

पावती

पावती क्र. : 1081

गावाचे नाव साकी

दिनांक 04/02/2010

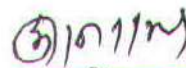
दस्तावेजाचा अनुक्रमांक वदर14 - 01075 - 2010

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: के. सी. जोसेफ - -

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	540.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)		
एकूण	रु.	30540.00

आपणास हा दस्त अंदाजे 5:53PM ह्या वेळेस मिळेल



दुय्यम निबंधक
सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 2644368 रु. मोबदला: 450000 रु. **सह. दुय्यम निबंधक कुर्ला क्र. ४**
भरलेले मुद्रांक शुल्क: 207700 रु. **मुंबई उपनगर जिल्हा**

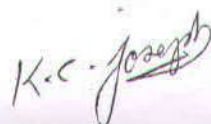
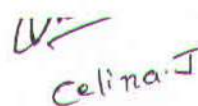
देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे,

बँकेचे नाव व पत्ता: दि फेडरल बँक लि मुं.

डीडी/धनाकर्प क्रमांक: 410509, रक्कम: 30000 रु, दिनांक: 04/02/2010

समाशोधनाच्या अधिन राहून

DELIVERED

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मुल्यांकनाचे वर्ष

2010

दिनांक 2/4/2010

जिल्हा

मुंबई(उपनगर)

प्रमुख मुल्य विभाग

- 116-साकी-कुर्ला

उपमुख्य विभाग

- 116/543-भुभाग: साकी गावातील सर्व मिळकती

मिळकतीचा क्रमांक

सि.टी.एस.नंबर --77

नागरी क्षेत्राचे नांव

मुंबई(उपनगर)

मिळकतीचे वर्गीकरण

बांधीव



बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

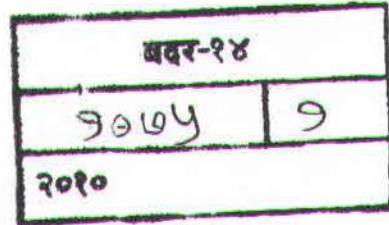
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
16,400	36,600	66,000	82,600	42,000

मिळकतीचे क्षेत्र	68.81	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उदवाहन सुविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	6

घसान्यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर	=	घसान्यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर * घसारा टक्केवारी	(Rule 5 or 8)
	=	36,600.00 * 100.00 / 100	
	=	36,600.00	

A) मुख्य मिळकतीचे मूल्य	=	घसान्यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ	(Rule 19 or 20)
	=	36,600.00 * 68.81 * 105.00 / 100	
	=	2,644,368.30	

एकत्रित अंतिम मूल्य	=	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
	=	A + B + C + D + E + F + G + H
	=	2,644,368.30 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
	=	2,644,368.00



K.C. Joseph

V
Celina JASHTRA
16854
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AND WHEREAS, the Vendor has taken or acquired and purchased the said flat from M/S. G.H.P. CORPORATION having their address at Millnium Tower, 3rd Floor, Behind IOC Petrol Pump, I.I.T. Powai, Mumbai 400 076 hereinafter referred to as "THE BUILDER" herein have paid the entire sale consideration of the Said Flat to the aforesaid M/S. G.H.P. CORPORATION the builder. The builder have constructed and sold a flat in the building to the various Purchaser. MR. SHAIKH ABDUL GAFFAR (NRI) acquired / purchase the Said Flat from the builder/developers under the Agreement dated 18th Day of April 2007 registered with Sub-Registrar, Kurla being Registration No. BDR7-02280-2007 dated 18th April July 2007.

AND WHEREAS now the Vendor is the owner of Flat No. 605, Building known as Bldg No. 7, Saki Vihar Complex, Off. Saki Vihar Road, Sakinaka, Mumbai 400 072 admeasuring about 617 Sq.Ft. Carpet Area consisting two Bedroom Hall, Kitchen on the 6th Floor of aforesaid Building

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AND WHEREAS the Vendor has expressed her desire to sell, assign and transfer al their rights, title and interest in respect of the said Shares and the Said Flat and interest in the Capital/property of the Builder and the membership of the said society and the Said Flat to prospective buyer.



AND WHEREAS the Purchaser has approached the Vendor to acquire/purchase the rights, title and interest of the Vendor in the Said Flat. The Vendor has agreed to sell the aforesaid rights, title and interest to Purchaser on the terms and conditions and mutually agreed upon.

The parties hereto desire to record the terms and conditions in writing as follows:

[Handwritten signature]

H. C. Joseph Celina. J

NOW THEREFORE THE INDENTURE WITNESSETH THAT:

1. The **Vendor** has agreed to sell, assign and transfer all rights, title and interest in the said shares and the Said Flat, membership etc. more particularly described in the Part I and Part II of the schedule hereunder written to and in favour of the **Purchaser**.
2. The full, total and complete consideration amount of transfer/sell as aforesaid is mutually agreed at **Rs. 45,00,000/- (Rupees Forty Five Lakh Only)**.
3. Before execution of the present the **Purchaser** have to pay to **Vendor** **Rs. 5,51,000/- (Rupees Five Lakhs Fifty One Thousand only)** through cheque & Balance **Rs. 5,00,000/- (Rupees Five Lakhs Only)** the **Purchaser** will pay to the **Vendor** dated **08.02.2010** & Balance **Rs.34,49,000/- (Rupees Thirty Four Lakhs Forty Nine Thousand Only)** take housing loan from Financial Institute.
4. On or BEFORE 28th February 2010 the **Purchaser** will pay to the **Vendor** the balance payment of **Rs. 34,49,000/- (Rupees Thirty Four Lakhs Forty Nine Thousand Only)** by taking housing loan from their Banker.
5. **Vendor** on receipt of full consideration will put the **Purchaser** in peaceful and vacant possession of the Said Flat. All the original documents shall be handed over to purchase by the **Vendor** on receipt of full and final payment of consideration amount.
6. The **Vendor** hereby declare that they has now no rights, title, interest or claim in respect of the said Shares and the Said Flat and the same small stand vested in the **Purchaser**.
7. The **Vendor** hereby agrees and undertakes to sign and execute the necessary conveyance forms and applications for transfer of the said Shares and the Said Flat in the name of purchase to be submitted to the Builder on receipt of full and final payment. The **Vendor** hereby agrees, admits and undertake to sigh and execute such further and other

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(Rupees Thirty Four Lakhs Forty Nine Thousand Only)	



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K.e Joseph celina J

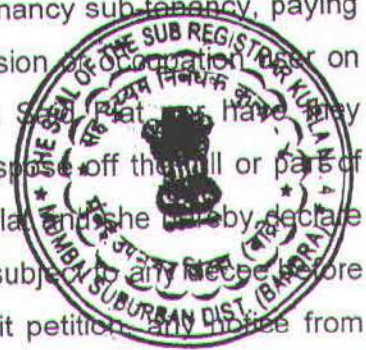
documents, deeds and forms in favour of the **Purchaser** or their nominee as and when required for complete and proper transfer of the said Shares and undertake to sign and execute such further and other documents, deeds and forms in favour of the **Purchaser** which are from any Bank/Institution etc. The **Purchaser** also undertakes to acquire N.O.C. from the Builder on the letterhead of Building as well as on the Housing Loan from to assure the **Purchaser** to pay the balance consideration payment within specified time.

8. The **Vendor** hereby declares that they have full rights and absolute authority to enter into this agreement and dispose of the Said Flat to the purchase and that none else have any right, title or interest in respect of the Said Flat and the said shares.

9. The **Vendor** declare that they have rights in the said Flat, shares and relevant benefits attached/appurtenant thereof or sale / transfer / assignment thereof are not restricted/prohibited or voidable by reasons of any notice for or process of acquisition / injunction / litigation, arbitration / umpirage or any other process/es of law whereby the said **Vendor** be rendered incompetent or not entitled to deal with or dispose of the said rights unconditionally and/or to enter into this Agreement for ~~any~~

10. The **Vendor** hereby declares that they have not charged / encumbered / dealt with / transferred / disposed off their rights in the Said Flat and the said shares or any part thereof on any basis whatsoever by way of sale, mortgage, gift, Lease, Sub-lease, caretaker, tenancy sub-tenancy, paying guest or any other manner of allowing possession of the Said Flat or on any basic whatsoever of par / whole of the Said Flat, nor have they verbally or in writing agreed to deal with or dispose off the full or part of the said shares or the said rights in the Said Flat and he hereby declare that the said shares and the Said Flat are not subject to any notice before or after judgment, Lispendence, dispute/s, writ petition, any notice from the said society and concerned authorities, person/s, institution/s or any other type of litigation arbitration / umpirage or any other type of acquisition / restrictions or proceedings whatsoever.

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[Handwritten signature]

H. C. Joseph celina J

11. The **Vendor** doth hereby further declares that they have not done or committed anything whereby her rights in the Said Flat and/or shares for any part thereof may in any manner be forfeited, extinguished, rendered void/voidable or be prejudicially affected and/or not be legally/beneficially transferable.

12. The **Vendor** shall be upon payment of balance consideration entitled to all rebates, interest, profits that may at any time hereinafter be paid by the said society and other concerned authorities and/or otherwise (in respect of the Said Flat/shares/sinking fund/deposit) and the benefits of the legal and beneficial, exclusive ownership, unconditional possession and occupation on completion of the requisite formalities in that behalf and unrestricted use of the Said Flat and all appurtenances thereto.



13. The **Purchaser** if fails to pay the balance consideration amount of Rs. **34,49,000/- (Rupees Thirty Four Lakhs Forty Nine Thousand Only)** on or before **28th February 2010** due to unavoidable circumstances, they shall pay the balance consideration amount with interest @ **12% p.a.** and or the deed may be terminated.

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14. The Vendor shall obtain No Due and No Objection Certificate from the builders. All dispute shall be subject to jurisdiction of the civil court high court of the Mumbai

15. That the said parties hereto de hereby variously agree and undertake and covenant with each other as follows:

[Signature] K.C. Joseph Celina J

LOCATION

C.T.S NO. 77, Saki Village, Mumbai

SCHEDULE

(of the Said Flat)

Bail.

All that piece and parcel of the flat bearing No. 605, of Two BHK, administering about 617 Sqft. Carpet area equivalent to ___ Sq.mtr. on the 6th floor of the Flat No. 605, Building known as Bldg No. 7, Saki Vihar Complex, Off. Saki Vihar Road, Sakinaka, Mumbai 400 072. The building has construction of Stilt + 11 with Two Lifts. The said property bearing C.T.S. No. 77 situated at Village Saki, District Mumbai within the limits of Mumbai municipal corporation and jurisdiction of sub registrar, Mumbai.



Bail.

K.C. Joseph
Celina J

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IN WITNESS OF THE PARTIES TO THIS AGREEMENT OF SALE HAVE PUT THEIR RESPECTIVE HANDS AND THE SIGNATURES ON THE DAY THE MONTH AND THE YEAR FIRST HEREIN ABOVE MENTIONED IN PRESENCE OF TWO WITNESSES

Singed and delivered by
The within Named **VENDOR**

1. MR. SHAIKH ABDUL GAFFAR (NRI)



WITNESSES

1.

2.

Singed and delivered by
The within Named **PURCHASER**

1. MR. K.C. JOSEPH

2. MRS. CELINA JOSEPH



WITNESSES

1.

2.



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TO WHOMSOEVER IT MAY CONCERN

This is to confirm that we had sold Flat No 605, on the Sixth Floor, in Building No 7, at "Saki Vihar Complex", Sakinaka, Mumbai 400 072, admeasuring are 617 sq.ft. carpet, constructed by us to MR. SHAIKH ABDUL GAFFAR under an Sale Agreement for sale dated 17th April 2007.

Further we confirm that we have NO OBJECTIONS to transfer the said flat to MR. K.C. JOSEPH & MRS. CELINA JOSEPH.



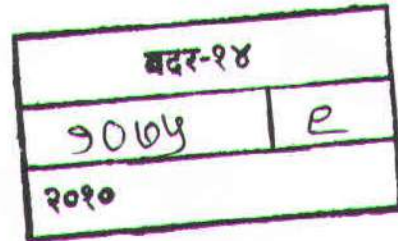
This certificate is being issued on specific request of MR. SHAIKH ABDUL GAFFAR for the purpose of transfer and Party to Party Agreement for Sale the above said flat.

We do not have any objection against the same.

For G.H.P. CORPORATION,


PARTNER

Date : 4th February 2010
Place : Mumbai



REGISTRATION OFFICE

100, Millennium Tower, 3rd Floor, Vihar Pump, Pawa, Sakinaka, Mumbai - 400 072. Tel: 2578 1795, 2577 6548-49-50 • E-mail: info@ghpcorp.com • Website: www.ghpcorp.com

REGISTRATION OFFICE

5, Golden Oak, Durgam Chattri, Pimpri, Pune - 411 004. Tel: 22038 1111 • E-mail: info@ghpcorp.com



K.C. Joseph

celina J

() 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 15 MAY 2008, but not so as to contravene any of the provision 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 Note accompanying this Intimation of Disapproval.

Handwritten Signature
Executive Engineer, Building Proposals,
Zone,



SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS YOUR PROPERTY.

(2) Under Section 68 of the Mumbai Municipal Corporation Act, as amended, the Municipal Corporation for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

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

"Every person who shall erect as 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 where the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (1.50 m.) of such building.

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

(4) Your attention is invited to the provision 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 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 147 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 submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your 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) (ad) of the Mumbai Municipal Act.

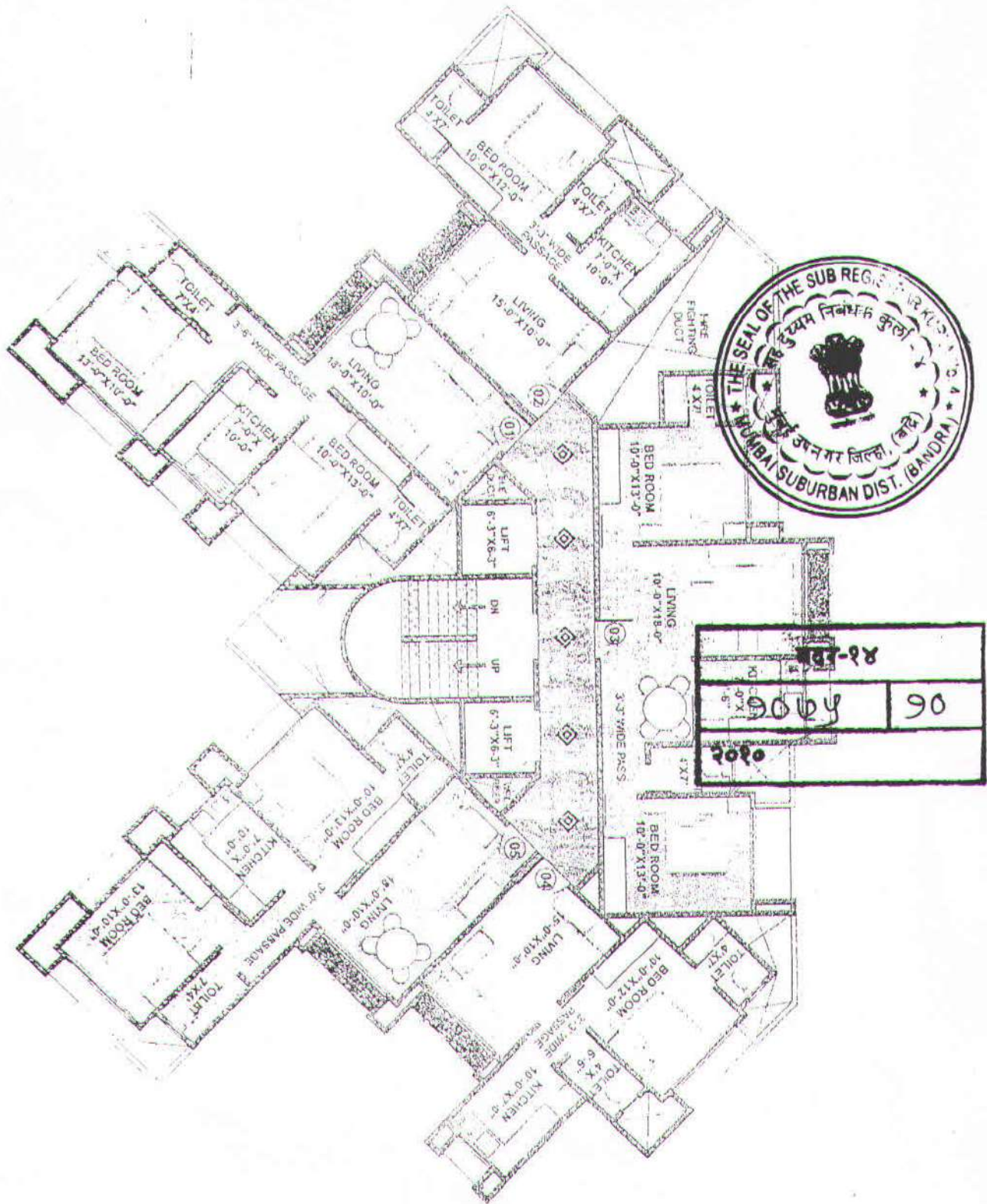
(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai 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.

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Typical floor plan (1st to 7th & 9th to 11th)

Handwritten signature

K.C. Joseph

celina J

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

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

CE/3861/BPES/AL

14 MAY 2003
of 200 - 200

No. E.B./CE/

BS/A



MEMORANDUM

Mumbai


Mr. Prashant Sharma C.A. to Mr. Gopal Chandrabhan Sharma

With reference to your Notice, letter No. 3890..... dated 24.5.02..... 200 and delivered on
..... 200 and the plans, Sections Specifications and Description and further particulars and
detail of your building at Prop. Bldg. No. 7 of the land bearing CTS No 77 (Pt)
to me under your letter, dated 200..... I have to inform you that I cannot approve of the building
or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of
the Mumbai Municipal Corporation Act as amended upto-date; my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK
BEFORE PLINTH C.C.

1. That the commencement certificate under Sec. 44/69(1)(a) of the M.R. & T.P. Act 1947 not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of 30' widening line with foundation below the 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 as per D.C. Regulation No. 38(27).
3. That the low lying plot will not be filled upto reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) 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 certificate will not be obtained from Executive Engineer (R.C.) Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed and his supervision memo as per appendix XI Regulation 5(3)(x) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 1893 & 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular sanctioned proposed lines and reservations will not be got demarcated at-site through A.E. (Survey) E.E. (T&C) E.E. (D.P.) D.L.L.R. before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from W.C. Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.

बंदर-१४	
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True COPY

 For Chandrakala Associates
 Architects

ATTESTED TRUE COPY

Shetty 4/2/2010

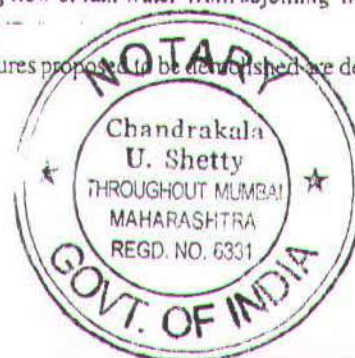
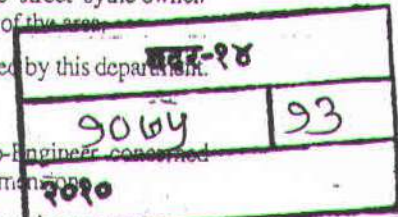
Mrs. Chandrakala U. Shetty
ADVOCATE & NOTARY



1A/2 14 MAY 2003

NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material 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 arrangements should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the 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 works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
- (11) The application for sewer streer 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 any 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 purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Mumbai 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 broke glace pieces at the rate of 125 cubic meters per 10 sq. meters below paymeft.
- (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 abjoining 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.



MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/3861/BPES/AL 14 MAY 2003

9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the requirements of N.O.C. of B.S.E.S. Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
11. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
12. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, 'L' Ward before C.C.
13. That the true copy of sanctioned layout/sub-division/amalgamation approved under No.CE/355/BPES/LOL dated 15.12.99 along with the terms & conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the site while carrying out construction work & NOC from Tree Authority will not be obtained.
16. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act will not be sent intimating the date of commencement of the work.
17. That this office will not be intimated in prescribed proforma for checking the open space in building dimensions as soon as the work upto plinth is completed.
18. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
19. That the requirement of bye law 4(c) will not be complied with before starting the drainage work & in case Municipal sewer is not laid, the drainage work will not be carried out as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
20. That the copy of Intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the development at site shall not be given to the owner and also displayed at site.
21. That the N.A. permission from the Collector of Bombay shall not be submitted.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of workmen Compensation Act, 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
23. That the development charges as per M.R.T.P. (Amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I shall not be submitted before asking for C.C.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
27. That the documentary evidence regarding ownership, area & boundaries of holding is not produced by way of extracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
28. That separate P.R. Cards for each sub-divided plots, road, etc. exhibiting area in words & figures will not be submitted.
29. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
30. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
31. That the registered undertaking agreeing to form Co-op. Housing Society will not be submitted before starting the work.
32. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
33. That the proposal for amended layout/sub-division shall not be submitted and got approved before starting the work and terms and conditions thereof will not be complied with.



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MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/3861/BPES/AL

14 MAY 2003

9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the requirements of N.O.C. of B.S.E.S. Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
11. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
12. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, 'L' Ward before C.C.
13. That the true copy of sanctioned layout/sub-division/amalgamation approved under No.CE/355/BPES/LOL dated 15.12.99 alongwith the terms & conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the site. If necessary, the construction work & NOC from Tree Authority will not be obtained.
16. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act, 1925 will not be sent for intimating the date of commencement of the work.
17. That this office will not be intimated in prescribed proforma for checking the open spaces, buildings dimensions as soon as the work upto plinth is completed.
18. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
19. That the requirement of bye law 4(c) will not be complied with before starting the drainage work & in case Municipal sewer is not laid, the drainage work will not be carried out as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
20. That the copy of Intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the development at site shall not be given to the would be purchaser and also displayed at site.
21. That the N.A. permission from the Collector of Bombay shall not be submitted.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of workmen 94 Compensation Act, 1923 will not be taken out before starting the work and will not be renewed during the 2010
23. That the development charges as per M.R.T.P. (Amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I shall not be submitted before asking for C.C.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
27. That the documentary evidence regarding ownership, area & boundaries of holding is not produced by way of extracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
28. That separate P.R. Cards for each sub-divided plots, road, etc. exhibiting area in words & figures will not be submitted.
29. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
30. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
31. That the registered undertaking agreeing to form Co-op. Housing Society will not be submitted before starting the work.
32. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
33. That the proposal for amended layout/sub-division shall not be submitted and got approved before starting the work and terms and conditions thereof will not be complied with.



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MUNICIPAL CORPORATION OF GREATER MUMBAI
 No: CE/3861/BPES/AL 14 MAY 2003

34. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
35. That the remarks from Asst. Engineer, Water Works regarding location, size, capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
36. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
37. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
38. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
39. That the N.O.C. from Insecticide Officer shall not be submitted.
40. That the board mentioning the name of architect / owner shall not be displayed on site as per plan.
41. That the amenity open space adm. 982.80 sq.mts shall not be handed over to M.C. as per circular under No. CIE/2293/H&K/DP WS dt. 7.5.2002.
42. That the copy of sale agreement mentioning the clause of noise and allied disturbance shall not be submitted.



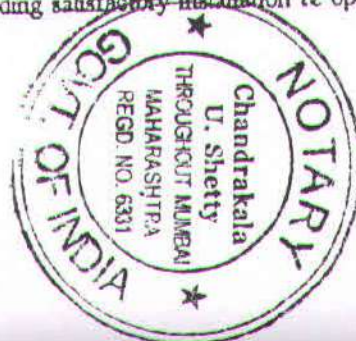
B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work, above plinth level.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the conditions mentioned in the clearance obtained from the competent authority under U.L.C & R. Act 1976 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.
2. That the dust bin will not be provided as per C.E's circular No. CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
4. That 100" wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No., name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewells and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work & has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. & that the workmanship is found very satisfactory shall not be submitted.
11. That three sets of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation & operation of lift will not be submitted.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
 No: CE/3861/BPES/AL 11.4 MAY 2003

13. That the federation of flat owners of the sub-division/layout for construction & maintenance of the infrastructure will not be formed.
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor/stilt.
15. That every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That the final N.O.C. from S.G. shall not be submitted.
17. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
18. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with
19. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of the Municipal Commissioner.
20. That the vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of the Municipal Commissioner.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
2. That the ownership of the recreation space/swimming pool/club house shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./swimming pool/club house is assigned.
3. That the structure constructed in recreation space for the use of club house shall not be used only for recreational activity for which it is approved for the benefit of society members.



(Signature)
 Executive Engineer
 (Bldg. Proposals) (Eastern Suburbs)

AC/

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CED-116.3000-2

MUNICIPAL CORPORATION OF GREATER MUMBAI 2005

FORM 1A: MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 NO CE/ 3001 /BPES/A 7 JAN 2005 COMMENCEMENT CERTIFICATE

To, Mr. Prakash Sharma. CH. To Mr. Rajesh Chandrabhan Sharma.

With reference to your application No. 3100 dtd 2/1/09 Permission and grant of Commencement Certificate under Section 45 and 69 of 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 No. 7 on plot No. C.T.S. No. 771 (P2) 50 * 53 Divn. No. Planning Scheme No. Kunda situated at Road /Street Saki Vihar



the Commencement Certificate /Building permit is granted on the following conditions -

- 1] The land vacated on consequence of the endorsement of the set back 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 occupation 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 be 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 for 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 even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

Handwritten stamp with '9064' and '9C' in boxes, and '2009' below.



Gen-116

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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 Sri P. N. Kharal, Jr Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 13 MAR 2003

as per plan (still slab) level.

CE/3861/BESIAL/2 12 MAR 2006

as per plan

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

P. N. Kharal, Jr
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

P. N. Kharal, Jr
Executive Engineer Building Proposals
Eastern Suburbs (L & N Ward)
Executive Engineer (Building Proposals)
Eastern Suburbs
FOR



CE/3861/BESIAL/E1 FEB 2006

Full C.C. as per amended plans on 13/10/2005

R. K. Kharal, Jr
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

3 APR 2007

CE/3861/BESIAL

Full C.C. as per approved amended plans dt. 21/3/2007

3/14/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/3861/BESIAL/2 2 FEB 2008

Full C.C. as per amended plans dt. 18/2/2008.

3/12/2008
Executive Engineer Building Proposal
(Eastern Suburbs.)

This C.C. is issued subject to final orders of the court in P.L. (S) 37 of 2008 and vide section of 1304 of 2008.

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CE/3861/BESIAL/21 OCT 2008
Full C.C. as per approved amended plan dated

26.6.2008.

20/10/2008
Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/3861/BESIAL/2 18 MAY 2009

Full C.C. as per approved amended plans dated 15.4.2009.



मातंगलेच्या रजिस्टर कार्डातील उतरा



क्र. सं. मंडळ	जिल्हा	शहर	पिछा
५०८	मुंबई	साता प्रवार	सरकारला भारलेल्या सा-याचा अथवा जडाया संपत्तीस व तां कड्या — भरलाययाचा



पारवर्तव्य इतक

११ मार्च १९७४

१२ मार्च १९७४

१३ मार्च १९७४

१४ मार्च १९७४

१५ मार्च १९७४

१६ मार्च १९७४

१७ मार्च १९७४

१८ मार्च १९७४

१९ मार्च १९७४

२० मार्च १९७४

२१ मार्च १९७४

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२८ मार्च १९७४

२९ मार्च १९७४

३० मार्च १९७४

३१ मार्च १९७४

दिनांक	व्यक्ति	व्यक्तिचा पत्ता	व्यक्तिच्या वारसात (५) पद्धत (५) अथवा वारसा असावा (५)	साक्षीदार वर्ग
१९७४	<p>१. ज्योत्सना गोपाळ शर्मा</p> <p>२. प्रशांत गोपाळ शर्मा</p> <p>३. विभव गोपाळ शर्मा</p> <p>४. मंगिता सुबोध शर्मा</p>	<p>५</p> <p>बंदर-१४</p> <p>२०१०</p> <p>२०</p>
<p>पट्टेदार :-</p> <p>मे. सी. एच. वार इन्ड कंपनी मंगोदा</p> <p>वि. मी. शिंदे, वि. मी. आतमी, दा. मी. नावमी,</p> <p>वि. मी. आतमी आनी आनीताळ वि. मी.</p>				
<p>२५/३/७४</p> <p>२६/३/७४</p> <p>२७/३/७४</p> <p>२८/३/७४</p> <p>२९/३/७४</p> <p>३०/३/७४</p> <p>३१/३/७४</p>				



स्वरी नक्कल

१३/४/७४

बंदर भूमापन अधिकारी

मुंबई

(७०५१०५६)

Dated 6th November, 2007

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

READ:-

A.- Extract Property Register Card dated 07.06.1994 in respect of land bearing City Survey No. 77, Village Saki, Taluka Kurla, District Sub District Mumbai, then issued by District Suptd. Of Land Records and City Survey Officer No. 2, Mumbai Sub - District Mumbai And Entire therein classified in column "Other remarks".

B.- Extracts Property Register Card (Three) issued by Dist. Suptd. Of Land Records and City Survey Officer No. 2, Mumbai Sub District, Mumbai all dated 07.01.1994 in respect of following described land;

CTS No.	Area Sq. mtrs.	Admeas sq. metres
77	50	61.50
77	51	54.00
77	52	77.00
77	53	79.00

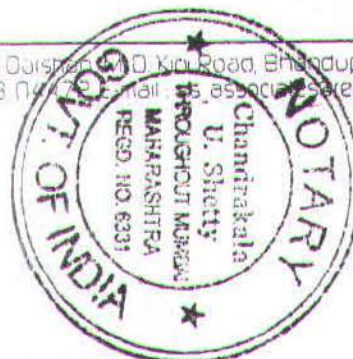
C.- Order dated 24th November 1999, issued by the Collector, Bandra, Mumbai Confirming the sub division as under.

D.- Entries in the Records of Rights and PR Card dated 13th April 2000 in respect of above land in effect.

Perused above referred documents and noted that;



OFF: Shop No. 03, Ground Floor, Shree Jagannath Darshan, MID Kurla Road, Bandrup (E), Mumbai
Telex: 022 2554 1152 - Mobile: 98923 04772 E-mail: s.associatesreddi@gmail.com



(2)

- a. Land bearing CTS No. 77 at Village Saki, Taluka Kurla, District Sub District Mumbai admeasures 22486.4 Sq.Meters.
- b. Land bearing CTS No. 77 has 53 parts.
- c. Mr. Gopal Chandrabhan Sharma holder of land bearing CTS No. 77 at Village Saki Taluka Kurla, has sold part of it to M/s. V.L. SHAH and Co. admeasuring 2073 sq. meters by executing Sale deed dated 12.12.70 registered with Sub Registrar, Mumbai vide No. BND/566-71.
- d. Mr. Gopal Chandrabhan Sharma is holding four parts of land bearing City Survey No 77, Village Saki, Taluka Kurla, of following description:

CTS No.	Area Sq. mtrs.	Admeas Sq.metres
77	50	67.50
77	51	54.00
77	52	77.00
77	53	79.00

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Taluka Kurla Sub District Mumbai

Upon perusal of documents and subject to contents and thereof and subject to provisions of Urban Land (Ceiling and Regulation) Act, 1976, Mr. Gopal Chandrabhan Sharma holds, Land described in Schedule hereunder and Shri Prashant Gopal Sharma being son of the deceased Shri Gopal Chandrabhan Sharma has clear and marketable title in respect of the property described in the Schedule hereunder.

That thereafter Order has been passed by the office of the Collector, as per Order dated 24th November 1999.



SUNIL SALUNKHE
B.Com., LL.B.
Advocate, High Court

S. S. ASSOCIATES
ADVOCATES & TAX CONSULTANTS

(3)

That the entries thereafter has been rectified in the Records of Rights and as per the Property Card dated 13.04.2000, are as under:

CTS No.	Area Sq. mtrs.	Village
77-B	16824.2	Saki
77-C	1850.0	Saki
77-D	982.8	Saki
77-E	1033.9	Saki

That to the Property as above described stands in the name of (1) Smt. Sunita Gopal Sharma, (2) Shri. Prashant Gopal Sharma, (3) Shri Dixshant Gopal Sharma, (4) Smt. Sangeeta Subodh Sharma. That Shri Prashant Gopal Sharma is a constituted Attorney of the said (1) Smt. Sunita Gopal Sharma, (2) Shri Dixshant Gopal Sharma, (3) Smt. Sangeeta Subodh Sharma as per the Records of Rights dated 13th April, 2000.

That title to the Property is hence free from all encumbrance and marketable, as per terms abovementioned.

This Certificate is issued as desired by Prashant Gopal Sharma.

Dated this 6TH day of ~~April~~ ~~2007~~ ~~2010~~



Sunil Salunkhe
Sunil Salunkhe
Advocate High Court



बदर-१४
9004 23
२०१०

OFF: Shop No. 09, Ground Floor, Shree Jagannath Darshan, M. D. Kini Road, Bandrupur, Mumbai - 42
Telex: 022 2554 1152 • Mobile: 98923 04477 E-mail: ss_associates@rediffmail.com

ATTESTED TRUE COPY

Shetty 9/2/2010
Mrs. Chandrakala U. Shetty
ADVOCATE & NOTARY

UNITED ARAB EMIRATES
MINISTRY OF LABOUR

الإمارات العربية المتحدة
وزارة العمل

شيوخ عبد الفتور شيخ عبد الكريم شيخ عبد لكر

Name: **SHAIKH ABDUL GAFFAR SHAIKH ABDUL KARIM SHAI**

Expiry Date: **15/10/2012**


Work Permit No: **41061261**

Personal No: **10010076235423**

Profession: **مصرف عمال**

Nationality: **الهند**

Establishment: **SUPER EXCEL BUILDING SERVICES (L**




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

K C JOSEPH
C K KARIKUTTIKARAN
09/07/1972

Permanent Account Number
AGTPK8329F

Signature: *K.C. Joseph*



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CELINA JOSEPH K
SHIPAL KALE

22/06/1979

Permanent Account Number
AUFPK3230R

Signature: *Celina J.*



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DHOTRE SACHIN ARUN
ARUN PARSHURAM DHOTRE
 13/09/1981
 Permanent Account Number
AITPD2210J
 Signature



बंदर-१४	
९०७५	२५
२०१०	

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 20080086121 DOI : 12-01-2004
 Valid Till : 30-04-2021 (NT) DLD 19-11-2008
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 GOV. DOI
 MCWG 12-01-2004
 FORM 7
 RULE 18 (2)

DOB 01-05-1971 BG
 Name RAJESH TIWARI
 S/O of AWDESH TIWARI
 Add 616, K.T. TIWARI CHAWL,
 MOHILI VILLAGE, SAKINAKA,
 MUMBAI
 PIN 400072
 Signature & ID of Issuing Authority: MH03 2008274
 Signature/Thumb Impression of Holder

04/02/2010

दुय्यम निबंधक:

5:42:33 pm

सह दु.नि.का-कुर्ला 14

दस्त गोषवारा भाग - 1

वदर14

दस्त क्र 1075/2010

2E/

दस्त क्रमांक : 1075/2010

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: शेख अब्दुल गफार - -
पत्ता: घर/फ्लॅट नं: 23, त्रिशुक्ली को ऑ हो सोसा लि.
पाईप लाईन, साकीनाका मु. 72
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन:-

लिहून देणार

वय 44

सही

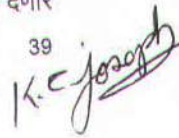



2 नाव: के. सी. जोसेफ - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: - 34/ए, सिमला इस्टेट को ऑ हो सोसा
लि. साकीनाका मु. 72
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर

लिहून देणार

वय 39

सही

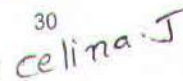



3 नाव: सेलिना जोसेफ - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: - वरीलप्रमाणे
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: AUFPK3230R

लिहून देणार

वय 30

सही




दस्त क्र. [बदर14-1075-2010]चा गोषवारा
बाजार मूल्य :2644368 मोबदला 4500000 भरलेले मुद्रांक शुल्क: 207700


पावती क्र.:1081 दिनांक:04/02/2010
पावतीचे वर्णन
नांव: के. सी. जोसेफ - -

दस्त हजर केल्याचा दिनांक :04/02/2010 05:35 PM
निष्पादनाचा दिनांक : 04/02/2010
दस्त हजर करणाऱ्याची सही :

30000 :नोंदणी फी
540 :नक्कल (अ. 11(1)),पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ.12) व छायाचित्रण (अ. 13) - >
एकत्रित फ्री

30540: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 04/02/2010 05:35 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 04/02/2010 05:39 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 04/02/2010 05:41 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 04/02/2010 05:42 PM


दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 4

दस्त नोंद केल्याचा दिनांक : 04/02/2010 05:42 PM

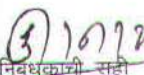
ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीश:ओळखतात,
व त्यांची ओळख पटवितात.


1) राजेश तिवारी - - ,घर/फ्लॅट नं:-
गल्ली/रस्ता: तिवारी मार्केट , साकीनाका मुं. 72
ईमारतीचे नाव:-
ईमारत नं:-
पेट/वसाहत:-
शहर/गाव:-
तालुका:-
पिन:-

2) सचिन घोत्रे - - , घर/फ्लॅट नं:-
गल्ली/रस्ता: बी /2/303 , एकता , मुलुंड पू. मुं. 81 फोन नं. 9821132380
ईमारतीचे नाव:-
ईमारत नं:-
पेट/वसाहत:-
शहर/गाव:-
तालुका:-
पिन:-




दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 4

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण रक्कम (20) पाने आहेत.
बदर-१४/१०७५/२०१०
पुस्तक क्रमांक ९ अर्वांकवर नोंदला.
दिनांक.४/२/१०.

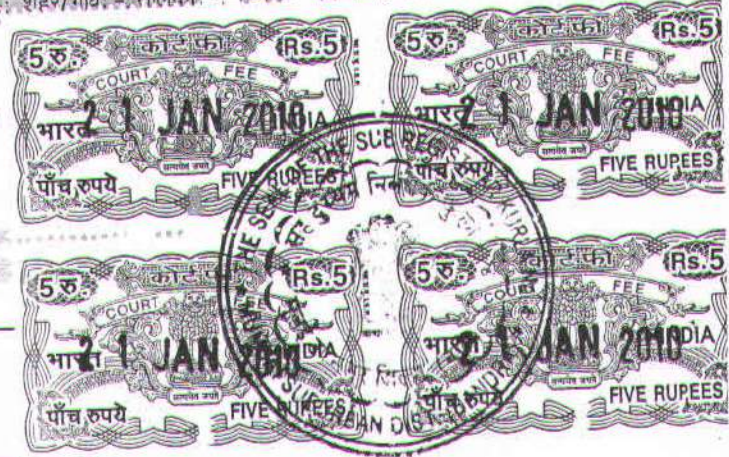

दु. नि. वरुड
सह-निबंधक, कुर्ला-४
मुंबई उपनगर जिल्हा.





गावाचे नाव : साकी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप कारारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 4,500,000.00
बा.भा.रू. 2,644,368.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 77 वर्णन: फ्लॅट नं. 605, 6 वा मजला, बिल्डींग नं. 7, साकी विहार कॉम्प्लेक्स, ऑफ साकी विहार रोड, साकीनाका मुं. 72, झोन क्र. 116/543
- (3) क्षेत्रफळ (1) 617 चौ फुट कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेंव्हा (1)
- (5) दस्तावेज करून देण्याच्या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) शेख अब्दुल गफार --: घर/फ्लॅट नं: 23, त्रिशक्ती को ऑ हौ सोसा लि, पाईप लाईन, साकीनाका मुं. 72, गल्ली/रस्ता: --: ईमारतीचे नाव: --: ईमारत नं: --: पेट/वसाहत: --: शहर/गाव: --: तालुका: --: पिन: --: पॅन नम्बर: --:
- (6) दस्तावेज करून घेण्याच्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) के. सी जोसेफ --: घर/फ्लॅट नं: --: गल्ली/रस्ता: 34/ए, सिमला इस्टेट को ऑ हौ; सोसा लि, साकीनाका मुं. 72, ईमारतीचे नाव: --: ईमारत नं: --: पेट वसाहत: --: शहर/गाव: --: तालुका: --: पिन: --: पॅन नम्बर: AGTPK8329F
- (7) दिनांक करून दिल्याचा 04/02/2010 (2) सेलिना जोसेफ --: घर/फ्लॅट नं: --: गल्ली/रस्ता: वरील प्रमाणे; ईमारतीचे नाव: --: ईमारत नं: --: पेट वसाहत: --: शहर/गाव: --: तालुका: --: पिन: --: पॅन नम्बर: AIJFPK2230R
- (8) नोंदणीचा 04/02/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 1075 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 2076000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



खरी प्रत

3/1/10

सह. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा.मी लिहितला
मी वाचला
रुजवात घेतलीश्री. स्वामी. लागा...
यांना त्याचे ता. २१.१०.
वर्षानुसार नक्कल दिली.
दिनांक :- ४/२/१०सह. दुय्यम निबंधक, कुर्ला-४.
मुंबई उपनगर जिल्हा.अर्ज क्र. १६१/०१०
पावती क्र. १६२/०१०