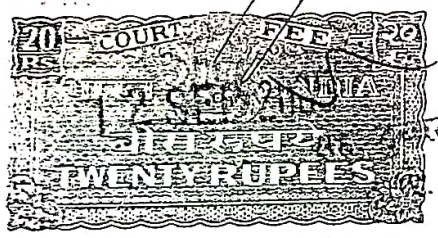


**OFFICE OF THE COLLECTOR OF STAMPS**

Adj. Case No. 329/05 ..... Received Adj. Fee Rs. 100/-  
 Vide Receipt No. C.H. No. 115 Dated 20/6/05 ..... Received from  
 M/s./Shri/Smt. Shyamkumar Rajkishore Mishra  
 Address Kurla (E), Mumbai  
 Stamp Duty Rs. 7,36,965/- ( Two Lakhs thirty six thousand  
nine hundred sixty five ) In the State Bank of India  
 Branch Thane Vide Challan No. 4 Dated 17/05  
 Certified under Section 32 of the Bombay Stamp Act, 1958 that the full  
 Stamp Duty of Rs. 7,36,965/- with which this Instrument is chargeable  
 has been paid Vide Article No. 2504 of Schedule I. Art 29a2 with 250825d  
 This Certificate is subject to the provisions of Section 53(A) of Bombay  
 Stamp Act, 1958 Determined market value is Rs. 124,42,200/-

Place :- Thane  
 Date : 4/7/05 Collector of Stamps, Thane City

MT 9-5349  
2/6/05  
MU - 13442200/-



**AGREEMENT**

THIS AGREEMENT IS MADE AND EXECUTED AT BHAYANDAR, Tal. & Dist. Thane, on this 04<sup>th</sup> day of July, 2005 by and between

SHRI. J. A. BOSE, Proprietor of M/s. Bose Builders having office at - Bose Bhavan, 68-68A, Memon Street, Zaveri Bazar, Mumbai - 400 002, through their P.O.A. holder SHRI. S. R. MISHRA, hereinafter called "the VENDORS" (which expression shall mean and include all their legal heirs, executors, administrators etc.) THE PARTY OF THE FIRST PART;



**टनन-४**  
पुस्तक क्रमांक १९४४/२००५  
१/३०

AND

MR. SHYAMNAVAL RAJKISHORE MISHRA, Adult, Occ. Business,  
R/at : 47-B, Kamghar Nagar, S. B. Barve Marg, Kurla (E)  
Mumbai - 24, hereinafter called the "INVESTOR/  
PURCHASER" (which expression shall mean and include  
all his legan heirs, executors, administrators, etc.)  
THE PARTY OF THE SECOND PART;

WHEREAS

The Vendors herein has constructed a building on  
obtaining all requisite permission from the  
appropriate authorities on the plot of the land  
situated lying and being at Revenue Village of Navghar,  
Registration District and Sub-District Thane within  
the limits of Mira Bhayander Municipal Corporation  
bearing its S. No. 120 (Old) i.e. S.No. 101 (new) H.  
No.2, Plot No.6, admeasuring at about 883 sq.yards  
which is acquired by him from Smt. Parvatibai Khasinath  
Patil vide agreement dt. 10/9/1988.

AND WHEREAS The Vendor Shri. J. A. Bose has executed a  
Power of Attorney in favour of Shri. S. R. Mishra,  
which is duly registered with notary Mr. P. V. Shinde,  
on 14.05.2005 and he is authorised to sell the said  
property as she deem, fit.

AND WHEREAS entire building is ready for occupation,  
in all there are 53 residential flats and 9 shops are  
constructed and ready for the occupation, out of which  
the 20 residential flats and one shop in which at  
present the Vendors is having his office bearing Shop

IN THE COURT OF THE JUDGE  
MIRABHAYANDER  
THANE



4/8/88  
2/30

No.9 unsold and the total unsold flats and shops is more particularly described in Schedule "A" attached herewith.

AND WHEREAS the Flats and Shops which are still not sold are shown in schedule "A" attached herewith and the Flats and Shops which are shown in schedule "A" are referred to as the Said Property for the sake of brevity.

AND WHEREAS as the Investor/Purchaser herein is interested to Invest by purchasing the 29 flats and 1 shop as shown in Schedule "A" in lumpsum and for the said purpose he has investigated the title of the Vendors as well as permissions and sanctions obtained by the Vendors for the same and on fully satisfying with the same represented to the Vendors to sell the said property to him and the Vendors have agreed to sell transfer and assign the said property as shown in Schedule "A" to the Investor/ Purchaser on the basis of as it is where it is. Hence, the casual terms and conditions of the same were reduced into writing and by executing this agreement the parties hereinto have decided to confirm the terms and conditions as under:-

NOW THIS DEED WITNESSETH AS UNDER :

1. The Investor/Purchaser shall purchase from the Vendors and the Vendors shall sell, transfer and assign 29 flats and 1 Shop as shown in Schedule "A" to the Investor/ Purchaser on the basis of as it is where it is.

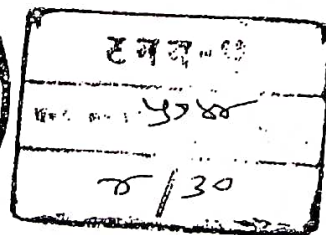


REG. NO.	
NO.	9588
	3 30



2. That the total amount of consideration of the said property is fixed at Rs.34,80,500/- (Rupees Thirty Four Lakhs Eighty Thousand Five Hundred only) out of which the Investor/ Purchaser has already paid Rs.6,00,000/- (Rupees Six Lakhs only) before the execution of Said MOU by cheque drawn on Abhyudaya Co. Op. Bank Ltd., bearing its No.16253 dt.15.1.2004 and another cheque of Rs.3,33,750/- (Rupees Three Lakhs Thirty Three Thousand Seven Hundred and Fifty only) drawn on same bank bearing its No.16254 dt. 10.02.2004 and Rs.5,46,750/- (Rupees Five Lakhs Forty Six Thousand Seven Hundred Fifty Only) also paid by cheque drawn on same Bank bearing its no. \_\_\_\_\_ dt. \_\_\_\_\_ and as Rs.20,00,000/- (Rupees Twenty Lakhs only) are paid by the Investor/ Purchaser to the Vendors by cheque drawn on Abhyudaya Co. Op. Bank Ltd, bearing its no.162551 dt. 12.05.2004 of Rs.20,00,000/- (Rupees Twenty Lakhs only) and as and by way of full and final amount of consideration. Said cheque is encashed. The Vendor do hereby accept and acknowledge the same.

3. The Vendor has already parted with possession of flat No.304 on the 3rd Floor of "A" wing, Flat No.5, on the ground of the "C" wing, Flat No.10 on the ground floor of the "A" wing, Flat No.211 on the Second floor of "B" wing, Flat No. 311 on the 3rd floor, of "B" wing, and Flat No.312 on the 3rd Floor of "B" wing and the possession of the other

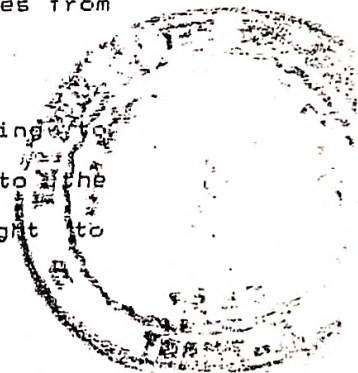
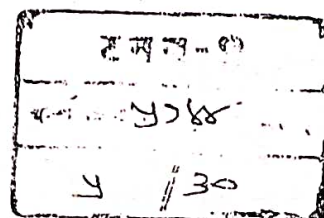


flats and shops shall be handed over to the Investor/Purchaser on execution of this Agreement. However, there are some licences inducted in some flats for certain period and the possession of such flats shall be given on expiry of such period and/or the Investor/ Purchaser shall execute the agreement in favour of such licencees.

4. It is pertinent to note that the Vendors have constructed the said building and it is named as Bose Bhavan and said building is constructed in the capacity of the Chief Promoter. However on getting possession of the property agreed to be acquired by the Investor/ Purchaser, the Investor/Purchaser shall do the needful to form and registered the co-operative housing society under M.O. F. Act 1961 rules made thereunder of the occupants of the said building including the occupants i.e. Owners/ of the flats/shops only those who have occupied the building for and behalf of the Vendors and it shall be the duty of the Purchaser to act as a Chief Promoter henceforth.

5. The Investor/ Purchaser shall do the needful and shall have right to act for the formation of the society and/or to maintain the building and shall be entitled to collect the maintenance charges from the occupants of the flats and shops etc.

6. The Vendors shall give the accounts pertaining to the maintenance charges of the occupants to the Vendors the Investor/Purchaser shall have right to



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collect maintenance even prior to the execution of this Agreement.

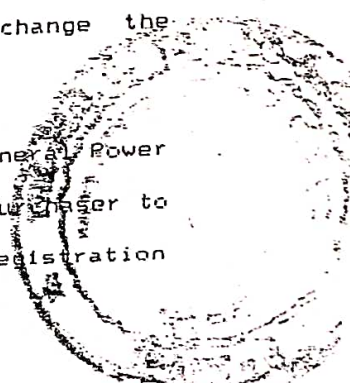
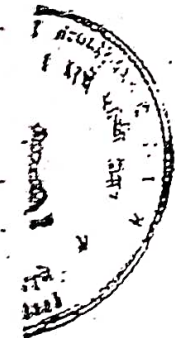
7. The Investor/Purchaser shall not do or cause to be done any act or deed which will violate the permission which are given for the construction of the building. And in case, any such violation will be noticed, the Purchaser shall be responsible for the same.

8. The Investor/Purchaser shall execute indemnity bond in favour of the Vendors undertaking thereby that he will not violate the rules and regulations of the construction of the building and he will not held liable or responsible to the Vendors in any manner.

9. All charges and taxes payable to the authorities concern as on today so far as sold flats are concern shall be borne and paid by the Vendors and all such taxes and charges shall be paid henceforth by the purchaser directly to the concern authorities.

10. The Purchaser shall have liberty to the change the name of the building however, before taking such steps he should inform to the occupants/ purchasers of the flats which are already sold by the Vendors and without their consent he shall not change the name of the building.

11. The Vendors shall execute Irrevocable General Power of Attorney in favour of the Investor/ Purchaser to enable him to ministerial acts such as registration



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६/३०

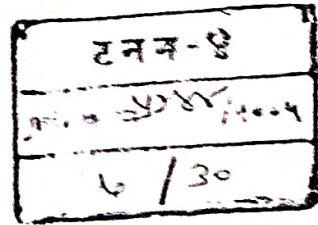
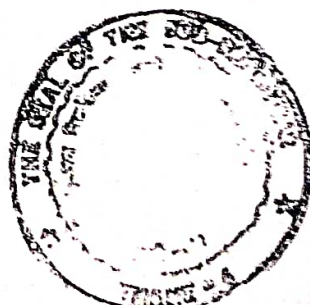
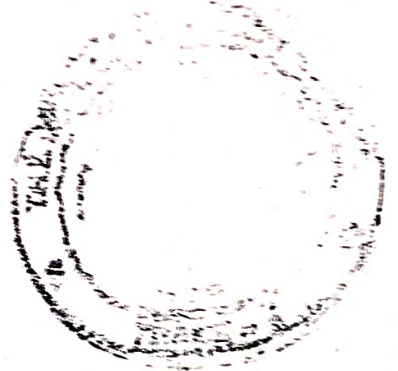
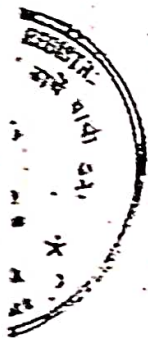


of the society, management of the building and/or to deal with the occupants in respect of the flats, shops etc. which are already sold.

IN WITNESS WHEREOF THE PARTIES INTO HAVE PUT THEIR SIGNATURES ON THE DAY AND YEAR MENTIONED HEREINAFORE.

SCHEDULE "A" AS MENTIONED ABOVE

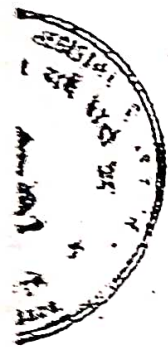
Sr. No.	Flat No.	Wing	Floor	Area in Sq.ft. (Built-up)	Market Value	S.I.
1.	82	"A"	Ground	352		
2.	381	"A"	Third	352		
3.	384	"A"	Third	368		
4.	83	"C"	Ground	352		
5.	85	"C"	Ground	355		
6.	185	"C"	First	355		
7.	186	"C"	First	358		
8.	187	"C"	First	355		
9.	285	"C"	Second	385		
10.	286	"C"	Second	368		
11.	287	"C"	Second	355		
12.	385	"C"	Third	385		
13.	386	"C"	Third	368		
14.	387	"C"	Third	355		
15.	87	"D"	Ground	450		
16.	88	"D"	Ground	365		
17.	89	"D"	Ground	368		
18.	118	"D"	First	368		
19.	218	"D"	Second	368		
20.	388	"D"	Third	450		
21.	389	"D"	Third	385		



22.	310	"D"	Third	360
23.	10	"B"	Ground	360
24.	12	"B"	Ground	305
25.	211	"B"	Second	360
26.	311	"B"	Third	360
27.	312	"B"	Third	305
28.	313	"D"	Third	360
29.	314	"B"	Third	360
30.	5/9(Shop)	"A"	Ground	250

Total : 11185 Sq.ft.

29 Flats and 1 Shop.



SIGNED, SEALED & DELIVERED ]  
 by the withinnamed "VENDORS" ]  
 SHRI. J. A. BOSE Proprietor ]  
 of M/S. BOSE BUILDERS ]  
 Through Constituted Attorney ]  
 SHRI. S. R. MISHRA ]  
 in the presence of..... ]

1. Miss Chhaya K. Patade
2. MR. OMPRAKASH V. KHATKE

*[Handwritten signature]*  
 15/8

*[Handwritten signature]*  
 O.V. KHATKE

SIGNED, SEALED & DELIVERED ]  
 by the withinnamed "INVESTORS/  
 PURCHASERS" ]  
 MR. SHYAMNAVAL RAJKISHORE MISHRA ]  
 in the presence of..... ]

1. Miss Chhaya K. Patade
2. MR. OMPRAKASH V. KHATKE

*[Handwritten signature]*  
 15/8

*[Handwritten signature]*  
 O.V. KHATKE



2-1-82
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5 / 30



SCHEDULE "A" AS MENTIONED ABOVE

Sr. No.	Flat No.	Wing	Floor	Area in Sq. ft. (Built-up)	Market Value	S.D.
1.	02	"A"	Ground	360	419500/-	6335/-
2.	301	"A"	Third	360	419500/-	6335/-
3.	304	"A"	Third	360	419500/-	6335/-
4.	03	"C"	Ground	360	419500/-	6335/-
5.	05	"C"	Ground	395	460175/-	7560/-
6.	105	"C"	First	385	449000/-	7220/-
7.	106	"C"	First	360	419300/-	6335/-
8.	107	"C"	First	395	460175/-	7560/-
9.	205	"C"	Second	385	449000/-	7220/-
10.	206	"C"	Second	360	419500/-	6335/-
11.	207	"C"	Second	395	460175/-	7560/-
12.	305	"C"	Third	385	449000/-	7220/-
13.	306	"C"	Third	360	419500/-	6335/-
14.	307	"C"	Third	395	460175/-	7560/-
15.	07	"D"	Ground	450	524500/-	9975/-
16.	08	"D"	Ground	385	449000/-	7220/-
17.	09	"D"	Ground	360	419500/-	6335/-
18.	110	"D"	First	360	419500/-	6335/-
19.	210	"D"	Second	360	419500/-	6335/-
20.	308	"D"	Third	450	524500/-	9975/-
21.	309	"D"	Third	385	449000/-	7220/-
22.	310	"D"	Third	360	419500/-	6335/-
23.	10	"B"	Ground	360	419500/-	6335/-
24.	12	"B"	Ground	385	449000/-	7220/-
25.	211	"B"	Second	360	419500/-	6335/-
26.	311	"B"	Third	360	419500/-	6335/-
27.	312	"B"	Third	385	449000/-	7220/-
28.	313	"B"	Third	360	419500/-	6335/-
29.	314	"B"	Third	360	419500/-	6335/-
30.	S/9(Shop)	"A"	Ground	250	697030/-	34875/-

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# गं. नं. ७, ७ अ व. १२

दिनांक १०/१२

दस्तावेज नं. २

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०	२	३	४

कार्यवाही (२२५०)

मानव संसाधन विभाग (१५)

२२५०

गणक-८५

२२५०

नाम व पदनाम	वॉच	दिनांक	गिरे आणि अप्रमाण	अंश	नोटा
३५	३	७	५५५		

प्रमाण वर हस्ताक्षर

दिनांक २०११

तलाठी-नयधर



५९४४

३०



Dated 19/1/1986

- 1) The maintenance Surveyor's Report No. 149/89 dated 17-1-89
- 2) Show cause notice dated- 5-1-89 served on Shri M/s. Bose Builders.

**ORDER**

1) The land comprised in S. No. 120 of Village Khari Taluka Thane, measuring 2/33 = 000 Sq. Mtrs. according to the Record of Rights belongs to Shri Smt. Parvatibai K. Patil. The said land is being used for non-agricultural purpose unauthorisedly for Residential/Industrial/Commercial purpose since the year 1984-1985. The structure (s) in the said land shown in the accompanying site plan drawn by the Maintenance Surveyor is/are constructed by M/s. Bose Builders. as per agreement. The building plan was approved by the Grampanchayat / Municipal Corporation at Rayghar before starting the construction/construction.

2) The Occupant and Holder has / have converted the land for non-agricultural purpose without obtaining previous permission from the competent Revenue Authority as required under Section 44 of Maharashtra Land Revenue Code, 1960 and rules thereunder.

3) Show cause notice in this case was served upon Shri/Smt. M/s. Bose Builders and he/she/they/ has / have not replied to it. However the Maintenance Surveyor has recorded the statement of Shri M/s. Bose Builders at Khari on 12-1-89 and he / she / they / is / are willing to pay NAA and fine etc. for unauthorised construction.

4) In this case occupant / occupants having used his / their land measuring about 660.8 Sq. Mtrs. comprised in S. No. 101 of Hissa No. 2 of Taluka Thane for non-agricultural purpose for Residential/Industrial / Commercial purpose without obtaining Permission of the Collector under Section 44 of the Maharashtra Land Revenue Code, 1960 the occupants and holders is/are, liable to the penalties mentioned under Section 45 of the Maharashtra Land Revenue Code, 1960 and rules thereunder.

5) In exercise of the powers delegated to him under Section 45 and 114 of the Maharashtra Land Revenue Code, 1960 under Collector Thane's notification No. REV / DESK / II / XI-124 dated 28-6-78, the Additional Tahasildar, (N.A.) Thane is/are pleased to order, subject to the last paragraph i. e. para No. 7 of this order.

1) that the occupants and holder involved in this case should pay non-agricultural assessment at the rate of Rs. 19-70 per 100 Sq. Mtrs. per year with effect from the year 1984-85 till further order which comes to Rs. 802=75

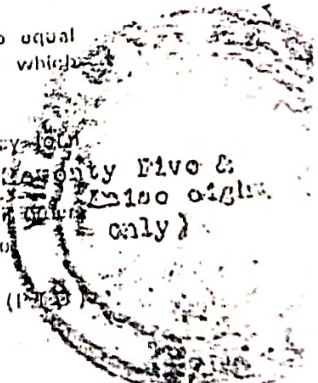
Confidential  
19.40 for  
Total Purpose.

2) that occupants and holders involved in this case should also pay a fine equal to Forty times of annual N. A. A. of the built up area which comes to Rs. 3707=20

3) It is further ordered that occupant and holder involved in this case should pay an amount of Rs. 4975=30 (Rupee Four Thousand Nine hundred and Seventy Five & 30 only) as per (1) and (2) above within fifteen days from the date of receipt of this order which, steps will be taken to recover this amount as an arrears of land revenue.



दस्तावेज-१  
१७४४  
१२/३०





It is clarified that, the payment of amount mentioned in (1) and (2) above does not mean regularization of unauthorised non-agricultural use under Section 47 (b) of the Maharashtra Land Revenue Code, 1960. Recovery of N. A. A. D. Fino is without prejudice in accordance with the provisions of the Maharashtra Land Revenue Code, 1960 and rules thereunder including demolition of the unauthorised structure. If the occupant and holder desires that the unauthorised non-agricultural use may be regularised under Section 47 (b) of the said code, he may apply within six months to the undersigned with necessary documents.

- 1. NOC from the Competent Authority, Urban Land Ceiling, ~~Thane~~ Ulhaganagar, Agglomeration.
- 2. NOC from the A. D. T. P. Thane / ~~Municipal Corporation Thane~~ Municipal Council Mira-Bhayandar.
- 3. 5 copies of the plan showing the site plan and building plan alongwith Gut Book Map.

*Sd/-*  
 ADDITIONAL TAHASILDAR (N.A.) THANE-2

Sub 7800 M/S. Bogo Builders. alongwith site plan for information.

According to this N. A. conditional order dt. 19-1-89 he should pay an amount of Rs. 4976=00 immediately to this office.

Copy forwarded with Compliments to the Tahasildar Thane/Ulhaganagar for taking note in V. F. IV and to issue a counter form for recovery of N. A. A. and Fino.

Copy to Talathi Seva Navghar

He should recover Rs. 4509.95 being the amount of N. A. and Fino, and 465=85 as V. P. Z. P. Cess, totalling to Rs. 4976=00 and send same to this office. He should also take a note in V. F. No. IV and the Supplementary Village Form II and issue Counterform immediately.

*Sd/-*  
 ADDITIONAL TAHASILDAR (N.A.) THANE-2



277-77
4788
93 / 30

# TWO SQUARE ASSOCIATES

REGD. ARCHITECTS, ENGINEERS, SURVEYORS

Pravinlal Motiramani  
(C. E. ARCHT.)  
Pravinlal Motiramani  
(C. E. ARCHT.)

OFFICE: 3, Margis House, 1st Floor, Station Road, Bhayandar (W), Thane-401 101  
Office: Vira Apartment, 6th Floor, Behind S. K. Dairy, Aqueduct Road, Vira (West), Tal. Vasa,  
Thane-401 202.

D U P L I C A T E

Date 21.12.91

TO WHOMEVER IT MAY CONCERN.

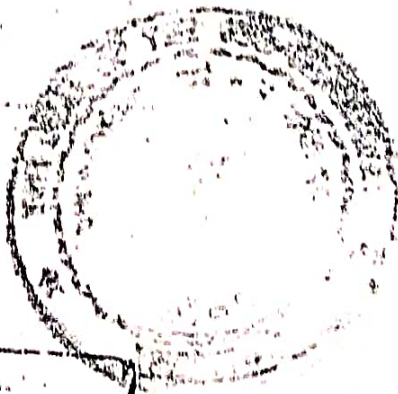
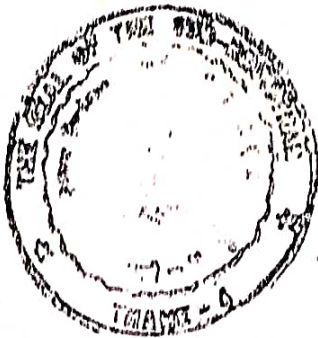
This is to certify that the construction work of the building pose above on land bearing S.No. 120 (Old), H.No. 2 on Cabin Road at Bhayandar East has been completed by M/s Bose Builders.

Further the building is ground + 3 storied and no balance S.S.I. has been left over.

FOR TWO SQUARE ASSOCIATES,

*[Signature]*

PARTNER.



21/12/91  
98/30



ग्रुप गाविसपंचायत नावघर (भाईदर-पूर्व)

GROUP VILLAGE PANCHAYAT NAVGHAR (Bhayandar East)

पो भाईदर, ता. जि. ठाणे.

दिनांक २-१२-१९७९

पावतीबाई काशिमाम पाटील

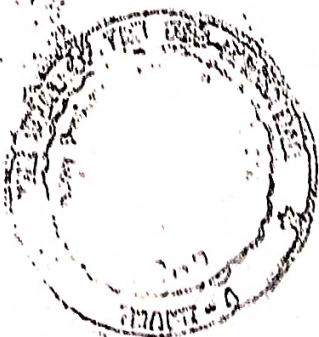
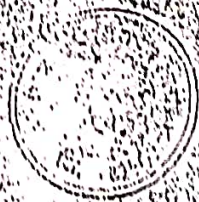
नावघर, तालुका

लालबा देसाय सेतो की पावतीबाई काशिमाम पाटील  
नावघर, भाईदर पूर्व, ता. जि. ठाणे येथील  
जम १२७ नदिजा नं. २ मध्ये

जम मालकीचे रजग पत्तावतीच्या विनम्रानुसार  
जम मालकी सोडून लालबा देसाय यांच्या  
नावावर

सबब जा दाखवू दिवाडेने

२/१२/७९



१५/३०



Gen. 113 me.

Gen. 113 me.

Gen. 113 me.

ORIGINAL COPY [NOT TRANSFERABLE]

RECEIPT FOR PAYMENT TO GOVERNMENT

Handwritten notes and signatures in the center of the document.

Large diagonal watermark or stamp reading "T.M.P."



Rectangular stamp at the bottom right containing the date 'DE 30'.

