

1845/13

AGREEMENT FOR SALE

Satellite Heights



Site Address: Satellite Heights, Anand Nagar, Lokhandwala Exi. Rd. Opp. Oshiwara Bus Depot, Andheri (W), Mumbai-400 102.

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पावती

Original/Duplicate

Monday, March 11, 2013

नोंदणी क्रं. :39म

7:36 PM

Regn.:39M

पावती क्रं.: 2174

दिनांक: 11/03/2013

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: वदर4-1845-2013

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: आदित्य - बाली

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 4000.00

पृष्ठांची संख्या: 200

एकूण:

₹. 34000.00

आपणास हा दस्तऐवज अंदाजे 7:55 PM रव्या दिवस मिकेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सह. सहाय्यक निबंधक (अंधेरी-2)
मुंबई उपनगर विभाग

बाजार मूल्य: ₹.12655000/-

मोबदला: ₹.9392500/-

भरलेले मुद्रांक शुल्क :

₹. 632900/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 250028 दिनांक: 06/03/2013

बँकेचे नाव व पत्ता: Bank of Baroda

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 4000/-

At



सत्यमेव जयते

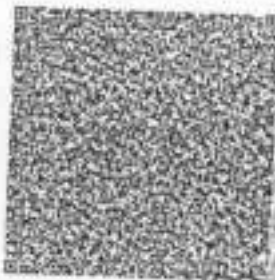
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by *[Signature]*
 Stock Holding Corporation of India Ltd
 Location : SHCIL, Andheri
 Signatory : *[Signature]*
 Details can be verified at www.shcilestamp.com

Certificate No.	: IN-MH16416993126288L
Certificate Issued Date	: 27-Feb-2013 02:45 PM
Account Reference	: SHCIL (FI) mshscil01/LANDHERI/ MH-MSU
Unique Doc. Reference	: SUBIN-MHMSHCIL0117350121957126L
Purchased by	: Aditya Ball And Hemlata Ball
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: 504 5th Flr Satellite Height Opp Mega Mall Oshiwara Andheri W Murn-102
Consideration Price (Rs.)	: 93,92,500 (Ninety Three Lakh Ninety Two Thousand Five Hundred only)
First Party	: Nalleshwar Developers
Second Party	: Aditya Ball And Hemlata Ball
Stamp Duty Paid By	: Aditya Ball And Hemlata Ball
Stamp Duty Amount(Rs.)	: 6,32,900 (Six Lakh Thirty Two Thousand Nine Hundred only)



Please write or type below this line.....

AGREEMENT FOR SALE

dated 06/03/2013

[Signature]

[Signature]

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 9004217479
 20/03/13

ZK 0004217479

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com



Warning



"The contents of this certificate can be verified and authenticated world wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of mirro printing, artificial watermarks and other Overt and Covert features."

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१ copy	२
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SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

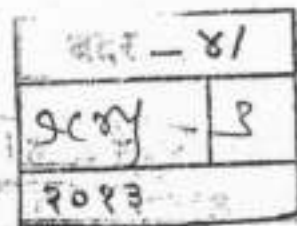
Account Id mhshcl01

Receipt Id RECIN-MHMHSHCIL0116287704060929L

Account Name SHCIL- MAHARASHTRA

Receipt Date 27-FEB-2013

Received From Aditya Ball And Hemlata Ball	Pay To
Instrument Type PAYORDER	Instrument Date 27-FEB-2013
Instrument Number 250022	Instrument Amount 632900 (Six Lakh Thirty Two Thousand Nine Hundred only)
Drawn Bank Details	
Bank Name Bank Of Baroda	Branch Name Mumbai
Out of Pocket Expenses 0.0 ()	



SECRET - CONFIDENTIAL

SECRETARY OF DEFENSE
WASHINGTON, D.C. 20301

TO:	SECDEF (030)
FROM:	SECDEF (030)
SUBJECT:	SECDEF (030)
DATE:	SECDEF (030)
CLASSIFICATION:	SECDEF (030)
CONTROL:	SECDEF (030)



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SECRET



Date : 08-Mar-2013

ADITYA BALI AND HEMLATA BALI

Dear Sir/Madam,

Sub: Your letter dated 08-Mar-2013 regarding correction in Property Description AND 1st Party Name Certificate no IN-MH16416993126288L.

With reference to the captioned subject, please note that e-Stamp certificate no. IN-MH16416993126288L, Dated-27-Feb-2013 was generated as per the details provided by you in the application form.

As requested in your letter and provided by you, please be informed that the correct

Property Description--B/504 5th Flr Satellite Height Opp Mega Mall Oshiwara Jogeshwari W
Mum-102

1st Party Name-- Neeleshwar Developers

This is for your information

Thanking You,



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Atal. Hemlata



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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१३

१. दस्तावा प्रकार :- करारनामा अनुच्छेद क्रमांक २५७(ब)
२. सादरकर्त्याचे नाव :- कादिस बाली
३. तालुका :- डुंब / अंधेरी बोरीवली / बुर्ला
४. गावाचे नाव :- कोशिवरा
५. नगरपुराण क्रमांक / सर्वे क्र. / अंतिम मुद्रांक क्रमांक :- १ टपरी
६. मूल्य दरविभाग (शेन) :- ५०/२४०
७. मिळवतीचा प्रकार :- पुली जमीन / निवाची / कार्यालय / दुकान / औद्योगिक प्रति चौ. मी. दर :- रु १,३९,८००/-
८. दस्तात सुद्ध केलेल्या मिळवतीचे क्षेत्रफळ :- ८६.२१ क्वेट / बिल्ट अप चौ. मीटर / फूट
९. कारपाकिंग :- — गच्ची :- — पोटवाडा :- —
१०. नजला क्रमांक :- S & T उदवारुन सुविधा आडे / कच्ची
११. सांधकाय वर्ष :- — पसारा :- —
१२. सांधकायमापा प्रकार अ. सी. सी. / इतर पक्के / अर्धे पक्के / काचे
१३. बागापुलखर ताबड्यातील मार्गदर्शक सुचना क्र. :- — ज्यामध्ये दिलेले क्षेत्रफळ :- —
१४. भाडेकरू व्याप्त मिळकत असल्यास :-
 १. त्याच्या ताबड्यातील क्षेत्र (जुने क्षेत्र) :- —
 २. नवीन इमारतीत दिलेले क्षेत्र :- —
 ३. भाड्याची रक्कम :- —
 ४. प्रतिवर्ष भाडे रक्कम :- —
 ५. अनागत रक्कम / आगावू भाडे :- —
 ६. कालवधी :- —
१५. लिफ्ट अॅन्ड साधनसंचा दस्त :- —
१६. निदर्शित केलेले बाजारमूल्य :- रु १,२६,५५,०००/-
१७. दस्तानध्ये दरदिलेली शोधदला :- रु ९३,९२,५००/-
१८. देय मुद्रांक शुल्क :- रु ६,३२,७५०/- परतेले मुद्रांक शुल्क :- रु ६,३२,९००/-
१९. देय नोंदणी फी :- रु ३०,०००/-



लिपीक S. Shukla

सह दुय्यम निदेशक

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Stamp Duty Purchased By		ADITYA BAL		Stamp Duty Paid by		1st Party <input checked="" type="checkbox"/> 2nd Party <input checked="" type="checkbox"/>	
Stamp Duty Amount		Rs. 622900/-		Type of Payment		<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input checked="" type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Net Banking <input type="checkbox"/> Account to Account Transfer	
Cheque/ DD/ PO/ UTR/ REF/ Account No.		2509		Date		27/02/2013	
Bank Name		Bank of Baroda		Branch Name		Lalchandwala	
Counter Signature with Seal							



Contact No :-

AGREEMENT FOR SALE

This Agreement has been at made at Mumbai on this 27th day of March 2013, between M/s. Nityanand Builders & Developers, a registered Partnership firm, under the provisions of Indian partnership Act, 1932, and carrying on business at Anand Nagar, Opp. Oshiwara Depot, Jogeshwari (W), Mumbai-400102, 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 partners for the time being constituting the firm, survivor or survivors of them/their heirs, legal representatives, administrators, executors, successors and assigns) of THE FIRST PART; AND

M/s. Neeleshwar Developers, a registered partnership firm, under the provisions of Indian Partnership Act, 1932, and carrying on business at Sai Shakti Colony, Hari Shankar Joshi Road, Dahisar (East), Mumbai - 400068, hereinafter referred to as "THE CO-DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present partners for the time being constituting the firm, survivor or survivors of them, their heirs, legal representatives, administrators, executors, successors and assigns) of THE SECOND PART; AND

Mr./Mrs./M/s. MR ADITYA BALI AND

2) HEMLATA BALI

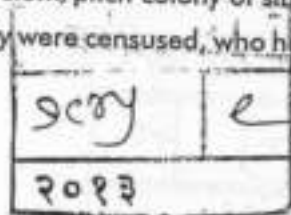
of Mumbai inhabitant residing at ADITYA BUNGLOW JTG
Yashwantrao Chavan Nagar Andheri W Mumbai 400020
hereinafter referred to as "the PURCHASER/s" (which expression shall unless it be repugnant to the context or meaning shall mean and include his/her/their/its heirs, legal representatives, executors, administrators and assigns) of THE THIRD PART:

WHEREAS:

a) In the year 1984, Municipal Corporation of Greater Mumbai has acquired the plot of Land bearing C.T.S. No. 1 (part) and Survey No. 41 (part) of Village Oshiwara in the registration district and sub-district of Mumbai City and Mumbai suburban, admeasuring approximately 5577.48 sq.mtrs or thereabouts more particularly described in the schedule written hereunder (hereinafter referred to as "the said Property") from MHADA for re-habilitation of affected hutment dwellers;

b) The said Property is known as Anand Nagar, which is slum/pitch colony of slum situated under K-West Ward. Huts situated on the said Property were censused, who had shifted from G-South, P-South Wards etc.;

Satellite
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DECLARATION

I hereby declare that the above is a true and correct copy of the original document as presented to me for certification. I have examined the original and find it to be a true and correct copy of the original document as presented to me for certification. I have examined the original and find it to be a true and correct copy of the original document as presented to me for certification.



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- c) There were 273 structures on the said Property, out of which 184 structures were protected structures as per Government G.R. dated 16/05/1996 and as per amended D. C. Regulations 33(10) eligible for free alternate accommodation under the Slum Rehabilitation Scheme;
- d) The occupants of the said Property formed Jay Ambe Co-operative Housing Society (Proposed) and out of 178 eligible slum-dwellers, 133 slum-dwellers gave written consent for re-development;
- e) The said proposed Jay Ambe Co-operative Housing Society (Proposed), by an agreement dated 30/4/1998 executed by the Chief Promoter and the Members of the Managing Committee has allowed and authorized the Developers to do or caused to be done development activities on the said Property in accordance with the amended provisions of Slum Rehabilitation Scheme of Government of Maharashtra and thereby the Developers have been authorized to approach the competent authority or Slum Rehabilitation Authority to get the application for development sanctioned of the Proposed Society and the Chief Promoter has also granted general Power of Attorney in favour of the partners of the Developers to enable them to initiate necessary steps for development of the said Property;
- f) The Developers have appointed the Architect Mr. Vivek Bhole of M/s. Neo Modern Architects and prepared the scheme for redevelopment of the said Property as permissible under the provisions of Development Control Regulations for Greater Mumbai, 1991 and also submitted the proposed layout of the said Property to the Chief Executive Officer (S.R.A.);
- g) In response to the said Application, the Chief Executive Officer (S.R.A.) approved the proposed layout upon certain terms and conditions and also issued Letter of Intent bearing No. SRA/ENG/454 KW/ML/LOI dated 1/6/2000;
- h) Executive Engineer (S.R.A.)(III) for and on behalf of Slum Rehabilitation Authority by the letter bearing No. SRA/ENG/454/KW/ML/LOI dated 10/7/2003 issued the fresh Letter of Intent and principally approved for grant of 2.60 F.S.I. in accordance with clause No. 33(10) & Appendix (IV) of amended D.C. Regulations 1991 and thereby approved total built-up area for the scheme admeasuring 14510.62 sq.mtrs and built-up area permitted on the plot (Rehab. 6505.09 sq.mtrs. + Sale 8005.53 sq.mtrs.) admeasuring about 13943.7 sq.mtrs., and 7 tenements to be handed over as a amenities upon certain terms and conditions incorporated therein and amended on 1/7/2004;
- i) By the memorandum of intent to the development rights dated 22/2/2003 read with the Development Agreement dated 10/10/2004, duly registered, executed between the Developers on the one hand and the Co-Developers herein on the other hand, the Developers have entrusted the redevelopment work to the Co-Developers of the said Property at the consideration and upon certain terms and conditions incorporated therein. The Developers have also executed an Irrevocable Power of Attorney in favour of the partners of the Co-Developers. The office of the Slum



Satellite Heights

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Rehabilitation Authority, confirmed the said development work to the carried out by the Co-Developers.

- (i) The Co-Developers have initiated necessary steps for construction of the building for the purposes of accommodation of slum-dwellers.
- (ii) The Executive Engineer of Slum Rehabilitation Authority in accordance with Clause 33(10) of Appendix IV of amended Development Control Regulations for Brihanmumbai, granted Intimation of Approval bearing No. SRA/ENG/548/KW/ML/AP and amended on 07/07/2004 for construction of composite Building consisting of Wing A, B, & C and for consumption 1.845 F.S.I. of 10,291.83 sq.mtrs, comprising of 7098.23 sq.mtrs. for rehabilitation and 3198.00 sq.mtrs for sale, while reserving balance F.S.I., being consumed by the Co-Developers on the same building or additional building. The Executive Engineer of Slum Rehabilitation Authority (II) has issued the Commencement Certificate on 9/1/2004 in respect of the proposed rehabilitation building No. 1, under Section 45 of the Maharashtra Regional and Town Planning Act 1966, to carry out the work upto plinth level of the said Building. In accordance with the approved building plan, the Co-Developers have commenced the construction work of the said Building. Hereto marked and annexed as Annexure "B" and "C" (Colly.) are the copies of extract of property card issued by the office of City Survey and copy of L.O.I. dated 10.06.2003, I.O.A. and C.C. respectively.
- (iii) The Co-Developers are developing the said Property in phases for construction of rehabilitation building and sale building separately in accordance with the plan approved and amended from time to time by utilizing floor space Index (F.S.I.) available in respect of the said Property.
- (iv) Advocate of the Co-Developers has certified the title of said Property and issued Certificate of Title which is annexed hereto and marked as Annexure "D". Co-Developers intend to develop the Portion of the said Property, by constructing separate building to be known as "SATELLITE HEIGHTS" consisting of having ground level and 18 upper floors.
- (v) The Co-Developers have applied for sanction of proposed building plans of "SATELLITE HEIGHTS", which has been sanctioned by Brihanmumbai Mahanagarpalika under bearing No. SRA/ENG/1046/KW/ML/AP for constructing of stilt at ground level and 18 upper floors for residence and partly commercial by the Brihanmumbai Mahanagarpalika. Brihanmumbai Mahanagarpalika has also issued Commencement Certificate on 11/6/2004. While sanctioning plans for construction of the proposed building, Brihanmumbai Mahanagarpalika and/or the Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed by the Co-Developers and on the part of the Purchaser/s and all the purchasers of the other premises in the said Building and only upon the observation and performance thereof, the Occupation and Building Completion Certificate of the said Building shall be granted by Brihanmumbai Mahanagarpalika.



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H. N. A.



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(vi) The Co-Developers have entered into a standard Agreement with an Architects Mr. Vivek Bhole of M/s. New Modern Architects registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

(vii) The Co-Developers have appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Co-Developers accept the professional supervision of the Architects and the Structural Engineer till the completion of the buildings and completion of development. The Co-Developers have in accordance with the sanctioned plans and other relevant documents of the said Property commenced the construction of the building to be known as "SATELLITE HEIGHTS".

(viii) The Purchaser/s is/are desirous of acquiring and purchasing Flat/Shop/Unit/ Parking Space and demanded from the Co-Developers and the Co-Developers have given inspection to the Purchaser/s of all the documents of title relating to the said Property, the said Orders, and the plans designs and specifications prepared by the Co-Developers' Architects Mr. Vivek Bhole of M/s. Neo Modern Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

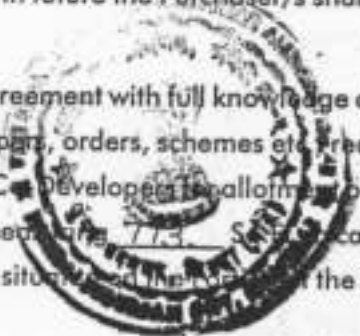
(ix) The Purchaser/s only after having satisfied with the documents referred to above and annexed hereto, has/have agreed to enter into these presents with the Co-Developers in the manner appearing hereinafter and in future the Purchaser/s shall not be entitled to raise any objection for the same.

(x) The Purchaser/s has/have entered in to this Agreement with full knowledge of all terms and conditions contained in the documents, papers, orders, schemes etc. recited and referred to above. The Purchaser/s applied to the Co-Developers for allotment of the Flat/Shop/Unit No. 504 on Fifth floor, adjacent to 773 Sq. Ft. carpet area in building to be known as "SATELLITE HEIGHTS" situated at the _____ of the said Property.

(xi) Prior to making an application as aforesaid, as required under the provisions of Maharashtra Co-operative Societies Act 1960, and Urban Land (Ceiling & Regulation) Act, 1976, the Purchaser/s has/have made a declaration to the effect that the Purchaser/s or the family or family members (as defined under the Urban Land (C&R) Act of 1976) of Purchaser/s do/does not owns a tenement, house or building within the limits of Brihanmumbai and/or if owned, will dispose of, within six months.

(xii) Relying upon the said application, declaration and agreement, the Co-Developers have agreed to sell to the Purchaser/s a Flat/Shop/Unit at the price and on the terms and conditions hereinafter appearing.

a) Prior to the execution of these presents the Purchaser/s has/have paid to the Co-Developers a sum of Rs. 900000 /- (Rupees Nine Lacs only) being part payment of the sale price of the



Satellite Heights

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The Commission has received your letter of the 15th instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

The Commission has also received your letter of the 18th instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

The Commission has also received your letter of the 20th instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

The Commission has also received your letter of the 22nd instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

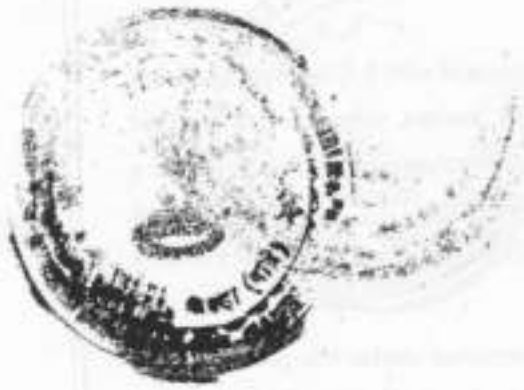
The Commission has also received your letter of the 24th instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

The Commission has also received your letter of the 26th instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

The Commission has also received your letter of the 28th instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

The Commission has also received your letter of the 30th instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.

The Commission has also received your letter of the 1st instant regarding the matter mentioned therein. The Commission has taken note of the same and is processing the same.



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Flat/Shop/Unit agreed to be sold by the Co-Developers to the Purchaser/s as advance payment or deposit (the payment and receipt whereof the Co-Developers doth hereby admit and acknowledge) by the Purchaser/s and the Purchaser/s, has/have agreed to pay to the Co-Developers balance of the sale price in the manner hereinafter appearing.

b) Under Section-4 of the Maharashtra Ownership Flat/Shop (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 the Co-Developers are required to execute a written Agreement for Sale of said Flat/Shop/Unit to the Purchaser/s being in facts these presents and also to register said Agreement under the Registration Act.

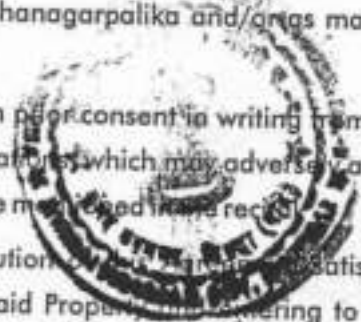
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals contained hereinabove form an integral part of this Agreement as if the same are set out and incorporated in the operative part herein and the same be read, construed and interpreted accordingly.

2. The Co-Developers shall under normal condition, construct the building "SATELLITE HEIGHTS" consisting of ground level and 18 upper floors on the said Property lying and being at Oshiwara which is more particularly described in the First Schedule hereunder written and shown by red coloured boundary line as per the plan annexed hereto as Annexure "A" in accordance with the plans designs and specifications approved and sanctioned by the Brihanmumbai Mahanagarpalika and/or may be approved and sanctioned from time to time.

Provided that the Co-Developers shall have to obtain prior consent in writing from the Purchaser/s in respect of further variations or modifications which may adversely affect the Flat/Shop/Unit of the Purchaser/s, other than those mentioned in the recitals.

3. The Purchaser/s has/have prior to the execution of these presents satisfied himself/herself/themselves/itself about title of the said Property pertaining to this Agreement for Sale and the Purchaser/s shall not be entitled to further investigate or dispute the title, rights, powers and authorities of the Co-Developers and no requisitions or objections of any nature whatsoever shall be raised by the Purchaser/s in any manner whatsoever in respect of this Agreement for sale. The Purchaser/s has/have agreed to purchase from the Co-Developers and the Co-Developers have agreed to sell a Flat/Shop/Unit bearing No. 504 in Wing B of building to be known as "SATELLITE HEIGHTS" having carpet area admeasuring 773 Sq.Ft. (which is inclusive of the area of balcony) on Fifth floor as shown in the floor plan thereof hereto annexed as Annexure "E" (hereinafter referred to as 'the said Flat/Shop/Unit') for the price of Rs. 9392500/- (Rupees Ninety Three Lacs Ninety Two Thousand Five Hundred only) being the proportionate price of the "common areas and facilities" appurtenant to the premises, the nature, extent and description of the "limited common areas and facilities" are more particularly described in the Second Schedule hereunder written. On execution of these presents the Purchaser/s has/have paid to the



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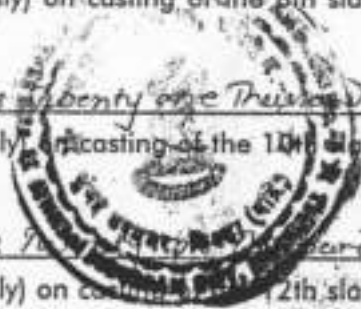
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Co-Developers a sum of Rs. 900 000 /- (Rupees Nine Lacs only) being the part/full purchase price payable by the Purchaser/s to the Co-Developers (the Co-Developers doth hereby admit and acknowledge the receipt of the said Amount and discharge the Purchaser/s for ever). The Purchaser/s has/have agreed to pay Rs. 8492500 /- (Rupees Eighty four Lacs ninety Two Thousand Five hundred. only) the Co-Developers balance amount of purchase price in the following manner.

- i) Rs 821843 /- (Rupees Eight Lacs Twenty one Thousand Eight hundred Twenty three only) on completion of plinth of the proposed building.
- ii) Rs 821843 /- (Rupees Eight Lacs Twenty one Thousand Eight Hundred forty three only) on casting of the 2nd slab of the proposed building.
- iii) Rs 821843 /- (Rupees Eight Lacs Twenty one Thousand Eight Hundred forty three only) on casting of the 4th slab of the proposed building.
- iv) Rs 821843 /- (Rupees Eight Lacs Twenty one Thousand Eight Hundred forty three only) on casting of the 6th slab of the proposed building.
- v) Rs 821843 /- (Rupees Eight Lacs Twenty one Thousand Eight Hundred forty three only) on casting of the 8th slab of the proposed building.
- vi) Rs 821843 /- (Rupees Eight Lacs Twenty one Thousand Eight Hundred forty three only) on casting of the 10th slab of the proposed building.
- vii) Rs 821843 /- (Rupees Eight Lacs Twenty one Thousand Eight Hundred forty three only) on casting of the 12th slab of the proposed building.
- viii) Rs 821849 /- (Rupees Eight Lacs Twenty one Thousand Eight Hundred forty nine only) on casting of the 14th slab of the proposed building. (Work completed)
- ix) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on casting of the 16th slab of the proposed building.
- x) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on casting of the 18th slab of the proposed building.
- xi) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on completion of first stage masonry work.



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The following is a list of the names of the persons who have been
 appointed to the various positions in the office of the
 Secretary of the State of New York, for the term
 ending on the 31st day of December, 1903.

Secretary of State Charles D. Clarke	Secretary of the Board of Regents Charles D. Clarke
Secretary of the Board of Education Charles D. Clarke	Secretary of the Board of Civil Service Charles D. Clarke
Secretary of the Board of Charities Charles D. Clarke	Secretary of the Board of Prisoners Charles D. Clarke
Secretary of the Board of Supervisors Charles D. Clarke	Secretary of the Board of Taxation Charles D. Clarke
Secretary of the Board of Transportation Charles D. Clarke	Secretary of the Board of Waterways Charles D. Clarke
Secretary of the Board of Agriculture Charles D. Clarke	Secretary of the Board of Fish and Game Charles D. Clarke
Secretary of the Board of Forestry Charles D. Clarke	Secretary of the Board of Mines Charles D. Clarke
Secretary of the Board of Land and Surveying Charles D. Clarke	Secretary of the Board of Public Works Charles D. Clarke
Secretary of the Board of Public Safety Charles D. Clarke	Secretary of the Board of Public Health Charles D. Clarke
Secretary of the Board of Public Welfare Charles D. Clarke	Secretary of the Board of Public Education Charles D. Clarke
Secretary of the Board of Public Instruction Charles D. Clarke	Secretary of the Board of Public Labor Charles D. Clarke
Secretary of the Board of Public Industry Charles D. Clarke	Secretary of the Board of Public Commerce Charles D. Clarke
Secretary of the Board of Public Finance Charles D. Clarke	Secretary of the Board of Public Debt Charles D. Clarke
Secretary of the Board of Public Revenue Charles D. Clarke	Secretary of the Board of Public Expenditure Charles D. Clarke
Secretary of the Board of Public Administration Charles D. Clarke	Secretary of the Board of Public Management Charles D. Clarke
Secretary of the Board of Public Control Charles D. Clarke	Secretary of the Board of Public Inspection Charles D. Clarke
Secretary of the Board of Public Investigation Charles D. Clarke	Secretary of the Board of Public Prosecution Charles D. Clarke
Secretary of the Board of Public Defense Charles D. Clarke	Secretary of the Board of Public Correction Charles D. Clarke
Secretary of the Board of Public Reformation Charles D. Clarke	Secretary of the Board of Public Rehabilitation Charles D. Clarke
Secretary of the Board of Public Redemption Charles D. Clarke	Secretary of the Board of Public Reconciliation Charles D. Clarke
Secretary of the Board of Public Reconciliation Charles D. Clarke	Secretary of the Board of Public Reconciliation Charles D. Clarke



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- xii) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on completion of second stage massonary work.
- xiii) Rs 294812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on completion of first stage internal plaster.
- xiv) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on completion of first stage tiling work.
- xv) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on completion of final massonary work.
- xvi) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on completion on second stage internal plaster.
- xvii) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on completion on second stage tiling work.
- xviii) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on final internal plaster.
- xix) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Twelve only) on final tiling work.
- xx) Rs 234812 /- (Rupees Two Lacs Thirty four Thousand Eight Hundred Eight only) at the time of possession

4. The Co-Developers hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by Brihanmumbai Mahanagarपालिका at the time of sanctioning the said Plans of the matter and shall before handing over possession of the Flat/Shop/Unit to the Purchaser/s and shall obtain from Brihanmumbai Mahanagarपालिका Occupation Certificate in respect of the Flat/Shop/Unit.

5. The Co-Developers hereby agree that they shall, before handing over possession of the Flat/Shop/Unit to the Purchaser/s and in any event before the Lease Deed of the said Property, more particularly described in the First Schedule hereunder written as set out herein, in favour of a corporate body to be formed by the purchasers of flats, shops, units of the Building to be constructed, make full and true disclosure of the nature of their title to the said Property as well as encumbrances, if any, including any right, title interest or claim of any party in or over the said Property, the Co-Developers shall as far as practicable, ensure that the said Property is free from all encumbrances



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and that the Co-Developers have absolute clear and marketable title to the said Property so as to enable them to lease to the said Society.

6. (i) The Purchaser/s shall be liable to bear and pay his/her/their/its proportionate share (in proportion of the area of the said Flat/Shop/Unit to the total area of the said Building) of all the outgoings in respect of the said Building, including outgoings in respect of common facilities (including lifts), local taxes or such other taxes levied by the local authority, water charges, electricity charges, insurance premium, security charges, clerks, sweepers, gardeners, lift operators and such other employees, day to day repairs and maintenance expenses, contribution to sinking fund, repair fund or such other fund and all other expenses, levies, contributions and charges incidental to management and maintenance of the said Building in any form, from the date of intimation by the Co-Developers that the said Flat/Shop/Unit is ready for use and occupation or from the date of the Purchaser/s availing use of the said Flat/Shop/Unit for any reason whatsoever, whichever is earlier, irrespective of the date of the Purchaser/s being put into possession of the said Flat/Shop/Unit.

(ii) Until the Purchaser/s becomes the member of the Society and it becomes functional or until any other alternate arrangement is made for collecting contributions and making payment of common outgoings the Purchaser/s shall pay to the Co-Developers his/her/their/its proportionate share of outgoings as aforesaid. Thereafter the Purchaser/s shall pay his/her/their/its share of outgoings as aforesaid to the said Organization or upon the Co-Developers making any alternate arrangement to any other entity as may be directed by the Co-Developers.

(iii) The Purchaser/s further agrees that, until actual share of the Purchaser/s in the aforesaid outgoings is determined, the Purchaser/s shall pay to the Co-Developers provisional monthly contribution of Rs. 6,630 /- towards the said outgoings;

(iv) The Purchaser/s shall pay such monthly contribution and/or his/her/their/its share of outgoings as aforesaid in advance on or before the fifth day of each English calendar month. The Purchaser/s shall not be entitled to withhold such monthly contribution for any reason whatsoever.

(v) Time for payment of the installments of purchase price and of any other amount payment by the Purchaser/s is of essence of the contract.

(vi) Without prejudice to the rights of the Co-Developers under this Agreement or under law, the Purchaser/s agrees to pay to the Co-Developers interest at 21% per annum on all the amount/s which become due and payable by the Purchaser/s to the Co-Developers under the terms of this Agreement from the date the said Amount/s is/are payable by the Purchaser/s to the Co-Developers.

(vii) The Co-Developers shall appropriate any amount received from the Purchaser/s firstly towards any costs, charges or expenses recoverable from the Purchaser/s,

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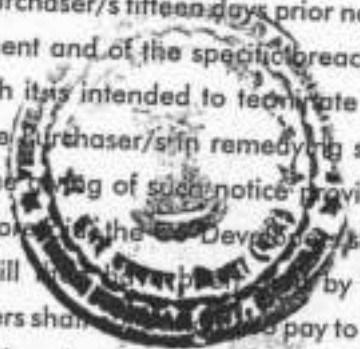
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thereafter towards any interest receivable from the Purchaser/s and only thereafter the balance remaining amount shall be appropriated towards the installment of purchase price/any other amount payable by the Purchaser/s.

(viii) The Co-Developers may send notice/intimation to the Purchaser/s of any installment and/or of any other amount becoming payable by him/her/them/it such intimation/notice may be forwarded by the Co-Developers at the address of the Purchaser/s recorded herein by hand delivery or under ordinary post. It is expressly agreed that non-delivery or non-receipt of or loss of such notice/intimation shall not be a valid excuse by the Purchaser/s in delaying or defaulting in making payment of the installment of purchase price or any other amount payable by him/her/them/it.

7. On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Co-Developers under this Agreement (including his/her/their/its proportionate share of taxes levied by the Brihanmumbai Mahanagarपालिका and other outgoing) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Co-Developers shall be entitled at their own option to terminate this Agreement, provided always that the power of termination herein before contained shall not be exercised by the Co-Developers unless and until the Co-Developers shall have given to the Purchaser/s fifteen days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this Agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice provided further that upon termination of this Agreement as aforesaid the Co-Developers shall refund to the Purchaser/s the amount which may till the date of termination be payable by the Purchaser/s to the Co-Developers but the Co-Developers shall not be bound to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Co-Developers, the Co-Developers shall be at liberty to dispose off and sell the Flat/Shop/Unit to such person and at such price as the Co-Developers may in their absolute discretion think fit.

8. In such event, the only right available to the Purchaser/s hereinafter shall be to receive from the Co-Developers without any interest, the refund of the amount paid to the Co-Developers towards the Purchase Price of the said Flat/Shop/Unit and the said Purchase Price if any paid towards the parking spaces, such refund shall be made by the Co-Developers to the Purchaser/s only after selling the Flat/Shop/Unit/Car Parking Space to any other person and after receiving full Purchase Price for sale of the said Flat/Shop/Unit/Car Parking Space from such person. The Purchaser/s agrees that if this Agreement is terminated by the Co-Developers due to his/her/their/its default then in that event he/she/they/it shall not be entitled to claim any interest or any other compensation of any nature whatsoever from the Co-Developers nor shall



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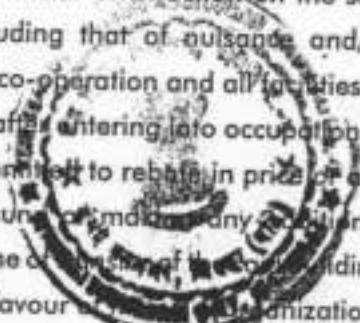
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he/she/they/it demand the refund of amount paid to the Co-Developers in any manner otherwise than as provided herein.

9. The Co-Developers hereby declare that the said Building is being constructed by utilizing F.S.I. (Floor Space Index) available in respect of the said Property the Co-Developers shall record F.S.I. utilize in construction of the said Building in the document transferring title of the said Building to the said Organization. If any construction is permitted to be carried out on the said Property either due to increase in F.S.I. or due to any other reason whatsoever, then the Co-Developers alone shall be entitled to carry out such additional construction and sell/allot flats, shops, units, terraces, un-built area, parking spaces and other premises in such additional construction. The Purchaser/s shall not have right or claim of any nature whatsoever on the residual F.S.I., if any in respect of the said Property, as such residual F.S.I. shall always belong to the Co-Developers alone.

10. The Co-Developers alone shall be entitled to carry out construction on the said Property in any manner permissible and sell/allot flats, shops, units, parking spaces, terraces, other premises, un-built area, open spaces, garden etc. The Purchaser/s irrevocably consents, agrees and undertakes that he/she/they/it shall not raise any objection against the Co-Developers making any additional construction on the said Property anywhere on any ground whatsoever, including that of nuisance and/or annoyance and also agrees and undertakes to extend co-operation and all facilities to the Co-Developers for making such construction even after entering into occupation of the said Flat/Shop/Unit. The Purchaser/s shall not be entitled to rebate in price or any other advantage from the Co-Developers on the ground of making any additional construction or any other ground whatsoever. If at the time of construction of the said Building together with leasehold interest of the said Property in favour of the said Organization, any construction planned to be carried out by the Co-Developers of the said Portion has not been constructed or completed, then in that event the Co-Developers alone shall notwithstanding anything to the contrary, be entitled to commence, to carryout and complete such construction and derive all advantages from such construction either by selling/allotting flats, shops, units, terraces, parking spaces and other premises or otherwise howsoever.

11. The Purchaser/s shall not be entitled to claim any rebate or abatement in the price of the Flat/Shop/Unit purchased by him/her/them/it on any ground whatsoever including the grounds of reduction in the area of the said Portion or modification or variation in any common facilities or amenities. The Purchaser/s shall not be entitled to raise objection of any nature whatsoever against any decision of the Co-Developers in any of the matter arising out of this Agreement. The Purchaser/s hereby agrees to observe, perform and comply with all terms, conditions, stipulations and restrictions, if any which may have been imposed by Brihanmumbai Mahanagarपालिका and/or Government at the time of sanctioning plan for construction of said Building or thereafter.



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12. The Co-Developers agree that it is a Vital and Integral condition of this Agreement that:

- a) the right or interest created/being created by the Co-Developers in favour of the Purchaser/s is limited and restricted to the said Flat/Shop/Unit.
- b) the Co-Developers shall have absolute discretion to determine the manner in which way use of the common and limited areas and amenities shall be available to the purchasers of all the flats, shops, units in the Building.
- c) use of common and limited areas and amenities by the Purchaser/s shall be as determined by the Co-Developers and the same, shall unless otherwise expressly provided, be in common with other purchasers in the building already constructed or to be constructed as may be determined by the Co-Developers.
- d) no right or interest of any sort or nature whatsoever shall be claimed or demanded by the Purchaser/s on common and limited area and amenities or on any other flat, shop, unit, garage, compound, terrace, general open space in the said Building or the said Property.
- e) the Co-Developers alone shall be entitled to sell/allot flats, shops, units, parking spaces, terraces, un-built spaces and other premises in the said Building to be constructed on the said Property for any permissible user under the provisions of Development Control Regulations 1991 or otherwise in such consideration and on such terms as they may deem expedient. All such Agreements which may be entered into by the Co-Developers with the persons or parties who agree to acquire the flats, shops, units, parking spaces, garages, un-built spaces as aforesaid shall be binding on all the purchasers of flats, shops, units, parking spaces, garages, terraces and other premises in the said Building and that the Purchaser/s shall not be entitled and hereby agrees not to raise any objection or do anything which would result in breach of terms and conditions of the Agreement which may be entered into by the Co-Developers with other parties with regard to allotment/sale of parking spaces, garages, terraces, gardens, un-built spaces etc., as aforesaid and the Purchaser/s shall execute such writings and do all such acts, deeds, matters and things as may be reasonably required by the Co-Developers in that behalf.

13. The Co-Developers hereby expressly bring to the notice of the Purchaser/s that they have retained and reserved in their favour:-

- a) Open terrace/s of the Building to be constructed including Roof Terrace of the said Building. The Co-Developers may at their discretion sell/allot such Terrace/s to any person or persons and until such Terrace/s are sold by the Co-Developers to any person or persons, such Terrace/s along with parapet walls shall be in the exclusive possession and control of the Co-Developers. The Co-Developers or their nominee/s shall be entitled to put up any construction on any portion/s of the said Terrace/s (subject to the permission of Brihanmumbai Mahanagarपालिका and all other public bodies of authorities



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and all other applicable laws, rules and regulations) and/or sell, deal with or dispose of construction, if any, put upon the said Terrace/s or any portion or portions thereof. The Co-Developers shall also be entitled to permit use of the said Terrace/s including Roof Terrace of the said Building for any purpose whatsoever, but, not limited to installation of automatic/receiving/distributing stations/apparatus for recovery, permitting picture, voice and data signals, putting any hoardings, sign boards/display boards of any description. Any advantage derived from any permissible user of the said Terrace/s including Roof Terrace of the said Building shall belong to the Co-Developers alone, provided however that the Co-Developers shall allow overhead water tanks to remain on a portion of the Roof Terrace of the said Building or shift them elsewhere and allow at all reasonable time to the said Terrace/s for the purpose of operation, maintenance and repair of the said water tanks.

b) External walls of the said Building/s putting up hoardings / advertisements / display boards of any description or for permitting user of the same in any permissible manner, provided however, that the Co-Developers shall not obstruct light or ventilation of any flat/shop/unit in the said Building and the Co-Developers shall not cause or permit to be caused any damage to the external walls of the said Building.

c) Right of putting any hoarding/display boards/advertisement of any description on the said Portion or permitting user of any open space in the said Portion

d) Right to put up, permit to put cables, wires and other conduits through any part of the said Building.

e) The Co-Developers, their agents and/or servants shall always have uninterrupted access to the said Portion and the said Building in any part thereof for the purpose of making, putting, preserving, maintaining, repairing, removal of advertisement hoardings or structure or doing anything as may be necessary for enjoying any of the aforesaid right reserved in their favour.

f) The Agreement for Sale and other agreements with the purchasers of other flats/shops/units in the said Building and the documents for transferring the title of the said Building together with the said Property shall always be subject to the aforesaid rights of the Co-Developers. Document transferring the title of the said Building and the said Property to the said Organization shall be assigned but the aforesaid right under this Agreement shall be reserved in favour of the Co-Developers.

g) The Purchaser/s or the said Organization shall not be entitled to raise any objection or to claim any abatement in the price on account of retention of the aforesaid rights by the Co-Developers, until Lease Deed is executed to the Society/Societies.

h) In consideration of reserving the aforesaid rights the Co-Developers shall pay to the said Organization compensation of Rs. 100/- (Rupees One hundred only) per annum. The Co-Developers shall also pay taxes, if any leviable on the hoardings/display boards/advertisements put up by the Co-Developers. The said Organization shall not be entitled



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to increase compensation payable by the Co-Developers or restrict the rights available to the Co-Developers in any manner whatsoever.

i) The Co-Developers shall be entitled to transfer/assign all or any of the aforesaid rights retained and reserved by them to any other person or persons for such consideration and on such terms as they may deem fit and proper and the Purchaser/s shall not be entitled to object to the same. Such transferee/assignee shall have all or any of the aforesaid rights without any objection or obstruction of purchasers of flats/shops/units in the said Building or the said Organization.

j) The Purchaser/s hereby gives his/her/their/its express consent to the Co-Developers to raise any loan by creating charges, mortgage or encumbrances on the said Property and/or the said Building with any bank and/or any financial institution or any other party. The consent shall be deemed to have been given under the provisions of section-9 of MOFA. This consent is on the express understanding that any such loan or liability shall be cleared by the Co-Developers alone at their own expenses prior to the transfer of the title of said Portion to the said Organization.

k) It is hereby expressly agreed that, so long as it does not affect or prejudice the right created in favour of the Purchaser/s under this Agreement, the Co-Developers shall be entitled to encumber or deal with or dispose of by sale, assignment or otherwise howsoever all or any of their right in respect of the said Portion or any part or parts thereof including construction thereof presently carried out by the Co-Developers in any manner whatsoever without any notice or consent of the Purchaser/s. As part of any such arrangement by the Co-Developers or any of the obligations of the Co-Developers may be shifted or transferred to any person or persons. Any arrangement by the Co-Developers shall be binding on the transferring title of the said Portion to the said Organization, satisfy any mortgage, charge or encumbrance on the said Portion and/or construction thereon.

l) Location of the parking spaces shall be determined by the Co-Developers in their absolute discretion. At the time of handing over possession of the said Flat/Shop/Unit, the Co-Developers shall intimate location of the said Car Parking Space to the Flat/Shop/Unit holder and shall hand over to the Purchaser/s location plan showing location of the said Car Parking Space. The said Parking Spaces shall be used by the Purchaser/s only for parking his/her/their/its personal vehicles and shall not be used for parking commercial vehicles for any commercial purpose.

14. It is agreed between the Purchaser/s and the Co-Developers that the Co-Developers shall:

a) Decide that the Purchaser/s should become member of separate Society to be formed and registered as "SATELLITE HEIGHTS" building.

b) Such Organization will be a Co-operative Society in accordance with conditions incorporated in L.O.I. (herein referred to as "the said Organization")

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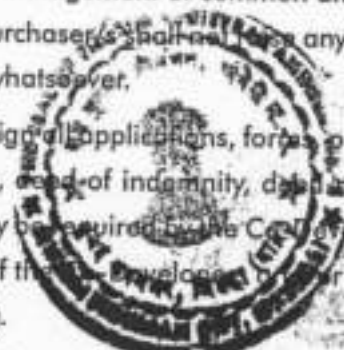
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- c) The Co-Developers shall frame rules, regulations, bye-laws and articles etc., of the said Organization.
- d) After completing the construction of the building in all the respects and after selling/allotting all flats, shops, units, terraces, parking spaces, un-built spaces and other premises constructed on the said Building on the said Property and after receiving the full consideration from all the purchasers, the Co-Developers shall transfer and cause to execute the Lease Deed to the said Organization in accordance with the condition of L.O.I.
- e) Define the manner in which limited and common areas and amenities shall be available to the Purchaser/s.
- f) The advocate/s of the Co-Developers shall prepare and settle the draft of assignment and all other documents as may be required to be prepared for the purposes aforesaid in keeping with the provisions of the Agreement.
- g) On completion of construction of the Building and all flats, shops, units, parking spaces, un-built spaces and other premises have been sold to respective purchasers, the Co-Developers will handover maintenance and management of common amenities of the said Building to the said Organization. The Purchaser/s shall not have any objection in any matter relating to the same for any reason whatsoever.
- h) The Purchaser/s, shall from time to time, sign all applications, forms, papers and documents including declarations, undertakings, deed of indemnity, deed of transfer etc., and do all such acts, deeds and things as may be required by the Co-Developers or the said Organization for safeguarding interest of the Co-Developers and for the other purchasers of flats, shops, units in the said Building.
- i) In the event of the Purchaser/s failing to sign and return any application forms and papers required by the Co-Developers under the provisions of the Agreement, then in that event, the Co-Developers shall have the right to cancel the Agreement. In the event Co-Developers cancel this Agreement, the Purchaser/s shall not have any right or claim on the said Flat/Shop/Unit or against the Co-Developers except that of receiving from the Co-Developers refund of all the amounts paid by him/her/them/it towards cancellation of the said Agreement, without any interest as provided hereinafter.
- j) The Co-Developers shall, if necessary, become a member of the Co-operative Society in respect of the unsold flats, shops, units and/or in respect of any of the rights or interest. Purchasers of un-sold flats, shops, units of the Co-Developers and/or rights of the Co-Developers shall be entitled to become member of the Co-operative Society without being required to pay any transfer fees or charges or outgoings in respect of the unsold flats, shops, units and with same rights and benefits as that of other members.
- k) The Co-Developers, if required in law, bear and pay proportionate share of taxes and levies in respect of unsold flats, shops, units. The Co-Developers shall not be liable to share the maintenance charges, outgoings, electricity charges, water charges etc., in



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respect of unsold flats, shops, units and other premises. The Co-Developers will pay even to local body assessment subject to the condition that of unsold flats, shops, units and their number and location is intimated to the Assessment Department of Local Authority till all such unsold flats, shops, units etc., are sold even if the said Organization is formed and the said Property leased out to it.

l) It is agreed and understood that except as provided in this Agreement, the Purchaser/s shall not have any other right. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat/Shop/Unit and/or the said Building or part thereof. The Purchaser/s shall have no claim, save and except in respect of the Flat/Shop/Unit agreed to be sold to him/her/them/it and all un-built spaces, staircase, lift, passages, lobbies, un-allotted parking spaces, common areas, gardens, recreation spaces etc., shall continue to remain the property of the Co-Developers until the said Portion or part thereof together with the said Building is duly transferred by executing appropriate documents as contemplated herein but subject to the rights in law of the Co-Developers under this Agreement or otherwise.

15. The Purchaser/s agrees and undertakes:-

(a) to observe and perform the terms, conditions and covenants of this Agreement and to keep the Co-Developers indemnified against any loss or damages which the Co-Developers may suffer as a result of breach and/or omission and commission on the part of Purchaser/s of any of the terms, conditions and covenants of this Agreement to be observed and performed by the Purchaser/s.



(b) to comply with all the terms and conditions of any plan, scheme, permissions, approvals etc., that may have been granted or sanctioned or hereafter be granted or sanctioned or imposed by any authority statutory or otherwise, including paying of any charges, incurring any expenses, making deposits, whether refundable or not. The Co-Developers are constructing the Proposed Building as they may deem fit and proper and shall thereafter be entitled to use and consume the balance F.S.I., T.D.R. F.S.I. or otherwise available in lieu of road, set-back area, reservations etc., even after execution of Lease Deed in respect of the Proposed Building, without any reference of the Purchaser/s or such Organization or Co-operative Society.

(c) under no circumstances the Purchaser/s and/or Society and/or such Organization will be entitled to any F.S.I. or the said Property or shall have any right to consume the same in any manner howsoever or any compensation or benefit for the same, until a Lease Deed is executed and registered.

(d) to comply with terms and conditions of permission etc., required to be obtained under Urban Land (Ceiling and Regulation) Act, 1976 or under any other Central or State Legislation or under any rules, notification or ordinance for transferring the said Property or any part thereof in favour of the Co-operative Society/Societies and the Purchaser/s shall

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also, if necessary be liable to proportionately contribute towards costs to be incurred in this regard.

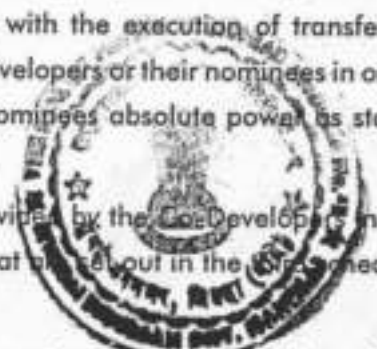
(e) the Co-Developers shall be entitled to construct additional buildings to avail of the balance F.S.I. permissible at present or future for the said Property including for staircase, lift, pump room, by way of purchase of floating F.S.I., T.D.R. F.S.I., which may be available or acquired otherwise howsoever and selling the same and appropriating the entire F.S.I. and proceeds thereof without any claim of the Purchaser/s or the Society or such Organization.

(f) hereby gives all the powers authorities and concerned to the Co-Developers for using and consuming above mentioned F.S.I. and to put up additional construction as per the plans which may be sanctioned by Brihanmumbai Mahanagarपालिका and/or any other authorities and the same shall always remain valid irrevocable subsisting and in full force and cannot be revoked, cancelled or terminated at any time for any reason whatsoever, even after the possession of the Flat/Shop/Unit is handed over to the Purchaser/s and/or possession of the said Building is handed over to the Co-operative Society or Limited Company or such Organization as the case may be.

(g) the covenants contained in these presents shall be incorporated in and shall form part of Lease Deed, thereby the right title and interest of Co-Developers in respect of the said Building along with the said Property in favour of the Co-operative Society/Societies. Such Society/Societies will execute simultaneously with the execution of transferred documents, power of attorney in favour of the Co-Developers or their nominees in order to devolve upon the Co-Developers and/or their nominees absolute power as stated herein.

16. The fixtures, fittings and amenities to be provided by the Co-Developers in the said Building and in the Flat/Shop/Unit are those that are set out in the schedule hereunder written.

17. The Co-Developers shall under normal circumstances give possession of the Flat/Shop/Unit to the Purchaser/s on or before 31st day of MARCH 2014. If the Co-Developers fail or neglect to give possession of the Flat/Shop/Unit to the Purchaser/s on account of reasons beyond their control and/or of their agents as per the provisions of Section-8 of Maharashtra Ownership Flat Act, by the aforesaid date or the date prescribed in Section-8 of the said Act, then the Co-Developers shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the Flat/Shop/Unit with simple interest at Nine percent, per annum from the date of Co-Developers received the sum till the date the amounts and interest therein are repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in section-8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Co-Developers to the Purchaser/s they shall subject to prior



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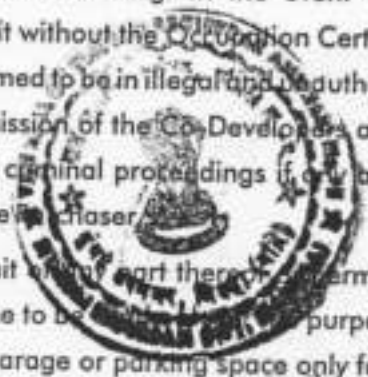
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encumbrances if any be a charge on the said Property as well as the construction or building in which the Flat/Shop/Unit is situated or were to be situated.

Provided that the Co-Developers shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Unit on the aforesaid date if the completion of the Building in which the Flat/Shop/Unit is to be situated is delayed on account of.

- i) Non-availability of steel, cement, other building materials, water or electric supply.
- ii) War, civil commotion or act of God.
- iii) Any notice, order, rule, notification of Government and/or other public or competent authority.

18. The Purchaser/s shall take possession of the Flat/Shop/Unit within 7 days of the Co-Developers giving written notice to the Purchaser/s intimating that the said Flat/Shop/Unit is/are ready for use and occupation and the Purchaser/s shall before taking possession of the said Flat/Shop/Unit, inspect the same thoroughly and point out defect if any in construction and/or amenities and facilities and will take possession only after rectification thereof, if any required. In the event of the Purchaser/s taking possession of the said Flat/Shop/Unit, he/she/they/it shall be deemed to have inspected the same thoroughly and found the same without defect in construction and/or amenities and facilities unless otherwise recorded in writing. In the event of the Purchaser/s taking possession of the Flat/Shop/Unit without the Occupation Certificate having been obtained, the Purchaser/s shall be deemed to be in illegal and unauthorized possession of the Flat/Shop/Unit without the permission of the Co-Developers and all consequences of such illegal possession including criminal proceedings if any and/or any penalty or charges shall be borne and paid by the Purchaser.



19. The Purchaser/s shall use the Flat/Shop/Unit as any part thereof and permit the same to be used any part thereof or permit the same to be used for any purpose of residence/commercial. He/she/they shall use the garage or parking space only for the purpose of for keeping or parking the Purchaser's/Purchasers' own vehicle.

20. The Purchaser/s will be admitted as one of the member of the Proposed Co-operative Society, as and when formed and registered subject to the Purchaser/s carrying out and fulfilling his/her/their/its obligations and commitments as contained in these presents. The Purchaser/s along with other purchasers of flats, shops, units in the Building shall join in forming and registering a Society to be known by such name as the purchasers may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of a Society and for becoming a member, including the bye-laws of the Proposed Society and duly fill in, sign and return to the Co-Developers within 7 (seven) days of the same being forwarded by the Co-Developers to the Purchaser/s. So as to enable Co-Developers to register an

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Organization of the Purchaser/s under section-10 of the said Act within the time limit prescribed by Rule-8 read with the provisions of the Maharashtra Co-operative Societies Act, 1960. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies.

21. The Co-Developers are constructing separate building for rehabilitation of slum-dwellers and separate building as sale building on the said Property more particularly described in the first schedule hereunder written and on completion of the entire development on the said Property, the Co-Developers shall cause the Society/Societies to obtain Lease Deed in accordance with the provisions of D.C. Rules to transfer all the rights, title and interest of the said Property in favour of the different societies and respective buildings by obtaining or executing the necessary documents of the said Property to the extent as may be permitted by the authorities and the respective building in favour of such Society or Limited Company, as the case may be, such Lease Deed shall be in keeping with the terms and provisions of this Agreement.

22. The Purchaser/s shall on or before delivery of possession of the said Flat/Shop/Unit keep deposited with the Co-Developers the following amounts.

- i) Rs. 50,000 /- for legal charges (non-refundable)
- ii) Rs. 1,100 /- for share money, application/ entrance fee for the Society
- iii) Rs. 15,000 /- for formation and registration of the Society (non-refundable)
- iv) Rs. 93,925 /- towards development charges
- v) Rs. 79,560 /- for proportionate share of water charges for 12 months (non-refundable)
- vi) Rs. 25,000 /- towards deposit of electric meter and water meters, sub-station, cables etc.



23. The Co-Developers shall maintain the separate account and utilize the sum of Rs. 2,64,585 /- paid by the Purchaser/s to the Co-Developers meeting all legal costs, charges and expenses including professional costs of the Attorney at Law/Advocate/s of the Co-Developers in connection with formation of the Society, as the case may be preparing its rules, regulation and bye-laws and the cost of preparing and engrossing this Agreement and the Lease Deed. The Co-Developers shall not be liable to furnish any account of items (i) or (iii). The amount collected as above shall not carry any interest and will remain with the Co-Developers until the transfer of the Property in favour of the Co-operative Society or Limited Company or any other Organization, as the case may be and the account of such amounts (save and except items (i) and (iii)) shall be passed on to the Co-operative Society. In the event of there being a short fall in collections, the difference shall be made good by the Co-operative Society, to the Co-Developers, but without prejudice to the other rights of the Co-Developers under this

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Agreement. Further it is clearly understood that the break-up of the deposits mentioned above is on tentative basis and the Co-Developers and the Co-operative Society shall always be entitled to utilize the total deposits so received towards the payment of any outgoings in respect of the said Property, under any head.

24. The Purchaser/s for himself/herself/themselves/itself with intention to bring all persons into whatsoever hands the Flat/Shop/Unit may come doth hereby covenants with the Co-Developers as follows:

a) To maintain the Flat/Shop/Unit at his/her/their/its own cost and good tenable repair and condition from the date of possession of the Flat/Shop/Unit is taken and shall not do or suffer to be done anything in or to the Building in which the Flat/Shop/Unit is situated, staircase, R.C.C. member or any passage which may be against the rules, regulations or bye-laws of Municipal Corporation of Greater Mumbai or any other authority or change/alter or make addition in or to the Building in which the Flat/Shop/Unit is situated and the Flat/Shop/Unit itself or any part thereof.

b) Not to store in the Flat/Shop/Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building in which the Flat/Shop/Unit is situated or storing of which goods is objected to by the Municipal Corporation of Greater Mumbai or other authorities and shall not carry or cause to be carried heavy packages to upper floors which may damage or cause damage to the staircases, lift, common passages or any other structure of the Building in which the Flat/Shop/Unit is situated, including entrance of the Building in which the Flat/Shop/Unit is situated and in case any damage is caused to the Building in which the Flat/Shop/Unit is situated and on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach or neglect or default.

c) To carry out at his/her/their/its own cost all internal repairs to the said Flat/Shop/Unit and maintain the Flat/Shop/Unit in the same conditions, state and order in which it has delivered by the Co-Developers to the Purchaser/s and shall not do or suffer to be done anything in or to the Building in which the Flat/Shop/Unit is situated or the Flat/Shop/Unit which may be given under the rules and regulations for use as per bye-laws or regulations of the Municipal Corporation of Greater Mumbai or other public authority and in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences, thereof to the Municipal Corporation of Greater Mumbai and/or other public authority or to the organization.

d) Not to demolish or cause to be demolished the Flat/Shop/Unit or any part thereof, nor any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Shop/Unit or any part thereof, nor any alternation in the elevation and outside colour scheme of the Building in which the Flat/Shop/Unit is situated and shall keep, the Portion, sewers, drains, pipes in the Flat/Shop/Unit and appurtenances



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thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop/Unit situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C., pardis or other structural members in the Flat/Shop/Unit without the prior written permission of the Co-Developers and/or the Society.

e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and Building in which the Flat/Shop/Unit is situated any part thereof whereby any increase in premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the window/balcony of the same Flat/Shop/Unit in the common passage or in the compound or any Portion of the said Property and the Building in which the Flat/Shop/Unit is situated.

g) Pay to the Co-Developers within seven days of demand by the Co-Developers, his/her/their/its share of security deposit demanded by concerned Municipal Corporation of Greater Mumbai or Government for giving water, electricity or any other service connection to the Building in which the Flat/Shop/Unit is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the Municipal Corporation of Greater Mumbai and/or Government and/or other Public Authority or insurance company by way of increase in the premium on account of change of user of the Flat/Shop/Unit by the Purchaser/s viz., user for any purpose other than for residential purpose and shop for commercial purposes.

i) The Purchaser/s shall not let, sub-let, assign or part with Purchaser's/Purchasers' interest or benefit factor of this Agreement or part with the possession of the Flat/Shop/Unit until all the dues payable by the Purchaser/s to the Co-Developers under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions orders passed by the competent authority under U.L.C. Act and/or of this Agreement and until the Purchaser/s has/have obtained permission in writing to the Co-Developers.

j) The Purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Association or Organization of purchasers may adopt, at its inception and the additions, alternation or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Flat/Shop/Unit therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the Municipal Corporation of Greater Mumbai and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and conditions laid down by the Society/Limited Company/Association or Organization of purchasers regarding the ~~operation~~ and use



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of the Flat/Shop/Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms or this Agreement.

k) Till a Lease Deed is executed the Purchaser/s shall permit the Co-Developers and their surveyors and agents, with or without workmen and others and with or without implements at all reasonable times, to enter into and upon the said Portion and Building or any part thereof to view and examine the state and condition thereof.

l) In the event of any development charges or premium or tax or any other levy shall become payable by the Co-Developers, then the Purchaser/s hereby agrees to reimburse the same to the Co-Developers his/her/their/its proportionate share shall in such charge or premium or tax within five days from the date intimation by the Co-Developers providing all details in this regard. Decision of the Co-Developers in respect of payment of such taxes etc., distribution of burden amounts amongst various purchasers of flats, shops, units and calculations of amount recoverable from the Purchaser/s in this regard, shall be final and conclusive and shall be binding on the Purchaser/s.

m) The interest of the Purchaser/s in the said Flat/Shop/Unit is imperishable and the Purchaser/s shall not demand or carry out partition of his/her/their/its interest in the said Flat/Shop/Unit.

n) Until the transfer of the said Building to the said Organization the Co-Developers shall determine the manner in which the management of the said Building shall be carried out contribution for outgoings shall be relieved by the Co-Developers. Expenses shall be made there from and the Purchaser/s shall not raise any objection to the same. However, the Co-Developers shall render an account in that behalf to the Organization of Purchasers.

25. Any delay tolerated or indulgence shown by the Co-Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Co-Developers shall not be constructed as a waiver on the part of the Co-Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice to the rights of the Co-Developers.

26. On the vesting of the building in possession, management and control of the Co-operative Society, as stated herein, the Co-operative Society, shall thereupon take over complete responsibility for the management thereof and shall be solely responsible for collections of dues from its members and for the disbursements of such collection in relation to Portion of the said Property including payment of ground rent, Municipal Taxes, salaries of the employees charges with the duties for the maintenance of the portion of said Property and the security of the Building to the intent that the Portion of the Property shall be kept free from all claims, attachments and sales or other legal



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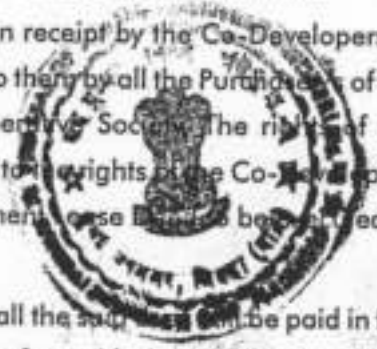
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encumbrances, charges and liens. Irrespective of the fact whether the transfer of the Portion of said Property takes place or not in favour of the Co-operative Society, by virtue of a Lease Deed in its favour and irrespective of the facts whether the Co-operative Society, fails to perform its obligations mentioned hereinabove, the Co-Developers in any event shall stand absolved from their responsibility of managing the Building, receiving and paying the outgoings including the ground rent, Municipal Taxes and other incidental charges connected with the maintenance and security of the Building. The Purchaser/s doth hereby indemnify the Co-Developers in that behalf. The Purchaser/s shall ensure by executing any documents or doing all acts, deeds and things as he may be required to do by the Co-Developers that such obligation as aforesaid are undertaken and performed by the Co-operative Society, being their successor in interest and any failure or laps on the part of the Purchaser/s in so doing shall entitle the Co-Developers to rescind this Agreement and the consequences of rescission as envisaged hereinafter shall follow. Without prejudice to what is stated hereinabove, in the event of any breach being committed by the Purchaser/s and/or the Co-operative Society, of this clause the Co-Developers shall be entitled to forbear from granting a Lease Deed in favour of the Co-operative Society/Societies, notwithstanding their other rights and remedies.

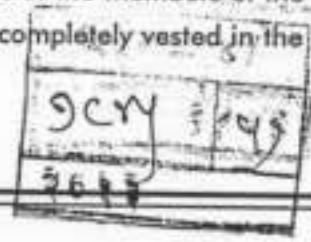
27. On the completion of the said Building and on receipt by the Co-Developers of the full payment of all the amounts due and payable to them by all the Purchaser/s of the said Building, the Co-Developers shall form Co-operative Society. The rights of the members of the Co-operative Society shall be subject to the rights of the Co-Developers under this Agreement and also subject to the assignment of the said Building in pursuance of the terms and conditions of L.O.I.



28. When the Co-operative Society is formed and all the amounts due can be paid in full by the Purchaser of all the flats, shops and units as aforesaid, the Co-Developers as stated herein shall initiate necessary steps to cause execute and/or get executed from the consent authorities the requisite Lease Deed in favour of Co-operative Society/Societies, as per permissible under the law by S.R.A. The Lease Deed in favour of the Society/Societies shall be executed and completed within a period of not more than three years from the date of the issuance of the Building Occupation Certificate (O.C.) by the Brihanmumbai Mahanagarpalika.

29. The Co-operative Society shall ensure that the provisions of this Agreement are carried into effect fully by it by passing appropriate resolution for that purpose. The Co-operative Society shall also ratify and adopt the present Agreement and also other Agreements for Sale which the Co-Developers would enter into with other purchasers of the various flats, shops, units in the Building. The Co-operative Society, shall ensure that it shall take over all responsibilities, liabilities and obligations of its various members as well as of their rights under the various diverse Agreements for Sale between the Co-Developers and its purchasers to the intent that the rights of the members of the Co-operative Society, will cease and terminate and shall be completely vested in the Co-

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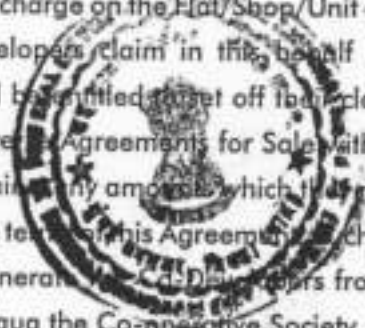


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operative Society, for any lien which the Co-Developers may have in respect of the said Flat/Shop/Unit or other flats, shops, units in the Building. The Purchaser/s doth hereby agree and bind himself/herself/themselves/itself to do all acts, deeds and things and execute all documents which the Co-Developers may require to be executed to enforce the obligations envisaged in this clause against the Co-operative Society. The failure on the part of the Purchaser/s to observe and perform this clause, when called upon to do so, by the Co-Developers shall entitle the Co-Developers to rescind this Agreement and the consequences of rescission mentioned in this Agreement shall follow. Without prejudice to what is stated hereinabove the Co-Developers shall be entitled to forbear from leasing the Property to the Co-operative Society, as envisaged hereinabove in case of breach by any of the Purchaser/s of any of the terms of this Agreement as non-observance by the Co-operative Society, of the provisions of this clause.

30. The Co-Developers shall be entitled to make a Lease Deed of the Property in favour of the Co-operative Society/Societies, as permissible under the law by S.R.A. so as to completely divest themselves of any right, title and interest in the Portion of the said Property, save and except that in respect of the unpaid dues if any under this Agreement, the Co-Developers shall continue to have a lien or charge on the Flat/Shop/Unit agreed to be sold herein until and unless the Co-Developers claim in this behalf is fully discharged. Alternatively, the Co-Developers shall be entitled to set off their claims in respect of dues under this Agreement and the dues under Agreements for Sale with other purchasers of flats, shops, units in the Building against any amount which they may be liable to pay to the Co-operative Society, under the terms of this Agreement. Each Lease Deed when made shall, however, completely exonerate the Co-Developers from any liability whatsoever either qua the Purchaser/s or qua the Co-operative Society, at any time in future but their rights of lien charge and encumbrance to the recovery of the dues from the tenement and/or the Purchaser/s and/or the other purchasers shall remain totally unaffected and unimpaired.

31. It is agreed that till the Co-operative Society is formed the Purchaser/s shall insure and keep insured the tenement agreed to be purchased by him/her/them/it against loss or damage by fire for the full value thereof in the joint name of the Co-Developers and the Purchaser/s, with such insurance company as and/or Co-Developers shall determine and shall whenever required to do so by the Co-Developers produce before the Co-Developers the policy or policies of such insurance and the receipt for the payment of premium in that behalf. In the event of the said Flat/Shop/Unit being damaged or destroyed by fire, the Purchaser/s shall as soon as reasonably practical pay the money realized from the insurance claim to the Co-Developers or at their discretion to lay out such money in the repair, rebuilding or reinstatement of the Flat/Shop/Unit. In the event of the building being insured by the Co-Developers the Purchaser/s agrees to reimburse the Co-Developers with his/her/their/its proportionate share of the insurance premium as may be determined by the Co-Developers in their sole discretion. The



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Purchaser/s shall not do or cause to be done any act or thing which may render void or voidable any insurance policy in respect of the Building or any part thereof or which may result in any increased premium becoming payable in respect thereof. In the event of any increased insurance premium becoming payable by virtue of any reason attributable to the Purchaser/s, the Purchaser/s agrees to bear, pay and discharge the entire increase of insurance premium in respect of the entire Building to the Co-Developers without prejudice to the other rights of the Co-Developers. The failure on the part of the Purchaser/s to observe and perform this covenant shall entitle the Co-Developers to rescind this Agreement and the consequences of rescission as hereinafter envisaged shall follow.

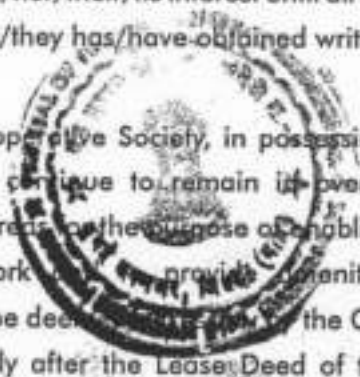
32. The Co-Developers shall in respect of any amount liable to be paid by the Purchaser/s under the terms and conditions of this Agreement shall have a first charge and lien on the said Flat/Shop/Unit. It is also agreed that the Purchaser/s shall not sell, transfer or assign his/her/their/its Flat/Shop/Unit or his/her/their/its interest until all the dues to Co-Developers are fully paid and until he/she/they has/have obtained written permission of the Co-Developers.

33. Even after vesting of the Property in the Co-operative Society, in possession, management and control the Co-Developers shall continue to remain in overall possession of the unsold areas, as also the common areas for the purpose of enabling them to complete any unfinished construction work and provide amenities appertaining thereto and such other purpose as may be deemed fit by the Co-Developers which rights shall stand extinguished only after the Lease Deed of the Property has been executed by the concerned authorities to the Co-operative Society/Societies.

34. That the Co-Developers shall be entitled at any time to alter the terms and conditions of the Agreement relating to the unsold flats, shops, units of the said Building and the Purchaser/s shall not be entitled to raise any objections to them or any of them in respect at any against the Co-Developers.

35. Whenever it is provided in the Agreement that on the happening of certain contingencies the Co-Developers shall be entitled to rescind the contract, it is agreed that in the event of such rescission being communicated in writing to the Purchaser/s, it shall take effect immediately. In such event, the Co-Developers shall be entitled to:

- (A) forfeit the earnest money mentioned hereinabove,
- (B) resell the Flat/Shop/Unit at the risk and cost of the Purchaser/s
- (C) reimburse themselves of any loss sustained by them on such resale
- (D) reimburse themselves for any amount due for additions and alterations in the Flat/Shop/Unit



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D. [Signature]

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M. [Signature]

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(E) recover the cost of bringing the Flat/Shop/Unit to standard specifications if any internal additions and alteration had been carried out in the Flat/Shop/Unit and

(F) adjust there from any other amounts due and payable under these presents.

After the adjustments aforesaid the Co-Developers shall tender to the Purchaser/s, the balance of the consideration received under this Agreement including the refundable and/or adjustable deposits, except however the interest recovered from the Purchaser/s on account of delayed payments. On the tender of such amounts as aforesaid all the right, title and interest of the Purchaser/s in the Flat/Shop/Unit shall stand extinguished even if such tender is not accepted by the Purchaser/s, and where possession of the Flat/Shop/Unit has been delivered by the Co-Developers to the Purchaser/s, the Co-Developers shall be entitled to regain and enter upon possession thereof peaceably and for that purpose the Purchaser/s doth hereby give to the Co-Developers their servants and agents an irrevocable license to re-enter upon the Flat/Shop/Unit even by breaking open any internal or external locks and retain possession of all the moveable things and articles lying within or about the Flat/Shop/Unit which would be returned to the Purchaser/s on demand against proper receipt. It is clearly and expressly agreed between the parties that in the event of the Agreement being rescinded in the manner aforesaid, the Purchaser/s shall not be entitled to any gain or profit or benefit of the Flat/Shop/Unit as a result of hike in prices or as a result of any accretion to the Flat/Shop/Unit made by the Purchaser/s or otherwise arising, howsoever.



36. The Purchaser/s and or the Co-Developers shall present this Agreement as well as the Lease Deed in respect of the Property more particularly described in the First Schedule hereunder written at the registration office within the time limit prescribed by the Registration Act and the Co-Developers will attend such office and admit execution thereof.

37. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s, by registered post A.D. under certificate of posting at his/her/their/its address specified below:

Aditya Bungalow, J16
Yamuna Nagar, Andheri (W), Mumbai - 53

38. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat/Shop (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 (Mah. Act No. XLV of 1963) and the rules made thereunder.

39. All stamp and registration charges and all costs charges and expenses payable in respect of this Agreement and/or the Lease Deed or any other document to be executed in accordance with this Agreement in respect of the Portion of the said Property and Building shall be borne and paid by the Purchaser/s and/or the Society/Societies.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land bearing C.T.S. No. 1(part) of village Oshiwara, Mumbai admeasuring 5577.48 sq.mts. or thereabout lying and being at village Oshiwara in the Registration District and sub-district of Mumbai city and Mumbai Suburban and bounded as follows i.e., to say:

- On or towards North : being proposed 90' D.P. Road
- On or towards South : being R.G. Reservation in crumbled slum
- On or towards East : being B.M.C.'s open plot ;
- On or towards West : being R.G. Reservation in crumbled slum

THE SECOND SCHEDULE ABOVE REFERRED TO:

The nature extent and description of the "Common Areas and Facilities" and of the "Limited Common Areas and Facilities" shall be as under:-

1. Common Areas and Facilities:

- a) Entrance lobby and foyer of the Building.
- b) Compound of the Building i.e., the open area (Land described in the third schedule above) appurtenant to the Building, but excluding the open car parking spaces in the compound allotted to be allotted to the respective Flat/Shop/Unit holder and garages, if permitted and constructed.
- c) Staircase including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.

2. Limited Common Areas and Facilities:-

- a) Landing in front of the stairs and lift on the floor on which the particular Flat/Shop/Unit is located as a mean of access to the Flat/Shop/Unit but not for the purpose of storing or as a recreation area, or a residence or for sleeping.
- b) This landing is limited for the use of the residents of the Flat/Shop/Unit located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.



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THE THIRD SCHEDULE ABOVE REFERRED TO:

Amenities/fixtures provided in the Flat/Shop/Unit/Building.

- ★ Concealed copper wiring with adequate Electrical Points & Designer Switches.
- ★ Miniature Circuit Breaker System for all rooms with Common ELCB.
- ★ POP finished wall with Luster paint and cornice in Living Room.
- ★ Telephone Socket in Living Room, Kitchen and Bedroom.
- ★ Intercom Facility and CCTV Security System.
- ★ Gas Piped Line Connection (if available by providing company).
- ★ Marbo Granite flooring.
- ★ Granite kitchen platform with stainless steel sink, service platform and Aqua-guard.
- ★ Designer Ceramic tiles upto ceiling heights in Bathrooms and Toilets.
- ★ Concealed Plumbing with superior quality Sanitary ware and fittings.
- ★ Instant Heater/Geyser with showers and mixers.
- ★ Main flush door hot pressed with quality fittings and safety glass.
- ★ Aluminum anodized sliding window with tinted glass.
- ★ All corridors are decorated with fancy flooring, POP Ceiling, Cornice & Concealed Lights for an elegant look.
- ★ Earthquake Resistant building designed for seismic zone II.
- ★ Elegantly decorated Entrance Foyer with Art effect.
- ★ Elevators of OTIS or equivalent reputed make.
- ★ Common Dish Antenna / Cable TV Facility.



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IN WITNESS WHEREOF the parties hereto have set and subscribed the respective hands on the day and year first hereinabove written.

Signed, Sealed and Delivered)
 By the withinnamed "Developers")
 M/s. Nityanand Builders & Developers)
 Through the Constituted Attorney)
 of the Partners of the said Firm)

For Neileshwar Developers

[Handwritten Signature]

Partner

Dinesh Dera

In the presence of)
श. रमेश. क. शर्मा)
[Signature])



Satellite Heights

[Handwritten Signature]



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Annexure - 'A'

C.T.S. Plan

वेवळीचे कारणाः नगर शासन कार्यालय (ग्रामटी) वेवळी येथील गुणवत्ता प्राधिकरणा अंतर्गत पत्र क्र. ३५३३/४०२/४६/२००२ दिनांक ३१/०७/२००२ वेवळी नगरपालिका नावा विलीन ३५६४००२ नगर वेवळी येथील 'विलीन अंतर्गत कार्यालय' नावा विलीन २११२१३ नगर वेवळी अंतर्गत नगर गुणवत्ता प्राधिकरण अंतर्गत पत्र क्र. ३५३३/४०२/४६/२००२ वेवळी नगरपालिका वेवळी नगरपालिका तयार करित नसत.

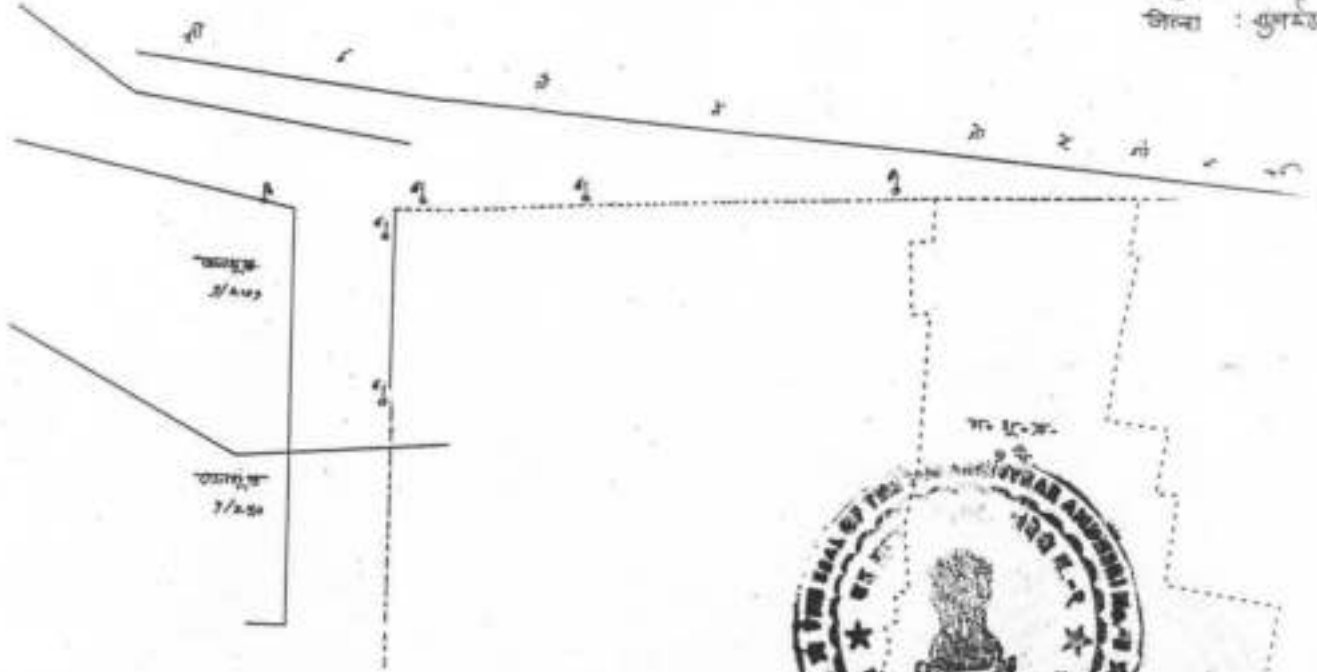
जमिनीचा नोंदी क्र. नं. ३६

दि. २००३

नगर शासन : वेवळी

तालुका : वेवळी

जिल्हा : पुणे



सुचना टिपण-

१) या प्रमाणे न. न. गुणवत्तापत्र तयार केले आहे.
 २) या प्रमाणे दस्तावेजिक कोस जमावत नसता.
 ३) या नोंदी दस्तावेजिक प्रमाणे जाय जायचे नोंदी घेतल्या जातील.
 ४) वेवळी नगरपालिकेचे गुणवत्ता प्राधिकरण या नोंदी घेतल्या जातील.
 ५) वेवळी नगरपालिका वेवळी नगर शासन अंतर्गत पत्र क्र. ३५३३/४०२/४६/२००२ वेवळी नगरपालिका तयार करित नसत.



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वेवळी नगरपालिका कार्यालय
 वेवळी तालुका - ३६११०२

वेवळी नगरपालिका
 वेवळी
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वेवळी नगरपालिका
 वेवळी तालुका - ३६११०२

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Annexure - 'B'
Property Card

मालमत्ता पत्रक

पंचायत संख्या - **ओशिवरा** तालुका न.प्र.वा.का. - **न.प्र.अ.अंधोरी** जिल्हा - **पुणे**
 पंचायत संख्या - **102** वडा संख्या - **10** गा.सं. - **102** भा.सं. - **10** तालुका संख्या - **102** जिल्हा संख्या - **102**



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[८९८८०]	✓	सो	१३०१००-५	✓
[१०३८८]	✓		- २१२००-६	✓
[३९९५९]	✓		१२५८०२-६	✓
३३३०५९.२	✓		- २१२५-५	✓
-१११९८	✓		१२००३००-१	✓
३३९८०५.४	✓		- ८०१-६	✓
+३५११९.०	✓		१२०६२५६-२	✓
२६९००५.४	✓		- ८५०२-३	✓
-१०१९९८	✓		१३६१५००-५	✓
१४८८९८६	✓		- ११९१-०	✓
-५०१११.३	✓		१३६०००८-५	✓
१९८०५-१३	✓		+ ५२९१	✓
-११५१३.०	✓		१११३२६	✓
१९९००८.३	✓		- ८०१८	✓
-१८८९८०.२	✓		५३६६८	✓
१९९००९.१	✓		- २३१	✓
-३५११९.०	✓		५१६३५०	✓
१९९०१०.१	✓		- ६८५२५	✓
-२९०११.२	✓		५३३५८६-०	✓
१९९०११.०	✓		- ३११०-०	✓
-११०८.१	✓		५३०५८०	✓
१९९०१२.३	✓		३११८-० न.प्र.अ. १/२५३ न	✓
-८०५५.८	✓		१/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
१९९०१३.१	✓		१३०८-० न.प्र.अ. १/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
-८०५५.८	✓		११५००२-० न.प्र.अ. १/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
१९९०१४.३	✓		- ८१५६४.० न.प्र.अ. १/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
-१५५५.९	✓		११५००२-० न.प्र.अ. १/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
१९९०१५.४	✓		- १३१०-३ न.प्र.अ. १/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
-१०५१.३	✓		११९८९५-५ न.प्र.अ. १/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
१९९०१६.१	✓		- ६२२-० न.प्र.अ. १/२५४ न.प्र.अ. १/१५४ न.प्र.अ. १/१५४ न	✓
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१९९०१७.१	✓			✓
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-१३६५.१	✓			✓
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-१३६५.१	✓			✓
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-१३६५.१	✓			✓
१९९०२१.३	✓			✓
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१९९०२९.१	✓			✓
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मालमत्ता पत्रक

दिनांक/संज्ञा - अश्विगवा

कालुका/प.मु.का.का - न.भू.अ.अंधेरी

जिल्हा -



अर्थ प्रकल्प + २४४	जिल्हा नगर	पंचसद नगर	अर्थ पो.सो.	धान्याव्यवहार	राज्यपालक विभाग अर्थ/उत्पादक विभाग कलकत्ता अर्थ/उत्पादक विभाग (अ.स.)
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क्र.सं.	विवरण	पुस्तक क्रमांक	मूल्य (रु.) पुस्तक (रु.) शिल्लक (रु.)	संशोधन
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३०/११/७१	मा. अर्थ उत्पादक विभाग, मु. उ. नगर अंधेरी पो.सो.कडील क. ADC/LND/D-१४८० ता.३०/१/७० अन्वये विनगोती आकार रु. ८.१० ता.१/८/७४ ते ३१/७/७० (क्षेत्र ७०६.१ चौ.मी)		रु. - २८/१/७१.०१ रु.मु.अ.अ.४ मुद्रा	
	मा. अर्थ उप निर्वाह विभाग अंधेरी पो.सो.कडील क. ADC/LND/D १२६५ दि.२१/१२/७१ अन्वये विनगोती आकार रु. रु. ७.१० दि. १/८/७१ पासून (क्षेत्र ४८४.८ चौ.मि. वा.)		रु. - २८/१/७१ रु.मु.अ.अ.४ मुद्रा	
	मा. अर्थ उप निर्वाह विभाग अंधेरी पो.सो.कडील क. ADC/LND/D ३०५ दि. १६/१२/७१ अन्वये विनगोती आकार रु. रु. ६.५० दि. १/८/७१ पासून क्षेत्र १०५ चौ.मि.		रु. - २८/१२/७१ रु.मु.अ.अ.४ मुद्रा	
	आदेश क. न. भू. अश्विगवा / १ ता. २७/७/७३ अन्वये वि. ता. नं. १/१ चौ.मी. मिल्कन पिकावत तयार केलेले २२३६.८ चौ. मी. क्षेत्र काढी केले		रु. - २८/७/७३ रु.मु.अ.अ.४ मुद्रा	
	मा. अर्थ उप. वि. अंधेरी पो.सो.कडील क. ADC/LNDC- ३२६८ ता. २०/१/७२ अन्वये वि.सो. आकार रु. १.२५ ता. १/८/७५ ते ३१/७/७१ व रु. १३.३० ता.१/८/७१ पासून वि. ता. नं. १ व १३३.०० चौ. मी व २१० व २४.७ चौ. वा.		रु. - २८/७/७५ रु.मु.अ.अ.४ मुद्रा	
	मा. अर्थ उप. वि. क. ADC/LNDC- ४३५३ ता. ११/१/७४ अन्वये वि.सो. आकार रु. ता. १/८/७१ पासून क्षेत्र ५६ चौ. मी		रु. - ११/०१/७४ रु.मु.अ.अ.४ मुद्रा	
	मा. अर्थ उप. वि. अंधेरी पो.सो.कडील क. ADC/LNDC- ४३५३ ता. ११/१/७४ अन्वये वि.सो. आकार रु. ०.७५ ता. १/८/७१ पासून क्षेत्र १३ चौ. मी		रु. - ११/०१/७४ रु.मु.अ.अ.४ मुद्रा	
०३/०५/१९७१	मा. अर्थ उप. वि. अंधेरी पो.सो.कडील क. ADC/LNDC- ४३५३ ता. ११/१/७४ अन्वये वि.सो. आकार रु. ०.४० ता. १/८/७१ पासून क्षेत्र ३३.७५ चौ. मी		रु. - ११/०५/७१ रु.मु.अ.अ.४ मुद्रा	
१५/०७/१९७३	मा. अर्थ उप. वि. अंधेरी पो.सो.कडील क. ADC/LND/D ४३५३ ता. ११/१/७४ अन्वये वि.सो. आकार रु. १.०० ता. १/८/७१ पासून क्षेत्र १२ चौ. मी.		रु. - ११/०७/७३ रु.मु.अ.अ.४ मुद्रा	
०३/०६/१९७१	आदेश क. न. भू. अश्विगवा / १ चौ. र. कलम क्षेत्र समूह केले ता. ३/६/७४ चौकरी रजिस्टर वरत		रु. - ०३/०६/७१ रु.मु.अ.अ.४ मुद्रा	
०८/०६/१९८०	मा. अर्थ उत्पादक विभाग (विनगोती) क. अंधेरी पो.सो.कडील क. ATN / NA -IV Oshiwara ३४१ ता. १८/७/७९ अन्वये विनगोती आकार रु. रु. १२०/- क्षेत्र ५००० चौ. मी कपरावाचन ता. १/८/७६ ते ३१/७/७९ व पुढे धान्याव्यवहार चौ. गुलाब रस्त्या		रु. - ०८/०६/८० रु.मु.अ.अ.४ मुद्रा	



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मालमत्ता पत्रक

दिनांक/संवत् :- **शुद्धशिवरा** तालुका/ज.भ.स.का. :- **न.भू.अ.अंधेरी**

जिल्हा :-



जमीन मालक नाम	जमीन मालक पत्ता	जमीन मालक शहर	जमीन मालक जिल्हा	जमीन मालक संवत्	जमीन मालक पत्रक क्र.

क्र.सं.	विवरण	मूल्य (रु.)	विनाश (रु.)	कटौत (रु.)	सालाहिक
१३.०२.१९८०	श्री. अण्णा उपायनकार्यालयी मुंबई उपनगर अंधेरी यांचे कडील क्र. ADC/LND/७५७१ दि. २०/१२/८० अन्वये १०० चौ. मी. क्षेत्रातील क्षेत्रीय गुणवत्ता जाण साईमर अन्वये यांचे इन्फार्मर विनाशही आकार दरवर्षी २१.६० दि १/८/७९ पासूनची नोंद घेतली.				२०/१२/८० न.भू.अ.अ.अ. मुंबई
१३.०३.१९८०	श्री. अण्णा उपायनकार्यालयी मुंबई उपनगर अंधेरी यांचे कडील क्र. ADC/LND/D/७५८१ दि. २०/१२/८० अन्वये २५०.०० चौ. मी. क्षेत्रातील क्षेत्रीय गुणवत्ता जाण साईमर अन्वये यांचे इन्फार्मर विनाशही आकार दर. ३.०० दि. १/८/९९ ते ३१/३/७९ पर्यंत ६.०० ता. १/८/७९ पुढे क्षेत्रीय याचिका अन्वये यांचे भरणे बाकाय नोंद घेतली.				२०/१२/८० न.भू.अ.अ.अ. मुंबई
१३.०६.१९८०	श्री. अण्णा उपायनकार्यालयी मुंबई उपनगर अंधेरी यांचे कडील क्र. ADC/LND/D/७६७५ दि. २६/५/८० अन्वये १६००.०० चौ. मी. क्षेत्रातील क्षेत्रीय गुणवत्ता जाण साईमर अन्वये यांचे इन्फार्मर विनाशही आकार दर. ६४.०० ता. १/८/७८ पुढे विनाशही सुधारित सारा होई तो पर्यंत श्री. एम्. इंदिरा हाजे यांचे भरणे बाकाय नोंद घेतली.				१९/०५/८० न.भू.अ.अ.अ. मुंबई
	श्री. अण्णा उपायनकार्यालयी अंधेरी यांचे कडील क्र. ADC/LND/D/७५८० दि. ५/४/८० अन्वये विनाशही सारा र. ५.८० ता. १/८/७९ पासून पुढे सुधारित होई पर्यंतची नोंद घेतली क्षेत्र १४४.० चौ. मी. पर्यंत				१९/०५/८० न.भू.अ.अ.अ. मुंबई
१६.५७.१९८०	श्री. अण्णा उपायनकार्यालयी अंधेरी यांचे कडील क्र. ADC/LND/२३०३ दि. १२/३/८० अन्वये विनाशही सारा र. ६.१० ता. १/८/९९ ते ३१/३/७९ पर्यंत २२.२० ता. १/८/७९ पासून क्षेत्र ५००.०० चौ. मी. पर्यंत सुधारित विनाशही आकार श्री. सुश्री. व्हा. अन्वर अन्वये यांचे भरणे बाकाय नोंद घेतली				१९/०५/८० न.भू.अ.अ.अ. मुंबई
१७.०१.१९८०	श्री. अण्णा उपायनकार्यालयी अंधेरी यांचे कडील क्र. ADC/LND/D/७७०० दि. १४/४/८० अन्वये विनाशही सारा ता. १/८/७४ पासून र. ५.६० क्षेत्र १४०.०० चौ. मी.				१९/०५/८० न.भू.अ.अ.अ. मुंबई
	श्री. अण्णा उपायनकार्यालयी अंधेरी यांचे कडील क्र. ADC/LND/D/७९९९ दि. १९/५/८० अन्वये श्री. मंगळू खान अन्वर अन्वये विनाशही सारा सुधारित पर्यंत र. २.०० ता. १/८/७४ पासून भरणे बाकायची नोंद घेतली क्षेत्र २८९.०० चौ. मी. पर्यंत				१९/०५/८० न.भू.अ.अ.अ. मुंबई
१७.०१.१९८०	श्री. अण्णा उपायनकार्यालयी अंधेरी यांचे कडील क्र. ADC/LND/D/७८७८ दि. ३०/५/८० अन्वये विनाशही सारा रक्कम र. २.४० दिनांक १/८/७७ पासून सुधारित पर्यंतची नोंद घेतली क्षेत्र ६० चौ. मी. पर्यंत				१९/०५/८० न.भू.अ.अ.अ. मुंबई
	श्री. अण्णा उपायनकार्यालयी (N.A) II अंधेरी यांचे कडील क्र. ATN/NA III/Oshiwara/१९७० दि. २९/४/८० अन्वये विनाशही सारा र. ३६ ता. १/८/७९ ते ३१/३/८० पर्यंतच्या नोंद घेतली. क्षेत्र १०९.०० चौ. मी. पर्यंत				१९/०५/८० न.भू.अ.अ.अ. मुंबई



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मालमत्ता पत्रक

१९७५ मॉडेल - ओशीवारा तालुक्याचे प्र.पा.का. - न.भू.अ.अधेरी

जिल्हा -



ना. क्रमांक १२५-५ नोंद नंबर पत्तार नंबर धरि घातकधरता

६ अ

नामवार नाववार पंढ्र क्रमांक नोंद नंबर (या) पंढ्र (१) किंवा पंढ्र (२) मासिक

१९७५-१९८०

मा. अण्ण त्तासिण्णदार (NA) II अधेरी पांघे कडौल क्र. ATN/NA III / Oshiwara / १८५ दि. १५/१/८० अण्णवे विण्णलेली धारा र. क. १.१० ता. १/८/७० ते ३१/३/८० र. क. ३.८० ता १/८/७१ ते ३१/३/८० अण्ण पावळ नोंद केली. क्षेत्र १५१.०० चौ. मी. धर

अण्ण - १९७५-१९८० म.म.अ.अ.अ. मूण्ण

मा. अण्ण त्तासिण्णदार (NA) II अधेरी पांघे कडौल क्र. ATN/NA III Oshiwara/३१ दि. १२/५/८० अण्णवे विण्णलेली धारा र. क. १.८० ता. १/८/७१ ते ३१/३/८० अण्ण पावळ नोंद केली. क्षेत्र ४५.०० चौ मी धर

अण्ण - १९७५-१९८० म.म.अ.अ.अ. मूण्ण

मा. अण्ण त्तासिण्णदार (NA) II अधेरी पांघे कडौल क्र. ATN/NA II Oshiwara / ११८ दि. २१/४/८० अण्णवे दि. मं. धारा र. क. ६.८० ता ५/८/७१ ते *

अण्ण - १९७५-१९८० म.म.अ.अ.अ. मूण्ण

मा. अण्ण उरुण्णिकर्ण्णधरकारी अधेरी पांघे कडौल क्र. ADC/LND/D-३५५/११३/११/७१ अण्णवे विण्णलेली धारा र. क. ८.०० ता १/८/७१ पाण्ण धारा मूण्णधरे पण्णधर चौ नोंद केली क्षेत्र ३१० चौ. मी धर

अण्ण - १९७५-१९८० म.म.अ.अ.अ. मूण्ण

१९७५-१९८०

मा. अण्ण उरुण्णिकर्ण्णधरकारी अधेरी पांघे कडौल क्र. ADC/LND/D ३६५७ दि. ११/१/८० अण्णवे विण्णलेली धारा र. क. २०.०० ता. १/८/७१ पाण्ण धारा मूण्णधरे पण्णधर क्षेत्र २५०.०० चौ. मी धर

अण्ण - १९८० म.म.अ.अ.अ. मूण्ण

१९७५-१९८०

मा. अण्ण उरुण्णिकर्ण्णधरकारी अधेरी पांघे कडौल क्र. ADC/LND/D ५७१५ दि. ११/१/८० अण्णवे विण्णलेली धारा र. क. ५०.०० दि. १/८/७१ पाण्ण क्षेत्र २१३.०० चौ. मी धर धरणीपण्णधरी नोंद केली.

अण्ण - १९८० म.म.अ.अ.अ. मूण्ण

मा. अण्ण उण्ण विण्णधरकारी अधेरी पांघे कडौल क्र. ADC/LND/D-५७१२ दि. ११/१/८० अण्णवे विण्णलेली धारा र. क. ४६.५० दि. १/२/७४ पाण्ण धरणीपण्णधरी नोंद केली क्षेत्र २१०.०० चौ. मी धर

अण्ण - १९८० म.म.अ.अ.अ. मूण्ण

मा. अण्ण उरुण्णिकर्ण्णधरकारी अधेरी पांघे कडौल क्र. ADC/LND/D- ५७१७ दि. ११/१/८० अण्णवे विण्णलेली धारा र. क. ४६.०० ता. १/२/७४ पाण्ण धरणीपण्णधरी नोंद केली क्षेत्र २४०.० चौ. मी धर

अण्ण - १९८० म.म.अ.अ.अ. मूण्ण

१९७५-१९८०

मा. अण्ण उरुण्णिकर्ण्णधरकारी अधेरी पांघे कडौल क्र. ADC/LND/D ५७११ दि. ११/१/८० अण्णवे विण्णलेली धारा र. क. ११.०५ पण्णधर ता १/१/७० ते ३१/३/७१ पण्णधर र.क. २२.१० ता १/८/७१ पाण्ण धरणीपण्णधरी नोंद केली. क्षेत्र १८.०० चौ. मी धर

अण्ण - १९८० म.म.अ.अ.अ. मूण्ण

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मालमत्ता पत्रक

दिनांक - ११/११/२०२३

आयुक्त/न.पु.वा.का. - न.पु.अ.अंधेरी

विभाग -



क्र.सं.	वर्ग	कक्षा	अवकाश	आयुक्त/न.पु.वा.का.	दिनांक
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क्र.सं.	वर्ग	वर्ग क्रमांक	न्यूनतम आय (₹)	उच्चतम आय (₹)	संख्या
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१३	अध्यापक	१	₹ १५,०००	₹ २०,०००	१
१४	अध्यापक	२	₹ १५,०००	₹ २०,०००	१
१५	अध्यापक	३	₹ १५,०००	₹ २०,०००	१
१६	अध्यापक	४	₹ १५,०००	₹ २०,०००	१
१७	अध्यापक	५	₹ १५,०००	₹ २०,०००	१
१८	अध्यापक	६	₹ १५,०००	₹ २०,०००	१
१९	अध्यापक	७	₹ १५,०००	₹ २०,०००	१
२०	अध्यापक	८	₹ १५,०००	₹ २०,०००	१



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मालमत्ता पत्रक

जिल्हा मॉने - **मुंबई**

जिल्हा मॉने, भू. म. क. - **न. भू. अ. अंधेरी**

जिल्हा -



क्र.सं.	वर्ग	फ्लॉट नं.	क्षेत्र	भाषा/विवरण	सामान्य अर्थसूची क्र. १५४५५ संपादन मॉने मॉने वर लागू आहे. क्र. १५४५५
१. अ.					

क्र.सं.	विवरण	फ्लॉट क्र.सं.	संपन्न धारक (धा)	संपन्न (धा) किंवा धार (धा)	मॉने
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- १०-११-१९८० मा अणु उर्जासंबंधीकारी अंधेरी बांधे कडोल क्र. ADC/LND/D ८०४० दि. १५/११/८० अन्वये विनगरी भाग २, म. ५.७५ सा १/८/७८ पासून विनगरी भाग मूळ पर्वत धारणांणी नोंद केली. क्षेत्र १४३.०० चौ. मी वर

मॉने - २०-११-१९८०
म. भू. अ. अ. व मूळ
- १०-१२-१९८१ मा अणु उर्जासंबंधीकारी अंधेरी बांधे कडोल क्र. ADC/LND/D ७५२३ दि. २५/११/८० विनगरी भाग २, म. १५८.२० सा १/१२/७९ पासून भाग मूळ पर्वत क्षेत्र ४२०४.८० चौ. मी वर (फ्लॉट नं. १) धार केली.

मॉने - २५-१२-१९८१
म. भू. अ. अ. व मूळ
- १०-१३-१९८१ मा अणु उर्जासंबंधीकारी अंधेरी बांधे कडोल क्र. ADC/LND/D २५२१ दि. २५/११/८० विनगरी भाग २, म. ४८३.६० सा १/१२/७९ पासून भाग विनगरी वार झाले पासून धारणांणी आहे. क्षेत्र ४०२९.२० चौ. मी वर (फ्लॉट नं. ३)

मॉने - २५-१२-१९८१
म. भू. अ. अ. व मूळ
- १०-१३-१९८१ मा अणु उर्जासंबंधीकारी अंधेरी बांधे कडोल क्र. ADC/LND/D ७५२० दि. २५/११/८० विनगरी भाग २, म. ६९३.९० सा १/१२/७९ पासून भाग विनगरी वार मूळ झाले पासून धारणांणी आहे क्षेत्र ५०९३.३ चौ. मी वर (फ्लॉट नं. ४)

मॉने - २५-१२-१९८१
म. भू. अ. अ. व मूळ
- १०-१३-१९८१ मा अणु उर्जासंबंधीकारी अंधेरी बांधे कडोल क्र. ADC/LND/D ७५१९ दि. २५/११/८० विनगरी वार मूळ झाले पासून धारणांणी आहे क्षेत्र ५९४९.५३ (फ्लॉट नं. ५)

मॉने - २५-१२-१९८१
म. भू. अ. अ. व मूळ
- १०-१४-१९८१ असे दि. १८/१०/८० व लबाब केली वळवळी प्रमाणे नाव लावून केली क्षेत्र २५०.०० चौ. मी वर

S. I. F (E)
वे. म. भू. अ. व इ. मा.
मुंबई बांधे कडोल क्षेत्राणी नागराणी म. भू. वार.
आरोल क्र.
अंतिमपत्र न. भू.
१ दि. २७/३/८१
अन्वये

मॉने - १८/०४/१९८१
म. भू. अ. अ. व मूळ
- १०-१५-१९८१ मा अणु लक्ष्मिणवार विनगरी अंधेरी बांधे कडोल क्र. ATN/NA-II/११०५ दि. ३१/३/८० अन्वये व ATN/NA/II/११०५ दि. २१/११/८० अन्वये श्री. वदु जयान धान अणुव धान धानी धरून आदेशाणी नोंद घालून वॉरकिस होणेबाबत असे केली धरून विनगरी भाग २, म. ८९.७० सा १/८/७९ ते ३१/७/७९ व मूळाले विनगरी भाग २, म. १२३७.५० सा १/८/७९ ते ३१/७/८१ पर्यंत दरम्यान पुढे विनगरी वार असे पर्वत क्षेत्र. वदु जयानधान अणुवधान धानी धारणे बाबत नोंद केली.

मॉने - २५-१२-१९८१
म. भू. अ. अ. व मूळ
- १०-१६-१९८१ मा अणु उर्जासंबंधीकारी अंधेरी बांधे कडोल क्र. ADC/LND-D ९०९० दि. ४/३/८१ अन्वये विनगरीभागी नोंद घालणी क्षेत्र ५३६९.८३ चौ. मी वर फ्लॉट नं. ७ विनगरी कडे धार

मॉने - २५-१२-१९८१
म. भू. अ. अ. व मूळ



४८१-४/
१८११ ७७
२०१३



बदल - ४/	१८-१९७३
१८४	७६
२०१३	

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मालमत्ता पत्रक

दिनांक - २१/११/२०१८

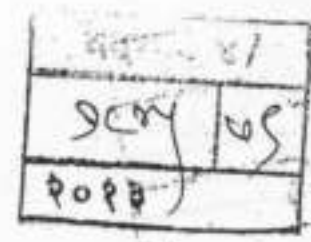
पत्रक नं. पु.म.का. - न.पु.अ.अंधेरी

पत्रक - मुंबई उपनगर जिल्हा

विकास विभाग, मुंबई उपनगर जिल्हा, मुंबई - ४०० ००१
 महाराष्ट्र शासन, मुंबई उपनगर जिल्हा, मुंबई - ४०० ००१

क्र.	विवरण	खंड क्रमांक	नॉन धारक (रु.) धारक (रु.) किंवा धार (रु.)	विवरण
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३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०५८ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय ३०४९.९१ रू.ची. या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०५९ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय १४६९.०० रू.ची. या या पत्रक नं. ९ विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०६१ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय ६६९५.७४ रू.ची. या या पत्रक नं. १० विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०६३ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय ६५१३.२१ रू.ची. या या पत्रक नं. ११ विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०६२ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय ५४४३.८४ रू.ची. या या पत्रक नं. १२ विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०५९ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय ८३०.०६ रू.ची. या या पत्रक नं. १३ विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D ८४८८ दि. ४/४/८१ अन्वये विनयलेखी नोंद घेतली होय ३२५५.०० रू.ची. या या पत्रक नं. २०२६.५० रू.ची. या पत्रक नं. १४ विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०६१ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय ३०००.९३ रू.ची. या या पत्रक नं. १५ विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०६१ दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय २५/३/८२ पासून विनयलेखी याग कृपारे पत्रक घेतली नोंद घेतली. होय ३०००.३ रू.ची. या पत्रक नं. १०		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	
३०-१६-१९८०	मा अणार उपनिर्वाहकारी अंधेरी चांचे कडील क्र. ADC/LND/D १०६० दि. ६/३/८२ अन्वये विनयलेखी नोंद घेतली होय ४४४३.८१ रू.ची. या पत्रक नं. १० विनयलेखी काढे या		रु. - ३६२०१९८२ ३.६२.१६.८२ रु.चे	





१८४	१८४
१८४	१८४
१८४	१८४

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मालमत्ता पत्रक

दिनांक - २०/०२/२०२३ मालमत्ता - न.भू.अ.अंधेरी

दिनांक - २०/०२/२०२३



क्र.सं.	विवरण	वर्ग	विवरण	दिनांक
२०२३	२०२३	२०२३	२०२३	२०२३

क्र.सं.	विवरण	वर्ग	विवरण	दिनांक
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२०२३	मा अण्ण उर्वाण्णकर्मिण्णकरी अंधेरी वांचे कडोळ क्र. ADC/LND-D १०१० दि. ४/६/८२ अण्णणे विनगळी धारा र. म. २१२९.३५ ला २५/३/८२ पासून विनगळी धारा सुधारे पयले वाचें केली संख ५३६९.८२ ची. यी वा परी नं. ७ ला २५/३/८२ पासून धारा सुधारे पयले विनगळी कडे वांचे	अण्ण-	२१.०२.२०२३	२०२३
२०२३	मा अण्ण उर्वाण्णकर्मिण्णकरी अंधेरी वांचे कडोळ क्र. ADC/LND-D १०१३ दि. ४/६/८२ अण्णणे विनगळी धारा र. म. २१२९.३५ ला २५/३/८२ पासून विनगळी धारा सुधारे पयले वाचें केली संख ६५१३.२१ ची. यी वा परी नं २१ विनगळी कडे वांचे	अण्ण-	२१.०२.२०२३	२०२३
२०२३	मा अण्ण उर्वाण्णकर्मिण्णकरी अंधेरी वांचे कडोळ क्र. ADC/LND-D १०१८ दि. ४/६/८२ अण्णणे विनगळी धारा र. म. १२३७.५० ला २५/३/८२ पासून विनगळी धारा सुधारे पयले धारणे कायल वाचें केली संख ३७४९.९१ ची. यी वा परी नं. ८ विनगळी कडे वांचे	अण्ण-	२१.०२.२०२३	२०२३
२०२३	मा अण्ण उर्वाण्णकर्मिण्णकरी अंधेरी वांचे कडोळ क्र. ADC/LND-D १०५७ दि. ४/६/८२ अण्णणे विनगळी धारा र. म. २७४२.२० ला २५/३/८२ पासून धारा सुधारे पयले धारणे कायल वाचें केली संख ८३०९.७९ ला. नं. २३ विनगळी कडे वांचे	अण्ण-	२१.०२.२०२३	२०२३
२०२३	मा. वि. वि. भू. अ. मुंबई उपनगर मुंबई वांचे कडोळ क्र. ज. व. क्र. ७ १९८३ अण्णणे कायला न. भू. अ. क्र. १९७४ पधील संख ३५२२९.० ची. यी कायें कायल ऑरिगिनाल पधील न. भू. क्र. १ कायें मा. वि. वि. भू. अ. ला न. भू. अ. व. मुंबई उपनगर मुंबई वांचे कडोळ आदेस क्र. न. भू. ऑरिगिनाल / १ केली	अण्ण-	२१.०२.२०२३	२०२३
२०२३	मा. न. भू. अ. क्र. ४ वांचे कडोळ आदेस ऑरिगिनाल न. भू. क्र. १-८४ दिनांक २७/९/८४ कॅप्टे कन्सेट दिउने प्रकल्पे पधील लक्ष्मण संख १३९८३०.३ ची. यीटर कायें कायल विभाजन कायें नोचल कडे उघडली	अण्ण-	२१.०२.२०२३	२०२३
२०२३	मा अण्ण. डे. कायेंकटर मुंबई वांचे कडोळ आदेस क्र. न. भू. मी. एन. एन. डी / डी १८२३ दि १३/९/८३ यी कायें ऑरिगिनाल नोड डेकलरपमेंट फार्म प्रकल्पे दि. ये लायें २२६८.८ ची मी. या विनगळी आदेस	अण्ण-	२१.०२.२०२३	२०२३
२०२३	मा अण्ण. डे. कायेंकटर मुंबई वांचे कडोळ आदेस क्र. न. भू. मी. एन. एन. डी / डी १९१ दि. १३/९/८३ ची मसम ऑरिगिनाल नोड डेकलरपमेंट फार्म प्रकल्पे दि. ये लायें ८२९५.९ ची. यीटर या विनगळी आदेस	अण्ण-	२१.०२.२०२३	२०२३



बंद - ४/१
२०२३



DECLARATION

STATE OF ...

...

I, the undersigned, do hereby declare that the above is a true and correct copy of the original as submitted to me by the applicant.

I further declare that the above is a true and correct copy of the original as submitted to me by the applicant.

I further declare that the above is a true and correct copy of the original as submitted to me by the applicant.

I further declare that the above is a true and correct copy of the original as submitted to me by the applicant.

I further declare that the above is a true and correct copy of the original as submitted to me by the applicant.

I further declare that the above is a true and correct copy of the original as submitted to me by the applicant.

I further declare that the above is a true and correct copy of the original as submitted to me by the applicant.

I further declare that the above is a true and correct copy of the original as submitted to me by the applicant.



कदम - ४/ -	
१८८५	०२
२०	

मालमत्ता पत्रक

दिनांक - ०१/०१/२०२३

प्राप्तकर्ता/न.पु.स.का. - न.पु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा



क्र.सं.	वर्ग	वर्ग क्र.	अंश	प्लॉट/फ्लॉट	अंश क्र.	अंश क्र.
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क्र.सं.	वर्ग	वर्ग क्र.	मौल्य (₹)	वृद्ध (₹) किंवा घट (₹)	मोटाई
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर मुंबई यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ ची मालकी अंशियता लेंड डेव्हलपमेंट कॉ. प्रायव्हेट लि यांचे यांचे ३१५६५.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		११५६५००	०	११५६५००
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर मुंबई यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ ची मालकी अंशियता लेंड डेव्हलपमेंट कॉ. प्रायव्हेट लि यांचे यांचे इलाकेस १०२१०.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१०२१०००	०	१०२१०००
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर मुंबई यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ ची मालकी अंशियता लेंड डेव्हलपमेंट कॉ. प्रायव्हेट लि यांचे यांचे इलाकेस १८३६३.५० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१८३६३५०	०	१८३६३५०
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर अंधेरी यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ यांचे यांचे इलाकेस १०२१०.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१०२१०००	०	१०२१०००
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर अंधेरी यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ यांचे यांचे इलाकेस १०२१०.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१०२१०००	०	१०२१०००
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर अंधेरी यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ यांचे यांचे इलाकेस १०२१०.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१०२१०००	०	१०२१०००
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर अंधेरी यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ यांचे यांचे इलाकेस १०२१०.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१०२१०००	०	१०२१०००
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर अंधेरी यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ यांचे यांचे इलाकेस १०२१०.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१०२१०००	०	१०२१०००
१-११-११८६	वा. अंधेरी, डे. कॉलेक्टर अंधेरी यांचे कार्टील अर्सेस क्र. म. प्र. सी. / एम. एम. सी/सी १८२२ दि. २८/०८/८३ यांचे यांचे इलाकेस १०२१०.०० ची. प्लॉट/फ्लॉट क्र. अर्सेस		१०२१०००	०	१०२१०००



बंद - ४१
१०२३



बदर - ४/	
१८४	६४
२०१३	



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मालमत्ता पत्रक

दिनांक - २०/०१/२०२३

सालानुसार भु.सा.का. - न.भू.अ.अंधेरी

जिल्हा - मुंबई



क्र.सं.	व्यवस्था	संख्या	दिनांक	वर्ग	धरणी	मालमत्ता (रु.)	विक्रय मूल्य (रु.)
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२०२३-२४

मा. अतिरिक्त भूमि अधिष्ठाता मुंबई उपनगर जिल्हा मुंबई
विनया आदेश क्र. ए. टी. एन. एन. अ. ऑरिजना
२६९३ दि. ३०/०८/२२ व ३१/०८/२२ यांचे आदेश प्रमाणे
ऑरिजना न. भू. अ. अ. २३ संख २३९३.० यो. यो. संख्या
अध्यापक विनयाचे यापुढील नोंद घेऊन प्रकल्प
द्वारे आदेश क्र. २३ संख २३९३.० यो. यो. संख्या

२०२३-२४

मा. अधिष्ठाता भूमि अधिष्ठाता मुंबई उपनगर जिल्हा मुंबई
यांचे आदेश क्र. ए. टी. एन. एन. अ. ऑरिजना
२३९३ अन्वये न. भू. अ. अ. २३ संख २३९३.० यो. यो. संख्या
सोपानात जागेचे न. भू. अ. अ. २३ अ दि. २३/०८/२२ यो. यो. संख्या
संख २३९३.० यो. यो. संख्या

मा. अतिरिक्त भूमि अधिष्ठाता मुंबई उपनगर जिल्हा मुंबई
यांचे आदेश क्र. ए. टी. एन. एन. अ. ऑरिजना
२३९३ अन्वये न. भू. अ. अ. २३ संख २३९३.० यो. यो. संख्या
सोपानात जागेचे न. भू. अ. अ. २३ अ दि. २३/०८/२२ यो. यो. संख्या
संख २३९३.० यो. यो. संख्या



२०२३-२४

मा. मुंबई हायकोर्ट कॅम्पेट डिप्टी क्र. २६०-६९ व दि.
दि. भू. अ.
तथा नगर भूपायन अधिकाारी क्र. ४ यांचा आदेश क्र. न.
भू.
ऑरिजना न. भू. अ. अ. २३ संख २३९३.० यो. यो. संख्या
दि. व
याच बाबत प्रमाणे नोंद घेऊन

(H)
ये घडामोडी नोंदीत घ्या. यथोक्त

२०२३-२४

मा. मुंबई हायकोर्ट कॅम्पेट डिप्टी क्र. २६०-६९ व दि.
दि. नि. भू. अ. तथा नगर भूपायन अधिकाारी क्र. ४
यांचा आदेश क्र. न. भू. ऑरिजना न. भू. अ. अ. २३ संख
२३९३.० यो. यो. संख्या याच बाबत प्रमाणे नोंद घेऊन

(H)
नू. म्युनिसिपल कॉर्पोरेशन इन्फोर्मेशन क्र. २३

२०२३-२४

मा. मुंबई हायकोर्ट कॅम्पेट डिप्टी क्र. २६०-६९ व दि.
दि. नि. भू. अ. तथा नगर भूपायन अधिकाारी क्र. ४ यांचा
आदेश क्र. न. भू. ऑरिजना न. भू. अ. अ. २३ संख
२३९३.० यो. यो. संख्या याच बाबत प्रमाणे नोंद घेऊन

(H)
ऑरिजना न. भू. अ. अ. २३ संख २३९३.० यो. यो. संख्या

२०२३-२४

मा. नगर भूपायन अधिकाारी क्र. ४ यांचे आदेश क्र. न. भू.
ऑरिजना
न. भू. अ. अ. २३ व मुंबई क्र. २०५३/०३
दि. २२/०८/२०२३ संख २३९३.० यो. यो. संख्या
या नोंदीत घ्या. व यथोक्त दि. २२/०८/२३ च्या
नोंदीत घ्या. याच बाबत प्रमाणे नोंद घेऊन

(H)
ये. म्युनिसिपल कॉर्पोरेशन इन्फोर्मेशन क्र. २३
ये. यो. संख्या

दि. - ४/१
२०२३



वर्ग - ४	
१००५	८८
२४४३	

मालमत्ता पत्रक

अर्थ शाखा - ओशिवरा

सालुकार न. भु. प्र. का. - न. भू. अ. अंधेरी

दिनांक - २२/१२/१९६४

क्र.सं.	प्रकार	संख्या	दिनांक	विवरण
१५५	प्रकार	२२५	२२/१२/६४	...



क्र.	विवरण	संख्या	वैधानिक (१) विधान (२)	सं. सं.
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१५५ २२५५
 या. निम्नलिखित मूकई उपनगर निकासाबाबे कडील प्र. नि. का. ०-२ का
 मो. सं. प्र. नि. / एम्. आर. १०५/६४ दि. १०/१२/६४ व या
 कायद्यानकाडील अर्देस क्र. न. भू. ओशिवरा नं. भू. क्र.
 १
 ये. प्र. क्र. १२०/६५ दि. १२/१२/६४ अन्वये ३, ३४,
 २२६३ मो. मी.
 कायदा कायदा मारी नाव दाखल केले.

(H)
 नारायणदास

१५५ २२५६
 या. निम्नलिखित मूकई उपनगर निकासाबाबे कडील प्र. नि. का.
 ०-२ का दि. / एम्. आर. ११३६ दि. १२/१२/६४ व अर्देस व
 दि. २०-१२-६४ ये प्र. इकाडील मो. सं. नं. २०६/६४ दि. ३०/१२/६४
 या मोतारी नकाशा, अर्देस प्र. नि. २१/१२/६४ या नकाश व
 कडील अर्देस क्र. न. भू. ओशिवरा / न. भू. क्र. १ ये. / मो. नि.
 १५ दि. २३/१२/६४ अन्वये न. भू. क्र. १ क्षेत्र १४, ३०, २२६, १ मो. मी
 क्षेत्रातून पोटीविधानकाडे वर होणारे ८०,९५६.८ मो. मी क्षेत्र
 वजा करून १३,४९७.३ मो. मी. क्षेत्र दाखल केले. व पोटीविधानका
 काडे वर होणाऱ्या ८०,९५६.८ मो. मी. क्षेत्राच्या न. भू. क्र. १/२१५
 ते १/२३८ अर्था म्यारीय मितळकल पोटीका उपटून त्यावर मोदी
 दाखल केल्या व दि. ५/१२/६३ अन्वये संस्थेच्या नावे दाखल झालेले
 ११००५.६० मो. मी. क्षेत्रातून पोटीविधानकाडे वर होणारे
 ८०,९५६.८ मो. मी. क्षेत्र वजा करून किमान ३१०९०.२ मो. मी
 क्षेत्र दाखल केले.



१५५ २२५७
 प्र. नि.
 या. निम्नलिखित मूकई उपनगर निकासाबाबे कडील प्र.
 नि. काया - ० मो. नि. / एम्. आर. २१५४ दि. २१/१२/६४
 या आदेश इकाडील मो. सं. नं. ५१०/६६ दि. १५/१२/६६
 अर्देस प्र. नि. २०/१२/६६ या नकाश व इकाडील
 अर्देस क्र. न. भू. ओशिवरा / न. भू. क्र. १ ये. / १६ दि. १६/१२/६६
 अन्वये न. भू. क्र. १ ये क्षेत्र १३३३६१४.४० मो. मी क्षेत्र
 कायदा दाखल केले व पोटी विधानकाडे वर होणाऱ्या
 १५५०३.९० मो. मी क्षेत्राच्या न. भू. क्र. १/२२५ ते
 १/२३० अर्था म्यारीय मितळकल पोटीका उपटून त्यावर मोदी
 दाखल केल्या

१५५ २२५८
 (प्र. नि.)
 या. निम्नलिखित मूकई उपनगर निकासाबाबे कडील अर्देस
 क्र. मो. काया - ० मो. नि. / एम्. आर. २१५४ दि. २१/१२/६४
 इकाडील मो. सं. नं. ५२४/६६ दि. १/१२/६६ अर्देस क्र. न. भू.
 ओशिवरा / न. भू. क्र. १ ये. / १६ दि. ५/१२/६६ अन्वये न. भू. क्र. १
 ये क्षेत्र १३३३६१४.४० मो. मी. क्षेत्रातून पोटीविधानकाडे वर
 होणारे १२०९३.३ मो. मी. क्षेत्र वजा करून न. भू. क्र. १ ये
 क्षेत्र १३२१६०१.१ मो. मी. कायदा केले व पोटी विधानकाडे
 वर होणाऱ्या १२०९३.३ मो. मी. क्षेत्राच्या न. भू. क्र.
 १/२३८ ते १/२४० अर्था म्यारीय मितळकल पोटीका उपटून त्यावर
 मोदी दाखल केल्या

बंद -- ४/१
 १९६४
 २०१३



कलकत्ता - ४/
१८५१ - १०
१९४३

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मालमत्ता पत्रक

जन्म मार्वे - ओशिवरा

पालक/प.पु.मा.का. -- न.भू.अ.अंधेरी



ज.प्रा.सं.	सं.प्रा.सं.	प्रा.प्रा.सं.	सं.प्रा.सं.	प्रा.प्रा.सं.	सं.प्रा.सं.
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सं.प्रा.सं.	प्रा.प्रा.सं.	सं.प्रा.सं.	प्रा.प्रा.सं.
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६/१/१९९६

या. निवृत्तीधिकारी मुंबई उपनगर जिल्हा पोचे कार्डील आदेशा
 क्र.मो. कार्या-७ / पो.नि. / गम्. भा. २१५४ दि. २१/९/९५
 इकाईसं.मो. १, नं. ५२३/९६ दि. १०/९६ अन्वयेत यांचा दि
 २३/९/९६ या अर्ज लक्षात घेऊन कार्डील आदेशा क्र. न. भू.
 शासिका / न. भू. क्र. १ वी. / ९६ दि. ६/११/९६ अन्वयेत न. भू. क्र.
 १ ये संख्ये २३२१६-०२, १ यो. मी. क्षेत्रांतून पोट विधानमंडले
 यांना संख्ये ३९३५, ० यो. मी. क्षेत्र घाला करून न. भू. क्र. १ ये
 संख्ये २३२१६-०१, १ यो. मी. क्षेत्रात कॅम्पे व पोटविधानमंडले
 यांना संख्ये ३९३५, ० यो. मी. क्षेत्रांतून न. भू. क्र.
 १/०४६ ये १/२५० अर्जात स्थानिक निवृत्तीकाल पत्रिका उपटून
 लक्षात घेऊन बाबतचे कायदे केले.

सं.प्रा.सं.
 ५९९९९९९९
 न.भू.अ.अ.अ.अ.अ.

५/११/१९९६

अर्जे. ५-१२ नया पाली व इकाईसं. आदेशा
 क्र.न.भू.शासिका/न.भू.क्र.१ वी/स.नं. ४१
 दि.१६ दि.१० ११ ९६ अन्वयेत यांचे बाबतचे
 कायदे
 सव
 [१४४२३६.५ यो.मी.]
 [४३६.०९ दि.३३२२/९६ ये नोंदीने]

सं.प्रा.सं.
 ५९९९९९९९
 न.भू.अ.अ.अ.अ.अ.



- ६४३६००.६
- १२४१७.०७ दि.२६/९/७३ यो. मी.ने
- ६३१६५२.९
- ६९५२.७ दि.२० ९ २००१ यो. मी.ने
- ६३६५००.३
- १४६०० दि.२० ४/२००२ यो. मी.ने
- ६३३०९०.२
- ३२४६० दि.३० ३/०२ यो. मी.ने
- ६२९९१२.२
- ३६०६० दि.२२-०२-७३ यो. मी.ने
- ६२६१०६.२
- ९१६००
- ६२४१६४.२ दि.२१ १२/०२ यो. मी.ने
- ९२२०
- ६२३५६२.२

४३१ - ४/१
 २०१३



and others

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मालमत्ता पत्रक

दिनांक भाग - अंगित्वारा अनुक्रमांक पु.म.का. - म.भू.अ.अंथेरी



पु.म.का. नं.	पु.म.का. नं.	पु.म.का. नं.	पु.म.का. नं.	पु.म.का. नं.
पु.म.का. नं.	पु.म.का. नं.	पु.म.का. नं.	पु.म.का. नं.	पु.म.का. नं.

क्र.	विवरण	खंड क्रमांक	मूल्य धरक (रु.) खुरा (रु.) मिश्र धर (रु.)	मालमत्ता
१	मा. निवर्तककारी पु. उ. नि. बांधकाम आदेश क्र. मी/कायों ७-पो.पो./मसू.आ. २१५४ दि. २१/१/१५ इकाईल पो. उ. नं. ५३०-१६ दि. २१/८/१६ इकाईल आदेश क्र. न. पु. अंगित्वारा/ म. भू. क्र. १ से. - १६ दि. २३/१२/१६ अन्वये म. भू. क्र. १ पो. क्षेत्र १३१७५६६.१ पो. मी. सोसायटीय पॉटविधाननाकडे वर्ग होणारे ४३६७.९ चौ. मि. क्षेत्र वना कालम म. भू. क्र. १ पो. क्षेत्र १३१३१९८.२ चौ. मि. कायम केले व दि. २७/११/१६ च्या नोंदीने दाखल असलेल्या ६४८२३८.५ चौ. मि. सोसायटीय पॉटविधाननाकडे वर्ग होणारे क्षेत्र ४३६७.९ चौ. मि. वना कालम दि. २७/११/१६ च्या नोंदीचे क्षेत्र ६४३८७०.६ चौ. मि. कायम केले पॉटविधाननाकडे वर्ग होणाऱ्या ४३६७.९ चौ. मि. क्षेत्रातील म. भू. क्र. १/२५१ ते १/२५४ अर्थात स्थानिय मिळकत पो.का. उघडपुन ल्यावर नोंदी दाखल केल्या			मा. २३/११/१६ म.भू.अ.अ.अंथेरी, मुंबई
२	मा. निवर्तककारी मुंबई उपनगर निम्ना बांधकाम आदेश क्र. मी कायों - ३ क / सोटिंगसे / वॉश. १५५/१४ दि. १८/६/१६ व या बांधकामबांधकाम आदेश क्र. न. पु. अंगित्वारा / म. भू. क्र. १/१७ दि. २७/१/१७ अन्वये दिनांक २२/५/१५ ची नोंद रद्द केली.			मा. २३/११/१६ म.भू.अ.अ.अंथेरी, मुंबई
३	मा. अर्ध बांधकाम, बांधकाम व वन विभाग बांधकाम क्र. मी. मी. मसू. २६८६-३२३/ अ. क्र. ४८००-बोल-१ दि. २०/११/१६ चे धर व न्यायविभाग या. मधील बांधकाम (म. रा.) बांध निर्माण दि. ३०/१०-१६ (व बांधकाम व पॉटविधाननाकडील बांधकाम क्र. २६८६-३२३/४८००-अ/१०-१ दि. २२/५/१०) अन्वये बांधकाम क्षेत्र १७ एकर ३८ मुठे मजगतेच ७२६४८.८ चौ. मी. मी. मी. अंगित्वारा पो.का. म. नं. ११ मजगतेच म. भू.क्र. १ मध्ये सामिल केले.			मा. २३/११/१६ म.भू.अ.अ.अंथेरी, मुंबई
४	मा. न. आ. आंग म. भू. अ. (म. रा.) पूर्ण बांधकाम पत्र क्र. मसू. क्र. मी.आ. १०८६/म. भू. ५ / १११० दि. ३५/१० मा. उ. म. भू. अ. क्र. मी. उ. पु. बांधकाम पत्र क्र. न. भू. ३ / अंगित्वारा, पो.का. म. व. पो.का. म. मसू. आ. ६१/१०/२०८७ दि. १२/५/१७ मा. शासकीय अधिपत्याखाली नगर निवाणी न्यायलय बांधकाम पत्र क्र. ६१२ दि. १/७/१७ व क्र. १११० दि. १५/७/१७ व मा. निवर्तककारी पु. उ. नि. बांधकाम पत्र क्र. मी/कायों - २ मू/इ. इ. मसू. व. मी. १६४१० दि. ११/७/१७ अन्वये दिनांक ११/३/१७ रोजी बांधकाम क्षेत्र ७२६४८.८ चौ. मी. ची नोंद संपूर्ण कायम आली			मा. २३/११/१६ म.भू.अ.अ.अंथेरी, मुंबई
५	मा. निवर्तककारी पु. उ. नि. बांधकाम आदेश क्र. मी/कायों - ७/पो.पो./मसू.आ. २१५४ दि. २१/१/१५ इकाईल पो. उ. नं. ५३०-१७ व ६०४/१७ व इकाईल आदेश क्र. न. पु. अंगित्वारा/ म. नं. ४११०/१० दि. २/८/१७ अन्वये दि. २७/११/१६ च्या नोंदीनेल ६४३८७०.६ चौ. मी. सोसायटीय पॉटविधाननाकडे वर्ग होणाऱ्या १२४१०.७ चौ. मि. क्षेत्रातील म. भू. क्र. १/२५५ ते १/२६४ अर्थात स्थानिय मिळकत पो.का. उघडपुन व दि. २७/११/१६ च्या नोंदीचे क्षेत्र ६३१८५.२.९ चौ. मी. कायम केले.			मा. २३/११/१६ म.भू.अ.अ.अंथेरी, मुंबई



बंद - ४/

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मालमत्ता पत्रक

उपलब्ध मॉडेल - ओशिवरा

सालुका/न.मु.मा.का. - न.मु.अ.अंघेरी

जिल्हा -



मालमत्ता क्र.:	मालमत्ता क्र.:	मालमत्ता क्र.:	मालमत्ता क्र.:	मालमत्ता क्र.:	मालमत्ता क्र.:
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१३०११११३

मा. निष्काधिकारी मुंबई उप. नि. घु. बांधे काढील क्र. सी. / कायदे-२ का / इद दुकली वरी १६४/१७ दिनांक ११/७/१७ ची पत्रान्वये मा. महसूल घेई बांधे आदेश क्र. सी. टी. ओसा/२६८६/३२२/ प्र. क्र. ४८००- व / न. १ दिनांक ३०/१०/१६ अन्यये घेसत ओशिवरा मंडळ वेळापत्रक वेळापत्रक. नि. मुंबई घेई बांधे

मा. - १३०११११३
न.मु.अ.अंघेरी

- १) उपायची आपुला आर्थिक संधालक भूयो. अधिलेख महाराष्ट्र राज्य घुणे
 - २) उपरोक्तालक भूमि अधिलेख मुंबई
 - ३) प्रधानकार्यालय (महसूल) महसूल व घन विभाग घेसालय मुंबई ४०००३२ घेसत वेळापत्रकी मोजीघाय प्र. नि. मुंबई
- महाराष्ट्र नमिण महसूल अधिनियम १९६६ चे कलम २५७ सह (Read with) महाराष्ट्र नमिण महसूल अधिनियम १९६६ चे कलम १७५ या नुसार शासनाने २२/५/१० चे आदेशाप्रमाणे इदी कायम कायमाल अल्ल्या दिनांक. ११/३/१० चे नोटी मध्ये नमूद १७ अकर ३८ मुटे कायमाल ७२६४९८ ची. मिटर क्षेत्र मिळकत पत्रिके मध्ये सांगिल कलमे कायम ठेवलेल आले अकर. नि. १६/७/१७ ची नोटी रर करलेल आली आहे.

६/७/११११

मा. महसूल घेई (न. टा.) बांधे काढील आदेश क्र. सी. टी. एस. २६८६/३२२ प्र. क्र. ४८०० व / न. १ दि. ३०/१०/१६ अन्यये न. घु. ओशिवरा वेधाल नगर भुयामन का. १ व्हा उतर काढील घुणे-परिघस इद दुकली कामी शासन निर्णय क्र. न. घु. मा. २८८६/३२२/४८०० अ. न. १ दि. २२/५/१० चे निर्णय नुसार दुकली कलेल्या नकाशाचे काढीव क्षेत्रा प्रमाणे व इकाडील आदेश क्र. न. घु. ओशिवरा / न. घु. १/१० दि. ३/१०/१७ अन्यये न. घु. क्र. १/२१५ चे क्षेत्र ४१६४९८ लयली ४१९२४.६ व न. न. घु. क्र. १/२२४ चे ११०९.४ लयली २१५५७.९ ची. नि. असे नमूद केले व न. घु. क्र. १/२६५ ते १/२६७ असा अनुक्रमे ११७.०, ३८३.१ व ५४५.५ ची. नि. क्षेत्राच्या मोजीव मिळकत पत्रिका उपडल्ल्या त्या अनुषंगाने न. घु. क्र. १ चे मिळकत पत्रिकेवर दाखल असलेल्या १३०१०८०.५ घटून लयाचे क्षेत्र २१२७७.९ ची. घी. घन कायम क्षेत्र १२७९८०२.६ ची. घी. कायम



मा. - १३०११११३
न.मु.अ.अंघेरी

६/७/११११

मा. निष्काधिकारी मुंबई उप बांधे काढील क्षेत्र दु. आदेश क्र. सी. / कायदे - २ का/क्षेत्र दुकली / एम्. आर्. ६/१७ दि १५/४/१७ अन्यये क्षेत्र दुकली घुणे न. घु. क्र. १/२४८ चे क्षेत्र २०५४.३ ची. घी दाखल कलेने उपरोक्त क्षेत्र २००.०० ची. घी. घुळ न. घु. क्र. १ मध्ये सांगिल कलम १३०१०८०.५ ची. नि. क्षेत्र कायम केले.

मा. - १३०११११३
न.मु.अ.अंघेरी

१३०११११८

मा. महसूल घेई (न. टा.) बांधे काढील आदेश क्र. सी.टी. एम्. २६८६/३२२/ प्र. क्र. ४८०० व / न-१ दि. ३०/१०/१६ अन्यये न. घु. ओशिवरा न. घु. १ व्हा उतर काढील घुणे-परिघस इद दुकली कामी शासन निर्णय क्र. न. घु. मा. २६८६/३२२/४८०० अ/ न-१ दि. २२/५/१० चे निर्णय नुसार दुकली कलेल्या इदी नुसार व इकाडील आदेश क्र. न. घु. ओशिवरा / न. घु. १/१९९ दि. २२/५/१८ अन्यये क्र. न. घु. क्र. १/१८९ चे मिळकत पत्रिकेस दाखल असलेल्या १३४९१.० ची. घी. क्षेत्राच्या मोजीव क्षेत्र २४२५.५ ची. घी. सांगिल कलेल्याने १/१८९ चे क्षेत्र १५८८६.५ ची. घी. दाखल कले व घुळ न. घु. क्र. १ चे मिळकत पत्रिकेचे घटून क्षेत्र १२७९८०२.६ ची. घी. क्षेत्राच्या मोजीव क्षेत्र २४२५.५ ची. घी. घन कायम क्षेत्र १२७७३७७.९ ची. नि कायम केले.

मा. - १३०११११८
न.मु.अ.अंघेरी

मा. - ४/
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मालमत्ता पत्रक

उपलब्ध साधने - **अंशिवरा** तालुकाने भू.सा.क्र. - **न.भू.अ.अंधेरी**



जिल्हा न्यायालय मुंबई नगर मुंबई जिल्हा
 राज्य सरकार मुंबई नगर मुंबई जिल्हा
 तालुका अंशिवरा तालुका अंशिवरा

१.३

क्र. संख्या संख्या संड क्रमांक लेखन प्रकार (या) एवढा (या) किंवा धरं (या) मांडणी

१३-००-१९९८
 सहायक अधिकांक भूमिदान (इम्प्यु गल्.) मुंबई उपनगर पालिका यांचे कडील पत्र क्र. एमसीएम/ इम्प्यु गल्. / एल्. गल्. आयु. १९९९ दि. १९/१२/९८ यांच्या मारुता क्र. २. नं. २६७/९८ या. व. भू. अ. अंधेरी यांचे कडील क्र. व. भू. अंशिवरा / न. भू. क्र. १/२अ/ दि. ३०/६/१९९८ अन्वये न. भू. क्र. १/२ अ या उतरास यादीय रकमेचे क्षेत्र १०४.९ चौ. मी. व. भू. क्र. १/२ अ याचे साहित्य करण मजकूर क्षेत्र १००७९.८ केले व मूळ न. भू. क्र. १ चे क्षेत्र १२७०३००.९ मजकूर १०४.९ चौ. मी. कमी करण क्षेत्र १२७६८०३.२ चौ. मी. कायम केले.

क्र. - १३/००-१९९८ व. भू. अ. अंधेरी

१३-००-१९९८
 सा. अधिकांक भूमि अंशिवरा मुंबई उपनगर जिल्हा यांचे कडील क्र. न. भू. अ. / अंशिवरा / न. भू. क्र. १/९८. २१८८ दिनांक १८/१९९८ यांना कार्यालय करून प्रस्ताव दिनांक २६/९८ व २७/७/९८ अन्वये सा. अधिकांक, सा. अंधेरी येथील न. भू. क्र. १ चे दाखल असलेल्या क्षेत्रात फक्त मूळ अधिकांक वरील क्षेत्र दाखल नसल्याचे क्षेत्र, दाखल करणाऱ्या पत्रकारांचे दिनांक असाव्याने न. भू. क्र. १ चे दाखल असलेले क्षेत्र १२०६८०३.२ चौ. मी. क्षेत्रात यादीय ८५०२८.३ चौ. मी. क्षेत्र साहित्य केवळाने न. भू. क्र. १ चे मजकूर क्षेत्र १३६९५००.५ चौ. मी. कायम केले.

क्र. - १३/००-१९९८ व. भू. अ. अंधेरी



१३-००-१९९८
 सा. निम्नअधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र. सो / कार्या ३ क / सो. दि. / एम्. आयु. अ. - ०३२ दिनांक १९/९८ चे आदेशान्वये व इकडील आदेश क्र. नं. भू. अंशिवरा / सो. दि. / न. भू. क्र. १ चे. १९८ दि. १९/०/९८ अन्वये मूळे न. भू. क्र. १ चे दाखल असलेले क्षेत्र १३६९५००.५ चौ. मी. क्षेत्रानु १४९९.० चौ. मी. क्षेत्र यमा करण १३६०००९.५ चौ. मी. क्षेत्र कायम केले. व १४९९.० चौ. मी. क्षेत्राचे जीवन न. भू. क्र. १/२९८ असा. सोन देऊन मिळकत पोषक उपकर्म्यां व्याक नू. गु. नि. व. क्षेत्र विफाल मंडळ व फांदार सपरी के सोन सो. अ. इ. सो. नि. यांचे क्षेत्र दाखल केले.

क्र. - १३/००-१९९८ व. भू. अ. अंधेरी

१३-००-१९९८
 नगर प्रशासन अधिकारी अंधेरी यांचे कडील प्रस्ताव दि. २६/९८ व २७/७-९८ अन्वये सा. अधिकांक भूमि अधिकांक मुंबई उपनगर यांचे कडील क्र. व. भू. अ. / अंशिवरा/ न. भू. क्र. १/९८. २१८८ दि. १८/९८ चे आदेशान्वये प्रस्तावातील सा. अधिकांक वरील क्षेत्र १,५७,६७०.९ चौ. मी. यादीय क्षेत्र दाखल करणाऱ्या पत्रकारांचे क्षेत्र आनी सोनी. पत्रकारांचे मूळाने १,५७,६७०.९ चौ. मी. क्षेत्राचे मंड दि. १३/८/९८ मारी पत्रकार आनी व लव मारी मंड दि. १/१०/९८ मारी न. भू. क्र. १/२९८ चौ. मंड मंडूर झालेनी आहे सा. अधिकांक भूमि अधिकांक मुंबई उपनगर यांचे कडील क्र. व. भू. अंशिवरा / न. भू. क्र. १/९८ दि. १२/१०/९८ अन्वये जीवन मंड देणे करून परवानगी दिनांकी आहे. लवकराने १,५७,६७०.९ चौ. मी. क्षेत्राचे ८५०२८.३ चौ. मी. चौ. मंड मंडूर झालेनी असल्याचे उर्वरित ७२६४९.८ चौ. मी. क्षेत्र न. भू. क्र. १ चे मजकूर क्षेत्र १३६०००९.५ चौ. मी. क्षेत्रात साहित्य करण न. भू. क्र. १. चे मजकूर क्षेत्र १३२२५९.३ चौ. मी. कायम केले.

क्र. - १३/००-१९९८ व. भू. अ. अंधेरी

बंदर - ४/१
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मालमत्ता पत्रक

जिल्हा कार्यालय - **औरंगाबाद**

सालानुसार पु.मा.का. - **व.भू.अ.अंधेरी**

जिल्हा - **मुंबई उपनगर जिल्हा**



दि. नं. १०४२/१९९९	व.भू.अ.अंधेरी	व.भू.अ.अंधेरी	व.भू.अ.अंधेरी	व.भू.अ.अंधेरी
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क्र. नं.	संख्या	वर्ग इ. नं.	नॉन फार्म (घं.) फॉर्म (घं.) क्रि. घं. (घं.)	मिळवणी
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१०४२/१९९९

वा. अतिरिक्त धुंधी अधिपतेष्ट मुंबई उपनगर जिल्हा
घांघे कडील क्र. न. धु. अ. औरंगाबाद / न. धु. क्र. १५/९९
दिनांक ०२/०२/१९९९ व सा. न. धु. अ. अंधेरी, घांघे कडील आदेश
क्र. न. धु. औरंगाबाद / न. धु. क्र. १५/९९ दिनांक ०३/०२/१९९९
अन्वये न. धु. क्र. १०३९, वी १०१९, ३.९ वी. मी. शेजाची नॉन
मिळकत पत्रिका उपडलने ५३०६६.७.४ वी. मी. कायम
केले

वा.
०३/०२/१९९९
व.भू.अ.अंधेरी

३०/०३/१९९९

वा. निम्नवर्गीयकारी मुंबई उपनगर जिल्हा घांघे कडील क्र. सी /
कार्या-३/पो. वि. / एम. आर. अ. १५५ दि. ४/५/९९ व
इकडील आदेश क्र. न. धु. औरंगाबाद / पो. वि. / न. धु. क्र.
१५/९९ दि. ३०/०३/९९ अन्वये न. धु. क्र. १५/९९ व ५३०६६.७.४ वी.
मि. शेजाची नॉन मिळकत पत्रिका उपडलने ५२९३५.९.७
वी. मी. कायम केले व ६६५.६: ६५९.९ शेजाच्या १/२६९: १/२००,
शेज कर्म नॉन मिळकत पत्रिका उपडलने.

वा.
३०/०३/१९९९
व.भू.अ.अंधेरी

२०/०५/२००१

वा. निम्नवर्गीयकारी मुंबई उपनगर जिल्हा घांघे कडील आदेश क्र.
सी / कार्या-७ / पो. वि. एम. आर. अ. २१५ दि. २१/५/९५ व इकडील
आदेश क्र. न. धु. अ. औरंगाबाद / न. धु. क्र. १५ / २००१
दि. २०/५/२००१ अन्वये न. धु. क्र. १५/२००१ व ५२९३५.९.७ वी. मी.
शेजाची नॉन मिळकत पत्रिका उपडलने ५२९३५.९.७ वी. मी. शेजाची
नॉन मिळकत पत्रिका उपडलने शेज कर्म कर्म ५२९३५.९.७
वी. मी. शेज कायम केले दिनांक २०/११/९६ व्हा नॉन
मिळकत पत्रिका शेज ६३४५५.२.९ वी. मी. मधुन ६९५.२.७ वी. मी.
पो न. धु. क्र. १/२०१ वी नॉन मिळकत पत्रिका उपडलने
शेज कर्म कर्म ६३४५००.२ वी. मी. शेज कायम केले.

वा.
२०/०५/२००१
व.भू.अ.अंधेरी



२०/०६/२००२

वा. निम्नवर्गीयकारी मुंबई उपनगर जिल्हा घांघे कडील आदेश क्र. सी /
कार्या-७ / पो. वि. एम. आर. अ. १९०४ दि. १९/१०/९४ व इकडील आदेश
क्र. न. धु. अ. औरंगाबाद / न. धु. क्र. १५/०२ दि. २०/४/२००२ अन्वये
न. धु. क्र. १५/०२ व ५२९३५.९.७ वी. मी. शेजाची नॉन मिळकत पत्रिका उपडलने
१४४०.० वी. मी. शेजाची नॉन मिळकत पत्रिका उपडलने शेज
कर्म कर्म ५२०५५.८.० वी. मी. शेज कायम केले. दि. २०/११/९६
व्हा नॉन मिळकत पत्रिका शेज ६३४५००.२ वी. मी. मधुन १४४०.००
वी. मी. शेजाची नॉन मिळकत पत्रिका न. धु. क्र. १/२०२ वी
उपडलने शेज कर्म कर्म ६३३०६०.२ वी. मी. शेज कायम केले.
दि. २०/५/८९ वी नॉन मिळकत पत्रिका न. धु. क्र. १/२०२ व मिळकत
पत्रिका दाखल केले.

वा. मधुन क्र. ५२ इयत्ता
वा.
२०/०६/२००२
व.भू.अ.अंधेरी

३०/०७/२००२

वा. निम्नवर्गीयकारी मुंबई उपनगर जिल्हा घांघे कडील आदेश क्र. सी /
कार्या-३/पो. वि. एम. आर. अ. ६१ दि. १५/५/०२ व इकडील आदेश क्र.
न. धु. अ. औरंगाबाद / न. धु. क्र. १५/०२ दि. ३०/७/०२ अन्वये न. धु. क्र. १
५/०२ व ५२०५५.८.० वी. मी. मधुन न. धु. क्र. १/२०३ वी १२४.०० वी. मी.
शेजाची नॉन मिळकत पत्रिका उपडलने व न. धु. क्र. १/२०४ वी
२३२४.०० वी. मी. शेजाची नॉन मिळकत पत्रिका उपडलने एकूण
शेज ३१४८.०० वी. मी. कर्म कर्म ५९७८९०.०० वी. मी. शेज कायम केले
दिनांक २०/११/९६ व्हा नॉन मिळकत पत्रिका शेज ६३३०६०.२ वी. मी.
मधुन शेज ३१४८.०० वी. मी. कर्म कर्म ६२९११२.२ वी. मी. शेज कायम
केले.

वा. मधुन क्र. ५५ इयत्ता
वा.
३०/०७/२००२
व.भू.अ.अंधेरी

बदर - ४/

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मालमत्ता पत्रक

जिल्हा - **अहमदनगर** तालुका - **न.भू.अ.अंधेरी**



सं. १८८/२००३

क्र.सं.	साधारण	खंड क्रमांक	संकेत घाक (या) घुंटा (या) किंवा भा. (या)	माहिती
१८८/२००३	सा.नि.सहायकाची मुंबई उपनगर जिल्हा बांधे कडील आदेश क्र.सी/कार्या-३/१/पो.वि.म.अ.अ.१/६१ दि.१५/५/०२ व इकाईल आदेश क्र. न.भू.अ.अ./अहमदनगर.पु.क्र.१/०२ दि.१२/८/०२ अन्वये न.पु.क्र.१ ये शेंद ५१७८१०.०० चौ.मी. मधून न.पु.क्र.१/२०५ चौ.मी. शेंद ५१६००२.०० चौ.मी. शेंद कायम केले दि.२७/११/१६ या नोंदीमधील साहाय्ये शिल्लक शेंद ६२१११२.२ चौ.मी.मधून ३८०८.०० चौ.मी. शेंद कमी करून ६२११०४.२ चौ.मी. शेंद कायम केले.			सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी
१८८/२००३	भाडेपट्टा करार घडवणे न.पु.क्र.१ पैकी साहाय्ये कडील बांधू अहमदनगर जिल्हा बांधे कडील आदेश क्र.१२ शेंद १९६००.० चौ.मी. दि.१५/५/०६ मधून ३० चौ.मी. मूळ.		भाडेपट्टा करार अहमदनगर जिल्हा बांधे कडील आदेश क्र.१२ (शेंद १९६००.० चौ.मी.)	सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी
१८८/२००३	सा.नि.सहायकाची मु.उ.नि.बांधे आदेश क्र.सा.बांधे-३/१/पो.वि./म.अ.अ.३३५ दि.२५/४/२००३ व इकाईल पो.वि.सी.२.न.५-३४ दि.२५/४/२००३ चे मूळ न.भू.अ.अंधेरी बांधे दि.१३/५/२००३ चे आदेशान्वये न.पु.क्र.१ ये शेंद १४,५७४.०० चौ.मी. मधून घाट विभागाकडे घाट झोपटे शेंद १४,५७४.०० चौ.मी. कमी करून शिल्लक शेंद ६,१९,४२८.०० चौ.मी. राखून केले व न.पु.क्र.१ सा १३ अन्वये शेंद घाट विभागाकडे घाट अन्वये न.पु.क्र.१ ये शेंद ९,२२०.५ चौ.मी. आवाक्य डी.पी. रोड (पैकी साहाय्ये मालकीचे घाट वीक कडील शेंद १२९०.०० चौ.मी.) न.पु.क्र.१/क शेंद ८५,४८८.५ चौ.मी. शिल्लक शेंद असा स्थाने मिळवून घेण्यात येणारे.			सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी
१८८/२००३	सा.मु.अ. सहायकाची अहमदनगर जिल्हा बांधे कडील आदेश क्र.सी/कार्या-३/१/पो.वि.म.अ.अ.१/६१ दि.१५/५/०२ व इकाईल आदेश क्र.न.भू.अ.अ./अहमदनगर.पु.क्र.१/०२ दि.१२/८/०२ अन्वये न.पु.क्र.१ ये शेंद ५१७८१०.०० चौ.मी. मधून न.पु.क्र.१/२०५ चौ.मी. शेंद ५१६००२.०० चौ.मी. शेंद कायम केले दि.२७/११/१६ या नोंदीमधील साहाय्ये शिल्लक शेंद ६२१११२.२ चौ.मी.मधून ३८०८.०० चौ.मी. शेंद कमी करून ६२११०४.२ चौ.मी. शेंद कायम केले.			सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी
१८८/२००३	सा.नि.सहायकाची मुंबई उपनगर जिल्हा बांधे कडील आदेश क्र.सी/कार्या-३/१/पो.वि.म.अ.अ.१/६१ दि.१५/५/०२ व इकाईल आदेश क्र.न.भू.अ.अ./अहमदनगर.पु.क्र.१/०२ दि.१२/८/०२ अन्वये न.पु.क्र.१ ये शेंद ५१७८१०.०० चौ.मी. मधून न.पु.क्र.१/२०५ चौ.मी. शेंद ५१६००२.०० चौ.मी. शेंद कायम केले दि.२७/११/१६ या नोंदीमधील साहाय्ये शिल्लक शेंद ६२१११२.२ चौ.मी.मधून ३८०८.०० चौ.मी. शेंद कमी करून ६२११०४.२ चौ.मी. शेंद कायम केले.			सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी



सा.नि.सहायकाची मुंबई उपनगर जिल्हा बांधे कडील आदेश क्र.सी/कार्या-३/१/पो.वि.म.अ.अ.१/६१ दि.१५/५/०२ व इकाईल आदेश क्र.न.भू.अ.अ./अहमदनगर.पु.क्र.१/०२ दि.१२/८/०२ अन्वये न.पु.क्र.१ ये शेंद ५१७८१०.०० चौ.मी. मधून न.पु.क्र.१/२०५ चौ.मी. शेंद ५१६००२.०० चौ.मी. शेंद कायम केले दि.२७/११/१६ या नोंदीमधील साहाय्ये शिल्लक शेंद ६२१११२.२ चौ.मी.मधून ३८०८.०० चौ.मी. शेंद कमी करून ६२११०४.२ चौ.मी. शेंद कायम केले.

सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी

सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी

सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी

सं.पत्रक क्र. १६ घडणूक - १२/८/२००३ न.भू.अ. अंधेरी



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Annexure - 'C'

SRA/Eng/454/KW/ML/LOI

SLUM REHABILITATION AUTHORITY

No. SRA/Eng/454/KW/ML/LOI
V Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051.

Date :

10 JUL 2003

- To,
- 1 ✓ Architect : Shri. Vivek J. Bhole
C - 101, Sai Tower,
Sodawala Lane, Borivali (W),
Mumbai : 400 092.
 2. Owner / Developers : Shri. Kedar Pandey
M/s. Nityanand Builders & Developers
27, Jain Society, Chandavani Road
Borivali (W), Mumbai : 400 092.
 3. Co - Developer : M/s. Neelgaur Development
C-4, Sai Shree Tower,
Hari Shankar
Dahisar (E), Mumbai : 400 068.
 4. Society : Jai Ambe CHS (Prop.)
S. No. 41, Hiss No. 1A, C.T.S. No.1(pt)
of village Oshiwara, Anand Nagar,
Jogeshwari (W), Mumbai : 400 102.

Sub : Proposed Slum Rehabilitation scheme on plot bearing
C.T.S. No. 1, S. No. 41 of village Oshiwara, Jogeshwari
(W), Mumbai.

Ref : SRA/Eng/454/KW/ML/LOI

Sir,

By direction of CEO (SRA) this office is pleased to issue this letter of intent to inform you that, your above proposal is considered and principally approved for grant of 2.60 FSI (Two Point Six Zero FSI) in accordance with clause No. 33 (10) & Appendix (IV) of Amended D.C. Regulations 1991, subject to the following conditions.

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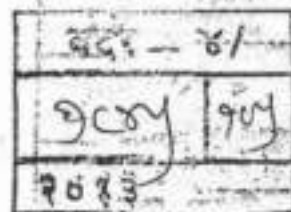
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10 JUL 2003

SRA/Eng/454/KW/ML/LOI

1. That you shall delete the 33 numbers of tenements proposed as provisional PAP's in the Slum Rehabilitation Scheme under reference for non eligible slum dwellers. In case, if these slum dwellers are held finally non eligible by the Competent Authority and you shall amend the LOI accordingly before asking the permission for the equivalent sale area admeasuring 1070.00 sq. mt.
2. That the carpet area of rehabilitation tenements and P.A.P. tenements shall be certified by the Lic. Architect.
3. That you shall rehouse the eligible slum dwellers as per the list certified by the Asst. M. C. (K/West)/Additional Collector (SRA) allotting tenements and shop of area mentioned in Annexure - II, free of cost constructing the same as per specification Annexed herewith.
4. That you shall register society of slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority.
5. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, street lights etc.
6. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to any one else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
7. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed rehabilitation tenements.
8. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.
9. That you shall submit layout and get the same approved before requesting for Commencement certificate.
10. That you shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by CEO(SRA).

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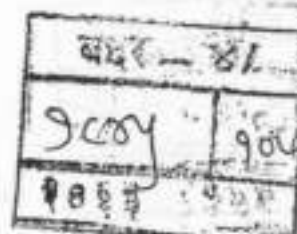




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11. That the separate P. R. Card of plot for sub divided plots as required till which time development shall be restricted 75% of permissible built up area.
12. That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the same shall be certified by the concerned Architect before requesting for CC beyond the plinth level.
13. That you shall get the plans approved for each building separately if required with due mention of the scheme of rehabilitation of plot under D.C. Regulation No. 33 (10) and with specific mention of plan of the rehabilitation building/tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment to PAP nominated by the Slum Rehabilitation Authority.
14. That you shall accommodate the hatched area getting cut along the boundary of the plot demarcated by the staff of the City Survey Office.
15. That you shall restrict the built up area of the project to be open market and built up area of rehabilitation as per the following features as below :

1	Area of plot	5577.48 sq. mt.
2	Plot for FSI	5577.48 sq. mt.
3	Rehab FSI	6505.09 sq. mt.
4	Amenity & common passage area	1500.44 sq. mt.
5	Rehab. Component	8005.53 sq. mt.
6	Sale Component	8005.53 sq. mt.
7	Total permissible area in project	14510.62 sq. mt.
8	Project FSI	2.60
9	Sale in situ proposed	7438.61 sq. mt.
10	Built up area permitted on plot	13943.70 sq. mt.
11	FSI consumed-on site	2.50



1. The first part of the document is a title page containing the name of the organization and the title of the report.

2. The second part of the document is the main body of the report, which contains the findings and conclusions of the study.



Sl. No.	Name of the Officer	Designation	Signature	Date
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SRA/Eng/454/KW/ML/LOI

12	Area of non - buildable reservation (R.G.) to be handed over to M.C.G.M.	1840.57 sq. mt.
13	No. of slum dwellers in scheme	240 Nos.
14	Provisional PAP T/s in the scheme	33 Nos.

16. That you shall submit the NOC's as applicable from the concerned A.A.& C, H.E., Dy.Ch.Eng. (SWD) , C.F.O., Authority of High Tension Power Transmission lines, BSES Ltd., Geologists in the office of the undersigned before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive (S.R.A.)

17. That you shall submit the indemnity bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers or otherwise.

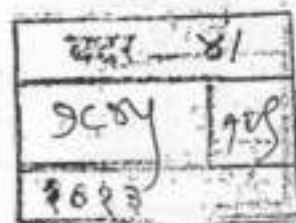
18. That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.F.O.(S.R.A.) along with the phased development programme.

19. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate. And the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.

20. That you as Architect shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil report shall be submitted by the Architect stating reasons for delay.

21. That the tenements proposed for rehabilitation and tenements proposed for P.A.P. shall be shown distinctly on the plan to be submitted should be forwarded to A.A.& C. of concerned Ward to assess the property tax.

22. That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with corresponding tenements No. etc. of the transit accommodation offered with the certification from the Architect and owner / developer / society and slum dwellers at both the stages of allotment of transit accommodation as well as final allotment of tenements in rehabilitation building.



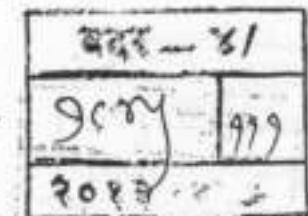
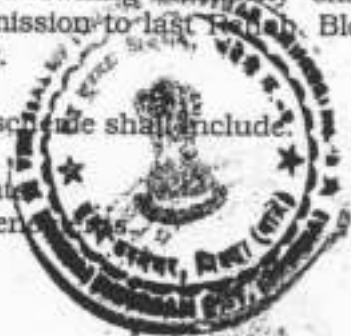
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10 JUL 2003

23. That the possession of the tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./ MHADA /Govt. has been cleared.
24. That you shall get demarcation of Implemented D. P. Reservation of "Recreation Ground" admeasuring 1840.57 sq. mt. from A. E. (Survey) / E. E. D. P. of M.C.G.M. and said implemented D. P. Reservation shall be developed as per Municipal specification and shall be handed over to M.C.G.M. by transferring its ownership in the name of M.C.G.M. and certificate to that effect shall be obtained and submitted to this office before asking for occupation permission to sale tenements or TDR which ever is earlier.
25. That the lease agreement with land owning Authority shall be executed before asking for occupation permission to last Rehab. Bldg. or 1st Sale Bldg. in scheme whichever is earlier.
26. That the rehabilitation component of scheme shall include.
- 1) 240 Nos. of Residential tenements.
 - 2) 33 Nos. of Provisional P.A.P. tenements.
 - 4) 03 Nos. of Balwadies.
 - 5) 03 Nos. of Welfare Centres.
 - 6) 01 No. of Society office.
27. That proportionate infrastructure development charges (Rs.560/- per sq. mt.) and deposit (Rs.20,000/-per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D.C.Regulation and policy of Slum Rehabilitation Authority.
28. That the layout recreation ground admeasuring 302.28 sq. mt. (8.09%) shall be duly developed before asking for Occupation of sale building.
29. That the quality of Construction work of building shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect periodically with test result etc.
30. That separate P. R. Cards for actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate for last 25% sale component in scheme.



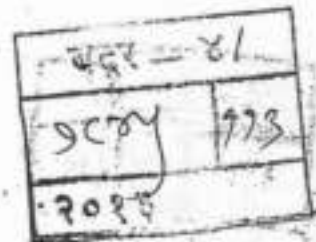
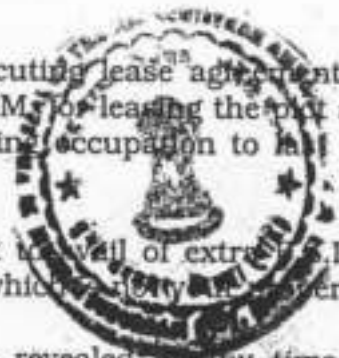


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10 JUL 2003

SRA/Eng/454/KW/ML/LOI

31. That this letter of intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City survey office, than sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50.
32. That no objection certificate from respective land owning Authority i.e. M.C.G.M. shall be issued within one month from approval of S.R.S. as per Clause No. 2.8 of D.C.R. 33 (10).
33. That necessary formalities for executing lease agreement shall be initiated by Asst. M. C. (Estate) of M.C.G.M. for leasing the plot and lease documents shall be executed before asking occupation to the 25% sale component in scheme.
34. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33(10) upon land which is society property.
35. That the Arithmetical error if any revealed at any time shall be corrected on either side.
36. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect or Owner are found to be fraudulent / misappropriated.
37. That this letter of intent is valid for the period of 3 (three) months from the date of issue.
38. That you shall pay total amount of Rs. 55,80,000/- towards deposit to be kept with SRA at rate of Rs.20,000/- per tenement and total amount of Rs. 50,02,600/- towards infrastructural development charges at the rate of Rs. 560/- per sq. mt. on total built up area sanctioned for scheme.
39. That you shall pay development charges as per 124E of MR&TP Act separately for sale built up area as per provisions of MR&TP Act.
40. That this letter of intent is valid for the period of 3 (three) months from the date of issue. However, IOA/CC is obtained then this LOI will remain valid till completion of estimated project period i.e. upto 24 months.
41. a) That copy of Ann-II shall be displayed in the present office of CHS and wide publicity be given to the same among society members/slum site.



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STATE OF TEXAS

That the State of Texas is bound to the land of the State of Texas...

The State of Texas is bound to the land of the State of Texas...

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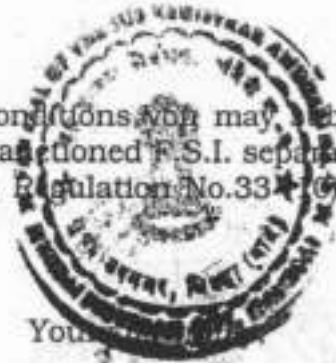
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SRA/Eng/454/KW/ML/LOI

JUL 2003

- b) Any slum dweller held not eligible by the authority or wishing any change should make application to the competent authority with supporting documents within one month of issue of this letter failure to which no claim of whatsoever nature be entertained.
42. That you shall maintain the 6.00 mt. wide internal layout road proposed for D. P. R. G. plot.
43. That the permission for 50% of total permissible sale component in S. R. Scheme under reference shall be kept in abeyance till the handing over of the PAP tenements in S. R. Scheme project at Borivali to SRA.
44. That the earlier LOI under even no. dtd. 01/02/2000 is treated as cancelled.

If you are agreeable to all these above conditions you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D. C. Regulation No.33 of 1960, in the office of the undersigned.



You

[Signature]
Executive Engineer - III
Slum Rehabilitation Authority

10 JUL 2003

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SLUM REHABILITATION AUTHORITY

5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/ChE-1046/KM/ML/AD.....

13 APR 2004

To,

~~M/s. Nityanand Builders & Developers~~

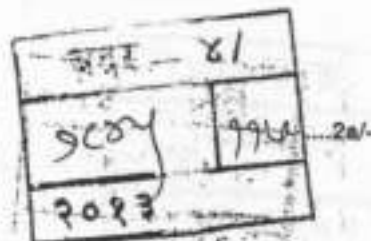
M/s. Neelshwar Developers (C-Developer)

With reference to your Notice, letter No. 2353 dated 20/01/04 199 and delivered on 21/01/04 199 and the plans, Sections, Specifications and Description and further particulars and details of your building ^{sale} at CTS. No. 1(Pt) & 5 & 41(pt) of Village Oshwara, Jogeshwari (W) Mumbai

furnished to me under your letter, dated 20/01/04 199. I have to inform you that the proposal of construction of the building or work proposed to be erected or executed, is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions:

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate u/s. 44/69 (1) (a) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the Structural Engineer shall be appointed, and Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the structural design & calculations for the proposed work accounting for system analysis as per relevant I. S. code along with plan shall be submitted before C.C.



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13 APR 2004

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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of 12/7/2004 199 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval



SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate 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 Approval.

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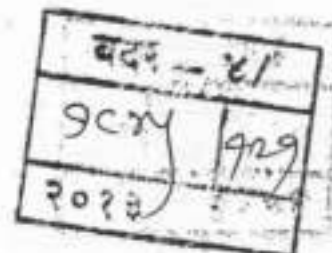
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13 APR 2004

- 5) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murmur, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 6) That the regular/sanctioned /proposed lines and D. P. Road shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G.M. /D.I.L.R. before applying for C.C.
- 7) That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & Quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer.
- 10) That the requisite premiums/ deposits etc. as per circular no.7 shall be paid before C. C of sale building.
- 11) That the true copy of the revised sanctioned layout/subdivision / amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.
- 12) That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation.
- 13) That the Reg. u/t and additional copy of plan shall be submitted for agreeing to hand over the D. P. Road land free of compensation and that the D. P. Road handing over certificate shall be obtained from A. M. C. of M. C. G. M. and that the ownership of the D. P. Road land shall be transferred in the name of M. C. G. M. before C.C.
- 14) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.

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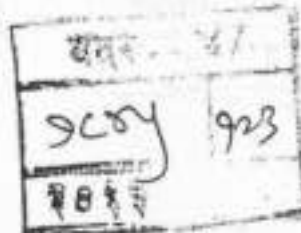
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13 APR 2004

SRA/ENG/1046/KW/ML/AP

- 15) That the Reg. u/t. in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F. S. I. shall be submitted before C.C.
- 16) That all the conditions mentioned in the guidelines framed by M.C.G.M. under No. ChE/2638/DPC/GEN of 04/12/1997 for parking below R.G. reservations shall be strictly observed and complied with more particularly the following conditions :-
- [a] That no any user other than parking shall be permissible in the basement proposed below R.G. reservations.
- [b] That the area to the extent of 10 mt. along the road side below the surface within the boundary of the Maidans /Parks/Gardens/R.G./Open Spaces may be used for the purpose of ingress and egress to the underground area.
- [c] That the basement proposed for parking shall be constructed at one level leaving required open spaces from plot boundaries to ensure safety of the structure in the neighborhood subject to minimum of 1.5 mt. and necessary precaution shall be taken during construction of the basement to ensure safety of the adjoining structure.
- [d] That the development under D. C. shall not be permissible alongwith the development construction of basement under DCR 68 below R.G. reservation.
- [e] That the provision for adequate ingress/egress, light, ventilation and drainage arrangement shall be made to the full satisfaction of the M. C. If artificial light and mechanical ventilation is proposed the same shall be as per provision contained in the National Bldg. Code and to the satisfaction of the M.C. The remarks from ChE (M & E) Deptt. of M.C.G.M. for adequacy of artificial light and mechanical ventilation system and remarks from the E. E. (SWD) of M.C.G.M. for drainage arrangement in the basement shall be submitted before asking C.C. for the proposed basement.
- [f] That the remarks of CFO of M.C.G.M. from fire safety point of view shall be submitted and adequate arrangement for the fire fighting shall be provided as per the requirement of Chief Fire Officer.
- [g] That sufficient earth cushioning as prescribed by the M.C. of M.C.G.M. shall be provided on the top of the basement, so as to ensure proper development of R.G. Remarks from Superintendent of Garden of M.C.G.M. for this purpose shall be obtained before asking C.C. and the R.G. shall be

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SRA/ENG/1046/KW/ML/AP

17 APR 2004

developed as per the requirement of S. G. of M.C.G.M. and shall be handed over to M.C.G.M. free of cost.

That registered undertaking to abide by above condition mentioned at Sr. No. 16 & 16(a) to (g) shall be submitted before asking C.C.

17. That the NOC from CFO shall be obtained.
 18. That the remarks of E.E.T.C. & E. E. (SWD) shall be obtained.
 19. That the amended plans of the composite building by taking cognizance of the change in the shape of 33% F. G. reservation shall be got approved.
- B. THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -
- 1) That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.
 - 2) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked from the Structural Engineer (S.E.).
 - 3) That the stability certificate for work upto plinth level/stilt level shall be submitted from the Structural Engineer.
 - 4) That you shall submit the letter along with the plan to the MTNL and BSES for their requirement and the copy of the same shall be submitted in this office.
 - 5) That the specifications for layout access/ DP Road / Setback land shall be obtained from EE (Road construction) & EE (SWD) & or access / setback Road shall be constructed in WBM / before starting the construction work. And the access and setback land shall be developed accordingly including providing street lights and SWD. The completion certificate shall be obtained from EE (RC) / EE (SWD) before submitting building completion certificate.
 - 6) That the quality of construction work of building shall be strictly monitored by concerned Architect, Site Supervisor, Structural Engineer and periodical report stage wise on quality of work carried out shall be submitted by Architect with test result.
 - 7) That the society of the slum dwellers shall be got registered.
- C. THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.
- 1) That the some of drains shall be laid internally with C.I. pipes.

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SRA/ENG/1046/KW/ML/AJ

- 2) That the N.O.C. from the A.A. & C. 'K/W' ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 3) That extra water and sewerage charges shall be paid to A.E.W.W. 'K/W' Ward of M.C.G.M. before O.C.C.
- 4) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the requirements from the M.T.N.L. and B.S.E.S. shall be obtained and complied with before asking occupation permission.
- 6) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 7) That the surrounding open spaces, parking spaces and terraces shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 8) That the name plate/board showing Plot No. etc. shall be displayed at a prominent place.
- 9) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 10) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 11) That the drainage completion certificate from E. E. (S.P.) P & D shall be obtained.
- 12) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale building.
- 13) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 14) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 15) That the P. R. cards for sub plot as per approved subdivision shall be obtained from City Survey Office (SRA).
- 16) That layout R.G. shall be developed as per D.C. Regulation, 1991.



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SRA/ENG/1046/KW/ML/AP

13 APR 2004

- 17) That the portion of plot admeasuring 1840.57 sq. mt. reservation of R. G. shall be handed over to M.C.G.M. free of encumbrances free of cost and transferred in the name of M.C.G.M. A certificate to that effect shall be submitted from concerned authority.
- 18) That the specific clearance from concerned Assistant Municipal Commissioner of M.C.G.M. certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.
- 19) That the artificial light and ventilation arrangement to the toilets deriving light and ventilation through ventilation shaft shall be provided as per the remarks of ChE (M&E) of M.C.G.M.
- D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.
- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

NOTES:

1. That C.C. for sale building shall be controlled in a case wise manner as decided by E. E. (SRA) - I in proportion with the actual work of rehabilitation component.
2. That the occupation permission of any of the sale wing/sale building/sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
3. That office of E. E. (SRA) - I reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.

- Sd -

Executive Engineer - I
Slum Rehabilitation Authority

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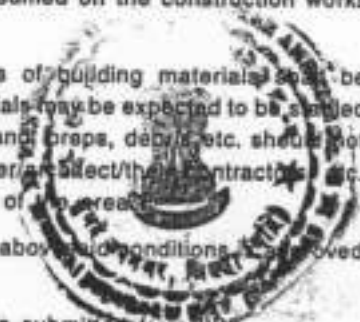


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13 APR 2004

- (1) The work should not be started unless objections A1 to A19 are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. 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 presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal, sand, preps, depots etc. shall not be deposited over footpaths or public street by the owner/contractor etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of above conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from I.E.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. 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 concerned, Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



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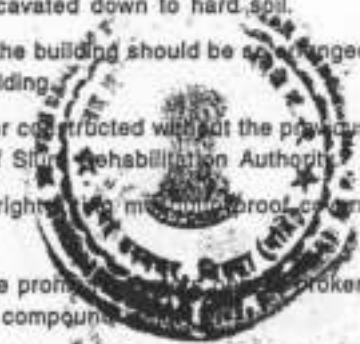
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- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right type of mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The promotion of broken bottles & not to the use of plain glass for coping over compound.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



sd

Executive Engineers, (S.R.A.) I

3 APR 2004

Copy Forwarded to

- 1) Lic Surveyor
- 2) Owner
- 3) Asstt. Munc. Comm. () ward
- 4) A.D.D.C.B.S.D./Sub. Divisional Officer
- Tahsildar Officer B.S.D./Dy. Coll. (SRA)
- 5) Dy. Ch. E. (D.P.) L
- 6) A.E.W.W.....Ward
- 7) A. A. & C.....Ward

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Executive Engineer I 131-104
Slum Rehabilitation Authority

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SLUM REHABILITATION AUTHORITY
5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/Eng./1046/KW/ML/AF
COMMENCEMENT CERTIFICATE

11 JUN 2004

To, M/s. Nityanand Builders & Developers.
M/s. Neeleshwar Developers (Co Developer)

Sir,

With reference to your application No 2353 dated 20/01/04 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. - C.T.S. No. 1 (pt.) S. No. 41 pt. of village Oshiwara T.P.S. No. - situated at Jogeshwar (West) ward K/West.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SFA/Eng./454/KW/ML/LCI-10-07-03 IOA U/R No. SFA/Eng./1046/KW/ML/AF-13/04/04 and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which is reserved for public use in contravention of the provision of coastal Zone Management.
5. If construction is not commenced this Commencement Certificate shall be valid for one year but such extended period shall be in no case exceed three years from the date of issue 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 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 C.E.O. (SRA) has appointed Shri N. R. Patwardhan.

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth level for sale bldg;
as per approved plans dt. 13/04/04.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

11/6/04
Executive Engineer (SRA) I

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



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SRAT/ENE/1046/KW/MC/AP/Sale - 5 NOV 2004

This C.C. is further extended up to 2nd upper floor for wing 'A' & for wing 'B'

6th upper floor as per approved plan dt 13/14/2004 except 7-10 Hrs. length front part of the Bldg.

Neel
Executive Engineer - III
Slum Rehabilitation Authority

DO : SRAT/ENE/1046/KW/MC/AP/Sale - 14 JAN 2005

This C.C. is further extended entirely for wing 'A' upto ground + 2 upper floors & CC for wing 'B' is now extended upto 4th upper floor only, as per approved plan dated 13/04/04.

Neel
Executive Engineer - III
Slum Rehabilitation Authority

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अक्षर - ४१	
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Annexure - 'D'
Title Certificate

BHARAT R. ZAVERI
B. Com., LL. B.
ADVOCATE HIGH COURT

Off. : 4-4A, Pravartan 8,
Shree Nagar Society, M. G. Road,
Goregaon (W), Mumbai - 400 062.
Tel. : 2873 8199

TO WHOMSOEVER IT MAY CONCERN

Ref : Plot of land admeasuring about 148 sq. mtr. bearing C.T.S. No.1 (part) and Sub-plot 1, being lying and situate at Village Oshiwada, Andheri, within the district of Mumbai Suburban.

1. The above plot of land has been acquired by Brihanmumbai Mahanagar Palika in the year 1984 from MHADA for rehabilitation of affected hutment dwellers, having slum colony/pitch colony of slum under K-West Ward. Various slum dwellers were shifted from G-South, P-South Ward etc. and the said huts were censused. About 184 such hutments out of 273 were protected structures. As per Government G.R. dated 16.05.1996 and amended D.C. Regulations 33 (10), the Slum Dwellers therefore were eligible for free alternate accommodation under Slum Rehabilitation Scheme.
2. Slum Dwellers formed the Co-operative Housing Society in the name of Jai Ambe Co-operative Housing Society (proposed) and requisite slum dwellers gave in writing their consent to the proposed slum re-habilitation scheme.
3. By the Agreement dated 30/4/1998, executed by the Chief Promoter of the said Jai Ambe Co-operative Housing Society (proposed) on the one hand and M/s.Nityanand Builders & Developers on the other hand, the said Developers have been entrusted the work of re-development and also granted Power of Attorney in favour of nominees of the said Developers.
4. By the Memorandum of Intent to the Development rights dated 22.2.2003 read with Development Agreement dated 10.10.2004, executed between M/s.Nityanand Builders & Developers and M/s.Nileshwar Developers, the said M/s.Nityanand Builders & Developers have entrusted the redevelopment work in favour of M/s.Nileshwar Developers and the same has been recognized by the Slum Re-habilitation Authority. The said M/s.Nityanand Builders & Developers have also granted Power of Attorney in favour of the partners of M/s.Nileshwar Developers.

१५२ - ४/	
१८०५	१३९
२०१३	



81 = 81	
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2883	

BHARAT R. ZAVERI

B. Com., LL. B.

ADVOCATE HIGH COURT



Off. : 4-4A, Pravartan 8,
Shree Nagar Society, M. G. Road,
Goregaon (W), Mumbai - 400 062.
Tel. : 2873 8199

5. The aforesaid Agreements and the Power of Attorneys are valid and subsisting. At the instance of M/s.Nileshwar Developers, I have investigated the title of the above referred plot. In accordance with D.C. Regulations 33 (10) and the LOI issued by Slum Re-habilitation Authority, M/s.Nityanand Builders & Developers as Developers and M/s.Nileshwar Developers as Co-Developers are entitled to develop the plot above referred in accordance with the terms and conditions imposed therein. I am of the opinion that the said plot of land is having clear and marketable title free from all encumbrances and reasonable doubts.

Dated, this 31st January, 2005.

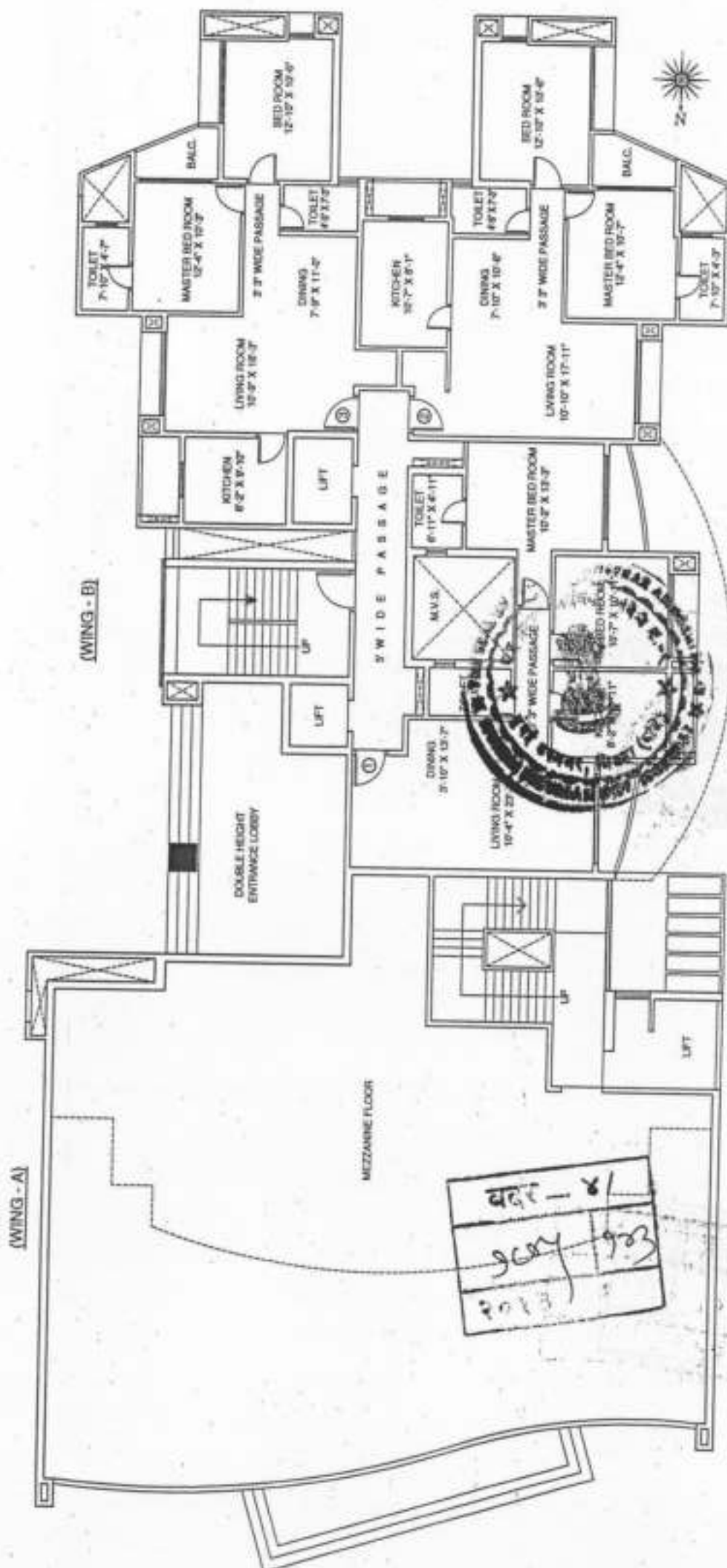

(B.R.Zaveri)
Advocate

सदर - ४१	
२००५	१२
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बंदर = ४/	
१८४६	१९२२
३०३३	

Annexure - 'E'
Floor Plans



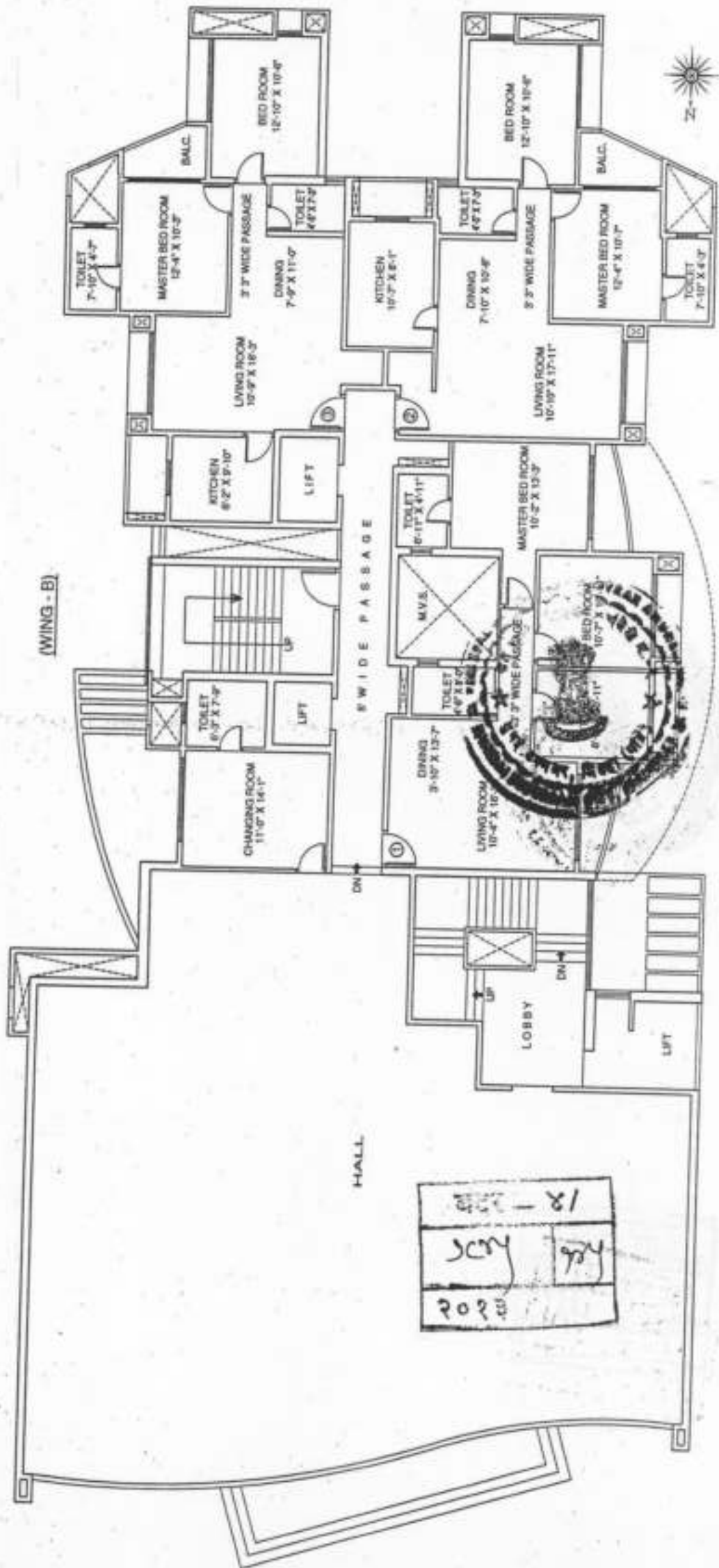
FIRST FLOOR PLAN



१४/११	
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(WING - A)

(WING - B)



SECOND FLOOR PLAN

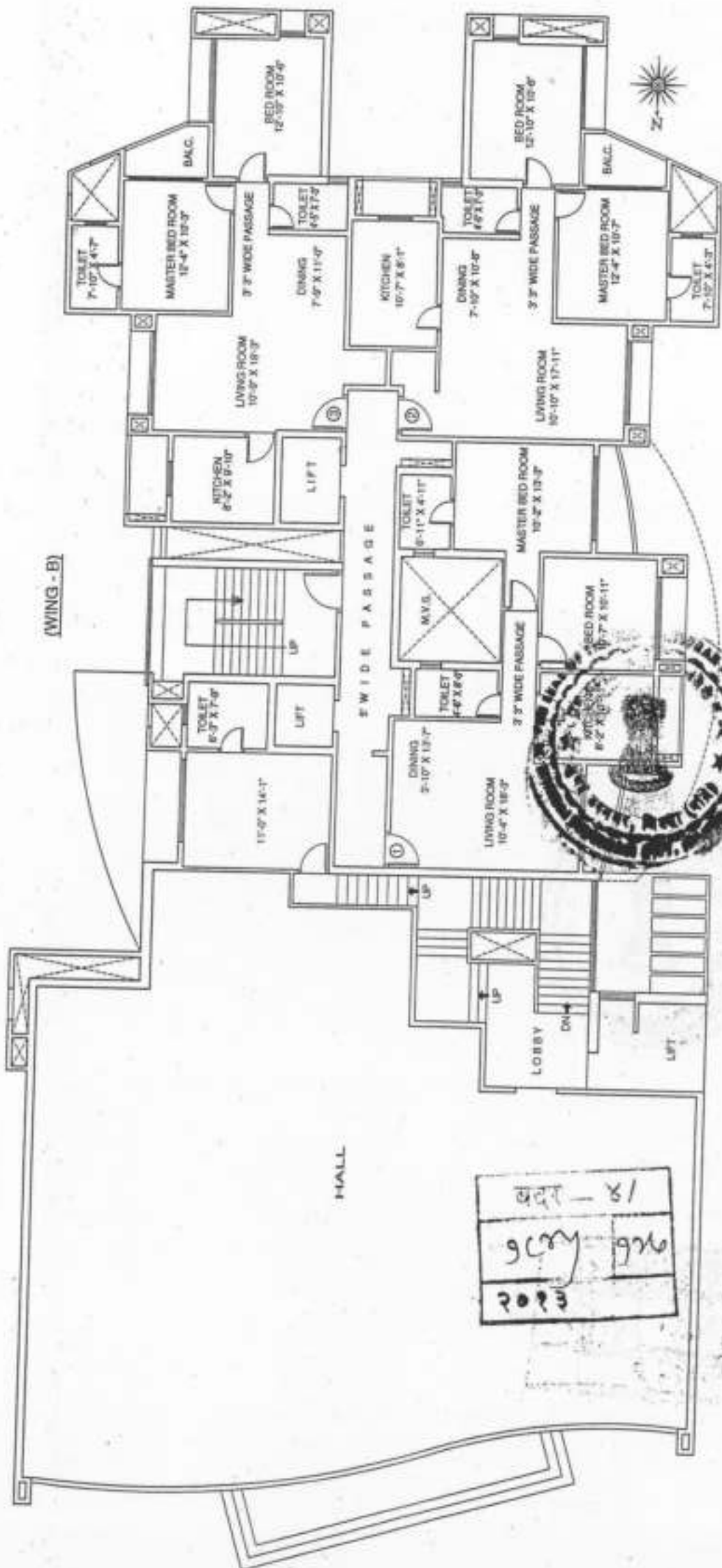
18-202B
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[WING - A]

[WING - B]



2023
 9076
 18/2/23



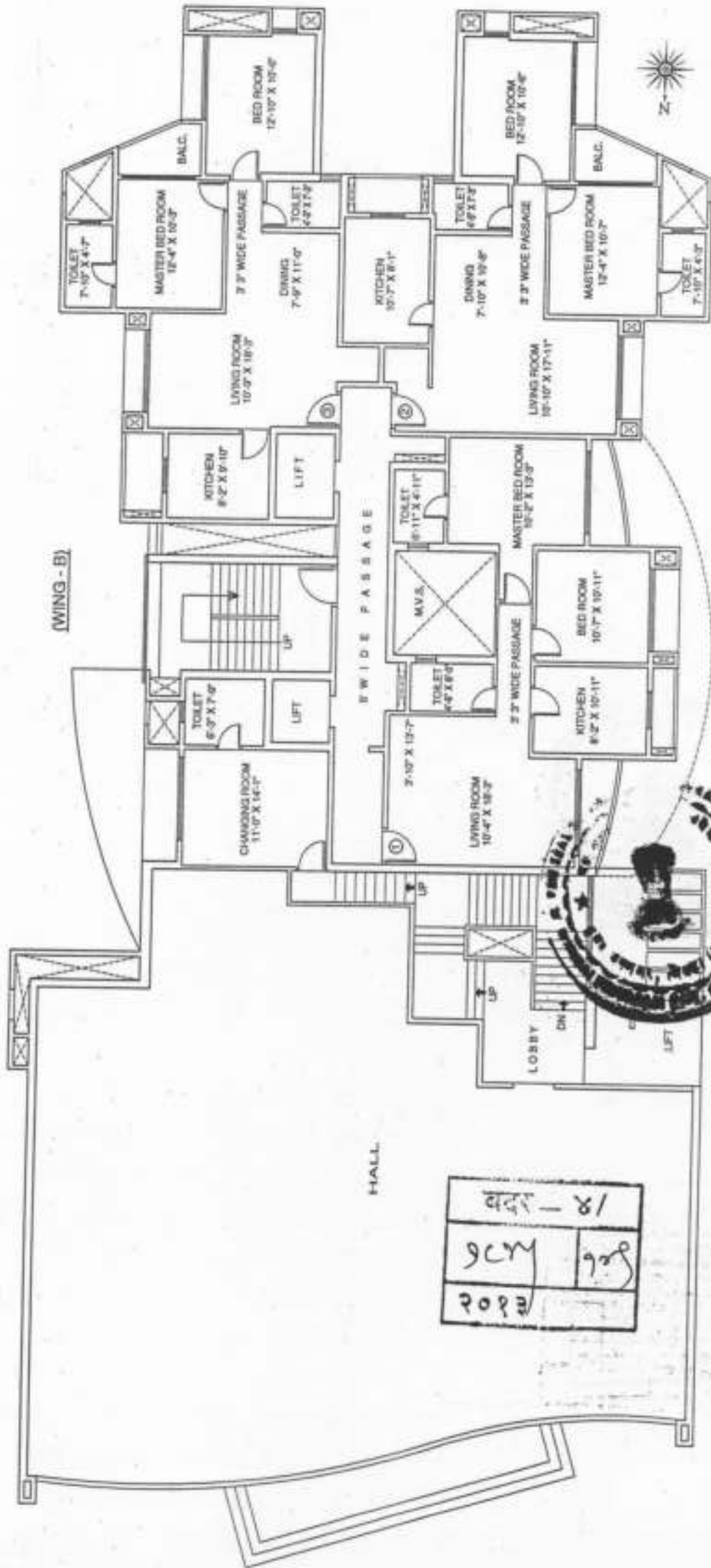
THIRD FLOOR PLAN



खर्च = ४१	
१८५	१९४
२०६३	

(WING - A)

(WING - B)

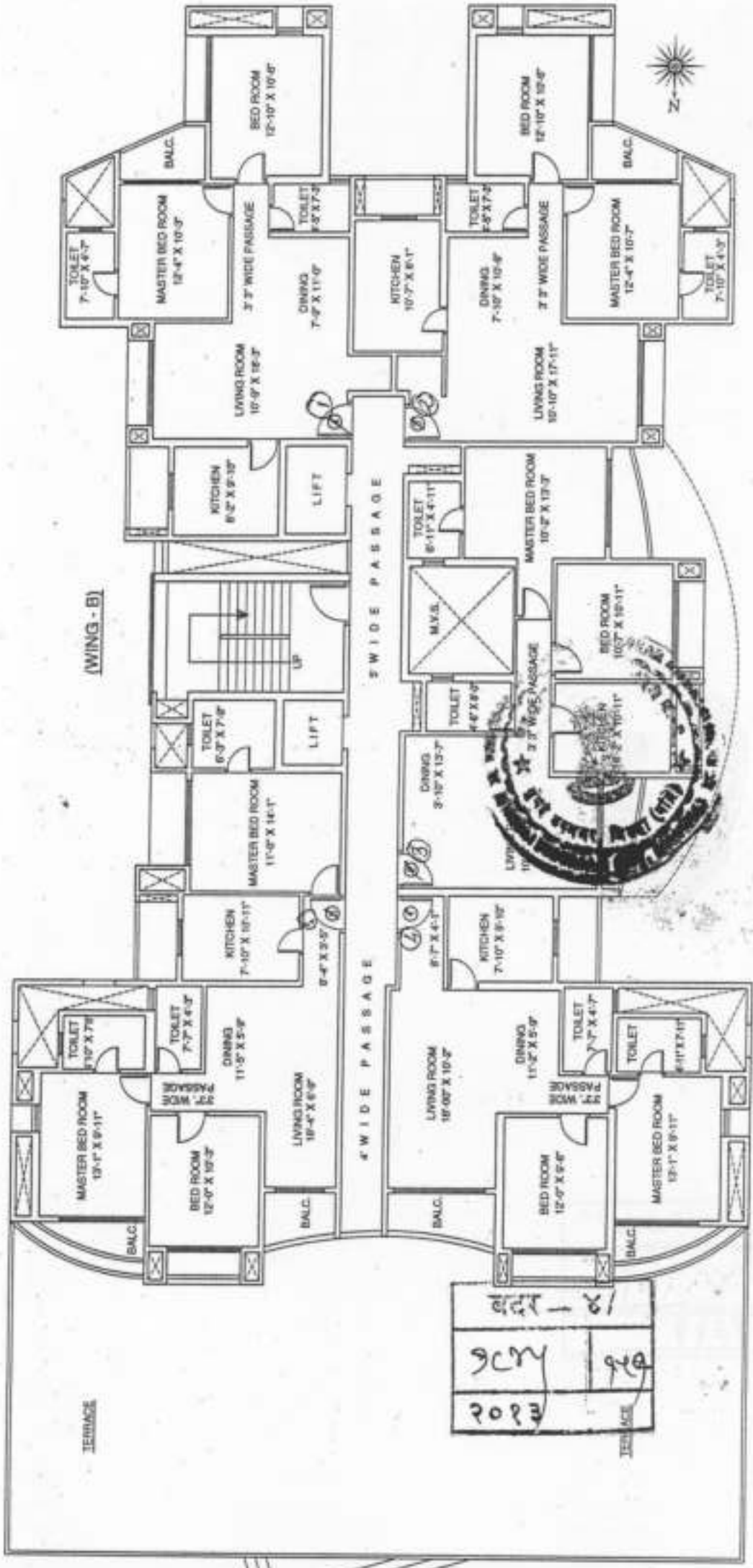


FOURTH FLOOR PLAN

18-1512	806	806
806	806	806



बदर - ४१	
१८५	१५०
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(WING - B)

TERRACE



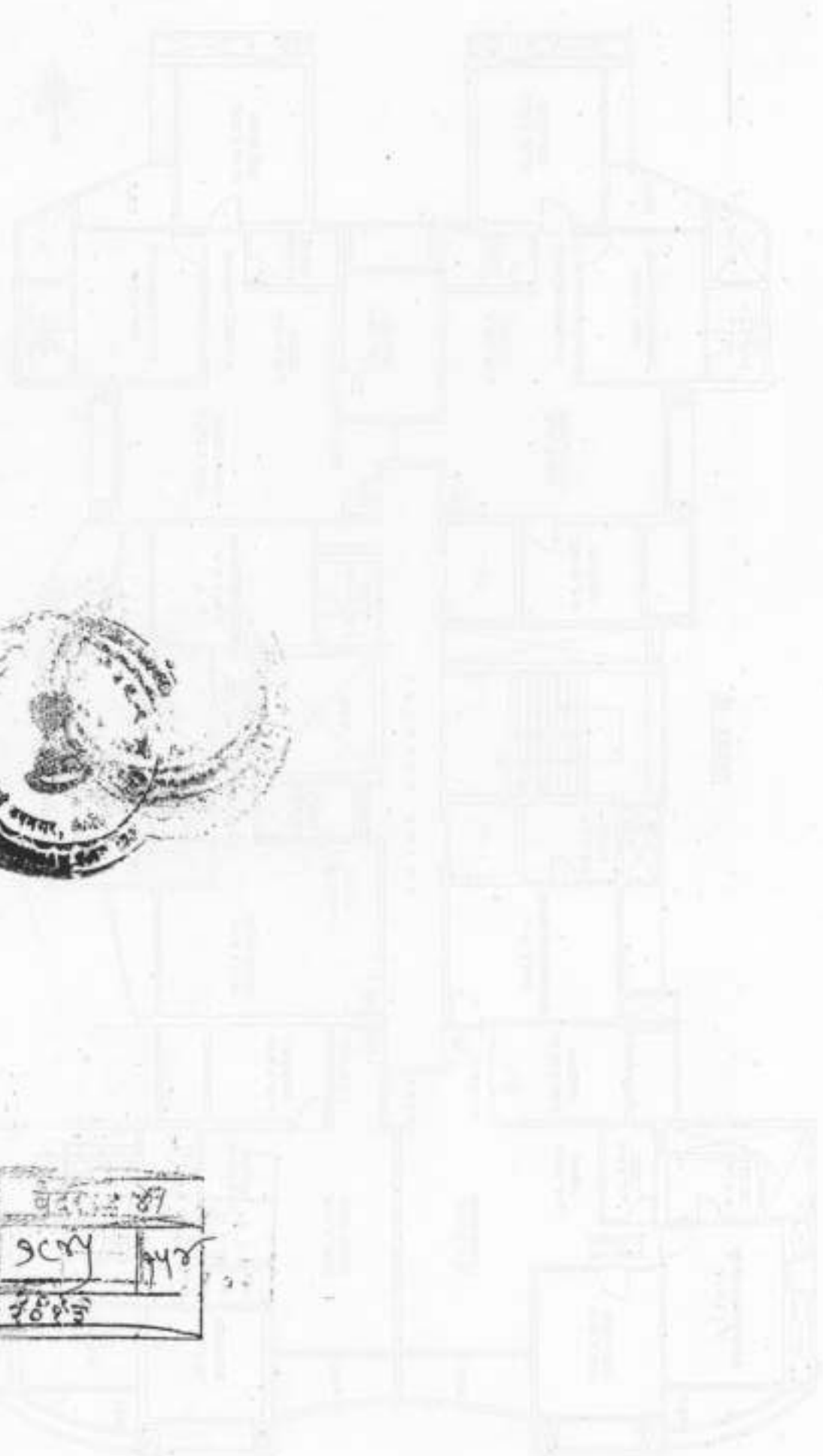
18-1250
9024
2022

For Neileshwar Developers
Partner

FIFTH FLOOR PLAN

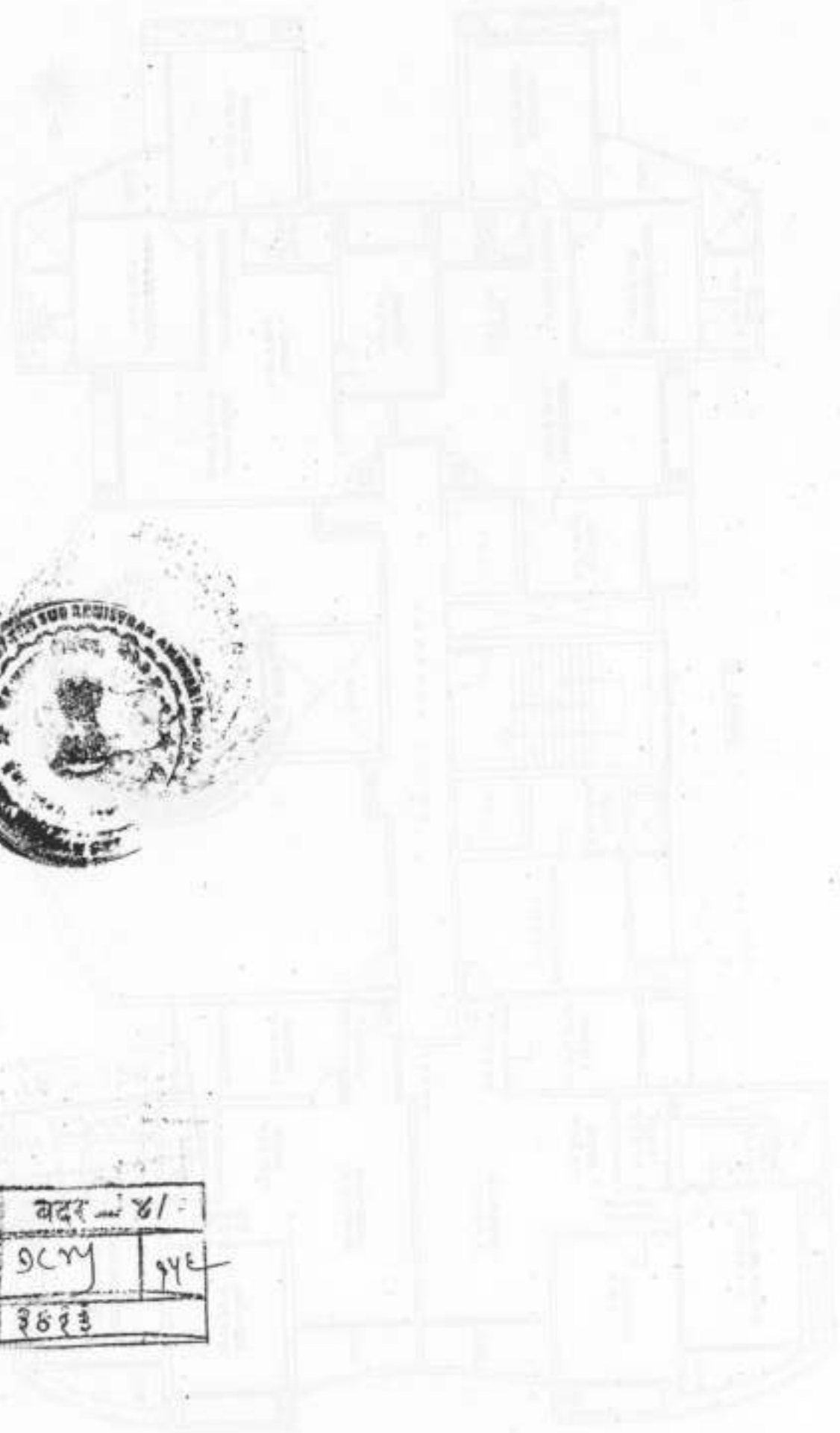


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वेदर: ४१	
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REPRODUCTION FROM THE ARCHIVES OF THE NATIONAL ARCHIVES



वर्ष १९५१	
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३६३३	

Annexure - 'F'
General Instructions

1. The Purchaser/s should not change or damage the elevation or any structural member of the Building without prior written consent from the Co-Developers.
2. The Co-Developers keep their right to put the hoarding on any wall or the compound wall of the Building.
3. The Purchaser/s should not damage or change the external colour scheme of the Building. If done so, the Purchaser/s will have to repair the same to the satisfaction of the Co-Developers.
4. The Purchaser/s should not keep any item like dust bin, shoes, luggage or empty boxes etc., in the common passages, lift, lift lobby, staircase, stilt or in the terraces.
5. The Purchaser/s shall put the grills in front of the windows and/or ventilators which will be of the standard design finalized by the Co-Developers and the Architects. The grills of all the Building should be flushed with elevation wall and should not be beyond the building line. If the box grill and/or any extra element in the form of Chajja or other shed would be fixed by the Purchaser/s, the Co-Developers confirm their right to remove the grill and/or other extra elements of the windows of flat/shops/units purchased by the Purchaser/s.



बदर - ४१	
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SECRET

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खट्टर = ४१
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SLUM REHABILITATION AUTHORITY

5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/Eng./1046/KW/ML/AP

COMMENCEMENT CERTIFICATE

17 JUN 2004

To
M/s. Nityanand Builders & Developers.
M/s. Neeleshwar Developers (Co Developer)

Sir,

With reference to your application No 2353 dated 20/01/04 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. - C.T.S. No. (pt.) S. No. 41 pt. of village Oshiwara situated at Jogeshwari (West) ward K/West.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SRA/Eng./454/KW/ML/ICI-10-07-0210A U/R No. SRA/Eng./1046/KW/ML/AP-13/C4/C4 and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 plan.
 - (b) Any of the condition subject to which the same is granted or any restriction imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant by fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 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 C.E.O. (SRA) has appointed Shri N. R. Patwardhan.

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth level for sale bldg. as per approved plans dt. 13/04/04.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Hea
Executive Engineer (SRA) I

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

वर्ग - ४/
१०४६/१५६
२००४

SRA/ENG/1046/KW/ML/AP/Sale - 5 NOV 2004

This C.C. is further extended up to 2nd upper floor for wing 'A' & for wing 'B'

6th upper floor as per approved plan dt 13/4/2004 except 7-10 Hts. towards front part of the Bldg.

[Signature]
Executive Engineer - II
Slum Rehabilitation Authority

NO : SRA/ENG/1046/KW/ML/AP/Sale - 14 JAN 2005

This C.C. is further extended entirely for wing 'A' upto ground + 2 upper floors & C.C. for wing 'B' is now extended upto 4th upper floor only, as per approved plan dated 3/04/04.

[Signature]
Executive Engineer - II
Slum Rehabilitation Authority

NO : SRA/ENG/1046/KW/ML/AP/Sale - 2 JUL 2005

This C.C. is further extended as per the amended



[Signature]
Executive Engineer - III
Slum Rehabilitation Authority

SRA/ENG/1046/KW/ML/AP/Sale

This C.C. is further extended for the wing 'B' upto 3rd + 12 upper floors as per the amended plan approved dt. 12-7-2004 and with respect to the approval of SRA/ML/AP/Sale dt 03/04 in the office note. attached.

[Signature]
Executive Engineer - III
Slum Rehabilitation Authority

NO SRA/ENG/1046/KW/ML/AP/Sale - 7 DEC 2005

This C.C. is further extended for wing 'B' upto only 13th floor as per approved plan dt 12/07/2005 & subsequent order of CEO SRA in office note vide NO 981 dt 14/12/05

[Signature]
Executive Engineer - III
Slum Rehabilitation Authority

बदर - ४१	
१८५	१६०
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-3-

SLUM REHABILITATION AUTHORITY

Administrative Bldg., Anant Kanekar Marg, Bandra (East), Mumbai-400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

SALE BUILDING

No : SRA/ENG/1046/KW/ML/AP **20 DEC 2011**

This C.C. is further extended for Wing 'B' of Sale Building under reference upto 14th floor as per the approved plans dtd. 12-7-2005 and as per Hon'ble CEO (SRA)'s orders on this office note vide no. 1477 dtd. 15-12-2011.

Muz. 20/12/11
Executive Engineer
Slum Rehabilitation Authority



४८१ - ४१	
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२०१३	

घोषणापत्र

मी कृष्ण कुमार पाठेय याद्वारे घोषित करतो की, दुय्यम
निबंधक स प्रेसी यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. दिवेश देवसर्वि व इ. यांनी
दि. ०८/०५/१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त
नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून
देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
भाषित झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे
आहे असे सादर नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये निक्षेस मी पात्र राहिन याची मला



दिनांक : ११/०३/१३

कृष्ण कुमार पाठेय
कुलमुखत्यारपत्रधारकाच नांव
व सही

सादर - ४/१
१८/०५/१७
२०१३

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11/03/2013

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सूची क्र.2

दुय्यम निबंधक : अंधेरी 3 (अंधेरी)

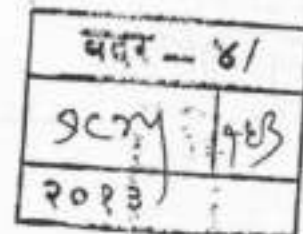
दस्त क्रमांक : 716/2005

नोंदणी :

Regn:83m

गावाचे नाव : Oshivra

(1)विलेखाचा प्रकार	करारनामा किंवा त्याचे अमिलेख किंवा करार संक्षेपलेख
(2)मोबदला	₹.0.0000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेखटाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	₹. 1.0000
(4) मू-मापन,पोटोहिस्ता व धारक्रमांक (असल्यास)	पालिकेचे नाव:इतर वर्णन :जमीन , मोजे ओशीवरा सी टी एस 1 (पार्ट) सर्वे नं 41, क्षेत्रफळ 5577.48 चौ मि, मोबदला ₹ 28000000/-,
(5) क्षेत्रफळ	5577.48 *00i *00
(6)आकारणी किंवा जुडी देण्यात असलेले तपेदार.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-मे/- नित्यानंद बिन्डर्स आणि डेव्हलपर्स चे भागीदार प्रकाश आर पाताणी --, मे/- नित्यानंद बिन्डर्स आणि डेव्हलपर्स चे भागीदार सुरेंद्र कुमार शुक्ला --, मे/- नित्यानंद बिन्डर्स आणि डेव्हलपर्स चे भागीदार केदार परशुराम पांढरेय --,
(8)दस्तऐवज करून देणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-मे/- निलेश्वर डेव्हलपर्स चे भागीदार दिनेश आय देसाई --, मे/- निलेश्वर डेव्हलपर्स चे भागीदार जयेश आय देसाई --, मे/- निलेश्वर डेव्हलपर्स चे भागीदार मीना एन पाताणी --, मे/- निलेश्वर डेव्हलपर्स चे भागीदार नितेश पातवालानी
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2004
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2005
(11)अनुक्रमांक,खंड व पृष्ठ	716/2005
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100.0000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000.0000





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Page: 38/11

पावती

पावती क्र. : 3291

गावाचे नाव दहिसर

दिनांक 09/05/2005

दरतऐवजाचा अनुक्रमांक बदर - 03279 - 2005

दरत ऐवजाचा प्रकार मुजपातकाम

सादर करणाऱ्याचे नाव: निलेश्वर डेंकरपर्व

चौदणी फी	:	100.00
मजकूर (अ. 11(1)), पुष्पांकनाची मजकूर (अ. 11(2)), सजकूर (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)	:	120.00
एकूण रु.		220.00



आपणास हा दरत अंदाजे 1:47PM ह्या वेळेस मिळेल

Tommy

बाजार मुल्या: 0 रु. सोबदरत: 0 रु.
भरलेले मुद्रांक शुल्क: 400 रु.

दुय्यम निबंधक
पहिले दुय्यम निबंधक
दुय्यम उपायगा बिन्हा.

बदर - ४१	
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२०१३	

require to be registered in the office of the Sub-Registrar of Assurances Mumbai Suburban District;

AND on account of our pre-occupation and busy schedule we are unable to appear personally before the Sub-Registrar of Assurances Mumbai Suburban District for admitting registration the said deeds;

THEREFORE we are desirous of appointing (1) Mr. KRRISHNA KUMAR PANDEY (2) Mr. AVINASH VISHWAKARMA (3) Mr. SUNIL DUBEY (4) Mr. SANDEEP JAGADALE of M/s. Kamdhenu Associates having its office R/1, "Saahas" Gokul Horizon, Thakur Village, Kandivli (West), Mumbai 400101 as our constituted attorney jointly and/or each of them severally to appear before the Sub-Registrar of Assurances Mumbai Suburban District and to admit the registration of documents executed by us and on our behalf;

NOW KNOW YE ALL BY THESE PRESENTS that we (1) MR. DINESH I. DESAI. (2) MR. NITESH R. PATANI. (3) MR. JAYESH I. DESAI. (4) MRS. MEENA N. PATANI do hereby appoint (1) Mr. KRRISHNA KUMAR PANDEY (2) Mr. AVINASH VISHWAKARMA (3) Mr. SUNIL DUBEY (4) Mr. SANDEEP JAGADALE (of M/s. Kamdhenu Associates) to be our true and lawful Attorneys Jointly and/or each of them severally for the purpose expressed that is to say:-

To appear, Admit registration, lodge for registration before the Sub-Registrar of assurances Mumbai Suburban District and/or any registering Authority appointed under the Indian Registration Act, for the purpose being in force having the jurisdiction in context to registration of the said deed/s / Agreement/s relating



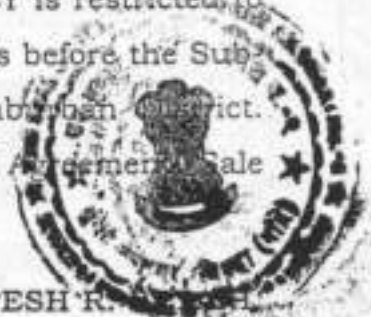
बदर =
१०५
२००३

Meena N. Patani

बदर-१/१५
३२०६२
२००५

to the Flat/s, Shop/s, Office/s, Parking space/s etc. developed and sold by us.

- 2) To do perform and execute all acts, deeds, matter and things relating to the registration of the said deeds and for that purpose aforesaid apply and effectually to all intents and purposes as we could do in our proper person if these presents had not been made.
- 3) This SPECIFIC POWER OF ATTORNEY is restricted to only admit the execution of said deeds before the Sub-Registrar of Assurances Mumbai suburban District. The Attorneys shall not execute any Agreement/ Sale Deed etc.



We (1) MR. DINESH I. DESAI. (2) MR. NITESH R. PATANI (3) MR. JAYESH I. DESAI. (4) MRS. MEENA N. PATANI hereby agree to ratify and confirm all whatsoever my said Attorneys do or cause to be done by virtue of these presents with respect to admission of Agreements/ Sale Deeds/ Undertakings/Declarations only in respect to बंदर-४/१ properties.

बंदर-४/१
3200 13
2004

IN WITNESS WHEREOF We (1) MR. DINESH I. DESAI. (2) MR. NITESH R. PATANI. (3) MR. JAYESH I. DESAI. (4) MRS. MEENA N. PATANI have set and subscribed our hands to this writing on this the 9th day of May 2005 a photograph of our constituted attorney is affixed herein below for identification and confirmation.



बंदर - ४/१	
SUNIL	900
2005	



Mr. KRRISHNA KUMAR PANDEY





Mr. AVINASH VISHWAKARMA

Mr. SUNIL DUBEY

Mr. SANDEEP JAGADALE





Handwritten signatures and notes:
 Dinesh Desai
 Nitesh Patani
 Jayesh Desai
 Meena N. Patani

Specimen Signature of our constituted attorney is affixed herein below for identification and confirmation

			
Mr. KRRISHNA KUMAR PANDEY	Mr. AVINASH VISHWAKARMA	Mr. SUNIL DUBEY	Mr. SANDEEP JAGADALE

D.I. Desai
Meena N. Patani
Meena N. Patani

Specimen of Left Hand Thumb Impression of our constituted attorney is affixed herein below for identification and confirmation.

			
Mr. KRRISHNA KUMAR PANDEY	Mr. AVINASH VISHWAKARMA	Mr. SUNIL DUBEY	Mr. SANDEEP JAGADALE



D.I. Desai
Meena N. Patani
Meena N. Patani

SIGNED, SEALED AND DELIVERED)

by the withinnamed

- (1) MR. DINESH I. DESAI.
- (2) MR. NITESH R. PATANI.
- (3) MR. JAYESH I. DESAI.
- (4) MRS. MEENA N. PATANI.

D.I. Desai
Meena N. Patani

In Presence of:-

- 1:- *[Signature]*
- 2:- *[Signature]*



शुद्ध = ४/१
 १८५५
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घर-४/५
 ३२०२६
 २००५



09/05/2005
1:39:07 pm

दुय्यम निर्बंधका
बोरीबली 3 (बोरीबली)

दस्त गोषवारा भाग-1

बदर
दस्त क्र 3279/2005

दस्त क्रमांक : 3279/2005
दस्तावा प्रकार : मुख्यावरनामा

अनु क्र.	पक्षाकाराचे नाव व पत्ता	पक्षाकाराचा प्रकार	उपाधि	अंगठ्याचा ठसा
1	गाव: विजयनगर इच्छलपती व पालोदार 1, विठ्ठल आठ देसाई - - पत्ता: पशु/पशुट नं: सी/4 पालो/पत्ता: दूध जे रोड भारतीय गाव: - भारत नं: - पेट/पत्ता: - महल/गाव: - मजुका: - दिन: - वेन नम्बर: -	लिहून देणार वय 37 सही <i>A.S.</i>		
2	गाव 2, विठ्ठल आठ, पालोदार - - पत्ता: पशु/पशुट नं: वरीलपत्ता पालो/पत्ता: - भारतीय गाव: - भारत नं: - पेट/पत्ता: - महल/गाव: - मजुका: - दिन: - वेन नम्बर: -	लिहून देणार वय 43 सही <i>A.S.</i>		
3	गाव 3, विठ्ठल आठ, देसाई - - पत्ता: पशु/पशुट नं: वरीलपत्ता पालो/पत्ता: - भारतीय गाव: - भारत नं: - पेट/पत्ता: - महल/गाव: - मजुका: - दिन: - वेन नम्बर: -	लिहून देणार वय 40 सही <i>S...</i>		
4	गाव 4, सीव एन, पालोदार - - पत्ता: पशु/पशुट नं: वरीलपत्ता पालो/पत्ता: - भारतीय गाव: - भारत नं: - पेट/पत्ता: - महल/गाव: - मजुका: - दिन: - वेन नम्बर: -	लिहून देणार वय 42 सही <i>M...</i>		
5	गाव: देसाई कावठेपु अंतर्गत देसाई वी कुणकुणार पालोदार पत्ता: पशु/पशुट नं: 1/2 पालो/पत्ता: - भारतीय गाव: - भारत नं: - पेट/पत्ता: - महल/गाव: - मजुका: - दिन: - वेन नम्बर: -	लिहून देणार वय 40 सही <i>S...</i>		



बदर-६ IV
3279/14
2005

बदर - ४ I
S... A...
2005

दस्तावेजावर कायम वेळार लक्षात राहिल (मुख्यावरनामा) दस्तावेजावर कायम दिव्याचे कपडू करतात.

XXXXXXXXXXXXXXXXXXXX

दस्त गोपवारा भाग - 2

बदर
दस्त क्रमांक (3278/2005)

दस्त क्र. (बदर-3278-2005) का गोपवारा
राज्य नुमां : 0 गोपवारा 0 भरतेले मुद्रांक शुल्क : 400

दस्त हजर केलाचा दिनांक : 09/05/2005 01:31 PM
निष्कादनाचा दिनांक : 09/05/2005
दस्त हजर करमा-घाडी सही :

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घाडी क्र. 3291 दिनांक: 09/05/2005
घाडीचे वर्णन
नाम: नितेश्वर डेव्हलपर्स चे ग्राहीदार 1. दिनेश
आय. देसाई . . .

100 : गोपनी की
120 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
(अ. 11(2)),
एनवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित प्रती

220: एकूण

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दु. निबंधकाची सही, बोरीपली 3 (बोरीपली)

दस्तावा प्रकार : 48) मुळावाराभा
शिक्रा क्र. 1 ची वेळ : (सादरीकरण) 09/05/2005 01:31 PM
शिक्रा क्र. 2 ची वेळ : (श्री) 09/05/2005 01:32 PM
शिक्रा क्र. 3 ची वेळ : (समुती) 09/05/2005 01:38 PM
शिक्रा क्र. 4 ची वेळ : (ओळख) 09/05/2005 01:38 PM

दस्त नोंद घेतलेला दिनांक : 09/05/2005 01:39 PM



दस्तावाचे प्रकार : गोपनीय
दस्तावाचे उद्देश : गोपनीय करवाव घेणे, जो दस्तदेवण करून देणा-या व्यक्तीचा ओळखतात,
दस्तावाची ओळख घेतल्यात.
दस्तावाचा प्रकार : एच/प्रलेंट नं. 01
दस्तावाचे रस्ता :
दस्तावाचे ईमार्शीचे नाव : साहस

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बदर-६ IV
3278/2005
2005

दस्तावाचे प्रकार : गोपनीय
दस्तावाचे उद्देश : गोपनीय करवाव घेणे, जो दस्तदेवण करून देणा-या व्यक्तीचा ओळखतात,
दस्तावाची ओळख घेतल्यात.
दस्तावाचा प्रकार : एच/प्रलेंट नं. 01
दस्तावाचे रस्ता :
दस्तावाचे ईमार्शीचे नाव : साहस
दस्तावाचे ईमार्श नं. :
दस्तावाचे पेट/वसाहत :
दस्तावाचे शहर/गाव :
दस्तावाचे गाव/गाव :
दस्तावाचे शहर/गाव :
दस्तावाचे शहर/गाव :
दस्तावाचे शहर/गाव :
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दस्तावाचे शहर/गाव :

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दस्तावाचे प्रकार : गोपनीय
दस्तावाचे उद्देश : गोपनीय करवाव घेणे, जो दस्तदेवण करून देणा-या व्यक्तीचा ओळखतात,
दस्तावाची ओळख घेतल्यात.
दस्तावाचा प्रकार : एच/प्रलेंट नं. 01
दस्तावाचे रस्ता :
दस्तावाचे ईमार्शीचे नाव : साहस
दस्तावाचे ईमार्श नं. :
दस्तावाचे पेट/वसाहत :
दस्तावाचे शहर/गाव :
दस्तावाचे गाव/गाव :
दस्तावाचे शहर/गाव :
दस्तावाचे शहर/गाव :
दस्तावाचे शहर/गाव :
दस्तावाचे शहर/गाव :

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दु. निबंधकाची सही
बोरीपली 3 (बोरीपली)

बदर-६/3278/2005
पुस्तक नं. मांडे क्र. मांडे वट
दस्तावा. 3278/05
दिनांक
दस्तावाचे प्रकार : गोपनीय
दस्तावाचे उद्देश : गोपनीय करवाव घेणे, जो दस्तदेवण करून देणा-या व्यक्तीचा ओळखतात,
दस्तावाची ओळख घेतल्यात.
दस्तावाचा प्रकार : एच/प्रलेंट नं. 01
दस्तावाचे रस्ता :
दस्तावाचे ईमार्शीचे नाव : साहस
दस्तावाचे ईमार्श नं. :
दस्तावाचे पेट/वसाहत :
दस्तावाचे शहर/गाव :
दस्तावाचे गाव/गाव :
दस्तावाचे शहर/गाव :
दस्तावाचे शहर/गाव :
दस्तावाचे शहर/गाव :



बदर - 81
900
3623

CSUMRY 09/05/2005 13:39 08



Thursday, January 20, 2005
3:20:24 PM

Original

श्रीदही 29 ग,
Regd 28 M

पावती

संख्या अ. : 718

दिनांक 20/01/2005

भावाचे नाव श्रीदहीराव

दरसंप्रदायाचे अनुक्रमांक बदल - 00717 - 2005

दरसंप्रदायाचे प्रकार मुकदमात बदल



सादर कारणावलीचा नाम: श्री. विनायक शिंदेकर आणि बंधूदारांचा वेंचविलेला शे. मॉडेलर केदार परशुराम
पानबंद - -

श्रीदही फी	-	100.00
नवकास (अ. 11(1)), पुढाकारनाची नवकास (अ. 11(2)),	-	440.00
सज्जता (अ. 12) व छायाचित्रण (अ. 13) -> उल्लिखित फी (20)	-	
एकूट	रु.	540.00

आगमनाचा हा दरस अंदाजे 3:24PM हा वेळीस मिळेल

दुय्यम निवडणूक
श्रीदही व श्रीदही


साज्जत शुल्क: 1 रु. भोगदला: 0 रु.
परलेले मुद्रांक शुल्क: 200 रु.

श्रीदही परशुराम शिंदेकर

REGISTERED ORIGINAL DOCUMENT
DATE: 20/1/05

52

बदल - 81	
2005	969
२००५	

 **The Cosmos Co-operative Bank Ltd., Pune**
(Multistate Scheduled Bank)

Thane Branch
Sr.No. 29, Hissa No. 8-B, Bearing Tika No. 21 & CTS No. 53, 512, Naupada,
Gokhale Road, Dist. Thane 400602

Government of Maharashtra General Stamp Office Licence
No.: D-5/STP(V)C-R/1004/05/2004/1765/67/04 Dt. 22.07.04

RECEIPT

Receipt No.: 23425

Date: 18/1/05

Received with thanks from M/s. Nityanand Builders and
Developers

Rs. 200/-

(Rupees Two Hundred only) by

Cash / Cheque / A/c Transfer / Demand Draft / Advice

No. _____ Dated _____ in payment of document franking.

Type of documents: General Power of Attorney.

Franking Sr. No.: 66235/117/69 Dated: 18/1/05



For The Cosmos Co-op. Bank Ltd. Pune



Stamp: ११९९-९१
१२०१९

Head Office: Cosmos Heights, 25/27/30, Shanwar Path, Pune - 411 030.

Stamp: ११९९-९१
१२०१९



बत - ४१	
१००५	१५५
२०१५	

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE NITYANAND BUILDERS AND DEVELOPERS, Registered Partnership firm under the Provisions of Indian Partnership Act 1932 through their Partners (1) Kedarpatsuram Pandey, (2) Surendrakumar Manashwramath Shukla and (3) Prakash Ranchhoddas Patani having their office address at Anand Nagar Oshiwara Depot, Jogeshwari (W), Mumbai - 400 102, SEND GREETING

The Cosmos Co-operative Bank Ltd., Vile Parle Branch, Mumbai
D-5/81191/C.R. 1001/06/200
1/1762-64/04

शुद्ध ११७३५
117169
R. 00002001-P85114
16:59
JAN 18 2005
Special
Addressed
Stamp Duty
MAHARASHTRA
152 Cosmos Co-op. Bank Ltd.

Authorized Signatory.



बत - ९१	
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२०१५	

WHEREAS:

i) By the agreement dated 10 day of Oct 2004, executed between ourselves on the one hand and Neeleshwar Developers on the other hand, have agreed to develop the various plot of land mentioned in the schedule hereunder written. Hereinafter for brevity's sake referred the said plots of land referred to as "the said Property".

ii) As per one of the terms and conditions of the aforesaid agreement referred above, at the request of the partners of we have agreed to grant power of attorney in favour of nominees of Nitesh Ranchhoddas Patani and Dinesh Ishwarlal Desai to enable them to initiate necessary steps for development of the said Property and to do certain acts, deeds and things in the matter. *The said development agreement was duly registered vide Regn. No. SDR 9/00716/2005 dated 20/11/05.*



NOW KNOW YE ALL NEW MEN AND THESE PRESENTS WITNESS that

WE THE NITYANAND BUILDERS AND DEVELOPERS, through its partners (1) KEDAR PARSURAM PANDEY, (2) SURENDRAKUMAR MANASHWRARNATH SHUKLA AND (3) PRAKASH RANCHHODDAS PATANI, do hereby nominate, constitute and appoint (1) NITESH RANCHHODDAS PATANI and (2) DINESH ISHWARLAL DESAI, both of Mumbai Indian Inhabitants, jointly and / or severally, hereinafter referred to as "the said Attorney(s)" to be the true and lawful attorney(s) with right, power, authority to, jointly and / or severally, to do all acts, deeds, matters and things, hereinafter mentioned and exercise all or any other powers and authorities, hereinafter conferred, that is to say;

Handwritten stamp: ४१, १८०५, २०१३



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1. To perfect the title in all respects in respect of the said property more particularly described in the schedule written hereunder and to take all steps in that regard (hereinafter, for brevity's sake referred to as "the said Property").
2. To make necessary applications to the Collector, Mamlatdar, Tahsildar, Municipality, Government of Maharashtra, MAHADA, slum rehabilitation authorities, Collector of Mumbai Suburban, under slum redevelopment scheme, revenue and all other public and semi - public authorities or such other authorities as may be necessary and required for the purposes set out hereinafter.
3. To make necessary applications, file affidavits, petitions and revenue proceedings before the authorities for obtaining transfer the said property to the name of such person or persons Attorney/s may think fit and proper.
4. To submit necessary applications, writings, undertakings and other documents as may be required in accordance with the perfecting the owners title, for obtaining N.A. and other requisite permissions etc.
5. To approach the concerned slum rehabilitation authorities, including Deputy City Engineer, Additional Collector (Enc.), Executive Engineer (B.P.) SRD, AA & C, H.E. Dy. CH. E. (SRD) CHO (SRA), Tree Authority, Civil Aviation Authority, BSES Limited, Slum Redevelopment Committee, Ward Officer (Estates) of MCGM, Director (ES & P) for initiating necessary development activities on the said property to accommodate slum dwellers



बदर - ४१	
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बदर - ९१	
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२००५	

rehabilitation tenants and / or project affected persons and / or in the balance area public at large, by selling various flats / units, in accordance with the terms and conditions laid down while sanctioning the building plans.

- 6. To pay the necessary charges, deposits and assessments and apply for the refund thereof as the said Attorney/s may deem fit and proper.
- 7. To amalgamate the said property with any other property and / or properties as the said Attorney/s may think fit and proper and to prepare and submit the layout plans or sub - division plans of one or more such amalgamated properties and get the same duly approved from the concerned authorities.



- 8. To apply for the sub - division or layout of the said property dividing the same into more than one sub - plot and to comply with the requirements and requisitions of Municipality or other authorities concerned for the same and also to comply with the terms and conditions of the sub - division / layout.

- 9. To prepare and submit proposals for township and / or development of the said property / properties whether alone or after amalgamation of the said property with other properties as the said Attorney/s may think fit and proper.

- 10. To develop the said property or any part thereof by way of leveling the same and filling the same and / or constructing roads, internal layout, providing street lights and by laying electric cables, water pipes, drainages etc., constructing house, shed/s, godown/s and office/s and for the purpose of

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४१-९१
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effective development of the said property and to dispose of the same in accordance with the agreement referred above.

11. To make and prepare and / or caused to be made and prepared all such plans, specifications and designs and / or alterations in the existing plans and / or specifications as may be necessary, required and advisable for the purpose of construction of the building/s on the said property to the competent authorities and / or Government of Maharashtra and / or local bodies and to engage the services of any Architects, Engineers or any other person or a party as may be necessary.

12. To commence, carry out and complete and / or cause to be commenced, carries out and / or complete the construction work on the said property in accordance with the sanctioned plans, designs and specifications and also to see that all the applicable regulations which are made by the Government of Maharashtra and / or town planning authorities and / or public authority and / or competent authorities and / or SRA are strictly observed.

13. To make and prepare and / or cause to be made and prepared all such plans, maps, designs and / or specifications and / or alteration in the existing plans and / or specifications as may be necessary, required and advisable for the purpose of sub - division of the said property and / or for the purpose of construction of the building/s, tenements and / or apartments on the said property and to engage the services of any Architects, Engineers, Surveyors and / or any other persons or a party as may be necessary and advisable.



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वदर - ४१	
१०५	१०५



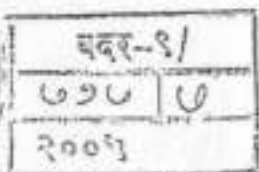
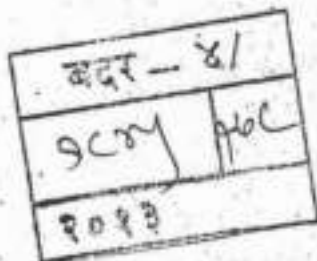
वदर-९१
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२००५

14. To commence, carry out and complete and / or cause to be commenced, carried out and / or completed construction work on the said property in accordance with the sanctioned plans / revised plans and specifications so far as any construction work is concerned to see that all applicable rules and regulations which are made by the Government of Maharashtra and / or competent authority under the ULC Act 1976 and / or municipal authorities and / or town planning authorities and / or any other competent authorities including SRA for the time being are strictly observed.

15. To carry on correspondence, negotiations and to settle with all concerned authorities and bodies including the Government of Maharashtra, all its departments, Municipal authorities and / or town planning authorities and / or the competent authority under the ULC Act 1976, SRA etc., in connection with the sub-division and amalgamation and / or obtaining of N.O.C. for development of the said property.

16. To appear and represent us before any and all concerned authorities and parties as may be necessary, required or advisable for or in connection with the development of the said property and to make such agreements and arrive at such agreements as may be conclusive for the development of the said property.

17. To approach the concerned local authorities in respect of the roads which are in existing on the said property, D.P. Road, internal roads etc., and to initiate necessary steps for diverting / reallocating the same as the said Attorney/s may deem fit and proper.



- 18. To carry on correspondence with the Bombay Municipal Corporation, Collector of Mumbai Suburban B.M.R.D., SRA authorities, town planning, and other slum clearance authorities in respect of the said property.
- 19. To appoint Architect, Engineer, Supervisor, Workmen, Advocate, Solicitors and counsels and other persons as desired by the said Attorney/s for plans approval or any other matters connected therewith on such terms and conditions and on payment of the fees and remuneration to them as the said Attorney/s may deem fit and proper.
- 20. To prepare, sign and submit the scheme for the sub - division and / or amalgamation of the said property and also to submit plans for the construction of the buildings to be constructed on the said property and the sub - division and / or amalgamation of plots thereof to the Mumbai Municipal Corporation or any other authorities concerned and to get the same sanctioned and to apply for revalidating the plans that may have been already passed and / or sanctioned and / or otherwise, however to get the same approved and to submit applications to cement / steel and other building materials and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof and to represent us before the Government, Mumbai Municipal Corporation, Collector of Mumbai Suburban or other public authorities or any other appropriate authority in all matters in connection with the sub - division or amalgamation and / or development of the properties.



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बदर - ४/
१८/१५
२०१३



बदर - ९/
०९/१८
२००५

21. To handing over free of costs to the Bombay Municipal corporation, portion of the said property if the same is comprised under road widening scheme and / or other reservations as per the development plans of the town planning and in view thereof to take the benefits of the F.S.I. / TDR as may be permitted by the authorities.

22. To apply for and obtain necessary permissions under the ULC Act, 1976 or any other Central or State legislation or any other statutory modifications for the time being in force as may be necessary in connection with the sub - division, construction and / or transfer of the said property.



23. To make and submit all applications, petitions, submissions and appeals and carry out necessary correspondence with the appropriate authorities or officers concerned.

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B

24. To deal with all the authorities concerned in connection with the said property and / or development thereof and / or construction works to be carried out thereon and / or otherwise howsoever in connection therewith and also to receive from the authorities concerned and give proper receipt and discharge for the same.

25. To initiate necessary steps for obtaining right of way from the said property, if required.

26. To carry out all the requisitions that may be made by the Bombay Municipal Corporation and other authorities in connection with the plans of sub - division, layout and amalgamation of the building plans that may be

बंदर - ४/ १
१००५
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बंदर - ९/ १
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submitted by our said attorney/s to the concerned authorities in pursuance of these presents.

27. To engage and employ surveyors, architects, RCC. specialties, designers in connection with and / or for the purposes of development of the said property.

28. To make necessary applications for water, sewerage, light and electric connection with the concerned authorities at the expenses of our Attorney/s and to obtain necessary orders and permissions pursuant thereto and to do all acts, to carry out and lay the water, sewerage gas, telephone and electric connection and also to carry out the internal layout and to construct roads for the purpose of development of the said property more particularly as described in the schedule written hereunder.

29. To carry on correspondence and to prepare, sign and execute papers, applications and documents including affidavits, plaints, petitions, declarations, usual indemnity and usual undertakings, etc., as may be required for the purpose of construction of the building/s on the said property.

30. To put display board, hoardings on the said property announcing the proposed building/s, housing scheme or any other scheme in respect of the said property.

31. To negotiate and to execute the necessary agreement for sale of flats / garages / offices / shops in the proposed construction of the proposed buildings on the said property or any part thereof and to receive the consideration thereof



बंदर - ४/	
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बंदर - ९/	
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in accordance with the above referred agreement and to issue receipt for acknowledgement of such payment.

32. To execute the deed of confirmation, rectification, cancellation, supplementary agreement or otherwise with the flat / shop / garage / office premises purchasers and to register the same.

33. To negotiate with the slum dwellers (eligible or otherwise) and / or occupants of the said property and to procure vacant possession of the said property or any portion thereof as the case may be and to take necessary actions against them or to enter into agreement for providing alternate accommodation.

34. To take or enter into possession or receipt of the rents and profits and incomes of all houses, lands, tenements and hereditaments which are now or may hereinafter be vested in us alone.

35. To take down, rebuild or repair all or any house or structure if occasion may require and to do every other acts and things for the improvement or the same or any part thereof.

36. To pay, settle, adjust, deduct and allow all accounts, claims and demands for quit, rent, assessment and repairs and other outgoings in respect of the said property.

37. To let, sub - let, grant leave and license or lease any such houses, tenements and hereditaments from month to month or for any term or terms of years and upon such conditions as the said Attorney/s shall think fit and proper.



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38. To collect and receive of and from the slum dwellers and / or the occupants all rents and sums of money now due or hereafter become due for rent or for use and occupation thereof and to take lawful proceedings by way of distress suit or otherwise for recover of all arrears of rent or compensation now due or hereafter become due.

39. To make allowances to and arrangements with all or any of the slum dwellers or occupants for the time being of any houses, lands, tenements and hereditaments to determine tenancies and give notices to quit and to enter under the powers reserved in any tenancies and to accept surrenders of leases or tenancies and to make all lawful proceedings and means for ejectment or ejection against defaulting tenants / occupants eligible or otherwise of the entire or any part of the property determining the tenancies or occupation thereof and of obtaining, recovering and retaining possession of all or any of the premises held or occupied by the defaulters.

40. To arrive at any arrangements with the tenants and / or occupiers eligible or otherwise of the structures standing thereon on the said property including to acquire possession of their tenements.

41. To make all the necessary applications under the ULC Act 1976, for exemption, transfer or otherwise of the said property for development thereof and for the purpose of submission of such applications, writings, undertakings, affidavits and file petitions, appeals etc., as may be required and to prefer an appeal from the orders of the competent authority under the provisions of ULC Act 1976.



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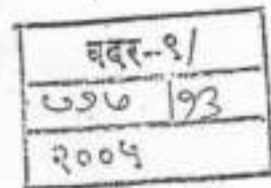
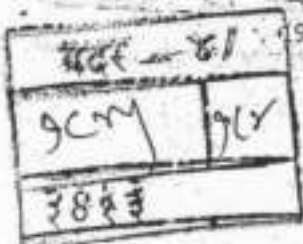
42. To make applications and submit the amended or new building plans to the Municipality or any other authorities to get the building plans sanctioned, obtaining IOD and commencement certificate and get the same revalidated and to give such other applications, writings, undertakings as may be required for the purpose of development of the said property to the Municipality or any other public authority, to make applications for water connection, electric supply and other incidental requirements, which may be required for the development of the said property.

To prefer an appeal from the order, which may be made by the competent authority or other authorities under the ULC Act 1976 and to all acts, deeds, matters and things and to institute and filing of the said appeal and for the purpose to sign and declare all petitions, appeals, memo of appeal, affidavits, plaints and all other proceedings as may be required for the said purposes.

44. To initiate necessary steps for completion of development and transfer in respect of the property more particularly described in the schedule written hereunder in favour of the registered societies.

45. To initiate necessary steps and initiate action for evicting the trespassers who have encroached upon the said property and / or constructed the structures unauthorisely and illegally over the said property.

46. To apply or proceed or continue with the application made by us and / or our predecessor - in -title for permission of the competent authority of the State Government or any other authorities under the provisions of ULC Act 1976, to develop the said property and for the purpose to make any



declarations or sign forms as the said Attorney/s shall deem fit and proper and also to appear before any of the officer or officers appointed under the said ULC Act 1976 and to represent before them and also if necessary to sign all the applications or documents as our Attorney/s may deem fit and proper and also to appear before all the Appellate authorities under the said act and / or statute in connection with the permission for transfer of the said property.

47. To make all necessary applications under section 20 or 21 or 22 or other provisions of the ULC Act 1976 for development of the said property and for the purpose to do all acts, deeds, matters and things, including to sign, execute and submit the applications, undertakings and other papers.



48. To commence, file, to accept writ of summons, to lead evidence and prosecute any action, petition, appeals, suits and / or other proceedings at law against any person or persons in respect of any of the matters or things relating to our affairs and to appear, to defend any action, suit or other proceedings, commenced or to be commenced against us or whereunto we shall be a party and also if the said Attorney/s shall think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non - suited in such actions suit or proceedings as aforesaid and also to accept the services or writ petitions, writ of summons, notices or other proceedings.

49. To ask for and apply and to collect the refund and / or return of the deposit, security fees and other amounts, if any, paid to the Municipality Collector and / or other authorities concerned for getting the

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१९८
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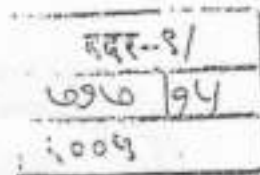
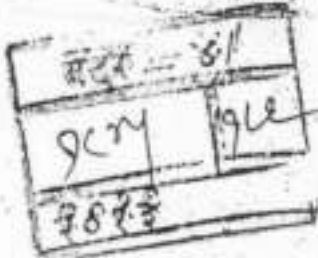
building plan, layout plan or sub division to sanction water, road, electricity and also to apply for and obtain the refund of deposits, if any, paid to the authorities concerned. The said Attorney/s shall be entitled to transfer the aforesaid amounts / deposit to any person/s.

50. To approach the authorities concerned to get the said property or any portion thereof, if under reservation and / or acquisition released and / or shift the same in such a manner, as the said Attorneys may deem fit and proper.

51. To ask, demand, sue-for, enforce payment or recover and receive from any person or persons, rent and/or compensation and/or mesne profits and / or deposits in respect of the said property which are now or which are now or which may at any time to times hereafter become due and payable to us.

52. In connection with the acquisition of the said property or any part thereof, to represent us in the acquisition proceedings and to receive compensation and give receipts for the moneys received and also oppose the said proceedings if the Attorney/s are of the opinion that the said proceedings are against our interest.

53. To make, sign and submit application, petition letters and other writings to the appropriate government departments, local authorities and / or competent authorities under the ULC Act 1976 or any other law or all and any licenses, permissions, sanctions and consents required by any law or otherwise in connection with the management improvement, development, sale, exchange lease or other alienation or disposal or transfer of the said property more particularly described in the schedules written hereunder.



54. To declare and affirm all plaints written statements, application petitions, affidavits and other necessary documents and to appear before any judge, court Judiciary and non - judiciary enquiry magistrate or other officers empowered by law to hear any suit or proceedings or any other enquiry relating to any of the matters relating to us in which we may be interested and also to accept writ of summons process notices, sign vakalatnama authority letters etc.

55. To execute deed of indemnity or other assurances in or for more in respect of the said property described in the schedule which here in favour of any person and to take steps for effective registration of all such documents and to initiate all such necessary steps which may be complete registration of document formalities and for that to represent before all concerned officers.

56. To make necessary application for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertaking indemnity bonds, and such other documents etc., as may be required to represent us before concerned authorities and to receive the same and make payment for such permits, quotas etc.

57. To take necessary steps for formation and registration of cooperative society / societies with an intent to transfer the said property or any part thereof with or without structures in favour of the said society / societies and for the purpose submit necessary applications, writings, undertakings, declarations,



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as may be required and to appear and represent before the registrar or other authorities under the provisions of Maharashtra co-operative Societies act, 1960.

58. To pay all taxes, rates, charges expenses and other outgoing in respect of the said property in accordance with the above referred agreement.

59. To take all steps to convert the tenure of the said property and/or the user thereof.

60. To evict, eject or take possession of the on the property or any part thereof, in use and occupation of third party / parties.

61. To adjust, settle, compromise or submit to arbitration any account claim, demands whatsoever which is now are hereafter may be pending or in such a manner and in all respects as the said Attorney/s shall think fit and proper.

62. To examine, adjust and settle all accounts and reckoning between us and any person or persons whomsoever and to pay or receive (as the case may be), the balance, if any, which appear to be due on the settlement and reckonings and to compound for any debts or due or owing to us.

63. To appear before the sub - registrar of assurances at Bombay / Bandra and lodge the aforesaid document for registration and admit execution thereof.

64. To substitute and appoint from time to time one or more Attorney/s. or attorney under Attorney/s hereunder with the same or limited powers and

such substitutes at pleasure to remove and appoint another or other Attorney/s if the said Attorney /s think fit and proper they shall be entitled

to appoint such substituted with irrevocable conferring such powers as they



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think fit and proper and in such event such power of attorney shall not be revocable.

65. And for more effectively removing any doubt which may arise as to the true meaning of these presents or as to the construction or the application of the powers hereby conferred or granted shall not in any case be deemed to revoke any power of authorities hereto fore given to our Attorney/s or to be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend to all cases which shall extend to any matters or transactions not herein specifically mentioned or defined which in the course of development may be deemed to be requisite or expedient to be done for performed.



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66. In general to do all acts, deeds, matters and things whatsoever in or about our estate, properties and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own proper person.

67. All costs, charges and expenses of and incidental to the acts, deeds, matters and things done or caused to be done by our Attorney/s in or about the exercise of the powers herein contained shall be borne and paid by our said Attorney/s alone (save and except the same are agreed by us to be born and paid and recorded in the above referred agreement) and our Attorney/s shall indemnify and keep indemnified ourselves and our estate and effects from and against the payment as aforesaid costs, charges, expenses and from any loss and damages, charges that may

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caused to us by reason of our Attorney/a doing or causing to be done any acts, deeds, matters and things by virtue of these presents.

68. We hereby for ourselves, ours, heirs, legal representatives and administrators agree and undertake to allow, ratify and confirm all whatsoever our Attorney/s or substitutes acting under them shall or purpose to do or cause to be done by virtue of these presents.

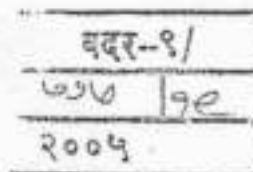
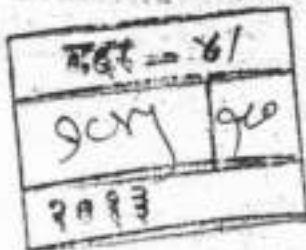
IN WITNESS WHEREOF, NITYANAND BUILDERS AND DEVELOPERS, through its partners (1) Kedarparsuram Pandey, (2) Surendrakumar Maheshwarrnath Shukla and (3) Prakash Ranchhoddas Patani have hereunto set and subscribed our hands to this writing on this 2nd day of Jan. 2005.

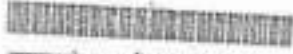


THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land bearing CTS No. 1 (part) of Village Oshiwara Mumbai admeasuring 5577.48 sq. mt. Or thereabout lying and being at village Oshiwara in the Registration District and sub district of Mumbai city and Mumbai Suburban and bounded as follows i.e., to say:

On or towards North	:	being proposed D.P. Road
On or towards South	:	being RG Reservation in crumbled slum
On or towards East	:	being RG Reservation in crumbled slum
On or towards West	:	being RG Reservation in crumbled slum





दस्तावेज क्र. 717/2005

Thursday, January 20, 2005

11:15:07 AM

मुख्य निर्देशक: अंधेरी 3 (अंधेरी)

सूची क्र. दोन INDEX NO. II

पेज नं. 4

Page: 02 of 4

गावाचे नाव : ओशिवरा

(1) शिरोकाळा इमारत, मोबदल्याचे स्वरूप मुख्यकारनाम व बाजारभाव (भाडेपट्टीबाध्या) बाजारभाव घट्टाकार आकारणी देतो की घट्टाकार से मनुष्य कराई) मोबदला रु. 0.00 बा.भा. रु. 1.00

(2) मू-बाधन, मोटारिस्ता व घरक्रमांक (असाव्यात) (1) सिटिएल क्र.: 1/पाटी घर्जना वतात मनुष्य केल्याप्रमाणे

(3) शेअरफळ (1)



(4) शिरोकाळा इमारत, मोबदल्याचे स्वरूप मुख्यकारनाम व बाजारभाव (भाडेपट्टीबाध्या) बाजारभाव घट्टाकार आकारणी देतो की घट्टाकार से मनुष्य कराई) मोबदला रु. 0.00 बा.भा. रु. 1.00

(1) मू- निव्याणंद विविध आदि डेव्हलपर्स से भागीदार केदार कारुवाम गांधीव - ; घर/प्लॉट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - आनंद गगर; ईमारत नं. - ; वेड/पसाहता - ; शहर/गाव - ओशिवरा देणे, जोगेश्वरी च सातुका - ; पिन: 102; पिन नम्बर - ;

(2) मू- निव्याणंद विविध आदि डेव्हलपर्स से भागीदार सुरेंद्रगुणार सुवता - ; घर/प्लॉट नं. वरीलप्रमाणे; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; वेड/पसाहता - ; शहर/गाव - ; सातुका - ; पिन - ; पिन नम्बर - ;

(3) मू- निव्याणंद विविध आदि डेव्हलपर्स से भागीदार प्रकाश आर घाताणी - ; घर/प्लॉट नं. वरलप्रमाणे; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; वेड/पसाहता - ; शहर/गाव - ; सातुका - ; पिन - ; पिन नम्बर - ;

(1) निवोज आर घाताणी - ; घर/प्लॉट नं. एच-602; गल्ली/रस्ता - ; ईमारतीचे नाव - बाति शगर; ईमारत नं. - ; वेड/पसाहता - ; शहर/गाव - काटीघरी च सातुका - ; पिन: 101; पिन नम्बर - ;

(2) दिनेश ईश्वरलाल देसाई - ; घर/प्लॉट नं. वरीलप्रमाणे; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; वेड/पसाहता - ; शहर/गाव - ; सातुका - ; पिन - ; पिन नम्बर - ;

(7) दिनांक	करसुव दिव्याचा	19/01/2005
(8)	नोंदणीचा	20/01/2005
(9) अनुक्रमांक, खंड व पृष्ठ		717 /2005
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु	100.00
(11) बाजारभावाप्रमाणे नोंदणी	रु	100.00
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बदर

दस्ता क्रमांक (717/2005)

दस्ता क्र. [बदर-717-2005] चा गोपवारा
बाजार मुल्य : 1 गोपदला 0 भरतेले बुद्राळ मुल्य : 200

पावली क्र.:718 दिनांक:20/01/2005
पावलीचे वर्ग
गण्य: मे/- किल्लानद थिल्डर आणि डॅकलपर्स चे
भागीदार केदार परचुतम पान्देय -

दस्ता हजर केल्याचा दिनांक :20/01/2005 03:06 PM
निष्कादनाचा दिनांक : 19/01/2005
दस्ता हजर करणा-याची सही :

100 : नोंदणी फी
440 : गवकल (अ. 11(1)), वृथांकणाची गवकल
(अ. 11(2)),
रजवत (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :48) मुखलवारनामा

शिफा क्र. 1 ची वेळ : (सादरीकरण) 20/01/2005 03:06 PM
शिफा क्र. 2 ची वेळ : (फ्री) 20/01/2005 03:09 PM
शिफा क्र. 3 ची वेळ : (कडुली) 20/01/2005 03:12 PM
शिफा क्र. 4 ची वेळ : (ओळख) 20/01/2005 03:12 PM

540: एकुल

दस्ता नोंद केल्याचा दिनांक : 20/01/2005 03:12 PM

डु. निबंधकाची सही, अंधेरी



ओळख :
खालील इतर असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना खालील ओळखतात,
व त्यांची ओळख पटविताना,

1) कालानु गोधी - , घर/प्लॉट नं: 106

गल्ली/रस्ता :
इमारतीचे नाव : वाताजी आर्कड
पंचायत नं. :
पेट/बस्तादना :
शहर/गाव : मु
सालुका :
पिन : 101
2) सुनिल दात - , घर/प्लॉट नं: वरीलप्रमाणे
गल्ली/रस्ता :
इमारतीचे नाव :
इमारत नं. :
पेट/बस्तादना :
शहर/गाव :
सालुका :
पिन :

① Kani

②

बदर-९/
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प्रमाणित करजेत येो की, या
दस्तामध्ये एकुल ... पावे आहेत.

ड. सुध्दम निबंधक अंधेरी-३,
मुंबई वपनगर जिल्हा.

डु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



बदर - ४/
१०५ १९

बदर-९/७१७/२००५

दस्ता क्रमांक ९, क्रमांक

दिनांक: २०/०१/०५

ड. सुध्दम निबंधक अंधेरी-३,
मुंबई वपनगर जिल्हा.



20/01/2005 दुपयम निबंधका
3:12:23 pm अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

बदर
दस्त क्र 717/2005

दस्त क्रमांक : 717/2005
दस्ताचा प्रकार : मुखस्थारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: ४/- नित्यानंद विठ्ठलराव आणि देवदासराव व
मागीदार केदार परशुराम कांठेव -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: आनंद नगर
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
सिद्ध देगार
वय 49
राही
3970/2005
0409-25433



2 नाव: ४/- नित्यानंद विठ्ठलराव आणि देवदासराव व
मागीदार विठ्ठलराव
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
सिद्ध देगार
वय 40
राही
25/2005
0409

3 नाव: ४/- नित्यानंद विठ्ठलराव आणि देवदासराव व
मागीदार प्रकाश वर पतांगी -
पत्ता: घर/फ्लॉट नं: इरलायन
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
सिद्ध देगार
वय 47
राही
19/2005

4 नाव: निवेद्य वर पतांगी -
पत्ता: घर/फ्लॉट नं: एच-602
गल्ली/रस्ता: -
इमारतीचे नाव: वसंत नगर
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव: कांदीवली भू
तालुका: -
पिन: 101
पिन नम्बर: -
सिद्ध देगार
वय 43
राही
1/2005

5 नाव: विनेश इश्वरदास देसाई -
पत्ता: घर/फ्लॉट नं: इरीलायन
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
सिद्ध देगार
वय 37
राही
2/2005

बदर - ४/
27/1/05
2005



बदर-९/
29/1/05
2005

SIGNED, SEALED AND DELIVERED by
Within named the
And Nityanand Builders
through its partners

- (1) KEDARPARSURAM PANDEY
- (2) SURENDRAKUMAR M. SHUKLA
- (3) PRAKASH RANCHHODDAS PATANI

In the presence of

We Accept

Specimen signature of the Attorney

- (1) NITESH RANCHHODDAS PATANI
- (2) DINESH ISHWARLAL DESAI

Identified by me

Before me



1. ~~XC~~
2. ~~24~~

बदा - ४/
२०४
२०१३




बदा - ४/
२०४
२००५

THE UNION OF INDIA / PERMANENT ACCOUNT NUMBER
AAFN0153A

THE NAME
NEELSHWAR DEVELOPERS

INCORPORATION DATE / DATE OF INCORPORATION INFORMATION
18-02-2003


 Director General (Company Law)
 Department of Registrar (Company Law)



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 1802 20102 20102110111
 1802 20102 20102110111

ALLIANCE TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV: 001
 MCVD: 21-04-2010
 LPV: 01-08-2010

LICENCE NO: 1802-1999-00
NAVS KRISHNARAJAS PANDY
 S/O. MR. KRISHNARAJAS PANDY
 402/3002 BAKAR CHS LTD JIVALAPADA,
 SAMATA NAGAR, KANDIVALI, MUMBAI

PIN: 400025
 Signature & ID of Issuing Authority: 1802 2010211

Signature/Thumb Impression of Holder

18-02-2010
 1802 20102
 1802 20102



ವರದಿ - ೪/	
೨೦೧೫	೨೦೧೫
೨೦೧೫	



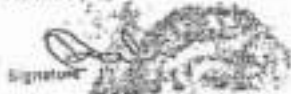
Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADITYA BALI
YOGESH BALI
17/09/1981
Permanent Account Number
ALJPB2437Q



Handwritten signature



बदर - 81	
9000	9000
2023	

PERMANENT ACCOUNT NUMBER ACRPV70513	
NAME CHANDSHEKAR PRASAD GOGA PRASAD VERMA	
FATHER'S NAME GOGA PRASAD INDRASEK VERMA	
DOB / DATE OF BIRTH 01-05-1983	
Signature	
Commissioner of Income Tax, Chandigarh	



Faint, illegible text or markings on the right side of the page.



Small rectangular stamp or box containing illegible text.

Form with illegible text and a redacted area, possibly a document header or footer.

Summary1 (GoshwaraBhag-1)

323/1845
सोमवार, 11 मार्च 2013 7:36 म.नं.

दस्त गोश्वारा भाग-1

वदर4 92/200
दस्त क्रमांक: 1845/2013

दस्त क्रमांक: वदर4 /1845/2013

बाजार मूल्य: रु.
1,26,55,000/-

मोबदला: रु. 93,92,500/-

भरलेले मुद्रांक शुल्क: रु.6,32,900/-

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

पावती:2174

पावती दिनांक:

अ. क्र. 1845 वर दि.11-03-2013

11/03/2013

रोजी 7:35 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: आदित्य - बाती

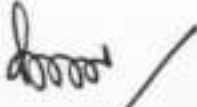
नोंदणी फी रु.
30000.00

दस्त हाताळणी फी रु. 4000.00

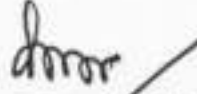
पुष्टांची संख्या: 200

एकूण: 34000.00

Abal.
दस्त हजर करणाऱ्याची सही:


सह. दुय्यम निबंधक, अतिरीशे
सह. दुय्यम निबंधक, अतिरीशे
मुंबई उपनगर जिल्हा.




सह. दुय्यम निबंधक, अतिरीशे-२,
सह. दुय्यम निबंधक, अतिरीशे-२
मुंबई उपनगर जिल्हा.

दस्तावा प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (टोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 11 / 03 / 2013 07 : 34 : 58 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 03 / 2013 07 : 35 : 40 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तावील संपूर्ण माजवूर निष्पादक व्यक्ती, साक्षीदार व सोळा खोडलेल्या कागदपत्रांची उत्पत्ती तपासली आहे. दस्तावी उत्पत्ती, वैधता कायदेशीर अदीसाठी दस्त निष्पादक व एज्युलीमरक हे संपूर्णपणे जाळव्यार राहतील.

लिहून देणारे:

लिहून घेणारे

1942-1943

1943-1944

1944-1945

1945-1946

1946-1947

1947-1948

1948-1949

1949-1950

1950-1951

1951-1952

1952-1953

1953-1954

1954-1955

1955-1956

1956-1957

1957-1958
1958-1959
1959-1960
1960-1961

1961-1962
1962-1963
1963-1964
1964-1965

1965-1966

1966-1967

1967-1968

Summary-2(दस्त गोपवारा भाग - २)

3237165

11/03/2013 7 39:23 PM

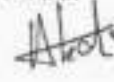



दस्त गोपवारा भाग-2

वदर4 900/100

दस्त क्रमांक:1845/2013

दस्त क्रमांक :वदर4/1845/2013

दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आदित्य - बाली पत्ता:प्लॉट नं: जे/६, माळा नं: -, इमारतीचे नाव: आदित्य बंगला , , ब्लॉक नं: यमुना नगर , रोड नं: अंधेरी (पश्चिम) मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:ALJPB2437Q	लिहून घेणार वय :-31 स्वाक्षरी:- 		
2	नाव:हेमलता - बाली पत्ता:प्लॉट नं: जे/६, माळा नं: -, इमारतीचे नाव: आदित्य बंगला , , ब्लॉक नं: यमुना नगर , रोड नं: अंधेरी (पश्चिम) मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AAJPS6869E	लिहून घेणार वय :-58 स्वाक्षरी:- 		
3	नाव:मे/ नित्यानंद बिल्डर्स आणि डेवेलोपर्स यांच्या तर्फे मुखत्यार आणि स्वतःकरिता मे/ निलेश्वर डेवेलोपर्स चे भागीदार दिनेश देसाई यांच्या तर्फे मुखत्यार कृष्ण कुमार पाण्डेय पत्ता:प्लॉट नं: सी ४, माळा नं: -, इमारतीचे नाव: साई शक्ती कॉम्प्लेक्स , ब्लॉक नं: हरी शंकर जोशी रोड , रोड नं: दहिसर (पूर्व) मुंबई पॅन नंबर:AADFN9153A	लिहून देणार वय :-20 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत विक्री करारनामा व दस्तऐवज दिल्याचे कबूल करतात.
शिकका क्र.3 ची वेळ:11 / 03 / 2013 07 : 37 : 20 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना दस्तऐवज ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:विनोद सी. वर्मा

वय:28

पत्ता:ए /५१, मीरा सोसा सेक्टर ३, श्रीष्टी निरारोड (पूर्व) स्वाक्षरी
पिन कोड:401107



2 नाव:चंद्रेश्वर जी. वर्मा
वय:53
पत्ता:ए /५१, मीरा सोसा सेक्टर ३, श्रीपटी मिरारोड (पूर्व) स्वाक्षरी
पिन कोड:401107

चंद्रेश्वर वर्मा



शिक्का क्र.4 ची वेळ:11 / 03 / 2013 07 : 38 : 27 PM

शिक्का क्र.5 ची वेळ:11 / 03 / 2013 07 : 38 : 31 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, अंधेरी-2

बंदर - ४/	
१८२५	१००
२०१३	

1845 /2013

[Signature]

सह. दुय्यम निबंधक, अंधेरी-२,
मुंबई उपनगर जिल्हा.

व्याजित करणेत घेतले की, वा
इतरांमध्ये एकूण - १०० पाने आहेत.

[Signature]

सह दुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा



बंदर-४/ १८२५ /२०१३
पुस्तक क्रमांक १, क्रमांक..... वर
नोंदला.

दिनांक : २९/३/१३

[Signature]

सह दुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा



13 March, 2013

सूची क्र.2

दुप्यम निबंधक : सह दु.नि. अंधेरी 2

दस्त क्रमांक : 1845/2013

मोडर्नी 63

Regn. 63m

गावाचे नाव : ओशिबरा

- (1) विनिष्काषा प्रकार विही करारनामा
- (2) मोबदला ₹.9,392,500/-
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी वेतो की पट्टेदार ते नमुद करावे) ₹.12,655,000/-
- (4) धू-मापन,पोटहिसा व घरकमांक(असल्यास) 1 (00), पालिकेचे नाव: मुंबई मनपा इतर बर्षेव : सरमिका नं: सवनिषा क्र ५०४, सी बिंग, भाळा नं: पाचवा, इमारतीचे नाव: सेटेलाईट हाईट्स , ब्लॉक नं: समोर मेवा बॉल, ओशिबरा, रोड नं: बोमेश्वरी (पश्चिम) मुंबई ४००१०२
- (5) क्षेत्रफल 86.21 चौ.मीटर
- (6) आकारणी किंवा जुनी देण्यात असेल तेव्हा.

(7) दस्तऐवज करन देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा विवाही न्यायालयपक्षा हुकुमनामा किंवा आवेद असाव्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव:- श्री. विठालदास शिंदे/श्री. देवेसोपेई बांध्या तर्फे मुखत्यार आणि स्वकःकरिता ये/ मिलेश्वर देवेसोपेई ये था दिनेश देसाई बांध्या तर्फे मुखत्यार मुला कुमार पाण्डेव ,वक: 20;

पत्ता:-अन्वित नं. सी. ३, भाळा नं:- इमारतीचे नाव: साई हाथी कॉम्प्लेक्स , ब्लॉक नं: हरी संकर बोधी रोड , रोड नं: (ए) मुंबई.

पिन कोड:- 400068

पिन नंबर: AADFN9153A

(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा विवाही न्यायालयपक्षा हुकुमनामा किंवा आवेद असाव्यास,प्रतिवादिचे नाव व पत्ता

2) नाव:- आशिल - बानी , वक:31,

पत्ता:-अन्वित नं. ३/१, भाळा नं:- इमारतीचे नाव: आशिल बंगला , ब्लॉक नं: वसुधा नगर , रोड नं: अंधेरी (पश्चिम) मुंबई.

पिन कोड:- 400053

पिन नं:- ALJPB2437Q;

3) नाव:- इमलाद - बानी , वक:58,

पत्ता:-अन्वित नं. ३/१, भाळा नं:- इमारतीचे नाव: आशिल बंगला , ब्लॉक नं: वसुधा नगर , रोड नं: अंधेरी (पश्चिम) मुंबई.

पिन कोड:- 400053;

पिन नं:- AAJPS8889E;

- (9) दस्तऐवज करन दिव्याचा दिनांक 06/03/2013
- (10) दस्त मोडणी केव्याचा दिनांक 11/03/2013
- (11) अनुक्रमीक,खंड व पृष्ठ 1845/2013
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क ₹.632,900/-
- (13) बाजारभावाप्रमाणे मोडणी शुल्क ₹.30,000/-
- (14) क्षेत्र

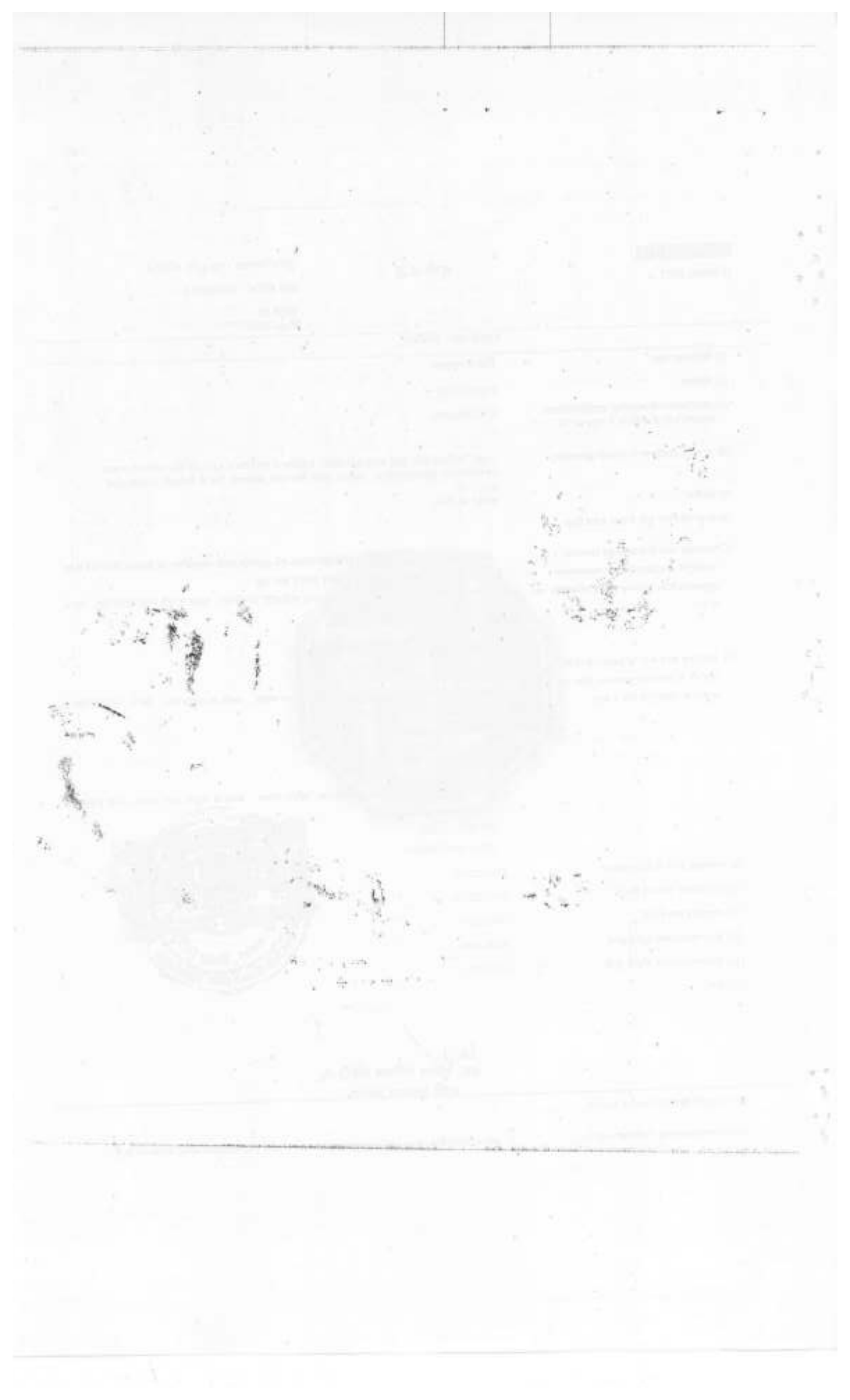


सह. दुप्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

मुद्रांकनासाठी विभागात पेशलेला वपसीत:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुन्धेद :-

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



Signed, Sealed and Delivered)
 By the within named "Co-Developers")
 M/s. Neeleshwar Developers)
 through the partners)
Dinesh Dejai)
 in the presence of)
यशपाल कुमार सिंह)
[Signature])



For Neeleshwar Developers

[Signature]

Partner

Signed, Sealed and Delivered by the)
 within named "Purchaser/s")
Mr. ADITYA BALI)
Mrs. HEMLATA BALI)
 in the presence of)
यशपाल कुमार सिंह)
[Signature])



[Signature]



H/

Handwritten note



Hemlata

[Signature]

Received the sum of Rs. 9,00,000/-)
 (Rupees Nine Lakh only)
 _____ only)
 by cheque No. _____, dated _____)
 drawn on _____)
 from the within named Purchaser/s)
 being the amount of earnest money or)
 Deposit payable by him/her/them to us.)

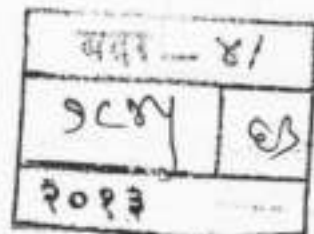
Rs. _____

We say received
for Neeleshwar Developers,

Partner
Co-Developers



Witnesses:
 1. यशपाल कुमार सिंह
 2. [Signature]



Satellite Heights

1. Name of the person: _____
 2. Address: _____
 3. Date of birth: _____
 4. Occupation: _____
 5. Signature: _____
 6. Date: _____
 7. Place: _____



सं. १३४	१३
१३४	१३

१३४	१३
१३४	१३

१३४
 १३४

Signed, Sealed and Delivered)
 By the withinnamed "Co-Developers")
 M/s. Neeleshwar Developers)
 through the partners)
Dinesh Deai)
 in the presence of)
यशदेव लाल अशु)
[Signature])



For Neeleshwar Developers

D.S. Deai
 Partner

Signed, Sealed and Delivered by the)
 withinnamed "Purchaser/s")
Mr. ADITYA BALI)
Mrs. HEMLATA BALI)
 in the presence of)
यशदेव लाल अशु)
[Signature])



A. Bali



H. Bali



Received the sum of Rs. 9,00,000/-)
 (Rupees Nine Lakh only)
 _____ only)
 by cheque No. _____, dated _____)
 drawn on _____)
 from the withinnamed Purchaser/s)
 being the amount of earnest money or)
 Deposit payable by him/her/them to us.)

Rs. _____/-

We say received
 M/s. Neeleshwar Developers,

Partner
 Co-Developers



Witnesses:
 1. यशदेव लाल अशु
 2. [Signature]

बतौर - 81	
SCM	03
२०१३	

Satellite
 Heights



ಇದೇ = 81	
ಸಕ್ರ	88
ಕೆ.ಕೆ.ಎ	



BETWEEN

Neileshwar Developers

Sale Office: Satellite Heights, Anand Nagar, Lakhnadri Extension Road,
Opp. Chikwan Bus Depot, Andheri (West), Mumbai - 400 102.

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