

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 9853/2013

नोंदणी 63

Regn. 63m

गावाचे नाव : दहिमर

करारनामा

रु.5,500,000/-

रु.6,938,868/-

150., पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्रोफेशनल ऑफिस नं 103, माळा नं: फर्स्ट फ्लोर, इमारतीचे नाव: ओमकारेश्वर वील्डींग, ब्लॉक नं: दहिमर वॅस्ट, मुंबई 400068, रोड नं: कांदरपाडा 51.86 चौ.मीटर

1) नाव:- मेस्सर्स विश्वंभर कंस्ट्रक्शन थ्रु इट्म पार्टनर संदीप एस. म्हात्रे ; वय: 43;

पत्ता :-प्लॉट नं: शॉप नं.1, माळा नं: -, इमारतीचे नाव: ओमकारेश्वर , ब्लॉक नं: दहिमर वॅस्ट, मुंबई, रोड नं: लिंक रो महाराष्ट्र, मुंबई.

पिन कोड:- 400068

पॅन नंबर: AAGFV2779M

1)नाव:- लक्ष्मीकांत रामचंद्र सावंत ; वय:41;

पत्ता:-प्लॉट नं: प्लॉट नं ए/702, माळा नं: -, इमारतीचे नाव: ओम सुखशांति मी. एच. एम. लीमिटेड, ब्लॉक नं: वोर वॅस्ट, मुंबई, रोड नं: चिकूवाडी, , , ;

पिन कोड:- 400092;

पॅन नं:- ABEPS8448M;

13/12/2013

16/12/2013

9853/2013

रु.346,950/-

रु.30,000/-

दस्तावेज करून दिल्याचा दिनांक

दस्त नोंदणी केल्याचा दिनांक

अनुक्रमांक, खंड व पृष्ठ

वाजारभावाप्रमाणे मुद्रांक शुल्क

वाजारभावाप्रमाणे नोंदणी शुल्क

शेरा



ल्यांकनासाठी विचागत घेतलेला तपशील:-

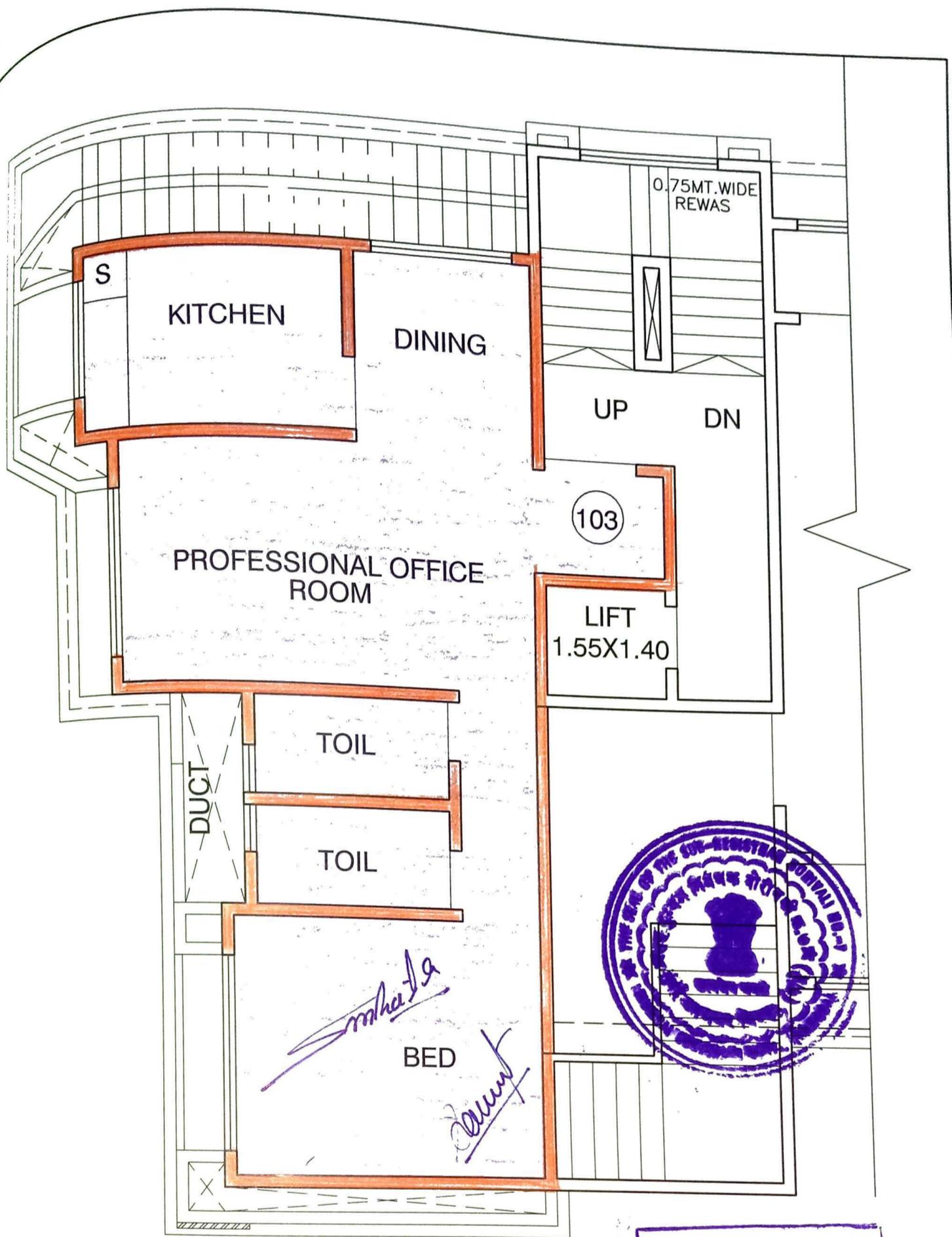
द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र. ७,  
मुंबई उपनगर जिल्हा.



1ST. FLOOR PLAN

बहुल-७	
२८५३	९३
२०१३	

*Sanjay Desai*  
*Sanjay*

DEVELOPER  
 M/s VISHWAMBHAR CONSTRUCTIONS  
 OOMKARESHWAR, LINK ROAD,  
 DAHISAR (WEST), MUMBAI 400 068

(जबाबपत्र)

अ. क्र.	लिहून देणारे	लिहून घेणारे
१	श्री/ श्रीमती <u>विष्णूदास अन्वरुत</u>	श्री/ श्रीमती <u>महिनकाश रानचंद्रकोपत</u>
२	श्री/ श्रीमती <u>चंद्रशेखर</u>	श्री/ श्रीमती
३	श्री/ श्रीमती <u>शंकर शर्मा</u>	श्री/ श्रीमती
४	श्री/ श्रीमती	श्री/ श्रीमती
	पत्ता: <u>इफानो, कोणकारेकर</u> <u>मिळकती, २/२२२</u> <u>३/४२६८</u>	पत्ता: <u>३०/७०२, डॉन स्क्वारा</u> <u>कोणकारेकर, कोणकारेकर</u> <u>पिंपरी, कोणकारेकर</u> <u>३/४२-९२</u>

मिळकतीचे वर्णन

आम्ही प्रतिज्ञेवर कथन करतो की,

आम्ही लिहून देणारे व घेणारे उपरोक्त मिळकतीबाबत जे कागदपत्र म्हणजेच खरेदीखत / साठखत / विक्रीखत / ऊगारनामा / विकसनकरारनामा, याव्यतिरिक्त दस्त तयार केलेले आहेत. त्यातील लिहिलेला मजकूर आमच्या माहितीनुसार बरोबर सत्य आहे. यात काही अडचणी निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्या वर राहिल. त्यास सह दुय्यम निबंधक जबाबदार राहाणार नाही.

दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, गहाण, दान, भाडेपट्टा, मुखत्यार, पोटी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. यांची नोंदणी कायदा १९०८ मधील असणा-या शोध (SEARCH) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. यात काही अडचणी निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्या वर राहिल. त्यास सह दुय्यम निबंधक जबाबदार राहाणार नाही.

जर का दस्तऐवजामध्ये मुखत्यारनामा जोडलेला असेल तर -----

लिहून देणार यांनी लिहून घेणा-याला अथवा लिहून देणार किंवा घेणार यांची लिहून घेणा-या व्यक्तीला मुखत्यारनामा दिलेला असेल तर त्याची माहिती लिहून देणार व लिहून घेणार यांनी घ्यावी. यात काही अडचणी निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्यावर राहिल त्यास सह दुय्यम निबंधक जबाबदार राहाणार नाही.

जर का दस्तऐवजामध्ये सीसी जोडलेली नसेल तर -----

सदरची बाब आम्ही लिहून देणार व लिहून घेणार यांस माहीत आहे. यात काही अडचणी निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्यावर राहिल. त्यास सह दुय्यम निबंधक जबाबदार राहाणार नाही.

वरील केलेली विधाने सत्य व बरोबर आहेत. लिहून घेणार व लिहून देणार यांच्याव्यतिरिक्त कोणताही तिसरा व्यक्ती

ठिकाण -- बोरीवली

दिनांक : - 16-12-13

लिहून देणार

लिहून घेणार

[Signature]

[Signature]

बरल-७	
२०५३	५९
२०१३	

२०५३	५९
२०१३	

# मुल्यांकन अहवाल

मुल्यांकनाचे वर्ष : 2013  
 शिक्का / जाफेनाव : १ डिसेंबर  
 मुख्य विभाग / जोन : ४९ / ४०९  
 शिक्काची क्र. : CTS NO = 150

बाजारमुल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी	कार्यालय	दुकाने	औद्योगिक
/	/	/	133800/-	/

शिक्काची क्षेत्र - 465 चौफूट कार्पेट  
 $= 465 \times 1.2 \div 1076$   
 $= 51.86$  चौ. मी. (Area)  
 $Area = 51.86 \times 133800$   
 $= 69,38,868.00$   
 50% = 34,69,434.00  
 25% = 17,34,717.00  
 25% = 17,34,717.00  
 Total = 69,38,868.00



बरत-७  
 ४५३ ६०

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ A-3866 /BP(W)/AP/AR - 4 MAY 2006

COMMENCEMENT CERTIFICATE

To Shri Rajesh S Mhatre  
C.A. to Owner.

Sir, With reference to your application No. 4269 dated. 30.11.05 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Prop. Bldg.No.2 C.T.S. No. 134,150/A,150B,150C,152,153,154B & ~~X88~~ 158 at premises at Street \_\_\_\_\_ Village Dahisar Plot No. \_\_\_\_\_ situated at Kandarpada, Dahisar (W) Ward R/N

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and 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 application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S.M.Gaiwal Assistant Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to part plinth+part stilt slab level.

For and on behalf of Local Authority  
Brihanmumbai Mahanagarपालिका

बरल-७	
एच ३	३६
२०१३	

Shri S.M. Gaiwal  
Asst. Engineer, Building Proposal (West Sub)  
P & R Wards

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

8) This C.C. is now valid and extended for entire work i.e. Gr. (pt.) + stilt (pt.) + 2 upper floors as per approved plan dt. 10/2/2006

30 SEP 2006

30/9/06  
E.E.B.P.R.

9) This C.C. is now valid & further extended for entire work i.e. Part (gr) + Part (stilt) + 6 & 7<sup>th</sup> upper floor as <sup>per</sup> approved amended plan dt. 30/1/09

*P. S. S. S.*  
EXECUTIVE ENGINEER, 31.01.09  
BUILDING PROPOSAL (W.S.) B-Ward

31 JAN 2009



बरल-७	
२५५३	४०
२०१३	

मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न.भू.अ.बोरीवली

जिल्हा - मुंबई उपनगर जिल्हा

शामनायक दिवस आकाश कला भाषाया  
तपशाला - भाषा फा प्रमाणे नियत वेळ



दहिसर शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
१५०		१९१७.० -१७०७.३ ----- २०९.७	[ग]

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (भा)	साक्षात्कृत
<p>०२/१९८९ मा.अधि.भूमि अभिलेख मुं.यांचेकडील क्षेत्र दुरुस्ती कामी आदेश क्र.आर.व्ही.इं.४४/न.भू.४ क्षेत्र दु.एस्.आर. ९८३(१२)/८९ मुंबई दि.१.२.८९ अन्वये नगर भु-मापन दहिसर येथील न.भू.क्र.१५० या मिळकत पत्रिकेला क्षेत्र दाखल करावयाचे राहून गेलेमुळे ते आता मोजणी प्रमाणे कायम करण्यात आले. प्रमाणे क्षेत्र १९१७.० चौ.मी.असे दाखल केले.</p> <p>११/२००४ मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश व मंजूर अभिन्यास क्र.सी/कार्या-७अ/पो.विभाजन/एस अर-३२४८ दिनांक १७/१२/२००३ व इकडील मो.र.नं.अतितातडी/पो.वि.-अ-१०२/०४ दि.१२/१०/२००४ अन्वये न.भू.क्र.१५० चे क्षेत्र १९१७.०० चौ.मी. मधुन पोट विभाजनाकडे वर्ग होणारे क्षेत्र १७०७.३ चौ.मी. वजा करुन शिल्लक क्षेत्र २०९.७ चौ.मी. कायम केले व न.भू.क्र. १५० चा १५०/अ असा शेज बदल करुन आरक्षण डी.पी. रोड नमुद केले व पोट विभाजनाच्या न.भू.क्र. १५०/व क्षेत्र १६८०.० चौ.मी. आरक्षण निवासी शिल्लक क्षेत्र व न. भू. क्र.१५०/क क्षेत्र २७.३ चौ.मी. आरक्षण होम फॉर एज्ड अॅन्ड कम्युनिटी हॉल अशा स्वतंत्र मिळकत पत्रिका उघडल्या.</p>			<p>म्हो - १९८९-०२-०९ ००:०० ०० न.भू.अ. धारणेवली</p> <p>करपत्र क्र.३१३ प्रमाणे म्हो - ०४/११/२००४ न भू अ. बोरीवली</p>
<p>१०/२००६ मा. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) बृहन्मुंबई यांचे कडील पत्र क्र. सी/युएलसी/डे -१३/ न.भू.अ. सुचना/३५० दिनांक २६/९/२००५ व पत्र क्र.सी. युएलसी/डे -५/६ (१) एस.आर. १८/७२१/१३/३४१ अन्वये नागरी जमिन (कमाल मर्यादा व विनियमन ) अर्धानियम १९७६ च्या कलम १० पोटकलम (३) प्रमाणे अधिसुचना दिनांक १०/८/२००६ अन्वये न.भू.क्र. १५०/अ क्षेत्र २०९.७ चौ.मि. हे दिनांक २५/१/२००६ पासून महाराष्ट्र शासनाने संपादित केली असल्याने व ती उक्त तारखेपासून सर्वभारा मुक्त अशा महाराष्ट्र शासनाकडे निहित झाली. सदर जमिनी बाबत कोणताही व्यवहार मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे पूर्व परवानगी शिवाय करता येणार नाही. धारक - महाराष्ट्र शासन.</p>			<p>करपत्र क्र.५२० प्रमाणे म्हो - १३/१०/२००६ न.भू.अ. बोरीवली</p>



बरल-७ (पान नं.- 1 )  
२८५३ ४९  
२०१३

## मालमत्ता पत्रक

विभाग/मोजे -- **दहिसर** तालुका/न.भू.मा.का. -- **न.भू.अ.बोरीवली** जिल्हा -- **मुंबई उपनगर जिल्हा**  
 नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा पाहण्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडदेदार (प) किंवा भार (भा)	साक्षात्कन
३१/१२/२०१०	मा. अपरजिल्हाधिकारी व.स.प्रा.(ना.क्षे.क.म) बृहन्मुंबई यांचेकडील अधिसूचना प्रकरण क्र. -युएलसी/युएलसी/६(१)/एस.आर XVIII-७२१ XIII-३४१ दिनांक ३०/९/२०१० आदेशान्वये दिनांक १३/१०/२००६ रोजीची महाराष्ट्र शासनाचे नावाची नोंद कमी करुन पूर्वी प्रमाणे धारकाचे शेती नावाची नोंद पुर्नजिवीत करुन सत्ताप्रकार पूर्वीप्रमाणे कायम केला .			फेरफार क्र. ८६६ प्रमाण सही - ३१/१२/२०१० न. भू. अ. बोरीवली

तपासणी करणारा - **अर्ज क्र. - ४०२१** खरी नकल - **५**  
**नकल अर्ज दाखल तारीख १०/१/१२ एकूण नोंदी / नकाशा**  
**नकल तयार तारीख ११/१/१२ नकलेचे शुल्क १००/-**  
**नकल दिल्याची तारीख १२/१/१२**  
**नकल तयार करणारी तारीख १२/१/१२**  
**नकल तपासणारा [Signature] शुल्क ०४**  
**प. भू. क्र. २३**  
**एकूण शुल्क - १०४**

न.भू.अ.बोरीवली  
मुंबई उपनगर जिल्हा

**सत्य प्रतिलिपी**  
 [Signature]  
 नगर भूमापन अधिकारी  
 बोरीवली



बरल-७	
२५५३	४२
२०१३	

मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न.भू.अ.बोरीवली

जिल्हा

मुंबई उपनगर जिल्हा

दहिसर  
प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाद्वारे दिलेल्या आकाराचा किंवा भूड्याचा तपशील आणि त्याच्या फेरामधील शासनाची नियतधरिता

१५०

शेती  
[ग]



व्यवहार

खंड क्रमांक

नविन धारक (धा)  
पट्टेदार (प) किंवा भार (भा)

साक्षात्कार

मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश व मंजूर अभिन्यास क्र.सी/कार्या-७अ/पो.विभाजन/एस अर-३२४८ दिनांक १७/१२/२००३ व इकडील मो र.नं.अतितातडी/पो.वि.-अ-१०२/०४ दि.१२/१०/२००४ अन्वये पोट विभाजनाची न.भू.क्र. १५०/ब क्षेत्र १६८०.० चौ.मी. आरक्षण निवासी शिल्लक क्षेत्र अशी स्वतंत्र मिळकत पत्रिका उघडली व सत्ता प्रकार शेती दाखल केला।

फ रफार क्र ३१३ प्रमाणे  
महा -  
२४/११/२००४  
न भू अ बोरीवली

मा. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) बृहन्मुंबई यांचे कडील पत्र क्र. सी/युएलसी/डे -१३/न.भू.अ.सूचना/३५० दिनांक २६/९/२००५ व पत्र क्र.सी/युएलसी/डे-५/६(१)एस.आर. १८/७२१ १३ ३४१ अन्वये नागरी जमिन (कमाल मर्यादा व विनियमन) अधिनियम १९७६ च्या कलम १० पोटकलम (३) प्रमाणे अधिसूचना दिनांक १०/८/२००६ अन्वये न.भू.क्र. १५० व क्षेत्र १६८०.० चौ.मी. हे दिनांक २५/९/२००६ पासून महाराष्ट्र शासनाने संपादित केली असल्याने व ती उक्त तारखेपा पुन सर्वभारा मुक्त अशी महाराष्ट्र शासनाकडे निहोत झाली, सदर जमिनी बाबत कोणताही व्यवहार मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे पूर्व परवानगी शिवाय करता येणार नाही. धारक - महाराष्ट्र शासन.

फ रफार क्र ५२० प्रमाणे  
महा -  
१३/१०/२००६  
न भू अ बोरीवली

मा. अपरजिल्हाधिकारी व.स.प्रा.(ना.क्षे.क.म.) बृहन्मुंबई यांचेकडील अधिसूचना प्रकरण क्र. -युएलसी/युएलसी/६(१)एस.आर - XVIII-७२१ XIII-३४१ दिनांक ३०/९/२०१० चे अन्वये दिनांक १३/१०/२००६ रोजीची महाराष्ट्र शासनाचे नावाची नोंद कमी करून पूर्वी शेती नावाची नोंद पुर्नजिवीत करून सत्ताप्रकार पूर्वीप्रमाणे कायम केला.



फ रफार क्र ८६६ प्रमाणे  
महा -  
२२/०९/२०१०  
न भू अ बोरीवली

न.भू.अ.बोरीवली  
मुंबई उपनगर जिल्हा

सत्या प्रतिलिपी

नगर भूमापन अधिकारी  
बोगीवली

अर्ज क्र. - ४०८९  
नकल अर्ज दाखल तारीख २०/११/१९२ एकूण नोंदी / नकाशा  
नकल तयार तारीख ११/११/१९२ एकूण नोंदी / नकाशा  
नकल दिव्याचा  
नकल तयार करणे  
नकल तपासणार  
प. भू. क्र. २३  
एकूण शुल्क - १२

(पान नं.- 1 )

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२०१२



Monday, December 16, 2013  
10:48 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

॥ श्री ॥

पावती क्र.: 10506

दिनांक: 16/12/2013

पावतीचे नाव: दहिसर

पावतीचे अनुक्रमांक: बरल7-9853-2013

पावतीचे प्रकार : करारनामा

पावती करणाऱ्याचे नाव: लक्ष्मीकांत रामचंद्र सावंत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

पावतीस मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 11:04 AM ह्या वेळेस मिळेल

सह दु.नि.का.बोरीवली 7

पावतीचे मूल्य: रु.6938868 /-

मोबदला: रु.5500000/-

पावतीचे मुद्रांक शुल्क : रु. 346950/-

**सह. दुय्यम निबंधक बोरीवली-७,  
मुंबई उपनगर जिल्हा.**

पावतीचे प्रकार: eChallan रक्कम: रु.30000/-

पावती/धनादेश/पे ऑर्डर क्रमांक: MH000895132201314M दिनांक: 12/12/2013

पावतीचे नाव व पत्ता:

पावतीचे प्रकार: By Cash रक्कम: रु 1420/-

Bank-Branch	IDBI BAN
Scroll No. , Date	Not Veri

**CHALLAN**  
**MTR Form Number-6**

GRN	MH000895132201314M	BARCODE		Date	12/12/2013-21 29:26	Form ID	25 2
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Department	Inspector General Of Registration		Payer Details				
Type of Payment	Registration Fees		TAX ID (If Any)				
	Ordinary Collections IGR		PAN No. (If Applicable)	ABEPS8448M			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	LAXMIKANT RAMCHANDRA SAWANT			
Location	MUMBAI		Flat/Block No.	PROFESSIONAL OFFICE NO 103 1ST FLO			
Year	2013-2014 One Time		Premises/Building	OR			
Account Head Details	Amount In Rs.	30000 00	Road/Street	OMKARESHWAR BUILDING KANDARPADA			
			Area/Locality	DAHISAR WEST MUMBAI			
			Town/City/District				
			PIN	4 0 0 0 6 8			
			Remarks (If Any)	PAN2=AAGFV2779M-PN=VISHWAMBHAR CONS TRUCTION-CA=5500000 00			
Total	30000 00		Amount in Words	Thirty Thousand Rupees Only			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK
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Cheque/DD Details	Bank CIN	REF No	69103332013121310891 34566795
Cheque/DD No	Date	13/12/2013-16 35 44	
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No , Date	Not Verified with Scroll	
Mobile No	Not Available		

*Handwritten signatures and scribbles.*



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२०१३	

*Handwritten signature.*

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**भारत**  
**13 2013**  
**13:37**  
**I-PB5280**  
**HARASHTRA**

3,46,950/-

एस एम एस नंबर  
9240

दस्तावा प्रकार (Nature of Document)	Agreement
दस्त नोंदणीचा तपशिल (Registration Details)	Registrable / Non Registrable
II Registrable Name of S.R.O.,	Bo. 7
उशावा युनिक नंबर (Franking Unique No.)	40988
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	1030 Professional office no.103, 1st floor, Omkareshwar Bldg., Kanekar Park, Dahisar (W), Mumbai 400068
मोबदला रक्कम (Consideration Amount)	55,00,000/-
मुद्रांक खरेदीदाराचे नाव पक्षकार-१ नांव (Stamp Purchasers Name)	Laxmikant Ramchandra Suwant
दस्तातील दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	M/s. Vishwambhar Constructions
हस्ते असल्यास नांव व पत्ता (If through Name & Address)	SELF
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words)	Rs 346,950.
प्राधिकृत अधिकारयाची पूर्ण स्वाक्षरी व शिक्का (Authorized Person's full Signature & Seal)	आईडीबीआई बँक लि./IDBI BANK LTD.

उपरोक्त मुद्रांक फ्रँकिंग अल्हा व्हायलेट लॉय्न्ग् स्थाली त्रयसले व एस.एम.एस. / संदर्भित प्राधिकृत अधिकार्याशी दुरुधर्मीकरण संयुक्त साधुन, येव्ढे यतीका आरटून आला.

प्राधिकृत हस्ताक्षरी / Authorized Signatory

निपीक / सह. / दुय्यम निबंध **AGREEMENT**

THIS ARTICLE OF AGREEMENT made and entered into at MUMBAI this 13<sup>th</sup> day of December in the Christian Year Two Thousand Thirteen BETWEEN **M/S.VISHWAMBHAR CONSTRUCTION**, a Partnership firm having its office at, Shop no.1, Omkareshwar, Link Road, Dahisar (West), Mumbai 400 068, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners, their heirs, executors, administrators and assigns) **OF THE ONE PART**



**Mr Laxmikant Ramchandra Suwant** residing at A/702, Om Sukh Shanti Chs, Near Laxman Towar, Chikuwad, Borivali West Mumbai - 400092. hereinafter called the **PURCHASER/S** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) **OF THE OTHER PART.**

आईडीबीआई बँक लि./IDBI BANK LTD.  
प्राधिकृत हस्ताक्षरी / Authorized Signatory

Industrial Development Bank of India Ltd. (Mumbai Court 'A' Wing, 2nd Floor, Narman Point, Mumbai-400021)  
D-5/STP(N)/C. R. 1007/03/05/1029-1032

भारत 40988  
137500  
R. 03469501-PB5280  
SPECIAL ADHESIVE DEC 13 2013  
Stamp Duty Maharashtra

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Handwritten signatures and initials.

**WHEREAS :**

I. That by a Deed of Conveyance dated 24<sup>th</sup> September, 1997 executed between Mr. G. T. Mestha Court Receiver High Court Mumbai therein referred to as "the vendor" and Mrs. Veena Khaimal and 3 others therein referred to as "First Confirming Parties" and Veekaylal Investment Company Pvt.Ltd., therein referred to as "the Second Confirming Parties" and Mr. Sandeep Subhash Mhatre, Rajesh Subhash Mhatre, Dinesh Dwarkanath Thale and Shailaja Subhash Mhatre, therein referred to as "the Purchasers", purchased all that piece and parcel of land bearing Survey No.291, Hissa No.11(part), corresponding to C.T.S.No.150 admeasuring 2238.29 sq.yards equivalent to 1871.50 sq.mtrs., of Village Dahisar, Taluka Borivli, more particularly described Firstly in the First Schedule hereunder written, and hereinafter referred to as "**THE FIRST PROPERTY**".

II. That the said Deed of Conveyance is registered at the office of the sub-registrar at Mumbai under Serial No.4584 dated 21.11.1997 and necessary Index II is issued in respect of the said First Property. That as such the names of the said purchasers is shown as the owners in respect of the said first property in 7/12 extract and other revenue records.



III. That by an Agreement for Development dated 11<sup>th</sup> July, 2000 executed by said Mr. Sandeep S. Mhatre & others in favour of M/s. Shree Ganesh Construction have granted right to develop the said first property for the consideration and on the terms and conditions mentioned therein.

That the said Mr. Sandeep S. Mhatre has also executed a Power of Attorney dated 11<sup>th</sup> July, 2000 in favour of the Partners of M/s. Shree Ganesh Construction in respect of the said First Property for the purpose of the development. That further by a Supplemental Agreement dated 25<sup>th</sup> September 2006, M/s.Shree Ganesh Construction have agreed to pay an

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*Signature*

*Signature*

amount of Rs.90,00,000/- to the said owners in lieu of 4 flats of the proposed building to be constructed on the said First Property agreed to allotted in their favour pursuant to the said agreement dated 11-7-2000. The said amount is yet due and payable by M/s.Shree Ganesh Construction to the said Owners.

V. That by an order dated 20<sup>th</sup> December, 1997 bearing Reference No.C/ULC/D-V/WS-561 of the Additional Collector and Competent Authority (ULC) the said First Property is allowed to be retained and is not declared as surplus vacant land.

VI. That as such pursuant to the said Agreement and the said Power of Attorney, M/s. Shree Ganesh Construction is in possession of the said First property, and are entitled to develop the said First Property.

VII. That Smt. Jamnabai Sakharam Mhatre and others are the owners of all those pieces and parcels of lands bearing Survey No.291, Hissa No.3, corresponding to C.T.S.No.154 admeasuring 120.4 sq. mtrs more particularly described secondly in the First Schedule hereunder written and herein after referred to as "**the Second Property**" and Mr. Laxman Gopal Mhatre is the owner of Survey No.291, Hissa No.14, corresponding to C.T.S.No.155 admeasuring 652 sq.mtrs of Village Dahisar, Taluka Borivli, more particularly described Thirdly in the First Schedule hereunder written, and hereinafter referred to as "**THE THIRD PROPERTY**".



VIII. That by an Agreement for Sale dated 30<sup>th</sup> April, 1986 executed between Smt. Jamnabai Sakharam Mhatre and Laxman Gopal Mhatre and others, therein referred to as "the Vendors/Owners" and M/s. Shree Ganesh Construction, therein referred to as "the Purchasers", the said Owners have agreed to sell the said second and third Properties along with various other properties described Secondly and Thirdly in the

*mm*  
*mm*

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schedule hereunder written for the consideration and on the terms and conditions mentioned therein.

IX. That by an Order dated 2<sup>nd</sup> June, 1992 passed by the Collector, Bombay Suburban District have granted N.A. Permission in respect of the said Second and Third Properties on the terms and conditions mentioned therein, and the same is renewed from time to time.

X. That the said Owners have also executed a Power of Attorney dated 13<sup>th</sup> November, 1995 in favour of Subhash Mhatre and Prabhakar Mhatre the Partners of M/s.Shree Ganesh Construction in respect of the Second and Third Properties for the purpose of the development of the Second and third Properties. That as such pursuant to the said Agreement and the said Power of Attorney the said M/s.Shree Ganesh Construction are in possession of the said Second and Third Properties, and are entitled to develop the said Second and Third Properties.



XI. That Smt. Hirabai Raghunath Mhatre and Raghunath Ramchandra Mhatre are the owners of all those pieces and parcels of lands bearing Survey No.291, Hissa No.2, corresponding to C.T.S.No.158 admeasuring 410.5 sq. mtrs and Survey no.290, Hissa No.9, Corresponding to C.T.S. No.134 admeasuring 522.3 sq.mtrs. of Village Dahisar, Taluka Borivli, more particularly described fourthly in the First Schedule hereunder written, and hereinafter referred to as **"THE FOURTH PROPERTY"**.

*Smt.*  
*Sant*

XII. That by an Agreement for Development Cum Sale dated 15<sup>th</sup> December, 1995 executed by the said Smt. Hirabai Raghunath Mhatre and Raghunath Ramchandra Mhatre, therein referred to as "the Vendors/Owners" and M/s. Kailashnath Construction, therein referred to as "the Purchasers", the Owners have agreed to sell the said Fourth properties described Fourthly in the schedule hereunder

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written, for the consideration and on the terms and conditions mentioned therein.

XIII. That the said Owners have also executed a Power of Attorney dated 8<sup>th</sup> July, 1997 in favour of the Partners of M/s. Kailashnath Construction, in respect of the said properties for the purpose of the development of the said Fourth properties.

XIV. That as such pursuant to the said Agreement and the said Power of Attorney the said M/s. Kailashnath Construction are in possession of the said Fourth Properties and are entitled to develop the said Fourth Properties.

XV. That Venubai Moreshwar Bhoir, Suresh Moreshwar Bhoir and Manohar Moreshwar Bhoir are the owners of all that piece and parcel of land bearing Survey No.291, Hissa No.4, corresponding to C.T.S No.153, admeasuring 1305.19 sq.yards equivalent to 1091.7 sq. mtrs of Village Dahisar, Taluka Borivli, more particularly described Fifthly in the First Schedule hereunder written, and hereinafter referred to as "THE FIFTH PROPERTY".



XVI. That by an Agreement for Sale dated 24<sup>th</sup> May, 1988 executed by the said Venubai Moreshwar Bhoir and others, therein referred to as "the Vendors/owners" and M/s. Sree Ganesh Construction, therein referred to as "the Purchasers" the said Owners have agreed to sell the said Fifth Property described Fifthly in the Schedule hereunder written, for the consideration and on the terms and conditions mentioned therein. That the aforesaid Agreement dated 24<sup>th</sup> May, 1988 is registered alongwith a Declaration dated 15<sup>th</sup> January, 1996 at the office of the sub-registrar at Bandra/Borivli under Serial No.204 of 96 dated 25<sup>th</sup> January, 1996 and necessary Index-II is issued by the Sub-registrar, Mumbai.

*Sm/15*  
*Sm/15*

XVII. That the said Venubai Moreshwar Bhoir and 2 others have also executed a General Power of Attorney dated 1<sup>st</sup> June,

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1990 in favour of Mr. Bhanudas Laxman Mhatre, Partner of M/s. Shree Ganesh Construction in respect of the said Fifth Property alongwith other properties for the purpose of the development of the said Fifth properties.

XVIII. That Mr. Anant Waman Bhoir and 7 others are the owners of the property bearing Survey No.291, Hissa No.16, corresponding to C.T.S.No.152 admeasuring 299.49 sq. yards equivalent to 250.50 sq. mtrs of Village Dahisar, Taluka Borivli, more particularly described Sixthly in the Fourth Schedule hereunder written, and hereinafter referred to as "THE SIXTH PROPERTY".

XIX. That by an Agreement for Sale dated 24<sup>th</sup> May, 1988 executed between the said Anant Waman Bhoir and 7 others therein referred to as "the Vendors/Owners", and M/s. Kailashnath Construction, therein referred to as "the Purchasers", purchased the said Sixth Property alongwith the other properties for the consideration and on the terms and conditions mentioned therein.



XX. That the said Agreement for Sale dated 24<sup>th</sup> May, 1988 is registered alongwith a Declaration dated 15<sup>th</sup> January, 1996 at the office of the sub-registrar at Bandra/Borivli under Serial No.206 of 96 dated 25<sup>th</sup> January, 1996.

XXI. That the said Owners also executed a General Power of Attorney dated 11<sup>th</sup> June, 1990 in favour of Subhash G. Mhatre the Partner of M/s. Kailashnath Construction for the purpose of the development of the Sixth Property.

XXII. That Anant Waman Bhoir and other have also executed further Power of Attorney dated 3<sup>rd</sup> May, 1999 in favour of Mr. Subhash Ganpat Mhatre and Rajesh Subhash Mhatre, Partners of M/s. Kailashnath Construction, to do various acts, deeds and things including to develop the said Sixth Property, and the said Irrevocable Power of Attorney is registered at the

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office of the sub-registrar, Mumbai under Serial No.358 of 1999.

XXIII. That pursuant to the aforesaid Agreements both i.e. M/s.Shree Ganesh Construction and M/s.Kailashnath Construction are entitled to develop the said properties described in the First Schedule hereunder written, and are in possession of the said properties.

XXIV. That as such both i.e. M/s.Shree Ganesh Construction and M/s.Kailashnath Construction are well seized and possessed and/or otherwise well and sufficiently entitled to the said properties more particularly described in the First Schedule hereunder written.

XXV. That M/s.Shree Ganesh Construction and M/s.Kailashnath Construction are the sister concerns, and are developing jointly the said properties described in the First Schedule hereunder written.

XXVI. That by an Order dated 17<sup>th</sup> June, 1999 passed by BMC bearing Reference No.CE/493/LOF the said properties described in the Schedule hereunder written are permitted to be amalgamated for planned development of the said properties on the terms and conditions as mentioned therein.



XXVII. That as per the sanctioned lay out the Building No.1 and Building No.2 is proposed for construction on the said properties. That M/s.Shree Ganesh Construction and M/s.Kailashnath Constructions have already constructed Building No.1, known as "SOMNATH" on the said properties and Building No.2 is yet to be constructed.

XXVIII. The Municipal Corporation of Greater Mumbai sanctioned the Building Plan on the terms and conditions as contained in the IOD No.CHE/A-3860/BP(WS)/AR dated 10.02.20 XC06 issued by the Executive Engineer (Building Proposals) for construction of residential Building No.2 on the said properties and have issued Commencement Certificate dated 4th May, 2006.

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XXIX. That the proposed Building No. 2 to be constructed on the said properties is falling in the portion of C.T.S.No.150 and CTS No. 152 and the portion on which the said proposed Building NO.2 is to be constructed is shown in red colour hatched lines on the plan annexed hereto, and in more particularly described in the Second Schedule hereunder written and herein after referred to as the said property.

XXX. That the said proposed Building No.2 in aggregate shall be admeasuring 19000 sq. ft. built up area approximately.

XXXI. That by and agreement for sale dated 25th September 2006 executed between M/s. Shree Ganesh Constructions, therein referred to as the First Vendors and Ms/s. Kailashnath Constructions therein referred to as the Second Vendors and the Developers herein therein referred to as the Developers, have granted Development Rights to construct the said proposed Building No. 2 to be constructed on the portion of the said properties as shown in red colour hatched lines on the plan annexed thereto and more particularly described in the Second Schedule hereunder written and herein referred to as the said Building.



XXXII. That the Developers have appointed Mr. SANJAY NEVE & ASSOCIATE registered with the Counsel of Architects as Architect and the said agreement/writing is as per the Agreement prescribed by the Counsel of Architects. The Developers have also appointed Shri. KETAN BELSARE, as R.C.C. Consultant for the preparation of structural designs and drawings and the Developers have accepted and approved the supervision of the said Architect and Structural Engineer till the completion of the building unless otherwise agreed upon by the said Architect and/or the Structural Engineer.

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XXXIII. That **MR. JAGDISH R. CHOMAL**, Advocate, has issued a Title Certificate dated \_\_\_\_\_ have inter alia certified the title of the said property as marketable and free from all encumbrances. That the copy of the said certificate of title and the copies of the plans, specifications of flats and other documents showing the nature of the title of the Developers are hereto annexed.

XXXIV. That the Developers shall accordingly commence construction of the said building as per the sanctioned plan and specifications.

XXXV. That the Purchasers have demanded from the Developers and the Developers have given to the Purchaser inspection of all the documents relating to the said building including sanctioned plans, designs, specifications prepared by the Architect and/or such other documents such as Revenue and Survey documents as are prescribed under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the said Act) and the Rules made hereunder.

XXXVI. That the Purchaser has applied to the Developers herein for allotment to him/her/them a premises in the building professional office being No. 103 on 1<sup>st</sup> Floor, admeasuring 465 sq. feet carpet area in the building known as "OMKARESHWAR" to be constructed on the said property.



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

1. The Developers shall commence, construction of the building consist of Stilt Plus Seven or more upper floors on the said property more particularly described in the second Schedule hereunder written in accordance with the plan, designs and

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specifications approved by the concerned local authority viz. Municipal Corporation of Greater Bombay and which have been seen and approved by the Purchaser, with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority or the Government to be made in them or any of them.

2. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell and allot to the Purchaser premises proposed professional office being No. 103 on 1<sup>st</sup> Floor, admeasuring **465 sq. feet carpet area** of the building known as "**OMKARESHWAR**" shown on the floor plan thereof annexed hereto (for the sake of brevity hereinafter referred to as 'the said premises) for the total consideration of **Rs.55,00,000/- (Rupees Fifty five Lac only)** which is inclusive of the proportionate price of the common areas and the facilities appurtenant to the premises. The Purchaser hereby agrees to pay the aforesaid consideration to the Developers in the manner as under.



a) on or before execution of this Agreement.

b) on Completion of the Plinth.

c) on casting of the 1<sup>st</sup> slab of the building.

d) on casting of the 2<sup>nd</sup> slab of the building.

e) on casting of the 3<sup>rd</sup> slab of the building.

f) on casting of the 4<sup>th</sup> slab of the building.

g) on casting of the 5<sup>th</sup> slab of the building.

h) on casting of the 6<sup>th</sup> slab of the building.

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- i) on casting of the 7<sup>th</sup> slab of the Building.
- j) on casting of the 8<sup>th</sup> slab of the building.
- k) on completion of Brickwork.
- l) on completion of the Internal Plastering.
- m) on completion of the External Plastering.
- n) on Completion of flooring.
- o) on completion of plumbing fittings.
- p) on Completion of Electric Work.
- q) On Completion of Painting Work.
- r) before taking possession of the said flat/premises or within seven days from the Developers offering possession of the premises.

**Total Rs. Rs.55,00,000/- (Rupees Fifty five Lac only)** It is expressly agreed and understood that if the Developers carry out and complete the works of construction of brick wall, flooring etc. as contemplated in sub clauses (k) to (r) above in respect of the premises agreed to be sold/allotted to the Purchaser under these presents, while construction of slabs is in process, the Purchaser, immediately on requiring by the Developers, shall pay the amount of installments under sub clause (i) to (o) or such of them depending upon completion of work, time for making payment of the above amounts shall be the essence of the contract.

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*[Handwritten signature]*



3. The Developers hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Concerned Local Authorities including Municipal Corporation of Greater Bombay at the time of sanctioning the said Plans and issue of IOD and CC or thereafter and shall, before handing over

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possession of the premises to the Purchaser, obtain from the Concerned Local Authorities including Municipal Corporation of Greater Bombay Occupation Certificate in respect of the said building and the premises.

4. The Developers hereby declare that the floor space index available in respect of the said property described in the schedule hereunder written is about 4944.40 sq. mtrs and the benefit of TDR by whatever named called and in all forms to the extend of 4944.40 sq. mtrs. to be acquired and purchased by them after commencement of construction and as may be permitted by the concerned Development authority that is total FSI at 9888.80 sq. mtrs is to be utilized in construction of the proposed building and hereby reserve their right to consume and avail the benefit of balance FSI/TDR in future and as may be permissible and that no part of the said floor space index has been utilized by the Developers elsewhere for any purpose whatsoever.

5. The Developers hereby represent and declare and the purchase hereby confirm that



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(i) If due to any change in the F.S.I. Rules and more F.S.I. becomes available (including on account of staircase, walls, lifts, balcony, passage, etc.) then in such event the Developers alone shall be entitled to use, utilize, consume and exploit such F.S.I. on the said plot by constructing additional structure or additional floor in the said building.

(ii) If due to any change in the Development Rules and Regulations or by introduction of any policy by the Government of Maharashtra or any other concerned authorities any benefit of T.D.R. (Transferable Development Right) are available in respect of the said plot, then in such event, the Developers alone shall be entitled to avail such T.D.R. benefit for which they are entitled to acquire and purchase such F.S.I. by way of T.D.R. from any other property as may be permissible

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and to use, utilize, consume and exploit the same by constructing additional structure or additional floors on the said building.

- (iii) The Developers shall be entitled to do and perform all such acts, deeds, things and matters and to sign, execute and admit execution of all such documents, deeds, writings, applications, forms, including modifications, changes, alterations etc. in the said sanctioned plan and other permissions as they may in their absolute discretion so desire.
- (iv) The Purchaser hereby agrees and undertakes that he/she/they shall not obstruct or object or dispute to the right, title and interest of the Developers in respect of the said additional F.S.I. and/or T.D.R. benefit available to the Developers as above and shall do and perform all such acts, deeds, things and matters and to sign and execute all such requisite confirmations, applications, consent, etc. if so required by the Developers.
- (v) The Purchaser hereby irrevocably agrees and undertakes that he/she/they shall not claim or demand any consideration/ amount or compensation or benefit from the Developers in respect of the said benefit of additional F.S.I. and/or T.D.R. available to the Developers to use, utilize, consume and exploit the same by constructing additional structure or additional floors on the said building.
- (vi) The Purchaser of flats/premises etc. from the Developers in respect of the said Building/additional floors which the Developers are entitled to construct by use of such extra or additional F.S.I. and/or T.D.R. benefit shall be accepted and admitted as member and shareholder of the society and/or Company or other organization as may be formed and registered by the Purchaser of the premises in the said building and such



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**THE FIRST SCHEDULE OF THE PROPERTY**  
**ABOVE REFERRED TO:**

**FIRSTLY:** ALL THAT piece and parcel of land bearing Survey No.291, Hissa No.11 (part), admeasuring 2238.29 sq.yards. equivalent to 1871.50 sq.mtrs., corresponding to C.T.S.No.150 of Village Dahisar, Taluka Borivli, Mumbai Suburban District, within the registration District of Mumbai Suburban District, and bounded as follows :

On or towards the North : By C.T.S.No.159.  
On or towards the South : By C.T.S.No.146, 147, 148.  
On or towards the East : By C.T.S.No.155, 153.  
On or towards the West : By C.T.S.No.168.

**SECONDLY:** ALL THAT piece and parcel of land bearing Survey No.291, Hissa No.3, corresponding to C.T.S.No.154 admeasuring 120.4 sq.mtrs. of Village Dahisar, Taluka Borivli, Mumbai Suburban District, within the registration District of Mumbai Suburban District, and bounded as follows :

On or towards the North : By C.T.S.No.158.  
On or towards the South : By C.T.S.No.155.  
On or towards the East : By C.T.S.No.135.  
On or towards the West : By C.T.S.No.155.



**THIRDLY :** ALL THAT piece and parcel of land bearing Survey No.291, Hissa No.14, corresponding to C.T.S.No.155 admeasuring 632 sq.mtrs. of Village Dahisar, Taluka Borivli, Mumbai Suburban District, within the registration District of Mumbai Suburban District, and bounded as follows :

On or towards the North : By C.T.S.No.158.  
On or towards the South : By C.T.S.No.158.  
On or towards the East : By C.T.S.No.135.  
On or towards the West : By C.T.S.No.150.

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**FOURTHLY:** ALL THOSE pieces and parcels of lands bearing Survey No.291, Hissa No.2, corresponding to C.T.S.No.158 admeasuring 410.5 sq.mtrs. and Survey no.290, Hissa No.9, Corresponding to C.T.S. No.134 admeasuring 522.3 sq.mtrs. of Village Dahisar, Taluka Borivli, Mumbai Suburban District, within the registration District of Mumbai Suburban District, and bounded as follows :

On or towards the North : By C.T.S.No.132.  
On or towards the South : By C.T.S.No.135.  
On or towards the East : By C.T.S.No.133.  
On or towards the West : By C.T.S.No.159.

**FIFTHLY:** ALL THAT piece and parcel of land bearing Survey No.291, Hissa No.4, corresponding to C.T.S.No.153, admeasuring 1305.19 sq.yards equivalent to 1091.7 sq.mtrs. of Village Dahisar, Taluka Borivli, Mumbai Suburban District, within the registration District of Mumbai Suburban District, and bounded as follows :

On or towards the North : By C.T.S.No.155.  
On or towards the South : By C.T.S.No.146.  
On or towards the East : By C.T.S.No.136.  
On or towards the West : By C.T.S.No.150.



**SIXTHLY:** ALL THAT piece and parcel of land bearing Survey No.291, Hissa No.16, corresponding to C.T.S.No.152 admeasuring 299.49 sq.yards equivalent to 250.50 sq.mtrs. of Village Dahisar, Taluka Borivli, Mumbai Suburban District, within the registration District of Mumbai Suburban District, and bounded as follows :

On or towards the North : By C.T.S.No.150.  
On or towards the South : By C.T.S.No.146.  
On or towards the East : By C.T.S.No.153.  
On or towards the West : By C.T.S.No.150.

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**THE SECOND SCHEDULE ABOVE REFERRED TO:**

TO CONSTRUCT Building No.2 by utilising and consuming an FSI of 19,000 square feet or thereabouts to be constructed on CTS Nos. 150 and admeasuring 1917 sq.mts. and 152 admeasuring 250 square metres or thereabout situate, lying and being at Village Dahisar, Taluka Borivli, MSD, within the registration District of Mumbai Suburban and shown in red colour hatched lines in the Plan annexed hereto.

**SIGNED, SEALED AND DELIVERED**

By the withinnamed "DEVELOPERS"

**M/S. VISHWAMBHAR CONSTRUCTION**

Through its partner

**MR. SANDEEP S MHATRE**

in the presence of.....*R.D. Bhat*.....

*[Signature]*



*[Signature: mhatre]*

**SIGNED SEALED AND DELIVERED BY**

the withinnamed **PURCHASER**

**Mr Laxmikant Ramchandra Sawant**

in the presence of.....*R.D. Bhat*.....

*[Signature]*



*[Signature: Sawant]*



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**RECEIPT**

RECEIVED from the within named Purchaser/s a sum of MR  
 Mr **Laxmikant Ramchandra Sawant** sum of **Rs.**  
**20,00,000=00**(Rupees Twenty Lach Only ) by a cheque no 786483  
 dated 13-03-13 drawn o Punjab Sind Bank Ltd 2) **Rs.**  
**10,00,000=00**(Rupees Ten Lach Only ) by a cheque no 493302  
 dated 12-12-13 drawn o Punjab Sind Bank Ltd 3) ) **Rs.**  
**10,00,000=00**(Rupees Ten Lach Only ) by a cheque no 600627  
 dated 16-12-13 drawn o Punjab Sind Bank Ltd being the amount  
 payable by them to us.

**Rs. 40,00,000=00**  
**(Rs Fourty Lach Only)**

**WE SAY RECEIVED**

**FOR M/S.VISHWAMBHAR CONSTRUCTION**



**(Partner)**



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