



Monday, March 22, 2004

6:49:33 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2157

दिनांक 22/03/2004

गावाचे नाव नैरळ

दस्ताऐवजाचा अनुक्रमांक टनन6 - 02153 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: पी रवी पिल्लई

नोंदणी फी	:	5000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:	520.00
एकूण रु.		5520.00

आपणास हा दस्त अंदाजे 7:04PM ह्या वेळेस मिळेल


दुय्यम निवधक
अण ०

बाजार मूल्य: 244319 रु. माबदला 500000 रु.
भरलेले मुद्रांक शुल्क: 8750 रु.
देयकाचा प्रकार : चलनाने;
चलन क्रमांक: 6069; रक्कम: 5000 रु.; दिनांक: 22/03/2004



वे. नं. मु. - २०,००१/१०० - १००२००३ - पी. ए. १२० (मि. ए.)

नोंणी महानिगमक त मुद्राक नियंत्रक,
महाराष्ट्र राज्य

नमुना नं. को. नि. ६

[नियम ११२ पहा]

चलन क्रमांक

या ठिकाणी कोषागारात / उपकोषागारात भाष्यात आलेल्या गेला एकमेने चलन
भारतीय स्टेट बँकेमध्ये / भारतीय रिझर्व बँकेमध्ये

४३

भारतीय स्टेट बँकेत भरवण्याचे	अधिकार्याने किंवा कोषागाराने भरवण्याचे	कोषागाराने / उपकोषागाराने / भारतीय रिझर्व बँकेने / भारतीय स्टेट बँकेने / हेडक्वार्टर स्टेट बँकेने भरवण्याचे
जिणे वृत्तीने भरवण्यात आलेली आहे त्या व्यक्तीचे नाव पदनाम आणि पत्ता Mr. P. Ravi Pillai	व्यक्ति व मुद्रांक विभाग	एकूण मिळाली.
२६५ - B - P. S. Bedker Nagar R. ३ Tilak Nagar Ch...	००३० मुद्रांक व नोंदणी फी	रुपये (आकड्यात) 5,000/- Five Thousand only
भरण करण्यासंबंधीचे अधिकारकर्ता दस्तऐवज नोंदणी फी	नोंदणी फी व्यक्तीच्या नोंदणीसाठी फी	
भाषण संकेतांक 5000/- Five thousand 0117	संकेतांक 0 0 3 0 0 1 5 2 0 0 सरोवर आहे, पैसे स्वीकारले व पोवती रावी.	

* येथे कोषागारातून घेतलेल्या पत्राच्या देणाऱ्या अधिकार्यांना खरी शिक्का ठसवता.

[क. मागे पहा]



टनल ६
२१५५
१/२६

मुद्रांक विक्रेता : मधुकर मारुती कानडे
परवाना क्रमांक : ५३/९९

विक्रीचे ठिकाण : अंकुर सर्दिसेस

शांप नं. ६, जनता मार्केट, सेक्टर-३, नेरळ, नवी मुंबई-४००७०६
दुरध्वनी क्रमांक : ७७० ७३ ९४

पावती क्र. - 874
दिनांक : 19/3/05
अनुक्रमांक : 12062 पासून 12065 पर्यंत.
श्री./श्रीमती./मे. P. Revu Pillai
हस्ते श्री/श्रीमती D. E. Dorekar

श्री. प्र. ध. थारा
Blot. Thara

हयांना खालील प्रमाणे मुद्रांकीत कागद विकले.

रु. ५०००/-	X	.....	=	5,000/-
रु. १०००/-	X	.....	=	10,000/-
रु. ५००/-	X	.....	=	5,000/-
रु. १००/-	X	.....	=	1,000/-
रु. ५०/-	X	.....	=	500/-
रु. २०/-	X	.....	=	2,000/-
रु. १०/-	X	.....	=	1,000/-

एकूण मुद्रांक : 3
एकूण रुपये : 7000
रुपये : 7000 अक्षरी रुपये (मात्र)
Seventy thousand

मुद्रांक घेणाऱ्याची सही
मुद्रांक विक्रेत्याची सही

प्रकाश तैजुमल डेम्बला

दुरध्वनी क्र.: २७७० ७३३३
२७७० ७३७९
परवानाधारक मुद्रांक विक्रेता, परवाना क्रमांक ७ / १९८९
एच एल - ७/९/८, सेक्टर-३, नेरळ, नवी मुंबई - ४०० ७०६.
पावती क्र. 2273
दिनांक : 22/03/2004

अनुक्रमांक 19313 पासून 19318 पर्यंत
श्री./सौ. /श्रीमती/ कुमारी/ गैबर्स P. Ravi Pillai
हस्ते श्री/ सौ/ श्रीमती/ कुमारी M. D. More



हयांना खालील प्रमाणे मुद्रांकीत कागद विकले.

रु. ५०००/-	X	.....	=	5,000/-
रु. १०००/-	X	.....	=	10,000/-
रु. ५००/-	X	.....	=	5,000/-
रु. १००/-	X	.....	=	1,000/-
रु. ५०/-	X	.....	=	500/-
रु. २०/-	X	.....	=	2,000/-
रु. १०/-	X	.....	=	1,000/-

एकूण मुद्रांक 6 (Six)
एकूण रुपये 1750/-
One Thousand Seven
Hundred Fifty Only

M.D. More
मुद्रांक घेणाऱ्याची सही
मुद्रांक विक्रेत्याची सही



विक्रीचे ठिकाण :- अंकुर सर्व्हिसेस

9 MAR 2004

शाप नं. ६, जनता मार्केट, सेक्टर-३, नेरुळ, नवी मुंबई-४००७०६

अनुक्रमांक... 12042

नांव... R. Ravi Pillai

रस्तेपठा... D. E. Dorekan

[Handwritten Signature]

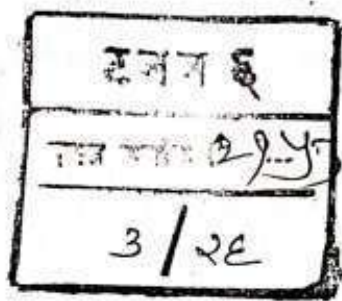
AGREEMENT FOR SALE दिनांक 12/3/02

मधुकर माहती कानडे.

THIS AGREEMENT made and entered into at Nerul, Navi Mumbai on 22nd day of March 2004 between MR. SHASHIKANT M. BHABHERA Proprietor of S. M. DEVELOPERS adult Indian Inhabitant, address at Plot No. B-5, Shop No. 3, Durga Niwas, Nerul, Navi Mumbai, hereinafter called "THE DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART.

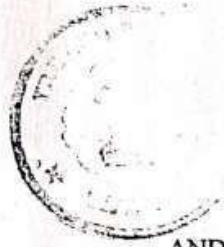
[Handwritten Signature]

[Handwritten Signature] R. Prema.





9 MAR 2004

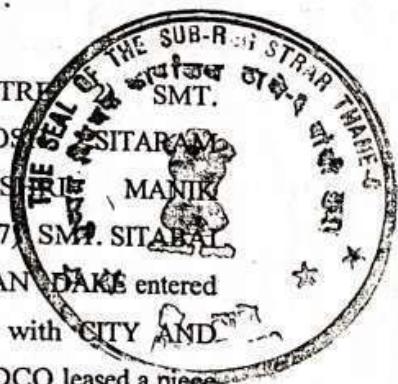


Handwritten scribbles and signatures.

विद्वीचे ठिकाण :- अंनूर सहिहसस
 द्याप नं. ६, इतकण नगर, चेंबुर, मुंबई-४०००८९
 पत्तणुकांन 12053
 नांव P. Ravi P. Harekar
 रस्ते D. E. Darekar

AND 1. MR. P. RAVI LALAI age 41 years 2. MRS. R. PREMA PILLAI
 years both are an Indian Inhabitant residing at Room No. 265 B Ambedkar
 Nagar, Road No. 3, Tilak Nagar, Chembur, Mumbai - 400 089 her
 "THE PURCHASER" (which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and include his/her heirs,
 executors, administrators and assigns) of the OTHER PART.

WHEREAS : 1) SHRI HIRAJI SITARAM MHATRE 2) SMT. SHEWANTIBAI HIRAJI MHATRE 3) SHRI SANTOSH SITARAM MHATRE 4) SMT. NAINA SANTOSH MHATRE 5) SMT. MANIK SITARAM MHATRE 6) SMT. PUSHPA MANIK MHATRE 7) SMT. SITABAI VASANT MHATRE AND 8) SMT. INDRABAI SHARAVAN DARE entered into an Agreement to Lease dated 27th May 2002 with CITY AND INDUSTRIAL DEVELOPMENT CORPORATION AND CIDCO leased a piece or parcel of land under Gaothan Expansion Scheme and was registered with Sub Registrar of Thane VI dated 27th May 2002 under Sr. No. 04252 bearing Plot No. A-190 containing by admeasurement totally 699.82 Sq. Mtrs., at Nerul Village (G.E.S.), Nerul, Navi Mumbai, Dist. Thane, for a premium of RS. 9,100/- (RUPEES NINE THOUSAND ONE HUNDRED ONLY).



Handwritten signature of R. Prema.

टनन ६
 दस्त नं. 29/03
 ४/२६

1000Rs.



विक्रीचे ठिकाण :- अंकुर सर्विहसेस

9 MAR 2004

शॉप नं. ६, जनता मार्केट, सेक २-२, नेरुळ, नवी मुंबई-४००७०६

अनुक्रमांक 1255/2004

नांव P. Ravji P. Hare

रस्ते D. E. Dorekar

Mhega

WHEREAS 1) SHRI HIRAJI SITARAM MHATRE 2) SMT. SHEWANTIBAI HIRAJI MHATRE 3) SHRI SANTOSH SITARAM MHATRE 4) SMT. NAINA SANTOSH MHATRE 5) SHRI MANIK SITARAM MHATRE 6) SMT. PUSHPA MANIK MHATRE 7) SMT. SITABAI VASANT MHATRE AND 8) SMT. INDRABAI SHARAVAN DAKE paid the said premium in full to the Corporation and the Corporation granted permission or licence to the Lessees to enter upon the said land for the purpose of erecting residential building/s.

WHEREAS the Lessees 1) SHRI HIRAJI SITARAM MHATRE 2) SMT. SHEWANTIBAI HIRAJI MHATRE 3) SHRI SANTOSH SITARAM MHATRE 4) SMT. NAINA SANTOSH MHATRE 5) SHRI MANIK SITARAM MHATRE 6) SMT. PUSHPA MANIK MHATRE 7) SMT. SITABAI VASANT MHATRE AND 8) SMT. INDRABAI SHARAVAN DAKE assigned their development right in respect of the said Plot No. A-190 in village Nerul, (G.E.S) Nerul, Navi Mumbai Dist. Thane, to MR. SHASHIKANT M. BHABHERA Proprietor of S. M. DEVELOPERS vide Agreement of Development dated 27th May 2002 and was registered at Sub Registrar Thane VI dated 27th May 2002 vide Serial No. 04251 for proper consideration and handed over the possession of the said Plot to MR. SHASHIKANT M. BHABHERA Proprietor of S. M. DEVELOPERS (who are hereinafter referred to as THE DEVELOPER).



दस्तावेज क्र. 4/2E

Ravji R. Prema

500Rs.



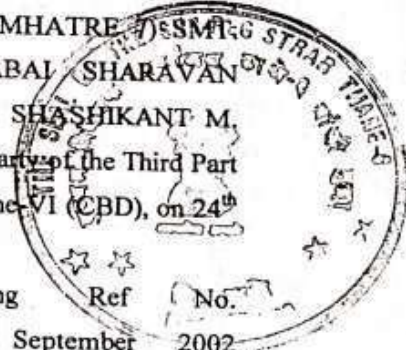
Surya
मुद्रांक प्रमुख लिपि
छोपागार कार्यालय, ठाणे
15 MAR 2004
M.D. More

विक्रीचे ठिकाण :- एन.एल. ५/०/२ सेक्टर ३, नेरुळ
अनुक्रमांक 19313 किंमत रुपये 500/-
नांव P. Ravi Pillai त. *Nery*
इस्ते M.D. More त. *Nery*

22 MAR 2004

Nery
Karan

AND WHEREAS by an Tripartite Agreement dated 24th day of September 2002 duly executed between the ~~parties~~ (प्रकार: तनुमल डेव्हलपर्स) विक्रीचा ठिकाण/पक्षांच्यातर्फे of the Second party the Lessees 1) SHRI HIRAJI SHIVARAM MHATRE 2) SMT. SHEWANTIBAI HIRAJI MHATRE 3) SHRI SANTOSH SITARAM MHATRE 4) SMT. NAINA SANTOSH MHATRE 5) SHRI MANIK SITARAM MHATRE 6) SMT. PUSHPA MANIK MHATRE 7) SMT. SITABAI VASANT MHATRE AND 8) SMT. INDRABAI SHARAVAN DAKE as the Party of the Second Part and MR. SHASHIKANT M. BHABHERA Proprietor of S. M. DEVELOPERS as the party of the Third Part and the same was duly registered with Sub-Registrar of Thane VI (CBD), on 24th September 2002 under Sr. No. 7956.



And CIDOC vide their letter bearing Ref No. CIDCO/CBD/ESTATE/NA/NERUL/2002/32 dated 19th September 2002 transferred the said Plot in the name of MR. SHASHIKANT M. BHABHERA Proprietor of S. M. DEVELOPERS (who is hereinafter referred to as THE DEVELOPERS).

Shy *Ravi R. Prema.*

दस्तावेज क्र. ६
६/२६

500Rs.



Kishu
मुद्रांक प्रमुख लिपि
कोषागार कार्यालय, ठाणे

15 MAR 2004

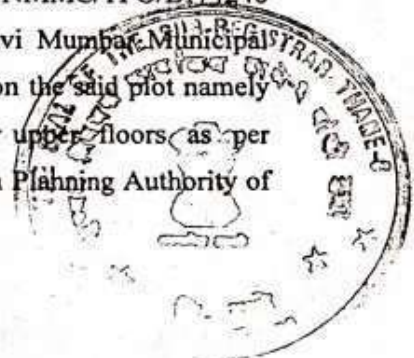
M. D. More

विक्रीचे ठिकाण :- एन.एल. ५/०/२ सेक्टर ३, नेरळ
अनुक्रमांक... 1931H ... किंमत रुपये 500/-
नाव... P. Ravi Pillai ... रा. ...
हस्तं... M. D. More ... रा. ...

AND WHEREAS MR. SHASHIKANT M. BHABHERA Proprietor of S. M. DEVELOPERS is seized and possessed of the said Plot No. A-190, (admeasuring about 699.82 Sq. Mtrs situated at ^{दिनांक...} ~~वillage (G.E.S. Navi Mumbai), Tal. & Dist. Thane., (more particularly described in SCHEDULE D) १३७९~~

AND WHEREAS THE DEVELOPERS after obtaining the Development permission and commencement certificate bearing No. NMMC/TPO/BP/4246 dated 3.10.2002 from the Town Planning Officer of Navi Mumbai Municipal Corporation commenced the construction of the building on the said plot namely "LAXMI SADAN" consisting of the Ground plus Four upper floors as per the plans and specifications duly approved by the Town Planning Authority of N. M. M. C.

Rawji R. Prema



दस्तावेज
२९/३/०४
०/२६

500Rs.



विक्रीचे ठिकाण :- एन.एल. प. १२/२ सेक्टर ३, नेरुळ
 अनुक्रमांक. 19315 किंमत रुपये 500/-
 मुद्रांक प्रमुख लिपिकीय. P. Ravipillai र. N. N. N.
 होवागार कार्यालय, ठाणे हस्ते. M. D. More र. N. N. N.
 15 MAR 2004
 m. j. more
 22 MAR 2004
 (Handwritten signature: Prakash)

AND WHEREAS THE DEVELOPERS (प्रकाश तेजुमल डेम्बला) of the Flat No. 402 on the Fourth floor B Wing in the "LAXMI SADAN" building to be constructed on the Plot No. A-190 in village Nerul, (G.E.S.) Nerul, Navi Mumbai, admeasuring about 288 Sq. Ft. Built Up area (hereinafter referred to as the said flat) and is in lawful possession of the same.

AND WHEREAS THE DEVELOPERS alone have the sole and exclusive right to sell the flats/ shops in the said building to be constructed by the DEVELOPERS on the said land and to enter into Agreements with the Purchaser/s of the said Flats/Shops etc. and to receive the sale price in respect thereof.



AND WHEREAS THE DEVELOPERS are entering into separate Agreements with several other persons in respect of the other Flats/Shops in the said building to be constructed by the DEVELOPERS on the said land.

(Handwritten signature: R. Prema)

दन न ६
 पत्र क्रमांक 2143
 7/2E

100Rs.



Ble
मुद्रक प्रमुख लिपिक
कोषागार कार्यालय, ठाणे.

5 MAR 2004

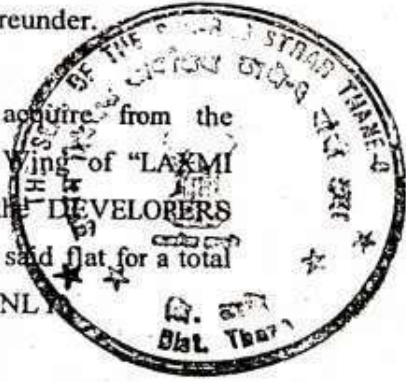
विक्री तिथि :- एन.एल. 4/2/2 सेक्टर 3, नेरळ
अनुक्रमांक 19316 क्रयत रुपये 100/-
नांव P. Ravi Pillai
हस्त M. D. More

22 MAR 2004

[Handwritten signature]

AND WHEREAS ^{M. D. More} THE PURCHASER demanded from the DEVELOPERS and the DEVELOPERS have given inspection to the purchaser of all the documents of title relating to the said land and the plans, designs and specifications prepared by the "ARCHITECTS" and of such other documents as are specified under the Maharashtra Ownership Flats Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.

THE Purchaser had approached the DEVELOPERS to acquire from the DEVELOPERS Flat No. 402 on the Fourth floor "B" Wing of "LAXMI SADAN" admeasuring about 288 Sq. Ft. Built up area and the DEVELOPERS agreed to assign all the rights, title and interest in the said flat for a total consideration of RS. 5,00,000/- (RUPEES FIVE LAKHS ONLY)



[Handwritten signature] R. Prema.

दस्तावेज
[Handwritten signature]
e 2 E

100Rs.



मुद्रांक प्रमुख लिपिक
कोषागार कार्यालय, राज.

5 MAR 2004

M. D. Mohr

विक्रीचे ठिकाण :- एन.एल. 6/12/2 सेक्टर 3, नेरळ
अनुक्रमणिका 1937 क्रिमत रुपये 100/-
नांव... P. Ravipillai... रा...
हस्त... M. D. Mohr... रा...

22 MAR 2004

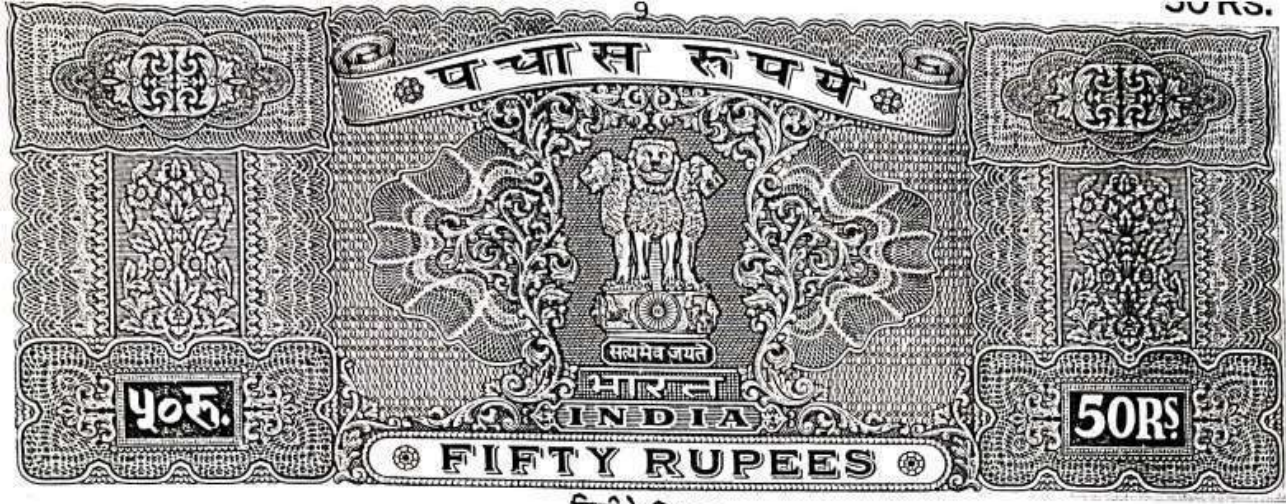
दिनांक... एन.एल. ने.म.म.ल. डेव्हलपर्स
अनुक्रमणिका 1937 क्रिमत रुपये 100/-
नांव... P. Ravipillai... रा...
हस्त... M. D. Mohr... रा...

AND WHEREAS THE DEVELOPERS agreed to sell the Flat No. 402 "B" Wing at a price and on the terms and conditions hereinafter appearing. AND WHEREAS prior to the execution of these present the Purchaser of these presents the purchaser has paid to the DEVELOPERS a sum of RS. 75,000/- (RUPEES SEVENTY FIVE THOUSAND ONLY) being advance and part payment of the sale price of the Flat No. 402 "B" Wing agreed to be sold by the DEVELOPERS of the Purchaser as Earnest Money Advance payment of Sale Price of the Flat agreed to be sold to the Purchaser and the Purchaser has agreed to pay to the DEVELOPERS balance of the sale price in the manner hereinafter appearing.

[Signature] R. P. Prema.



टनल
एन.एल. 6/12/2
90/24



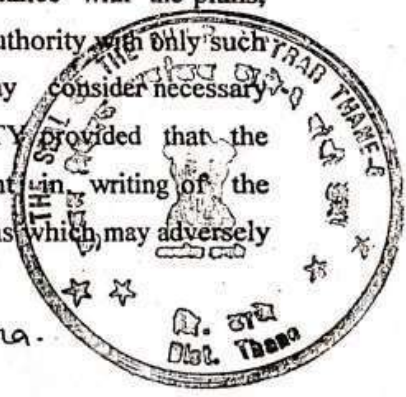
मुद्रांक प्रमुख लिपिक
 बोधागार कार्यालय, ठाणे
 8 MAR 2004
 M. D. Nasy

विक्रीचे ठिकाण :- एन.एल. ८/०/२ सेक्टर ३, नेहरू
 अनुक्रमांक... 19318... किंमत रुपये ५०
 नांव... P. Ravi Pillai रा. *[Signature]*
 हस्त... M. J. More रा. *[Signature]*
 22 MAR 2004
 दिनांक..... (प्रकाश टेल्युमस डेव्हलपर्स)
 मुद्रांक विक्रेता परवाना क्र. ५२/२६६९
 दूरध्वनी : ७७०७५२५, ७७०७३७९

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

1. The DEVELOPERS shall construct the building consisting of Ground plus Four upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned Authority with only such variation and modification as the DEVELOPERS may consider necessary or as may be required by CONCERNED AUTHORITY provided that the DEVELOPERS shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the flat of the purchaser.

[Signature] Ravi R. Prema.



दस्तावेज क्र. ९९/२६