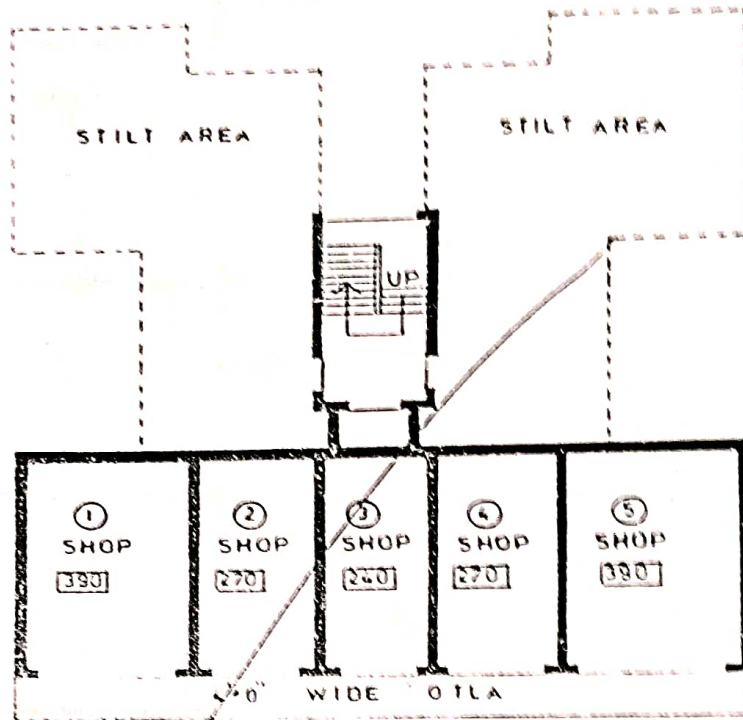
GROUND FLOOR PLAN

BLDG NOS. 1, 2, 9, 12, B, 15 & 17.

BLDG. NO.	FLOOR
AREA	FLAT

PROPOSED RESIDENTIAL / SHOPING COMPLEX ON BEARING S. NO 335/12 ; 336/6 ; 354/1, 2, 6 & 7; 355/1 TO 12, 1 P, 2, 3, 4; 357/1, 2 & 4; OF VILLAGE GODDEV, TALUKA DIST. THANE.

<p>DEVELOPERS M/S. SONAM BUILDERS. A-304, AKASH GANGA, A'-WING, 3rd FLOOR, BHAYANDAR (E).</p>	<p>BOOKING OFFICE M/S. MEERA HOMES. SHANTI SADAN APTS., SHOP NO. 1. BEFORE POOJA NAGAR, MIRA ROAD (E).</p>	<p>ARCHITECT M/S. NAKASHA A-4, JALKIRTI JAYRAJ NAGAR, BORIVLI (W), BOMBAY - 400 051</p>
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GROUND FLOOR PLAN

SCALE - 1" = 16'-0"
 BLDG NO - 5, 7 & 19.

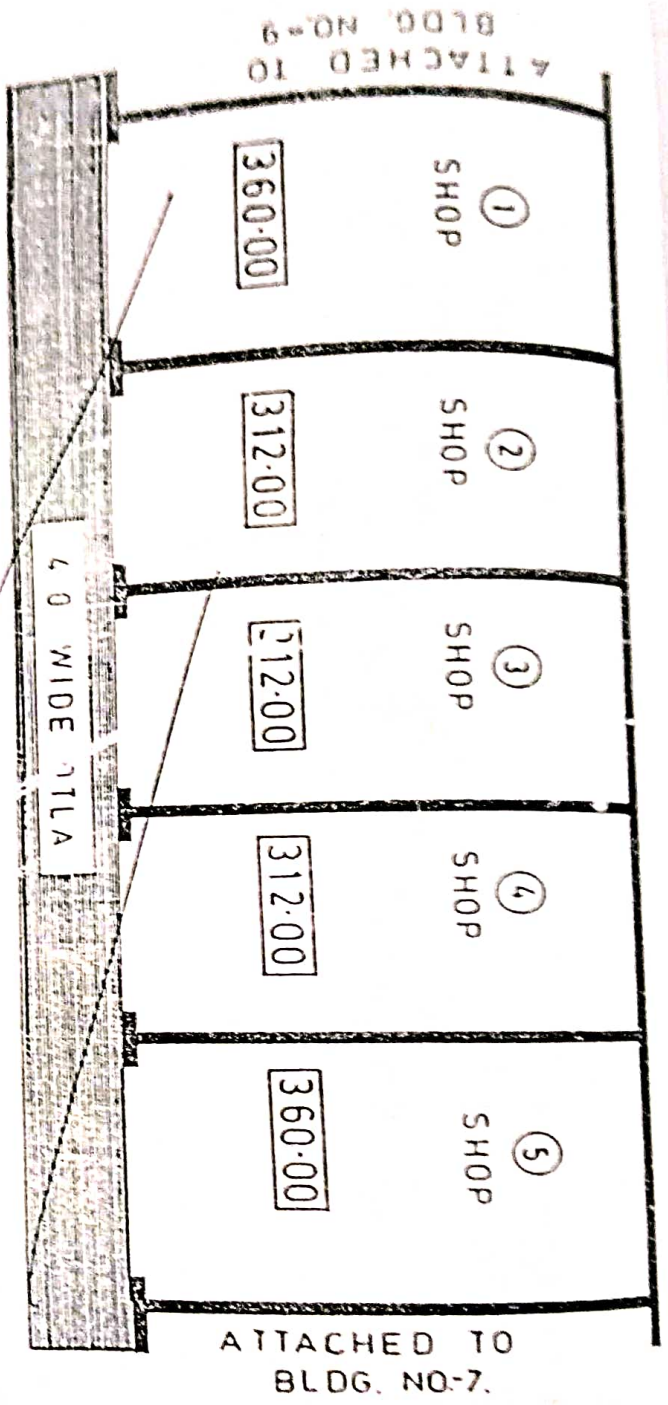
BLDG NO.	FLOOR
AREA	FLAT

PROPOSED RESIDENTIAL SHOPPING COMPLEX ON BEARING
 0 12; 35. NO. 335/12; 336/6; 354/1, 2, 6 & 7; 355/1, 10, 12; 356/1P, 1P, 2, 3, 4;
 KA & 357/1, 2 & 4, OF VILLAGE GODDEV, TALUKA AND DIST. THANE.

DEVELOPERS
 MS SONAM BUILDERS
 -304, AKASH GANGA,
 WING, THIRD FLOOR,
 BHAYANDAR (W).

BOOKING OFFICE
 MS MEERA HOMES.
 SHANTI SADAN APTS.,
 SHOP NO 1, BEFORE POOJA
 NAGAR, MIRA ROAD (E),

ARCHITECTS
 M S NAKASHA ARCH
 A-2, JALKIRTI APTS.,
 JAIRAJ NAGAR, BORIVALI (W)
 BOMBAY - 400091.
 PHONE : 808 07 94.



GROUND FLOOR PLAN

ADDITIONAL SHOPS BETWEEN BLDG. NOS. 7 & 9

SHOP NO. -

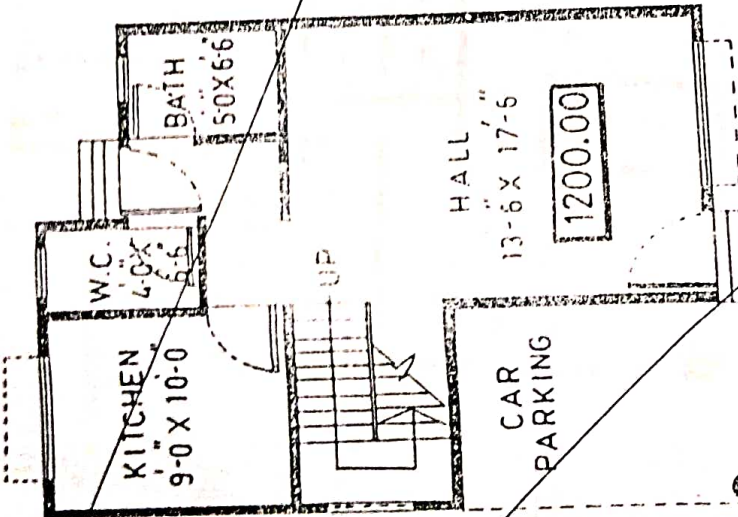
AREA -

PROPOSED SHOPPING / RESIDENTIAL COMPLEX ON PROPERTY BEARING S. NOS. 335/12, 336/6, 354/12, 6 & 7, 355/1 TO 12, 356/1P, 1P, 2, 3, 4, 357/1, 2 & 4 OF VILLAGE GODDEV TALUKA AND. DIST THANE

<p>DBUILDERS</p> <p>M/S SONAM BUILDERS</p> <p>A-304, AKASH GANGA, A-WING, THIRD FLOOR, BHAYANDAR (W)</p> <p>PHONE - 819 20 19, 8196002</p>	<p>BOOKING OFFICE</p> <p>M/S. MEERA HOMES</p> <p>SHANTI SADAN APIS, SHOP NO-1, BEFORE POOJA NAGAR, MIRA ROAD(E)</p> <p>PHONE - 811 03 82</p>	<p>ARCHITECTS</p> <p>M/S. NAKASHA ARCHITECTS</p> <p>A-4, JALKIRI, APARTMENTS, JAIRAJ NAGAR BORIVALI (W), BOMBAY - 400 011</p> <p>PHONE - 808 01 94</p>
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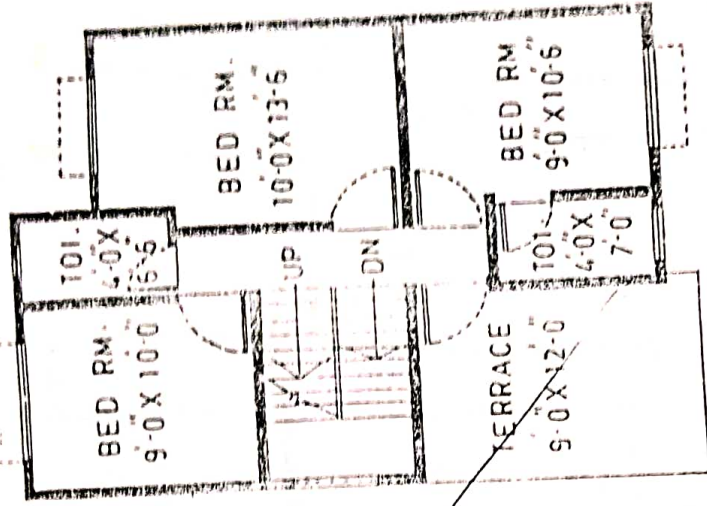
GOLDEN NEST PHASE-III

BUNGLO TYPE - A



GROUND FLOOR PLAN

SCALE - 1" = 8'-0"



FIRST FLOOR PLAN

FIRST FLOOR AREA - 108 Sq.Ft.

AREA -

BUNGLOW TYPE - 'A' BUNGLOW NO. - 356/1, 2, 6 & 7, 355/1 TO 12, 356/1P, 1P, 2, 3, 4.

PROPOSED BUNGLOW ON BEARING S NOS. 336/6, 336/12, 336/6, 354/1, 2, 6 & 7, 355/1 TO 12, 356/1P, 1P, 2, 3, 4.

ARCHITECTS:-

M/S. NAKASHA ARCHITECTS
 A-6, JALKIRTI APARTMENTS,
 JAIRAJ NAGAR, BORIVALLI (W),
 BOMBAY - 400 031. PHONE - 309 07 86.

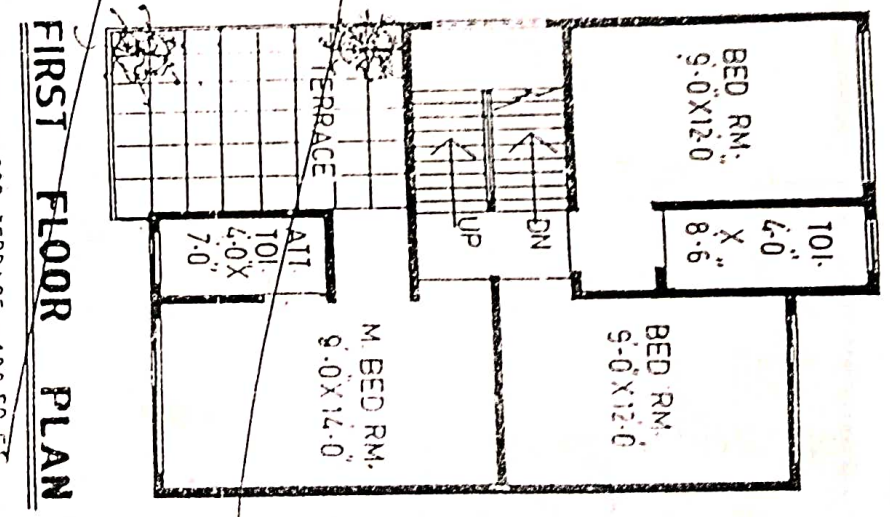
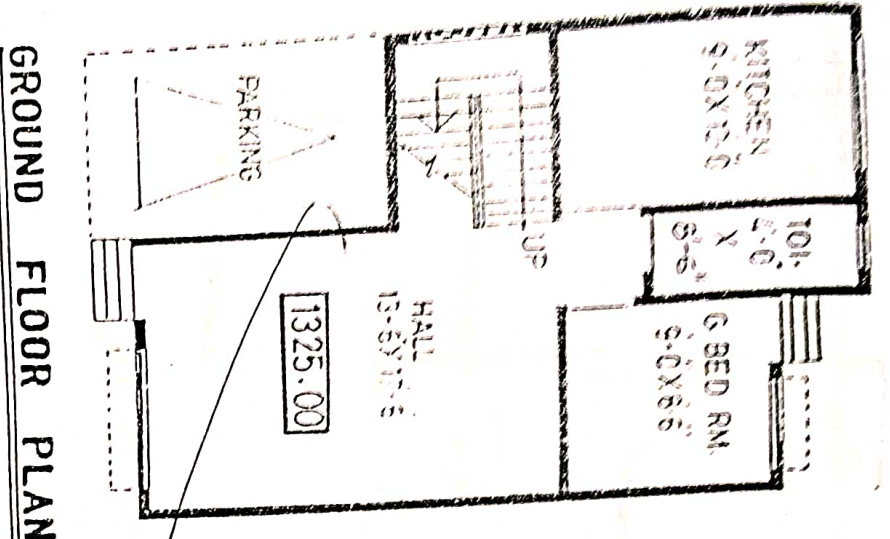
BOOKING OFFICE:-

M/S. MEERA HOMES
 SHANTI SADAN APTS., SHOP NO. 1,
 BEFOR POOJA NAGAR,
 MIRA ROAD (E). PHONE 811 03 82.

BUILDERS:-

M/S. SONAM BUILDERS
 A-304, AKASH GANGA,
 'A'-WING THIRD FLOOR,
 BHAYANDAR (E). PHONE - 819 20 19.

BUNGLOW TYPE - B



GODDEV WEST PRAISE III

GROUND FLOOR PLAN

FIRST FLOOR PLAN

FIRST FLOOR TERRACE = 108 SQ. FT.

BUNGLOW TYPE - B

BUNGLOW NO -

AREA -

PROPOSED BUNGLOW ON PROPERTY BEARING S NO 335/12 336/6 354/1,2,6 & 7 355/1 TO 12.
 356/1P 2,3,4 357/1,2, & 4 OF VILLAGE GODDEV TALUKA & DIST THANE.

M/S. SONAM BUILDERS.

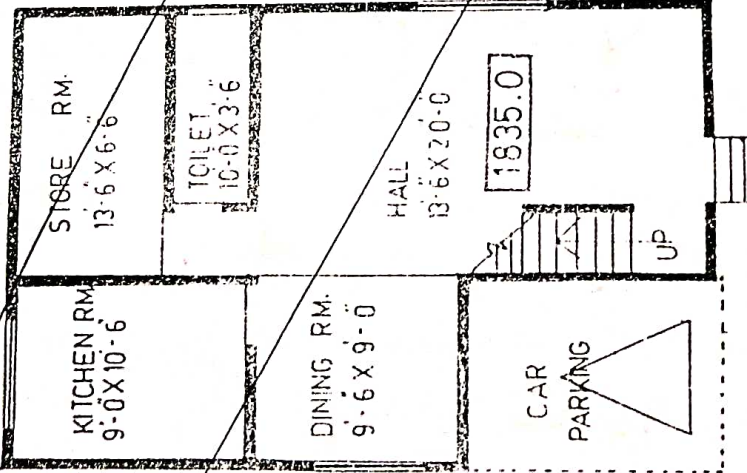
M/S. MEERA HOMES.

M/S. NAKASHA ARCHITECTS.

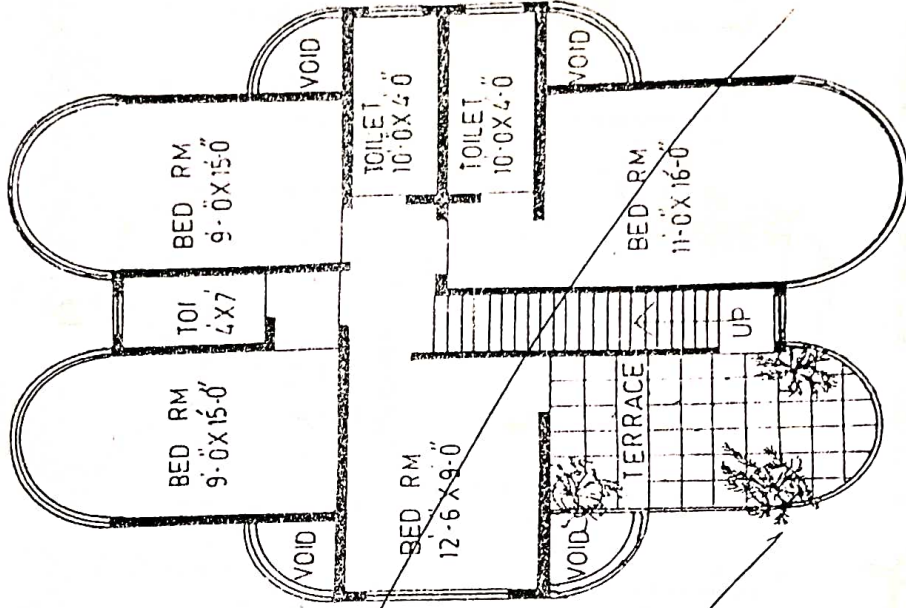
A-304 AKASH GANGA APARTMENTS,
 A-WING THIRD FLOOR,
 BHAYANDAR - (W)
 PHONE: 819 2019

SHANTI SADAN APARTMENT,
 SHOP NO: 1 BEFORE POOJA NAGAR
 MIRA ROAD (E)
 PHONE: 811 03 82.

A-4 JAL KIRTI APARTMENTS,
 JAI RAJ NAGAR, BORIVLI (W), BOMBAY-400 091
 PHONE: 806 07 94.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

G O L D E N N E S T , P H A S E I I I

FIRST FLOOR
TERRACE AREA - 121.55 SQ. FT.

BUNGLOW TYPE - C

BUNGLOW TYPE - C	BUNGLOW NO. -	AREA -
<p>PROPOSED BUNGLOW ON PROPERTY BEARING S.NO. 335/12, 336/6, 354/12, 6 & 7 355 / 1 TO 12, 356/12, 34, 357/12, 4 OF VILLAGE GODDEV TALUKA & DIST. THANE.</p>		
<p>M/S SONAM BUILDERS A-304 AKASH GANGA APARTMENTS, A-WING 3RD FLOOR, BHAYANDAR (W.), TEL- 819 20 19.</p>	<p>M/S MEERA HOMES. SHANTI SADAN APARTMENTS, SHOP NO.1. BEFORE POOJA NAGAR, MIRA ROAD (E) TEL- 811 03 82.</p>	<p>M/S. NAKASHA ARCHITECTS A-4 JALKIRTI APARTMENTS, JAIRAJ NAGAR, BORVALI (W) BOMBAY 400094. TEL- 808. 07 94.</p>

PROPOSED BUNGLOW ON PROPERTY BEARING S. NO. 335/12, 336/6, 354/1, 2, 6 & 7, 355/1 TO 12, 356/1, 2, 3, 4, 357/1, 2 & 4, OF VILLAGE GODDEV, TALUKA AND DIST. THANE.

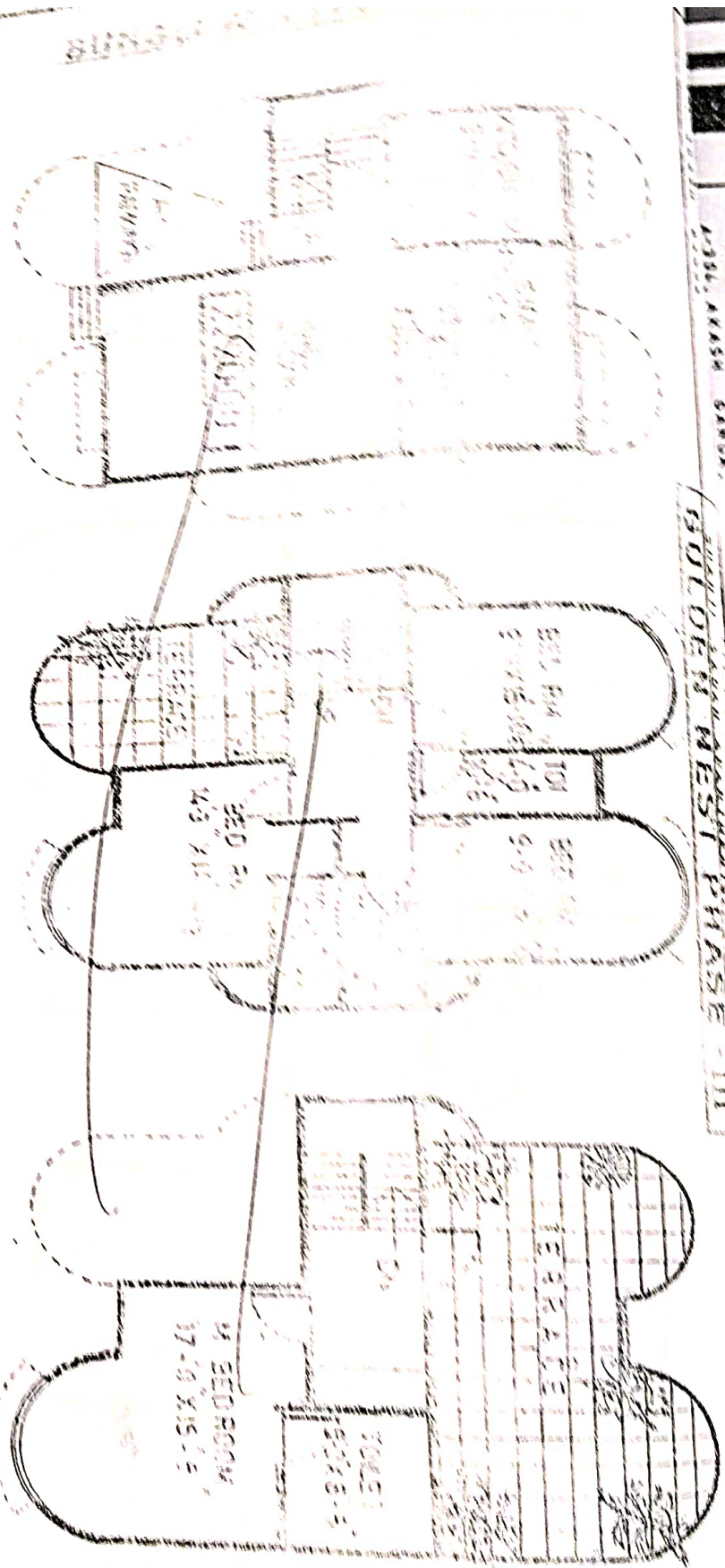
M/S. NAKASHA ARCHITECTS

BUILDERS
M/S SONAM BUILDERS
A-306, AKASH GANGA,

BUILDERS
M/S MEERA HOMES
SHANTI SADAN APARTMENTS,

PHASE - III

M/S NAKASHA ARCHITECTS
NUASIF - III



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

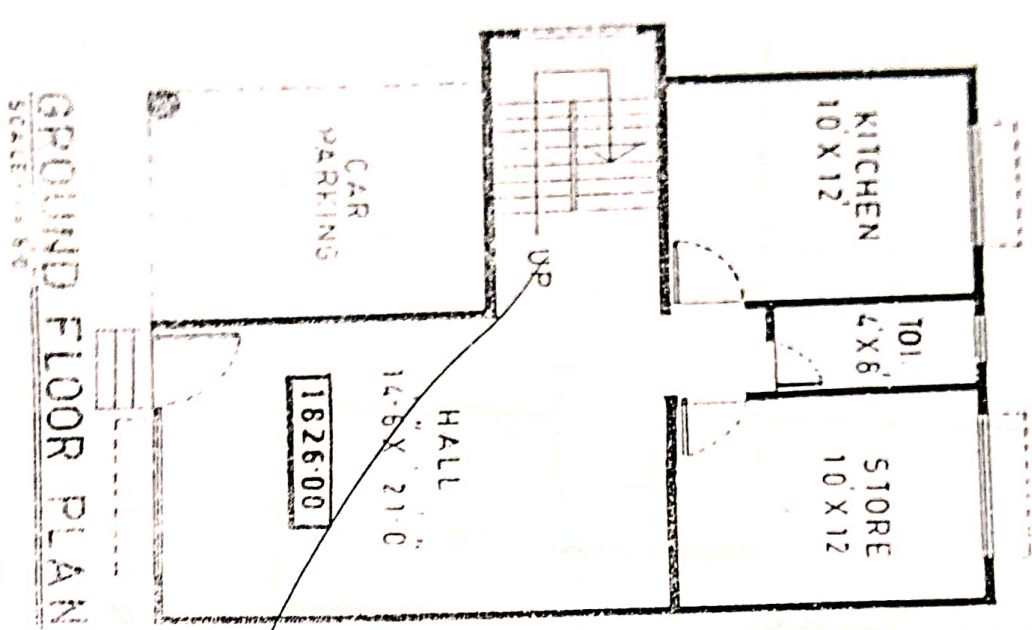
PROPOSED BUNGLOW ON PROPERTY BEARING S. NO. 335/12, 336/6, 354/1, 2, 6 & 7, 355/1 TO 12, 356/1, 2, 3, 4, 357/1, 2 & 4, OF VILLAGE GODDEV, TALUKA AND DIST. THANE.

BUILDERS
M/S. SONAM BUILDERS,
A-306, AKASH GANGA,
A-WING, THIRD FLOOR,
BHAYANDAR (W)
PHONE - 819 26 19

BOOKING OFFICE
M/S. MEERA HOMES
SHANTI SADAN APARTMENTS,
SHOP NO 1 BEFORE POOLA NAGAR,
MIRA ROAD (E)
PHONE - 811 03 82.

ARCHITECTS
M/S. NAKASHA ARCHITECTS
A-1 JALIRTI APARTMENTS,
JAIRAJ NAGAR, BORIVLI (W),
BORIVALY - 400 091
PHONE - 802 07 92.

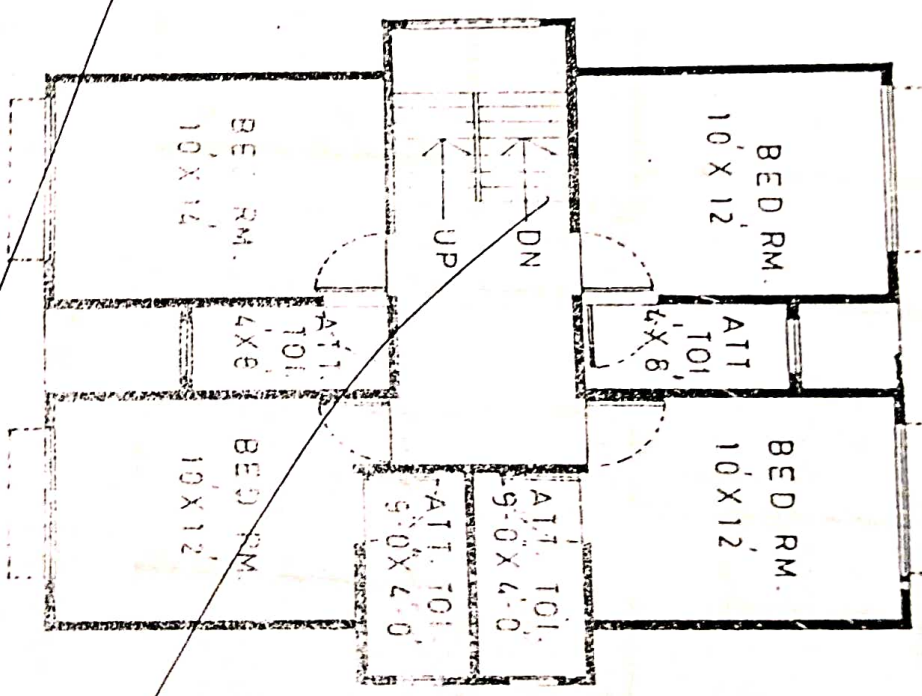
BUNGLOW TYPE - E



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN



GOLDEN NEST PHASE - III

BUNGLOW TYPE - E

BUNGLOW NO.

AREA -

PROPOSED BUNGLOW ON PROPERTY BEARIN S. NO. 335/12, 336/6, 354/1, 2, 6 & 7, 355/1, 2, 3, 4, 357/1, 2 & 4, OF VILLAGE GODDEV TALUKA & DIST. THANE.

ENGINEERS
M/S SONAM BUILDERS
A-381, AKASH, GANSA.

BOOKING OFFICE:
M/S MEERA HOMES
SHANTI, SARAN APARTMENTS

ARCHITECTS:
M/S NAKASHA ARCHITECTS

GOLDEN NEST PHASE - III

SONAM BUILDERS ARCHITECTS

दस्तावेज नं. : { २१५, २५ ५२
२१५, २४ ००
२१५, २८ २८

मिरा--भाईंदर नगरपालिका परिषद

मुख्य कार्यालय, भाईंदर (पश्चिम)

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (पश्चिम), पिन कोड नं. ४०१ १०१.

जा. क. नं. नपा/नर/३६६३/२००१/६००५

दि. १७/११/०५

वाचले :- १] श्री/श्रीमती जे. नकाशा आर्किटेक्ट

यांचा दि. १८/११/०५ चा अर्ज.

२] अर्जन लॅन्ड सिलिंग खालील सक्षम प्राधिकारी नागरी संकुलन ठाणे यांच्याकडील आदेश

क. यु. प्ल. सी/टी. अ. /कलम-२०/एस. आर. ७०६, ७०७, ६८८, ६६०, ६६१, ६६२, ६६३ व कलम (२) यांतून आदेश क्र. एसआर ५११९, ३६१, ६६२, ५२८, १०११, ३४९ सी मंजूरी

३] मे. जिल्हाधिकारी सो., ठाणे यांच्याकडील आदेश क्रमांक महसूल/कलम-१/६-६

एनएपी २ एसआर-३०३/०४ दि. १७/११/०५ ची अकृषिक मंजूरी.

४] मिरा--भाईंदर नगरपालिका परिषद जा. क्रमांक नपा/नर/२३१८/६६४२/०५

दि. २८/११/०४ अकृषिक मंजूरी.

५]

HA ARCHITECTS
BOMBAY

—: आदेश :-

सर्व्हे नं. ३३५/१२, ३३६/६, ३५४/२, ३६६ व ६, ३५५/० मे १२, ३५६/० मे १०
३ च ४, ३५६/१, २ च ४

येथील नियोजित बांधकामांचे नकाशे श्री/श्रीमती जे. नकाशा आर्किटेक्ट

यांनी दि. ०६/१०/०४ रोजी द्यावया केले होते. सदर कामां मे. सक्षम प्राधिकारी

नागरी संकुलन ठाणे यांच्याकडून दि. १७/११/०५ मंजूरी मिळाल्याने आदेश क्र. एसआर ५११९, ३६१, ६६२, ५२८, १०११, ३४९ सी मंजूरी घेतलेली आहे

तसेच सदर प्लॉन एन. अ. (अकृषिक वापरकरिता) नगरपालिकेने जा. क. नपा/नर/२३१८/६६४२/०५

दि. २८/११/०४ ने मंजूर केलेले होते. अर्जदार यांना मे. जिल्हाधिकारी ठाणे यांच्याकडील

आदेश क्र. महसूल/कलम-१/६-६/एनएपी २ एसआर/३०३/०४ दिनांक १७/११/०५

ने रेखांकनास व अकृषिक वापरस मंजूरी मिळालेली आहे. या सर्व बाबींचा विचार करून अर्जदारास महाराष्ट्र

प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ नुसार खालील अटी शर्तीवर बांधकाम सुरु करण्यास

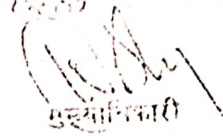
मंजूरी देणेत येत आहे.

१] बांधकाम इकडील पत्र क्रमांक नपा/नर/२३१८/६६४२/०५ दि. २८/११/०४ ने मंजूर

मंजूर केलेल्या प्लॉन प्रमाणे वारणे आवश्यक आहे.

- २) हकील वष कलासा/नर/समसा/सकरी म. ... महीन जडीशरीने पालन करण्याची जबाबदारी अर्जदार याचा वगून न्याय उभारण्यात आल्यास परवानगी रद्द केली जाईल व त्याची जबाबदारी अर्जदारावर राहिल.
- ३) मे. जिल्हाधिकारी सौ. आणि याचिकाहील आदेश दि. १८/१/९५ चे पालन करण्याची जबाबदारी अर्जदाराची असून अन्य संबंधित कायद्याची पूर्तता करण्याची जबाबदारी अर्जदारावर राहिल.
- ४) धर्तीध मशीकिकेट न वेता पुढील बांधकाम गुरु उद्येच्यात परवानगी रद्द करण्यात येईल.
- ५) सदर बांधकामाची मुदत दि. १५/१/९५ पासून दि. १५/१/९५ पर्यंत राहिल.
- ६) सदर परवानगीची जास्वीत जमन दोन वेळा नवनावाजण करणेत येईल.
- ७) ज्योत्याच्या दान्याच्या दोषेपूर्वी रस्ता-संदीगड्या जाग्याच्या जागेवर रस्ता तयार करून जाग्याकडून आलेल्या रस्त्या लयात आणून जागेवर ज्योत्याच्या दान्याच्या दान्या जागेत




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 नाशिक

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