



09/07/2024

सूची क्र.2

दुग्धम विभाग, दु.नि. खानापूर

दस्तावेज क्रमांक: 3968/2024

नोंदणी:

Regn.63m

गावाचे नाव: तळेगाव

(1) विविध प्रकाराचा प्रकार	करारनामा
(2) मोबदला	10074455
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2376598.35
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: रायगड इतर वर्णन: सदनिका नं: फ्लॅट नं. 1203, माळा नं: 12 वा मजला, इमारतीचे नाव: द हार्डलॅंडम टॉवर-4, गोदरेज सिटी पनवेल, ब्लॉक नं: मौजे तळेगाव, ता. खालापूर, जि. रायगड-410221, रोड : .. इतर माहिती: क्षेत्र-61.66 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-6.59 चौ. मीटर यांसी एकूण क्षेत्र-68.25 चौ. मीटर कारपेट. सोबत एक कारपार्किंग स्पेससहित. महाराष्ट्र शासन, असाधारण क्रमांक 238, मुद्रांक- 2020/अनौ.20/प्र.क्र.148/म-1 धोरण) दिनांक 20 जुन 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्रमांक. एमएसआरडीसी/एसपीए/आयटीपी-3/आरझेड-1, आरझेड-4, आरझेड-5, ईडब्ल्यूएस-1, ईडब्ल्यूएस- 2/2024/317 दिनांक 23/02/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे. (इतर माहिती दस्तात नमुद केल्याप्रमाणे.) विभाग क्र. ग्रामीण- विभाग- 6, दर- 27000/- प्रती चौ. मी. ((Survey Number : 4/3पार्ट, 4/5पार्ट ;))

(5) क्षेत्रफळ

1) 68.25 चौ.मीटर

(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- रवि खुबचंदानी, युराज बहल, आवतेजंदर मान, रियाज वाटलीवाला, जहान धनराजगिर (पुर्वीचे जहान वाटलीवाला) अमरजित सिंग व स्वरूप एजन्सीज प्रा.लि. तर्फे कुलमुख्यतार करोआ प्रॉपर्टीज एल.एल.पी. चे ऑथोराइज सिग्रेटरी नॉरवर्ट मॅडेस तर्फे मुखत्यार ऋषी चौधरी वय:-35; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AADCC3425D

2): नाव:- करोआ प्रॉपर्टीज एल.एल.पी. चे ऑथोराइज सिग्रेटरी नॉरवर्ट मॅडेस तर्फे मुखत्यार ऋषी चौधरी .. वय:-35; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AADCC3425D

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- सूर्य देव प्रसाद .. वय:-48; पत्ता:-प्लॉट नं: फ्लॅट नं. 1101, माळा नं: .. इमारतीचे नाव: गहलोट मॅजेस्टी, ब्लॉक नं: सी विंग, पाम बीच रोड जवळ, सेक्टर 46 ए, सीवूड्स, नेरळ नोड-3, नवी मुंबई, रोड नं: .. महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AJHPP0784G

2): नाव:- अंजु प्रसाद .. वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं. 1101, माळा नं: .. इमारतीचे नाव: गहलोट मॅजेस्टी, ब्लॉक नं: सी विंग, पाम बीच रोड जवळ, सेक्टर 46 ए, सीवूड्स, नेरळ नोड-3, नवी मुंबई, रोड नं: .. महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BPPBP8138M

(9) दस्तऐवज करून दिल्याचा दिनांक

09/07/2024

(10) दस्त नोंदणी केल्याचा दिनांक

09/07/2024

(11) अनुक्रमांक, खंड व पृष्ठ

3968/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

302300

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



AGREEMENT FOR SALE

This Agreement for Sale made at Panvel, this ____ day of _____ in the year Two Thousand and Twenty Four ("**Agreement**")

Between

CAROA PROPERTIES LLP (PAN AADCC3425D), a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners for the time being and from time to time constituting the firm, and the survivors or survivor of them and the legal heirs, executors, administrators and successors of the last surviving partner and their assigns) of the **FIRST PART**;

And

1. **MR. RAVI KHUBCHANDANI (PAN AAKPK4376M)** having address at Flat No. 14, 6th floor, Shangrila Building, Charnichael Road, Mumbai 400 026, hereinafter referred to as the "**Owner No.1**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
2. **MR. URAAZ BAHL (PAN ADXPB6337R)** residing at 82A, Meher Apartment, Altamount Road, Mumbai 400026, hereinafter referred to as the "**Owner No.2**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
3. **MR. AVTEJINDER MANN (PAN AEWPM3179C)** residing at 9A, Lohtse Ruia Park, Juhu, Mumbai 400049, hereinafter referred to as the "**Owner No.3**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
4. **MR. RIAZ BATLIVALA (PAN AAKPB5706C)** residing at G/43, Dhanraj Mahal, Apollo Bunder, Mumbai 400001, hereinafter referred to as the "**Owner No.4**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
5. **MR. ZAHAN BATLIVALA** (now known as **ZAHAN DHANRAJGIR**) (**PAN AAEPB5534G**) residing at S1/S2, 19th Floor, Cuffe Castle Building, Cuffe Parade, Mumbai 400005, hereinafter referred to as the "**Owner No.5**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
6. **MR. AMARJIT SINGH (PAN BFNPS9686H)** residing at S.533, Greater Kailash Part Two, 1st floor, New Delhi 110048, hereinafter referred to as the "**Owner No. 6**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
7. **SWAROOP AGENCIES PRIVATE LIMITED (PAN AAACS0670B)**, a private limited company incorporated under the Companies Act, 1956 having its registered office at N-450, Tarapore Towers, New Link Road, Oshiwara, Andheri (West), Mumbai 400053, through its duly authorized Director Capt. Avtejinder Singh Mann, hereinafter referred to as the "**Owner No.7**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns);

The Owner No. 1 to 7 hereinafter are referred to as the "**Owners**" of the **SECOND PART**;

And

Mr. Surya Deo Prasad (PAN AJHPP0784G), aged 48 years, an adult Indian Inhabitant, residing at Flat No. 1101, Gahlot Majesty, C Wing, Near Palm Beach Road, Sector 46A, Seawoods, Nerul Node-3, Navi Mumbai 400706, Maharashtra, India;

Mrs. Anju Prasad (PAN BPBPP8138M), aged 47 years, an adult Indian Inhabitant, residing at Flat No. 1101, Gahlot Majesty, C Wing, Near Palm Beach Road, Sector 46A, Seawoods, Nerul Node-3, Navi Mumbai 400706, Maharashtra, India;

OR

MESSERS _____ (PAN NO. _____) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at _____ and its administrative/branch/ regional office at _____, through its authorized representative Mr./Ms. _____ authorized vide Board Resolution dated _____,

OR

_____ (PAN NO. _____) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at _____ through its authorized representative Mr./Ms. _____ authorized vide Partner's Resolution dated _____ through its authorized representative Mr./Ms. _____ Resolution dated _____;

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the said organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **THIRD PART**.

The Owners, Developer and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

- M. The Developer has also obtained Commencement Certificate bearing Ref. No. MSRDC/SPA/ITP-3/CC/2020/502 dated 6th October, 2020 and further amended vide letter No. MSRDC/SPA/ITP- 3/AMENDED LAYOUT/2022/322 dated 3rd March, 2022 and same is further amended vide Serial No. MSRDC/SPA/ITP-3/RZ-5/Amended CC/2023/1178 dated 07.07.2023 from MSRDC for RZ – 5 forming part of Survey Nos 4/1, 4/2, portion of Survey no. 4/3, 4/4, 4/5, Survey no. 4/6 and portion of Survey No. 5/2 admeasuring in aggregate 44,114.580 square meters, whereby MSRDC permitted the construction/development of the Current Phase on the Common Layout Land .
- N. The Developer has registered the Current Phase under the provisions of the Real Estate (Regulation and Development) Act, 2016 (“**Act**”) read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures On Website) Rules, 2017 (“**Rules**”) with the Real Estate Regulatory Authority at Mumbai under No. P52000030367 the authenticated copy of such certificate is attached in **Annexure “F”**.
- O. The Developer has sole and exclusive right to sell the flats in the said to Tower(s)/towers to be constructed by the Developer in the Current Phase and to enter into agreement/s with the purchaser/s of the flats and receive the sale consideration in respect thereof;
- P. On demand from the purchaser/s, the Developer has given inspection to the purchaser/s of all the documents of title relating to the Common Layout Land and the plans, designs and specifications prepared by the Developer’s architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;
- Q. The authenticated copy of certificate of title issued by M/s. P.S. Chambers and M/s. Cyril Amarchand Mangaldas in respect of the Larger Land, certifying the Developer’s title to the Larger Land, authenticated copies of extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Developer to the Common Layout Land on which the Tower(s)/towers/flats are constructed or to be constructed have been annexed hereto and marked as **Annexure “G”** and **“H”**, respectively.
- R. The authenticated copy of the Project Layout of the Larger Land as approved by the concerned local authority has been annexed hereto and marked as **Annexure “A”**.
- S. The Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said

- T. While sanctioning the said Larger Land, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Larger Land and the said Tower(s)/towers and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Tower(s)/towers shall be granted by the concerned local authority.
- U. The Developer has accordingly commenced construction of the said Tower(s)/towers in accordance with the said Plans.
- V. The Purchaser/s has/have applied to the Developer for allotment of a Flat No. 1203 on 12th floor in "**Tower 4 (Four), The Highlands, Godrej City, Panvel**" ("Flat") being constructed in the said Current Phase along with an exclusive right to use 01 (One) covered car parking unit bearing no. 100 having size 2.5 mtrs. X 5 mtrs. X 2.1 mtrs. (breadth x length x vertical clearance) situated at Podium - 3 level ("**Parking Space(s)**") of the Tower(s) in the Common Layout;
- W. The Carpet Area of the Flat is 61.66 square meters and Exclusive Areas of the Flat is 6.59 square meters aggregating to Total Area of 68.25 square meters ("**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s and other areas appurtenant to the Flat for exclusive use of the Purchaser/s.
- X. The authenticated copies of the plan of the Flat agreed to be purchased by the Purchaser/s, as sanctioned and approved by MSRDC have been annexed and marked as **Annexure "J"**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure "I"**. Common Areas and Amenities of Common Layout are more particularly described in the **Annexure "E"**.
- Y. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- Z. Prior to the execution of these presents the Purchaser/s has/have paid to the Developer a sum of Rs.1047780/- (Rupees Ten Lakh Forty Seven Thousand Seven Hundred Eighty Only) only, being part payment of the sale consideration of the Flat agreed to be sold by the Developer to the Purchaser/s as advance payment or application fee (the payment and receipt

2. **Description of Flat, Parking Space(s) and Common Areas for the Current Phase & Total Consideration**
- 2.1 At the request of the Purchaser/s, the Developer has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer: -
- (a) a residential Flat of the aforesaid Total Area bearing No. 1203 on the 12th floor of the "**Tower 4 (Four), The Highlands, Godrej City, Panvel**", which is more particularly described in the **Fourth Schedule** hereunder written and shown in brown hash on the plan thereof thereto annexed as **Annexure "J"**;
- (b) an exclusive right to use 01 (One) covered car parking unit bearing no. 100 having size 2.5 mtrs. X 5 mtrs. X 2.1 mtrs. (*breadth x length x vertical clearance*) situated at **Podium - 3** level ("**Parking Space(s)**") constructed within the Phase more particularly marked herein under **Annexure "J1"** annexed herein, along with the right to use the Common Areas and Amenities for Phase more particularly described in the **Annexure "E"**.
- 2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer in the said Tower(s) and the Flat as are set out in **Annexure "I"**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.
- 2.3 The **Carpet Area** of the Flat is 61.66 square meters and the **Exclusive Areas** of the Flat is 6.59 square meters aggregating to **Total Area** of 68.25 square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital 'W' above.
- 2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total lumpsum sale consideration of Rs.10074455/- ("**Total Consideration**"), comprising of the following: -

Sr. No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	10074455
(ii)	Towards the Exclusive Areas of the Flat.	-
(iii)	Towards Parking Space(s).	-
(iv)	Towards proportionate consideration for common areas of the Tower(s)/towers, Common Areas and Amenities of Common Layout and Common Areas and Amenities of Project including club house development charges calculated on the Carpet Area of the Flat.	-
(v)	Towards facilities	-

20% of the Total Consideration shall be considered as Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer, amounts as specified in Clause 7 of this Agreement.

3. **VARIATION IN AREA**

- 3.1 The Developer shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Tower(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under Clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in terms of this Agreement.

4. **Payment Schedule & Manner of Payment**

- 4.1 The Purchaser/s hereby agrees and undertakes to pay to the Developer the Total Consideration of **Rs.10074455/- (Rupees One Crore Seventy Four Thousand Four Hundred Fifty Five Only)** in the following manner: -

Sr.No.	Milestone	Percentage	Rupees
i.	Application Money	5.05%	508760
ii.	Within 15 days booking	4.95%	498686
iii.	By July 15, 2024 or On Completion of 5th Floor, whichever is Later	25%	2518614
iv.	By February 15, 2025 or On Completion of 20th Floor, whichever is Later	34%	3425315
v.	On Application of Occupancy Certificate	26%	2619358
vi.	On Intimation of Possession	5%	503722
Total		100%	10074455

The Developer has the discretion to raise invoices for the milestones which have been completed / achieved irrespective of sequences of milestones.

- 4.2 The Purchaser/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of Developer sending notice of the completion of each milestone. Intimation forwarded by Developer to the Purchaser/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is

SECOND SCHEDULE
(Description of Common Layout Land)

All that piece and parcel of land admeasuring in aggregate **44,114.580** square metres or thereabouts bearing Survey Nos. 4/1, 4/2, portion of Survey no. 4/3, 4/4(pt), 4/5(pt), Survey no. 4/6(pt), and portion of Survey No. 5/2(pt) bearing Plot No. Residential Zone - 5 (RZ-5) of Village Talegaon, Taluka Khalapur, District Raigad.

Bounded as follows: -

Towards North	:	Survey no. 5/2(pt);
Towards East	:	Survey no.s 4/3 (pt) and 4/6(pt);
Towards South	:	Survey no. 5/1;
Towards West	:	Survey no. 5/1

THIRD SCHEDULE
(Description of Current Phase)

All that piece and parcel of land admeasuring in aggregate **1101.03** square metres or thereabouts bearing Survey No.s 4/3(pt), Survey no. 4/5(pt) of Village Talegaon, Taluka Khalapur, District Raigad.

Bounded as follows:

Towards North	:	Survey no. 4/3(pt), 4/4(pt), 5/2(pt);
Towards East	:	Survey no.s 4/5(pt);
Towards South	:	Survey no. 5/1(pt);
Towards West	:	Survey no. 4/1(pt), 4/2(pt)

FOURTH SCHEDULE
(Description of Flat)

Flat No. **1203** on **12th** floor in **Tower 4 (Four)**, in the project "**The Highlands, Godrej City, Panvel**" admeasuring **61.66** square meters of Carpet Area and Exclusive Areas of the Flat admeasuring **6.59** square meters aggregating to **68.25** square meters ("**Total Area**") along with an exclusive right to use **01 (One)** covered car parking unit bearing no. **100** having size **2.5 mtrs. X 5 mtrs. X 2.1 mtrs.** (*breadth x length x vertical clearance*) situated at **Podium - 3** level ("**Parking Space(s)**").

Part-C

All that piece and parcel of land lying being and situate at Village Talegaon, Taluka Khalapur and comprised in the following Gat Nos. and admeasuring in aggregate 01H-04R-81P:

S. No.	Survey Number	Area(H-R-P)	S. No.	Survey Number	Area(H-R-P)
1	6/2	0-05-00	11	8/D/9	0-07-20
2	7/3B	0-18-76	12	8/D/10	0-06-33
3	7/3/B/8	0-08-52	13	9/1	0-21-00
4	7/3/B/9	0-08-64	14	9/B/9	0-09-51
5	7/C/11	0-13-83	15	9/B/10	0-04-50
6	7/C/12	0-07-42	16	9/C/10	0-20-00
7	8/1/A/7	0-09-40	17	9/C/11	0-06-10
8	8/3/A/11	0-08-81	18	9/D/9	0-08-00
9	8/3/A/12	0-09-50	19	9/D/10	0-04-85
10	8/B/7	0-10-10			

Part-D

All that piece and parcel of land lying being and situate at Village Khanawale, Taluka Panvel and comprised in the following Gat Nos. and admeasuring in aggregate 09H-53R-21P:

S. No.	Survey Number	Area(H-R-P)	S. No.	Survey Number	Area(H-R-P)
1	27/1	0-26-00	16	50/5	0-15-40
2	29/2	0-71-00	17	50/6B	0-65-40
3	29/3	0-37-40	18	64	0-26-00
4	29/5	0-11-10	19	74	0-76-89
5	30/2	0-02-00	20	75	1-89-07
6	31	0-12-00	21	81/3	0-12-40
7	33/1	1-53-89	22	82/2/A	0-16-00
8	33/2	0-21-20	23	82/4	0-08-90
9	34/1/A	1-03-96	24	82/5	0-06-30
10	42/2	0-38-50	25	83/1	0-24-20
11	44/1	0-20-20	26	84/1	0-18-00
12	44/2	0-10-60	27	85/1	0-14-91
13	45	0-07-00	28	86/1	0-38-00
14	46	0-15-40	29	113	0-25-00
15	50/4	0-06-60			

Part-B

All that piece and parcel of land lying being and situate at Village Khanawale, Taluka Panvel and comprised in the following Gat Nos. and admeasuring in aggregate 39H-92R-93P:

S. No.	Survey Number	Area(H-R-P)	S. No.	Survey Number	Area(H-R-P)
1	30/1	1-25-50	23	69	1-50-00
2	32/2	0-85-30	24	70/1	0-34-00
3	36/1	0-90-80	25;	70/2	0-35-00
4	36/2	0-64-50	26	71	0-48-80
5	37/1	0-80-00	27	72	1-50-50
6	37/2	0-39-00	28	73	1-09-00
7	38	1-76-30	29	74	1-38-81
8	39	0-67-00	30	75	0-52-43
9	40	0-61-50	31	76/1	0-52-00
10	41/1	2-26-40	32	76/2	0-43-00
11	41/2	1-20-40	33	78	0-95-00
12	42/1	0-27-60	34	81/2/A	0-82-20
13	42/3	0-01-00	35	81/2/B	1-11-10
14	42/4	1-10-50	36	63/3	0-17-20
15	43	0-22-00	37	65/2	0-12-40
16	44/3	0-16-20	38	112/1(pt)	0-04-10
17	44/4	0-52-60	39	112/2 (pt)	0-19-60
18	47/1	0-59-90			
19	47/2	0-60-20			
20	50/12	0-22-50			
21	50/13	0-43-70			
22	68	1-62-00			

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S. No.	Survey No.	Area(H-R-P)
67.	9/B3	0-03-14
68.	9/B4	0-03-63
69.	9/B5	0-04-64
70.	9/B6	0-04-00
71.	9/B7	0-04-78
72.	9/B8	0-04-76
73.	9/C1	0-04-25
74.	9/C2	0-04-57
75.	9/C3	0-05-00
76.	9/C4	0-06-05
77.	9/C5	0-04-34
78.	9/C6	0-04-11
79.	9/C7	0-04-35
80.	9/C8	0-04-35
81.	9/C9	0-04-32
82.	9/D1	0-04-42
83.	9/D2	0-04-50
84.	9/D3	0-03-64
85.	9/D4	0-03-51
86.	9/D5	0-03-57
87.	9/D6	0-04-11
88.	9/D7	0-04-35
89.	9/D8	0-04-05
90.	9/2	0-30-00
91.	7/3B	0-18-76
Total		03-59-93

S. No.	Survey No.	Area(H-R-P)
1.	4/1	0-75-00
2.	4/2	0-50-00
3.	4/3	1-74-00
4.	4/4	0-23-00
5.	4/5	0-71-00
6.	4/6	0-46-00
7.	5/2A	2-04-00
8.	5/2B	2-00-00
9.	6/1	0-12-00
10.	6/5	0-58-00
11.	6/6	0-28-00
12.	7/1	1-07-00
13.	7/2	0-41-00
14.	7/3A	0-33-00
15.	7/4	0-25-00
16.	7/B1	0-06-66
17.	7/B2	0-04-16
18.	7/B3	0-04-75
19.	7/B4	0-04-69
20.	7/B5	0-03-16
21.	7/B6	0-03-33
22.	7/B7	0-03-36
23.	7/C1	0-04-83
24.	7/C2	0-03-41
25.	7/C3	0-04-59
26.	7/C4	0-04-34
27.	7/C5	0-04-88
28.	7/C6	0-03-68
29.	7/C7	0-06-40
30.	7/C8	0-04-15
31.	7/C9	0-05-78
32.	7/C10	0-05-88
33.	8/1A1	0-04-12

S. No.	Survey No.	Area(H-R-P)
34.	8/1A2	0-03-85
35.	8/1A3	0-03-64
36.	8/1A4	0-03-64
37.	8/1A5	0-03-68
38.	8/1A6	0-03-67
39.	8/3A1	0-05-75
40.	8/3A2	0-06-98
41.	8/3A3	0-08-75
42.	8/3A4	0-06-43
43.	8/3A5	0-08-70
44.	8/3A6	0-06-73
45.	8/3A7	0-05-75
46.	8/3A8	0-07-48
47.	8/3A9	0-05-53
48.	8/3A10	0-05-59
49.	8/B1	0-03-51
50.	8/B2	0-03-11
51.	8/B3	0-04-00
52.	8/B4	0-03-72
53.	8/B5	0-03-85
54.	8/B6	0-03-71
55.	8/C1	0-04-92
56.	8/C2	0-05-08
57.	8/D1	0-02-82
58.	8/D2	0-02-93
59.	8/D3	0-03-25
60.	8/D4	0-03-94
61.	8/D5	0-04-86
62.	8/D6	0-05-74
63.	8/D7	0-04-75
64.	8/D8	0-05-60
65.	9/B1	0-04-00
66.	9/B2	0-03-94