

ANNEXURE E

क्र/महसुल/क-१/टे-१/एनएपी/एमआर - ७७/२००९

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सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक

१४. वर्षाच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अशा सदरहू आदेश रद्द सगळ्यांत घेईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पूर्वीच मंजूर केलेल्या नकाशाबाबरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या रगतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व विगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नपूद केलेल्या शर्तीवैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधानुषंगे असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ताण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात येऊ नये किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात येऊ नये. तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्यास किंवा तीत फेरबदल करण्याविषयी ताण्याच्या जिल्हाधिका-यांना किंवा शिर्षीला असेल. तसेच ताण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घ्यावे किंवा त्या परिस्थितीत आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाजी म्हणून घेऊन घेण्याचा अधिकार असेल.



१९. दिलेली ही परवानगी मुंबई कुळवहियाट व शेतजमीन अधिनियम १९८८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. अंतर्गत असलेल्या इतर कोणत्याही कायद्याने कोणतेही उपबंध असलेल्या संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

ट. नं. - ९
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(Handwritten initials) P.K.

ANNEXURE E

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क्र/महसुल/क-१/टे-१/एनएपी/एसआर - ७७/२००९

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. ६५,२३७/- (अक्षरी रु. पासष्ट हजार दोनशे सदोतीस मात्र) रूपांतरीत कर (क्व्हॉरंशन टॅक्स) चलन क्र. २४७/२००९ (भारतीय स्टेट बँकेकडील चलन क्र. ६६८९६३) दि. २०/८/२००९ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे.

२२. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटई क्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. या प्रकरणांत पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे गवाबत खात्री झाल्याशिवाय ठाणे महानगरपालिकेने संबंधित विकासकास इमारत वापर परवाना देऊ नये.

२४. जागेच्या भुसंपादनाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास संपादन क्षेत्र सोडून देणे हे अनुज्ञाग्राहींवर बंधनकारक राहिल.

२५. अर्जदार यांनी जोत्याच्या बांधकामाबाबत स्वामित्वधनाची रक्कम १,३७,५००/- (अक्षरी रु. एक लाख सदोतीस हजार पाचशे मात्र) रेंतीगट शाखेकडील चलन क्र. ३४/२००९ (भारतीय स्टेट बँकेकडील चलन क्र. ६६८९५९) दि. २०/८/२००९ अन्वये सरकार जमा केली आहे.

२५. अ) स.नं. ७/१५, ८/५, १०/२ व ८/१ ह्या जमिनी नियंत्रित सत्ता प्रकारच्या आहेत. मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९४८चे कलम ४३ व नियम १९५६चे नियम २५(अ) नुसार परवानगी देण्यासाठी जिल्हाधिकारी कार्यालयाचे त्यानुसार सदरहू स.नं. चा अकृषिक आकाराच्या ४० पट नजराणाची रक्कम रु. १६९५/- (अक्षरी रु. नऊशे पंच्याहत्तर मात्र) इकडील कार्यालयाचे चलन क्र. २४९/२००९ (भारतीय स्टेट बँकेकडील चलन क्र. ५३०७०००) दि. २०/८/२००९ अन्वये सरकार जमा केली आहे.

२६. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जमाबंद वेळी ठाणेसाठी रस्ता असलेबाबत प्रतिज्ञापत्र दिले आहे. सदर प्रतिज्ञापत्रातील सर्व शर्तीनुसार अनुज्ञाग्राहींवर बंधनकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी एकाही अटीचे उल्लंघन झालेस अगर प्रतिज्ञापत्रात दिलेली माहिती खोटी आढळून आलेस सदरची बिनशेती परवानगी रद्द होईल व याची सर्वस्वी जबाबदारी अर्जदार यांचेवर राहिल.

२७. सदर स.नं. ची जमिन खारलॅन्ड विभागात समाविष्ट असल्यास खारलॅन्ड विभागाची विकास कराराची रक्कम त्यांचे कार्यालयात जमा करणे अर्जदार यांचे बंधनकारक राहिल.



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७३/१०२

dk P.K

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ANNEXURE E

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क्र/महसुल/क-१/टे-१/एनएपी/एमआर - ७७/२००९

२८. अर्जदाराने सादर केलेली कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळून आल्यास सादरची बिनशेती परवानगी आपोआप रद्द झाल्याचे समजणेत येईल.

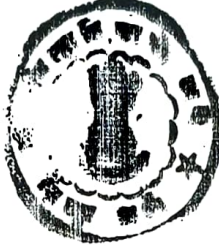
२९. ठाणे महानगरपालिकेने अकृषिक परवानगी करिता ना-हरकत दाखला दिला असून त्यानुसार सादरच्या आराखड्यांना मंजूरह देणेत आली आहे. तथापी अंतिम मंजूरी आराखड्यात बदल झाल्यास त्यानुसार सुधारीत आदेश पारीत करून घेणे अनुज्ञाग्राही / अर्जदार / विकासक यांचेवर बंधनकारक राहिल.

सही/-

(ए. एल. ज-हाड)

जिल्हाधिकारी ठाणे

श्री. कृष्णा महादू राऊत व इतर
रा. घोडबंदर रोड, ठाणे (प)



निर्गमित केले

[Signature]
जिल्हाधिकारी ठाणे करिता



ट न न - ५

दस्त
क्रमांक ४ / २०११
७४ / २२

[Signature]

[Signature] P.K

ANNEXURE F



Certificate No. 392

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

Prop. Bldg 'A' St. + 16 floor, Bldg 'B' St. + 15 floor, Bldg 'C' St. + 1 floor, Temp. Structure Gr. + 1st floor.

V. P. NO. - 2004.1.45 (E)MC / TDD 725 Date 02/09

To, Shri/Smt. M/s. Vinay Patil & Associates (Architect)
8, Navanath Apt. Ghanail Road, Naupada, Thane.

Shri. Mr. Vaikya Joma Shinge & Others (Owners)
M/s. Vimal Builders (P.A.O.)
M/s. Nandkrupa Builders (P.A.O.)
M/s. Vastushilpa Realtors Pvt. Ltd. (P.A.O.)

With reference to your application No. 45836 dated 15/1/2009 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. A, B & C in village WADAVALI the Sector No. 6 Situated at Road / Street S.No. / C.T.S. No. / F.P. No. 7/15, 8/1, 8/2, 8/5, 8/6, 9/1, 9/2, 10/2.

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सी. एन. पूर्वी आरक्षणवाली मालि जमिनीचे क्षेत्र ठा.म.पा.चे ताब्यात देत असल्याबाबत नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व जाल्यापूर्वी सदर क्षेत्र ठा.म.पा.चे नावे केलेला ७/१२ उतावा प्रस्ताव आवश्यक.
- ६) सी. एन. पूर्वी स. क. ७/१५, ८/५, ८/६, ९/१, ९/२ व स. क्र. १०/२ या भुखंडाचे बिनशेती आदेश दाखल करणे आवश्यक.
- ७) सी. एन. पूर्वी स. क. ८/६ मध्ये भुखंडधारक श्री. मधुनाथ रा. राऊत यांना नाव ७/१२ उता-यावरून कमी करून त्यांचे नाव साची नोंद केलेला आदेशाबाबत ७/१२ उतापरिमार्फत करणे आवश्यक.
- ८) सी. एन. पूर्वी स. क. ८/६ चा उता-यावर इतर हक्क नोंद असलेले श्री. मधुनाथ रा. राऊत व इतर ८-यांनी प्रस्तावावर स्वाक्षरी किंवा समतुल्यदर्शक पत्रे पत्रे सादर करणे आवश्यक.

P.T.O.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT, AN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TWON PLANNING ACT. 1966.

Office No. _____
Office Stamp _____
Date _____
Issued _____

दन न - ५	
दस्त	२०१९
क्रमांक	४
०५/१०२	

Municipal Corporation of the city of Thane.

dr P.K

ANNEXURE F

- १) सी. एन. पूर्वी स. क. १/२ चा उता-यावर इतर हक्कात नोंद असलेले श्री. गणेश पांडूरंग मथुरे यांनी प्रस्तावावर स्वाक्षरी किंवा संमतीदर्शक अधिकृत कागदपत्रे सादर करणे आवश्यक.
- १०) सी. एन. पूर्वी प्रस्तावीत स. क्र.१०/२ या जमिनीचे मोजणी केलेला हद्द कायम मोजणी नकाशा सादर करणे आवश्यक राहिल.
- ११) सी. एन. पूर्वी पाणी पुरवठा विभागाची NOC सादर करणे आवश्यक.
- १२) सी. एन. पूर्वी नियमानुसार भूखंडाच्या दर्शनी बाजूस सविस्तर माहिती फलक लावणे आवश्यक.
- १३) सी. एन. पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- १४) जोत्यापूर्वी भूखंडाचे हद्दीवर कुंपणभित बांधणे आवश्यक.
- १५) जोत्या पूर्वी स्ट्रक्चरल इंजिनअरचा बांधकामाचा स्टॅबिलिटी दाखला व सुपर विजन मेमो व ओ. सी. पूर्वी बांधकामाबाबतचा स्टॅबिलिटी दाखला सादर करणे आवश्यक आहे.
- १६) जोत्यापूर्वी भूखंडाचे हद्दीवर कुंपणभित बांधून पूर्ण करणे आवश्यक राहिल.
- १७) स. क्र. १०/२ या जमिनीचे हद्द कायम मोजणी केल्यावर हद्दीमध्ये तफावत झाल्यास सादर मोजणी प्रमाणे सुधारीत नकाशे मंजूर करून घेणे बंधनकारक राहिल.
- १८) भूखंडाचे मालकीबाबत/हद्दीबाबत वाद अथवा दावा निर्माण झाल्यास त्याचे निराकरण करण्याची संपूर्ण जबाबदारी विकासकर्ते यांची राहिल त्यास महापालिका जबाबदार राहणार नाही.
- १९) दि. २४/१०/२००८ रोजीच्या सुधारीत परवानगी व सी. सी. मधील अटी बंधनकारक राहतील.
- २०) नियोजित इमारतीची संरचना IS CODE १८९३ व ४३२६ मधील भूकंप रोधक तरतुदीनुसार करणे आवश्यक व तसे प्रमाणपत्र सादर करणे आवश्यक.
- २१) ओ. सी. पूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचा ना हरकत दाखला सादर करणे आवश्यक.
- २२) ओ. सी. पूर्वी रेन वॉटर हारवेस्टिंग सिस्टिम कार्यान्वीत करणे आवश्यक.
- २३) ओ. सी. पूर्वी सोलर वॉटर हिटर सिस्टिम बनविणे आवश्यक.
- २४) वेळोवेळी योग्य ती शुल्क भरणे आवश्यक राहिल.
- २५) ओ. सी. पूर्वी उद्वाहनाबाबत परवाना प्रमाणपत्र सादर करणे आवश्यक राहिल.
- २६) ओ. सी. पूर्वी CFO ची NOC सादर करणे आवश्यक राहिल.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO BE CONGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No. _____
Office Stamp _____
Date _____
Issued _____

"मंजूर नकोशांनुसार शापकाम न. करणे नसके काय निबंधन निदेशावलीनुसार आवश्यक त्या यानग्या न घेता बांधकाम थापर करणे, महाराष्ट्र निकाय व दगर स्थाना अधिनियमाचे कलम ५२ नुसार अखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जस्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो".



Fours faithfully,

Signature - 4
Executive Engineer,
(Town Development Department)
Municipal Corporation of Thane
the City of Thane.
6/1/2022

dk P. 12

ANNEXURE G

SURAJ S. SWAMI

Advocate, High Court, Bombay

Office: 002, Daisy Building No. 7, Kharodi Naka, Bolinze, Virar (West), Thane 401 303.
Mobile: 9004815488

TITLE REPORT

Re.: All that piece or parcel of land or ground situate, lying and being at Village Kasar Vadavli, Taluka and District Thane and within Jurisdiction of The Sub-Registrar of Assurances, Thane, bearing

- i. Survey No. 8, Hissa No. 2 admeasuring 1,280 Sq.Mtrs.
- ii. Survey No. 8, Hissa No. 6 admeasuring 839.70 Sq.Mtrs.
- iii. Survey No. 9, Hissa No. 2 admeasuring 2,468.56 Sq.Mtrs.
- iv. Survey No. 8, Hissa No. 7 admeasuring 3,070.00 Sq.Mtrs.
- v. Survey No. 7, Hissa No. 15 admeasuring 1,224.13 Sq.Mtrs.
- vi. Survey No. 8, Hissa No. 5 admeasuring 1,790.68 Sq.Mtrs.
- vii. Survey No. 10, Hissa No. 2 admeasuring 2,013.25 Sq.Mtrs.
- viii. Survey No. 8, Hissa No. 1 admeasuring 6,080.00 Sq.Mtrs.

At the request of Mr. Kishor Nandlal Shah (a Partner of M/s. Vimal Builders), I have investigated their title to the subject property referred to hereinabove. I have perused the title deeds and other papers produced for my perusal. I have also taken the necessary searches.

The property bearing Survey No. 8, Hissa No. 2 was purchased vide a duly executed Agreement for Sale Cum Assignment Cum Development dated 8th October 2008 and registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN5/7977/2008. Index II thereof is issued by the said Office, vide the said Agreement for Sale Cum Assignment Cum Development Shri Walkya Joma Shinge agreed to sell, assign and convey and/or give Development Rights in the Property admeasuring about 1,280.00 Sq.Mtrs. bearing Survey No. 8, Hissa No. 2 to M/s. Nandkripa Builders. The said Shri Walkya Joma Shinge also executed a Power of Attorney dated 8th October 2008, registered in the office of Sub Registrar of Assurance at Thane, under its Serial No. 830/08 in favour of the Partners of M/s. Nandkripa Builders. By virtue of the said Agreement for Sale Cum Assignment Cum Development and Power of Attorney dated 8th October 2008, Shri Walkya Joma Shinge transferred and/or agreed to convey the said property in favour of



एवम-५
कमिष्क
1/2009
20/10/08

S. S. SWAMI

ADVOCATE HIGH COURT BOMBAY
Office: Room No. 39, 4th Flr.,
Esplanade Extension, M. G. Road,
Kalaghoda Fort, Thane 401 023.

dk P.K

ANNEXURE G

M/s. Nandkripa Builders. The said Shri Walkya Joma Shinge as Vendor/Owner along with M/s. Nandkripa Builders as Confirming Party executed a duly registered Deed of Conveyance dated 18th February 2009 in favour of M/s. Vimal Builders as Purchasers. The said Deed of Conveyance dated 18th February 2009 is registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN5/01398/2009, Index II thereof is issued by the said Office. By virtue of the said registered Deed of Conveyance dated 18th February 2009, M/s. Vimal Builders have become the absolute owners of the land bearing Survey No. 8, Hissa No. 2 admeasuring about 1,280.00 Sq.Mtrs.

The property bearing Survey No. 8, Hissa No. 6 was purchased vide a duly executed Agreement for Sale dated 3rd January 2009 and registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN5/61/2009, Index II thereof is issued by the said Office, vide the said Agreement for Sale Shri Krishna Mahadu Raut & Others agreed to sell, assign and convey and/or give Development Rights in the Property admeasuring about 839.70 Sq.Mtrs. bearing Survey No. 8, Hissa No. 6 to M/s. Vastushilpa Realtors Pvt. Ltd. The said Shri Krishna Mahadu Raut & Others also executed a Power of Attorney dated 3rd January 2009, registered in the office of Sub Registrar of Assurance at Thane, under its Serial no. 4/09, in favour of the Directors of M/s. Vastushilpa Realtors Pvt. Ltd. By virtue of the said Agreement for Sale and Power of Attorney dated 3rd January 2009, Shri Krishna Mahadu Raut & Others transferred and/or agreed to convey and/or give Development Rights of the said property in favour of M/s. Vastushilpa Realtors Pvt. Ltd. The said Shri Krishna Mahadu Raut & Others as Vendors/Owners along with M/s. Vastushilpa Realtors Pvt. Ltd as Confirming Party executed a duly registered Deed of Conveyance dated 18th February 2009 in favour of M/s. Vimal Builders as Purchasers. The said Deed of Conveyance dated 18th February 2009 is registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN5/01400/2009, Index II thereof is issued by the said Office. By virtue of the said registered Deed of Conveyance dated 18th February 2009, M/s. Vimal Builders have become the absolute owners of the land bearing Survey No. 8, Hissa No. 6 admeasuring about 839.70 Sq.Mtrs.



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०५/२०२	

S. S. SWAMI

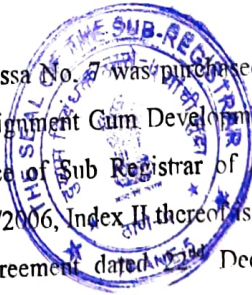
ADVOCATE HIGH COURT BOMBAY
Office: A1 Room No. 36, 4th Flr.,
Esplanade Mansion 1, M. G. Road,
Kalgghoda Fort. Telephone: 252233
Telephone No. 252233 (O)
9323290682 (M), (95253) 2528376 (R)

dk P.K

ANNEXURE G

The property bearing Survey No. 9, Hissa No. 2 was purchased vide a duly executed Development Agreement dated 3rd January 2009 and registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN5/62/2009, Index II thereof is issued by the said Office, vide the said Development Agreement Shri Krishna Mahadu Raut & Others agreed to sell, assign and convey and/or give Development Rights in the Property admeasuring about 2,468.56 Sq.Mtrs. bearing Survey No. 9, Hissa No. 2 to M/s. Vastushilpa Realtors Pvt. Ltd. The said Shri Krishna Mahadu Raut & Others also executed a Power of Attorney dated 3rd January 2009, registered in the office of Sub Registrar of Assurance at Thane, under its Serial No. 3/09 in favour of the Directors of M/s. Vastushilpa Realtors Pvt. Ltd. By virtue of the said Development Agreement and Power of Attorney dated 3rd January 2009, Shri Krishna Mahadu Raut & Others transferred and/or agreed to convey and/or give Development Rights of the said property in favour of M/s. Vastushilpa Realtors Pvt. Ltd. The said Shri Krishna Mahadu Raut & Others as Vendors/Owners along with M/s. Vastushilpa Realtors Pvt. Ltd as Confirming Party executed a duly registered Deed of Conveyance dated 18th February 2009 in favour of M/s. Vimal Builders as Purchasers. The said Deed of Conveyance dated 18th February 2009 is registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN5/01399/2009, Index II thereof is issued by the said Office. By virtue of the said registered Deed of Conveyance dated 18th February 2009, M/s. Vimal Builders have become the absolute owners of the land bearing Survey No. 9, Hissa No. 2 admeasuring about 2,468.56 Sq. Mtrs.

The property bearing Survey No. 8, Hissa No. 7 was purchased vide a duly executed Agreement for Sale cum Assignment Cum Development dated 24th April 2006 and registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN2/3169/2006, Index II thereof is issued by the said Office and a Supplementary Agreement dated 25th December 2007, registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN5/316/2008, Index II thereof is issued by the said Office. Shri Namdev Damu Shinge and Others, whose names are appearing in the said Agreement/s, agreed to sell, assign and transfer and/or give Development Rights of the property admeasuring about 3,070.00 Sq.Mtrs. bearing Survey



दलव-५
२५/१०
२००९

S.S.
S. S. SWAMI

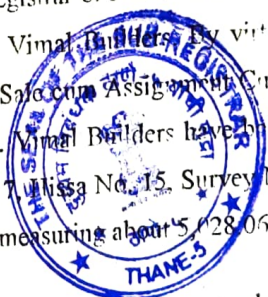
ADVOCATE HIGH COURT BOMBAY
Office: A-1 Room No. 36, 4th Flr.,
Splanade Mansion, 104/11, Rohd,
Kalaghoda Fort, Mumbai-400 023.
Telephone: 22222222, 22222222 (O)
323290682 (M); (92234) 2528366 (R)

Am P.K

ANNEXURE G

No. 8, Hissa No. 7 to M/s. Vimal Builders. The said Shri Namdev Damu Shinge and Others have also executed Power of Attorney dated 21st April 2006, registered in the Office of the Sub Registrar of Assurances at Thane, under its Serial No. 378/06 and have also executed a Special Power of Attorney dated 10th January 2008, Registered in the Office of the Sub Registrar of Assurances at Thane, under its Serial No. 44/08, Index II thereof is issued by the said Office in favour of M/s. Vimal Builders. By virtue of the above mentioned registered Agreement for Sale Cum Assignment Cum Development, Supplementary Agreement, Power of Attorney and Special Power of Attorney, M/s. Vimal Builders have become entitled to develop the land bearing Survey No. 8, Hissa No. 7 admeasuring about 3,070.00 Sq. Mtrs.

The property bearing Survey No. 7, Hissa No. 15, Survey No. 8, Hissa No. 5 and Survey No. 10, Hissa No. 2 was purchased vide a duly executed Agreement for Sale cum Assignment Cum Development dated 18th May 2006, and registered in the Office of Sub Registrar of Assurances at Thane, under its Serial No. TNN2/3945/2006, Index II thereof is issued by the said Office. Smt. Habiba Shaikh and Others, whose names are appearing in the said Agreement, agreed to sell, assign and transfer and/or give Development Rights of the property admeasuring about 5,028.06 Sq.Mtrs. bearing Survey No. 7, Hissa No. 15 admeasuring 1,224.13 Sq.Mtrs., Survey No. 8, Hissa No. 5 admeasuring 1,790.68 Sq.Mtrs. and Survey No. 10, Hissa No. 2 admeasuring 2,013.25 Sq.Mtrs. to M/s. Vimal Builders. The said Smt. Habiba Shaikh and Others have also executed General Power of Attorney dated 18th May 2006, registered in the Office of the Sub Registrar of Assurances at Thane, under its Serial No. 498/06 in favour of M/s. Vimal Builders. By virtue of the above mentioned registered Agreement for Sale cum Assignment Cum Development and General Power of Attorney, M/s. Vimal Builders have become entitled to develop the land bearing Survey No. 7, Hissa No. 15, Survey No. 8, Hissa No. 5 and Survey No. 10, Hissa No. 2, admeasuring about 5,028.06 Sq. Mtrs.



The property bearing Survey No. 8, Hissa No. 1 was purchased along with other landed property vide a duly executed Agreement for Sale cum Assignment Cum Development dated 1st September 2005 and registered in the Office of the Sub Registrar of Assurances at Thane, under its Serial No. TNN2/5640/2005, Index II thereof is issued by the said Office. Shri Baghunath

Serial No.	8
वस्तु क्रमांक	8
दिनांक	2009
CO/902	

S. S. Swami
S. S. SWAMI

4
ADVOCATE HIGH COURT BOMBAY
Office: A1 Room No. 36, 4th Flr.,
Esplanade Mansion, 111, M. G. Road,
Kalaghoda, Fort, Mumbai-400 023.
Telephone No. 2357 3000, 2357 3001
322290682 (M), 232250 2322306 (F)

Shri P.K.

ANNEXURE G

Ramdas Raut and Others as Vendors/Owners/Assignors, whose names are appearing in the said Agreement/s, agreed to sell, assign and transfer and/or give Development Rights of the property admeasuring about 6,080.00 Sq.Mtrs. bearing Survey No. 8, Hissa No.1, to M/s. Vimal Builders. The said Shri Raghunath Ramdas Raut and Others have also executed a General Power of Attorney dated 1st September 2005, registered in the Office of the Sub Registrar of Assurances at Thane, under its Serial No. 451/05, in favour of Partners of M/s. Vimal Builders for the said property. By virtue of the above mentioned registered Agreement for Sale Cum Assignment Cum Development and General Power of Attorney, M/s. Vimal Builders have become entitled to develop the land bearing Survey No. 8, Hissa No. 1 admeasuring about 6,080.00 Sq.Mtrs.

The Thane Municipal Corporation at Thane further sanctioned the Development Plan and also issued Commencement Certificate vide its Sanction of Development Permission/Commencement Certificated dated 9th February 2009 bearing No. V.P.No. 2004/45(E)/TMC/TDD/725.

I am, therefore, of the opinion that the title of M/s. Vimal Builders to the said property admeasuring around 18,766.32 Sq.Mtrs. as referred to hereinabove, is clear, marketable and free of all encumbrances, whatsoever.

Dated this 24th day of February, 2009.

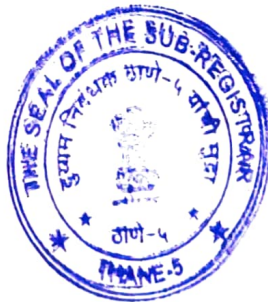


SURAJ S. SWAMI
Advocate, High Court,
Mumbai.


S. S. SWAMI

ADVOCATE HIGH COURT BOMBAY

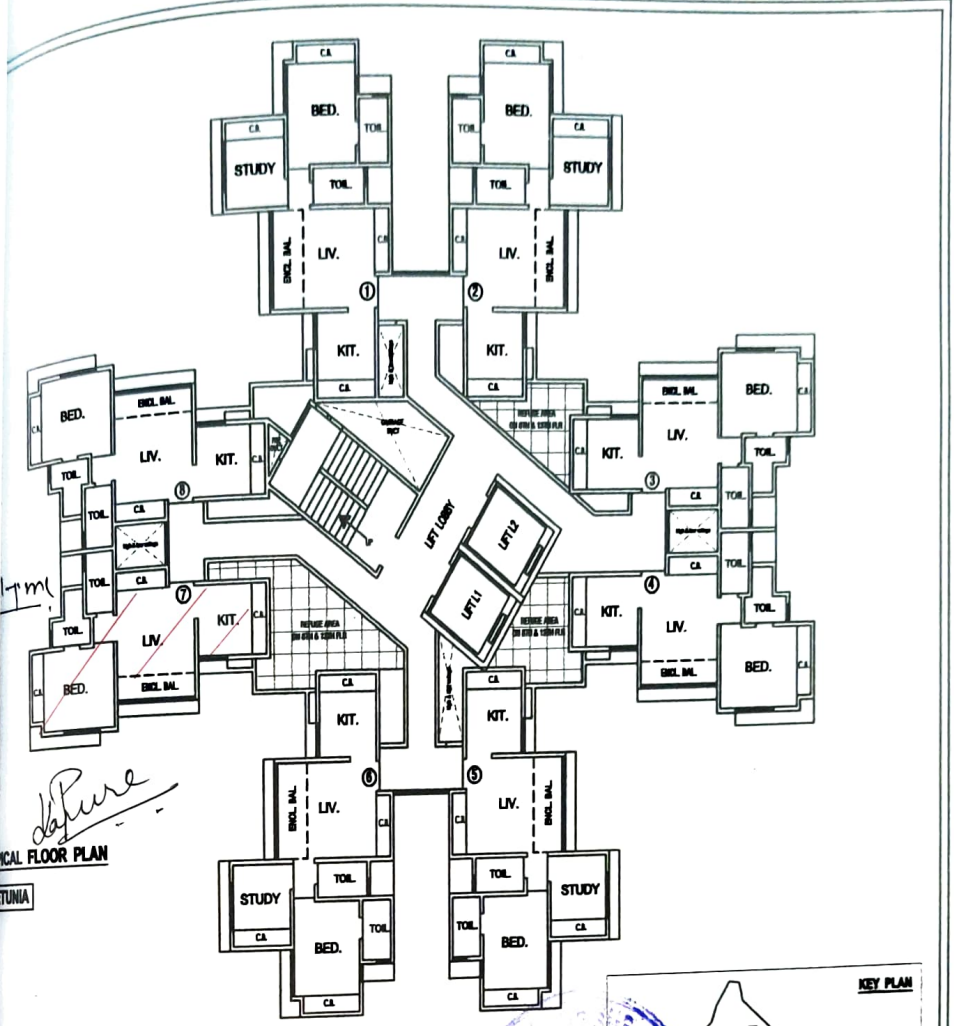
Office: At Room No. 6, 4th Flr.,
Esplanade Marginal Road,
Kalaghoda Fort, Mumbai - 400 023.
Telephone: 2528366 (O)
9323290682 (M), 93232902528366 (R)



ट न न - ५	
दस्त क्रमांक	४ / २०११
०१/२००९	

 P.K.

ANNEXURE H



Signature
 ORIGINAL FLOOR PLAN

STUNIA

R VIMAL BUILDERS

Signature

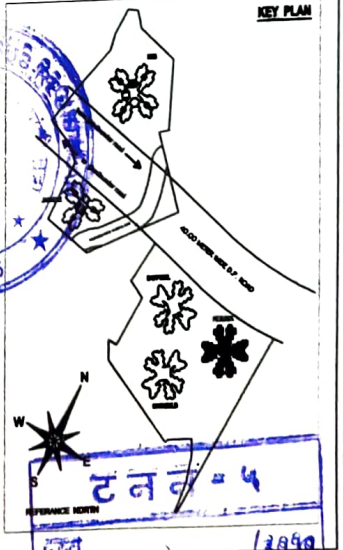
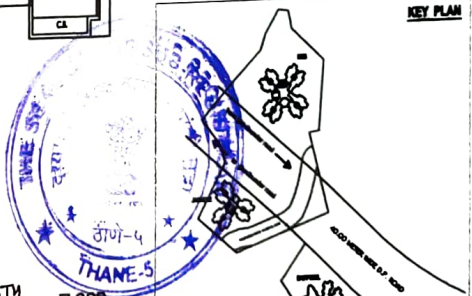
RTNER

FLAT NO :- 1307 ON 13TH FLOOR

AGREEMENT PLAN EVEREST COUNTRYSIDE

PROPOSED RESIDENTIAL BUILDINGS ON PROPERTY BEARING S. NOS. 7/15, 8/1, 8/2, 8/5, 8/6, 8/7, 8/8, 9/2 & 10/2, OF VILLAGE KASARVADAWALI, TALUKA & DISTRICT - THANE, GHODBUNDER ROAD, THANE (W).

R/S VIMAL BUILDERS



REFERENCE NUMBER
 12859
 02/902

dk P.K

ANNEXURE I

GENERAL SPECIFICATION AND AMENITIES ONLY FOR RESIDENCE

- Vitrified tiles for the flooring in drawing room, dining room, bedroom and kitchen.
- Quality paint in all rooms.
- Colour anodized aluminium sliding windows
- Door Videophone.
- CC TV for Security.
- Provision for internet connection through cable.
- Provision for telephone and Cable TV in drawing room and bedroom
- Provision for AC in bedrooms.
- High quality Switches & Switchboards.
- Concealed electrical wiring, coupled with sleek & elegant electrical accessories
- Decorative brass / anodized hardware fittings and lock.
- Elegantly finished main door shutters, laminate-finished other door shutter and FRP doors in toilet
- Invertor for Lights, Fans & TV within Flats.

KITCHEN

- Granite platform with ceramic tiles dado upto 5' height
- Stainless steel sink.
- Water Purifier.
- Exhaust fan.

TOILETS

- Well designed toilets with modern plumbing fitting & quality sanitary ware.
- Ceramic flooring in toilets with full height ceramic tiles dado.

LIST OF COMMON AREAS AND FACILITIES

- Grand Entrance Lobby.
- 2 lifts per building.
- Paved compound with lights around.
- Common electric meter for common lights, overhead water tanks, drainage, storm water drain, underground water tank.
- Secured Entrance Gate.
- Cabin for Security.
- Power backup by generator for lift and common area lighting.
- Solar water Heating System.



ठान-५	
दिनांक	१६/०९
०३/२००२	

due P.K

ANNEXURE J

Exclusive & Common Limited Area.

Exclusive Area

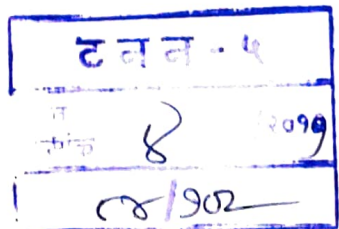
- Immediate abutting areas to the said premise.

Common Limited Area

- Right along with all purchasers of the premises in the said Building in the common area i.e

- Staircase

- Entrance And / or Lobby



P.K.

Mrs. Shilpa S. Naik

Mob. : 9323286887

(Govt. Authorised Stamp Vendor)

Jai Bhawani Typing Centre, Near Amogh Hotel, Behind Town Hall, Tembhi Naka, Thane (W) - 400 601.

L. No. 029/2001

RECEIPT

Sr. No 987

Date: 22/6/10

RECEIVED with thanks from Mr/Mrs. Mrs. Vimal Builders
sum of Rs. 500/- (Rupees Five hundred only)

Dated 22/6/10 against the payment of purchasing Non-Judicial General Stamp Papers.

10 X	20 X	50 X	100 X
500 X	1000 X	5000 X	

Sr. No. 9411 To Sum
Amount _____

(Mrs) S.S. NAIK
Stamp Vendor
I say Received

DELIVERED

(वि. नि. नमुना क्र. १) (Form No. 1)

सर्वसा. ११३ मं.
Gen 113 me.

मूळ प्रत ORIGINAL COPY [NON TRANSFERABLE]

YER

शासनास केलेल्या प्रदानाची पावकी
RECEIPT FOR PAYMENT TO GOVERNMENT



ठिकाण/Place ठाणे दिनांक/Date 22/06/2010

Received from नेनेश विनायक शाठे यांच्याकडून/

रु./Rs. १००/- (रुपये/Rupess. शशिरूपसे मात्र)

on account of कुटुंबाखत्यार पत्र

रोखपाल व लेखापाल
Cashier or Accountant.

(सही/Signature)
सह दुय्यम निबंधक/Designation. ५१

ट न न - ५
दस्त अक्रमांक <u>४</u>
<u>२५/१०२</u>

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES



सत्यमेव जयते

Rs. 500

पाँच सौ रुपये

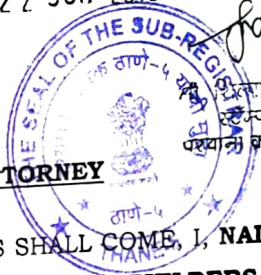
INDIAN NON JUDICIAL

MAHARASHTRA

यिकीचे ठिकाण जयभवानी टायपींग सेंटर, अमोघ हाड्ड 8338
शेजारी, पो. भोवना टाणे 9 मोबाईल: 9323288887

अनुक्रमणिका: 8999 कि. नं.: *year*
नाव: *M/s Vimal Builders Kolshet Rd Thane*
पत्ता: *Thane*
दिनांक: 22 JUN 2010 स्थान: *Thane*

V.M. Gode
कुटाक प्रमुख लिपिक
ओवाणार कार्यालय, ठाणे
15 JUN 2010



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **NAINESH KISHOR SHAH**, a Partner of **MESSRS. VIMAL BUILDERS AND MESSRS. NATIONAL DYES**, both Partnership Firms, duly registered under and governed by the provisions of The Indian Partnership Act, 1932, having their respective Administrative Offices at Muchhala Polytechnic College, Fifth Floor, Anand Nagar, Ghodbunder Road, Thane (West) - 400 601, having their Site Offices at **"EVEREST COUNTRYSIDE"**, Village Kasar Vadavli, Off. Ghodbunder Road, Thane (West), **AND "EVEREST WORLD"**, Kolshet Road, Village Dhokali, Thane (West), respectively, **SEND GREETINGS:**

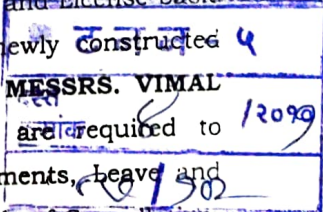
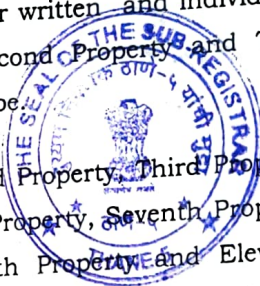
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दस्त
क्रमांक 8 / 2099
Page 1 of 5
21/905

WHEREAS, MESSRS. VIMAL BUILDERS have acquired various rights by diverse Registered Agreements/Documents/Conveyances executed in their favour in respect of Eleven properties admeasuring in all aggregating to about approximately 27,688.76 Square Metres or thereabouts, which are adjoining to each other, all at Village Kasar Vadavli, Taluka and District Thane and more particularly described in the **Schedule I** hereunder written individually referred to as the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property and Eleventh property, respectively, as the case may be.

AND WHEREAS, MESSRS. NATIONAL DYES have acquired various rights by diverse Registered Agreements/Documents/Conveyances and Order, executed in their favour in respect of Three properties admeasuring in all aggregating to about approximately 90,607.53 Square Metres or thereabouts, which are adjoining to each other, all at Village Dhokali, Taluka and District Thane and more particularly described, in the **Schedule II** hereunder written and individually referred to as the First Property, Second Property and Third Property, respectively, as the case may be.

AND WHEREAS, First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property and Eleventh property mentioned in **Schedule I** and the First Property, Second Property and Third Property mentioned in **Schedule II** are hereinafter, for the sake of brevity, **collectively referred to as the said Property.**

AND WHEREAS, By virtue of the said Registered Agreements/Documents/Conveyances and the Order, the said **MESSRS. VIMAL BUILDERS** and **MESSRS. NATIONAL DYES** have commenced construction of the building/s on the said Property, and we shall sell, give on Lease, Leave and License basis the different Premises, situate at the said newly constructed Building/s on the said Property, and the said **MESSRS. VIMAL BUILDERS** and **MESSRS. NATIONAL DYES** are required to register the Agreements for Sale, Lease Agreements, Leave and License Agreements, Deeds of Rectification, Deeds of Cancellation, Deeds of Confirmation and any other Document/s with various



Handwritten signature or initials.

Purchasers of the different premises, situate at the said newly constructed Building/s on the said Property.

AND WHEREAS, For the sake of convenience, I am desirous of nominating, appointing and constituting (1) **Mr. Prashant Ratan Chaudhari**, residing at Flat No 101, Sai Datta Hsg. Soc., Sector 8, Airoli, New Mumbai - 400 708, (2) **Mr. Ketan K. Solanki**, residing at 08, Omekdant Co-operative Housing Society Limited, Manda. Titwala (East), (3) **Mr. Govind Sopan Kakade**, residing at 701, Morar Ashirwad, Opposite Niteen Company, Pachpakhadi, Thane (West) and (4) **Mr. Suresh Vasant Thorve**, residing at 604, Sideshwar Height, Sidhwar Talav, Pachpakhadi, Thane (West), as my Attorney/ies to attend jointly and each one of them severally the Office of The Sub-Registrar of Assurances at Thane, to admit execution of the Agreement/s and /or any other Document/s which have been executed by me and/or on my behalf and which the said Attorney/ies have agreed to do on my behalf.

NOW KNOW YOU ALL MEN AND THESE PRESENTS WITNESS THAT I.

NAINESH KISHOR SHAH, a Partner of **MESSRS. VIMAL BUILDERS** and **MESSRS. NATIONAL DYES**, do hereby nominate, appoint and constitute

Mr. Prashant Ratan Chaudhari (2) Mr. Ketan K. Solanki (3) Mr. Govind Sopan Kakade and (4) Mr. Suresh Vasant Thorve, to be my

true and lawful Attorney/ies for the purpose hereinafter appearing and to do jointly and each one of them severally all and/or any of the following

acts, deeds, matters and things with respect to the said property, that is to say:

1. To present and/or lodge and/or admit execution of Agreement/s for Sale, Lease Agreement/s, Leave and License Agreement/s, Undertaking/s, Indemnity Bond/s, Deed/s of Confirmation, Deed/s of Cancellation, Deed/s of Rectification, Affidavit/s and other Document/s in the relevant Office of The Sub-Registrar of the Assurances at Thane.

2. To appear before The Sub-Registrar of Assurances at Thane and admit execution of the Agreement/s for Sale, Lease Agreement/s, Leave and License Agreement/s, Undertaking/s, Indemnity Bond/s, Deed/s of Confirmation, Deed/s of Cancellation, Deed/s of Rectification, Affidavit/s and other Document/s executed by me

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१२०१०
११/१०२

3. To do all acts, deeds, matters and things necessary for effectively registering the said Agreement/s, Document/s, Deed/s, Writing/s, etc. executed by me.

4. To sign, file and/or execute any Applications, Forms, Vouchers, and/or such other writings as may be required by The Sub-Registrar of Assurances at Thane for completion of registration formalities.

5. This Power of Attorney is valid and subsisting for a period from the date hereof up to 30th June, 2010 and, therefore, remains in force and subsists up to 30th June, 2011 and not any longer.

IN GENERAL, to do all further acts, deeds, matters and things for Final Registration of said Agreement/s for Sale, Lease Agreement/s, Leave and license Agreement/s, Undertaking/s, Indemnity Bond/s, Deed/s of Confirmation, Deed/s of Cancellation, Deed/s of Rectification, Affidavit/s and other Document/s, with respect to the said Property and I hereby agree to ratify and confirm all and whatever, my said Attorneys shall do or cause to be done, by virtue of these presents. PROVIDED FURTHER that the present Power of Attorney is restricted to and given for the limited purpose, namely, to present, lodge and admit execution of said Agreement/s for Sale, Lease Agreement/s, Leave and License Agreement/s, Deed/s of Rectification, Undertaking/s, Indemnity Bond/s, Deed/s of Confirmation, Affidavit/s and other Document/s with respect to the said property in the relevant Office of The Sub-Registrar of Assurances at Thane.

IN WITNESS WHEREOF, I the above named **NAINESH KISHOR SHAH**, a Partner of **MESSRS. VIMAL BUILDERS** and **MESSRS. NATIONAL DYES** have hereunto set and subscribed my hand at Thane, Maharashtra, on this the 28th day of **JUNE**, in the Christian year Two Thousand and Ten.

THE SCHEDULE I OF THE PROPERTY ABOVE REFERRED TO:

FIRST PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.42, Hissa No.4, admeasuring 3065 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

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SECOND PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.41, Hissa No. 1/1 and 1/2, admeasuring 4380 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane. within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

THIRD PROPERTY

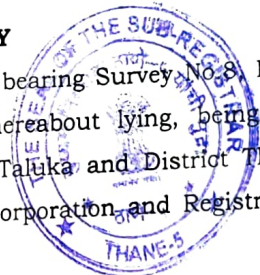
ALL THAT piece and parcel of plot of land, bearing Survey No.42, Hissa No. 5 admeasuring 1477.44 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane. within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

FOURTH PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.8, Hissa No.2, admeasuring 1280.00 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

FIFTH PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.8, Hissa No.6, admeasuring 839.70 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane. within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.



SIXTH PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.9, Hissa No.2, admeasuring 2468.56 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane. within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

SEVENTH PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.7, admeasuring 3070 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

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EIGHTH PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.7, Hissa No.15, admeasuring 1224.13 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

NINTH PROPERTY

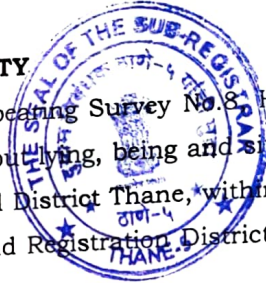
ALL THAT piece and parcel of plot of land, bearing Survey No.8, Hissa No.5, admeasuring 1790.68 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

TENTH PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.10, Hissa No.2, admeasuring 2013.25 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.

ELEVENTH PROPERTY

ALL THAT piece and parcel of plot of land, bearing Survey No.8, Hissa No.1, admeasuring 6080 Sq.Mtrs. or thereabout lying, being and situate at revenue village Kasar Vadavali, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane.



:THE SCHEDULE II OF THE PROPERTY ABOVE REFERRED TO:

FIRST PROPERTY

ALL THAT piece and parcel of the Land bearing Old Survey No.163 Hissa No.2 admeasuring 2050 Sq.mts and Old Survey No. 147 Hissa No.2 admeasuring 1310 Sq.mts with corresponding New Survey No.27/2 & 10/2 respectively, totally aggregating to 3360 Sq.Mts. or thereabouts. situate, lying and being at Village Balkum, Kolshet Road, Taluka and Dist. Thane.

SECOND PROPERTY

ALL THAT piece and parcel of Plots of land bearing Old Survey Nos. 283-A and 283-B with corresponding New Survey Nos. 37 & 38, admeasuring 85,300.00 Sq.Mts. or thereabouts, situate, lying and being at Village Balkum, Kolshet Road, Taluka and District Thane.

दनन-५	
दस्ता क्रमांक	१२०१०
२९/१०२	

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THIRD PROPERTY

ALL THAT piece and parcel of Plot of land bearing Old Survey No. 146
Hissa Nos. 1, 2 (Part) and 2 (Part) having corresponding New Survey No.
6 Hissa No. 1 and New Survey No. 36 Hissa No. 2A and 2B,
measuring 1,947.53 Sq.Mts. or thereabouts, situate, lying and being at
Village Balkum, Kolshet Road, Taluka and District Thane.

**SIGNED AND DELIVERED
BY THE WITHIN NAMED
VAINESH KISHOR SHAH, PARTNER OF
MESSRS. VIMAL BUILDERS AND
MESSRS. NATIONAL DYES**



**Right Hand Thumb
Impression**
In the Presence of

WE ACCEPT:

1) MR. PRASHANT R. CHAUDHARI



**Left Hand Thumb
Impression**
2) MR. KETAN K. LAL



**Photograph and Left Hand Thumb
Impression**

V. K. Shah



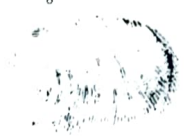
Prashant R. Chaudhari

[Signature]

टनन-५	
दस्त	
क्रमांक	४ / २०१९
२२/१०२	

G.S. Kerkar

3) MR. GOVIND SOPAN KAKADE)



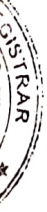
Photograph and Left Hand Thumb
Impression)

4) MR. SURESH VASANT THORVE)



Photograph and Left Hand Thumb
Impression)

Sufrook



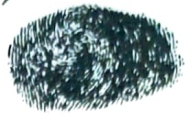
ठाने-५	
दस्त क्रमांक	४ / २०१०
२३/१०२	

लि. दे० ११५
Kshak



लि. दे० ११५

① [Signature]



लि. दे० ११५

श्री प्रभात शार- चौधरी
श्री आर दत्त शो. व्येकट ऐरोडी नवी मुंबई
श्री केतन के. मोहन की
श्री अक्षय शो. चिवाहा.
श्री गोविंद सोपान काकडे
श्री मोरारि शारिणी, पाचपाखाडी, ठाणे.
श्री सुरेश वसंत भोखे.
श्री वसंत सर्वदी सजाण
श्री सिद्धेश्वर शारुण, सिद्धीवाड तलाव
पाचपाखाडी ठाणे.

②

[Signature]



③

Shri. K. Kude



④

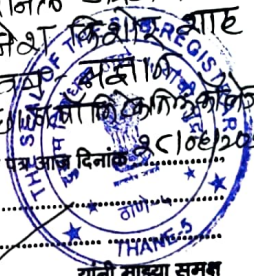
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लि. दे० ११५

मे. विमल बिल्डर्स व
मे. नवानंद डेवले भागीदार
श्री नैनेश किशोर शाह
वसंत शर्मा

रा. मुख्य कार्यालय, अहमदाबाद ४००
सदर कुलमुखत्यार पत्राचार दिनांक २८/०६/२०१०



रोजी श्री
वय रा.
यानो माझ्या समक्ष

सही करून दिले व त्यांच्या ओळखी सिद्धी
१) श्री राम पवार- सागरशेरावा तलावपाडी ठाणे.
२) श्री दिलीप मोरे- सीताभाण हे जात्री पटवितात.



अनुक्रमांक नं. ५६०/१०
दि. २८/६/१०
प्रमाणित फी १००/-

मुखत्यारनामा करून देणाऱ्या
व्यक्तीची ओळख देणाऱ्या
इसनाची स्वाक्षरी

टर्न नं = ५

दुय्यम निबंधक ठाणे क्र. ५
टिप - सदर कुलमुखत्यार पत्राचार दि. २८/०६/२०१०
कडेही खास खास करून भेग नाही.
२८/१०२

[Signature]
सह दुय्यम निबंधक ठाणे क्र. ५

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFPPK4654L



नाम / NAME

AJAY WAMAN KAPURE

पिता का नाम / FATHER'S NAME

WAMAN MADHAV KAPURE

जन्म तिथि / DATE OF BIRTH

20-02-1969

हस्ताक्षर / SIGNATURE

Ajay Kapure

Waman Kapure

आयकर प्रमुख, पुणे
Commissioner of Income-tax I, Pune

Singme

अनिल साठे

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

POOJA A KAPURE

KISHAN UNNATHMAL AGARWAL

19/07/1978

Permanent Account Number

ALZPK6528M



Pooja Kapure
Signature

P. Kapure



टोल-५
दस्त क्रमांक ४ / २०१९
१०० / १०२

दस्त गोषवारा भाग-1

टनन5

दस्त क्र 4/2011

909/902

2011

दुय्यम निबंधक:

सह दु.नि.ठाणे 5

07 am

क्रमांक : 4/2011

चा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: अजय कामन कापुरे - -

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: मानसरोवर निळकंठ हाईटस ठाणे

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नम्बर: AFPPK4654L

नाव: पुजा अजय कापुरे - -

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: व प्र

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नम्बर: ALZPK6528M

नाव: मे. विमल बिल्डर्स तर्फे भागिदार नैनेश शाह तर्फे

कु.मु. म्हणुन गोविंद काकडे - -

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: जी बी रोड ठाणे

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

लिहून घेणार

वय 41

सही



लिहून घेणार

वय 32

सही



लिहून देणार

वय 39

सही



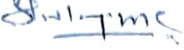
सह दुय्यम निबंधक ठाणे क्र. 4

902/902

दस्त क्र. [टनन5-4-2011] चा गोषवारा
गजार मुल्य : 1189000 गोबबला 1577133 भरलेले मुद्रांक शुल्क : 61500

दस्त हजर केल्याचा दिनांक : 01/01/2011 11:31 AM

नेषादनाचा दिनांक : 29/12/2010

दस्त हजर करणा-याची सही : 

पावती क्र.: 4 दिनांक: 01/01/2011

पावतीचे वर्णन

नांव: अजय वामन कापुरे - -

15800 : नोंदणी फी

2040 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

17840: एकूण



दु. निबंधकाची सही, सह दु.नि.ठाणे 5

दस्ताचा प्रकार : (25) करारनामा

शेक्का क्र. 1 ची वेळ : (सादरीकरण) 01/01/2011 11:31 AM

शेक्का क्र. 2 ची वेळ : (फी) 01/01/2011 11:36 AM

शेक्का क्र. 3 ची वेळ : (कबुली) 01/01/2011 11:36 AM

शेक्का क्र. 4 ची वेळ : (ओळख) 01/01/2011 11:37 AM

दस्त नोंद केल्याचा दिनांक : 01/01/2011 11:37 AM

ओळख :

ब्राह्मील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, त्यांची ओळख पटवितात.

1) राम पवार - सागर झेरॉक्स ठाणे- - , घर/फ्लॅट नं: -

पत्नी/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

शालुका: -

पेन: -

2) दिलिप मोरे - सागर झेरॉक्स ठाणे- - , घर/फ्लॅट नं: -

पत्नी/रस्ता: -

ईमारतीचे नाव: -

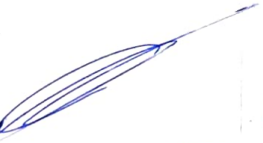
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

शालुका: -

पेन: -





दु. निबंधकाची सही
सह दु.नि.ठाणे 5

बनायला गेलेली वस्तुवस्तु

दस्तावेज 902 च्या आहे.



दु. निबंधक ठाणे क्र. 5

पुस्तक क्रमांक 902

क्रमांकवर नोंदला



दु. निबंधक ठाणे क्र. 5

तारीख 9 माहे 9 सन 2011

