

दस्त गोषवारा भाग-1

कलन2

दस्त क्र 9471/2010

20/10/10

दुय्यम निबंधकः

कल्याण 2

9471/2010

करारनामा

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

20/10/2010

11:55:00 pm

क्रमांक :

पक्षकाराचे नाव व पत्ता

नाम कुमल जे कारिया
पता घर/फ्लॅट नं: 404, रोहिणी, कल्याण

गल्ली/रस्ता: -

इमारतीचे नाव: -

इमारत नं: -

वेळ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नम्बर: AUUPK7649H

नाम कविता क. कारिया

पता घर/फ्लॅट नं: वप्र

गल्ली/रस्ता: -

इमारतीचे नाव: -

इमारत नं: -

वेळ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नम्बर: AUUPK7650G

लिहून घेणार

वय 31

सही

Kam



लिहून घेणार

वय 33

सही

Kavita



लिहून देणार

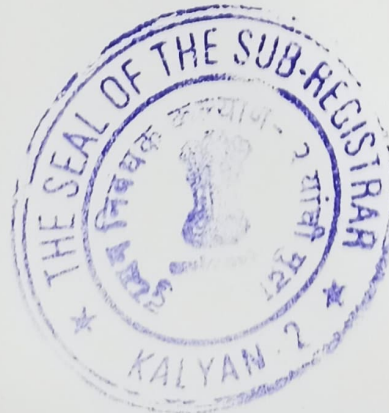
वय 32

सही

Anil



3) मे विकास बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे JOINT VENTURE FIRM तर्फे मुकेश जी किमतानी व सागरमल जैन तर्फे कु.मु शंकर पी मलानी/AAAAV4237B - - पता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: -



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



NARENDER MURLIDHAR ANANDANI
MURLIDHAR BULCHAND ANANDANI

03/02/1978
Permanent Account Number

APZPA4973N

Narender
Signature



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH43 20090030686 DOI 09-10-2009
Valid Till 12-04-2021 (NT)

FORM 1
RULE 14 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA



COV DOI
MCWG 09-10-2009
LMV 09-10-2009



DOB 13-04-1971 BG Not

Name NILESH BORICHA
S/DW of SHAMJI BORICHA
Add B-3/311, CHADDA CRESCENT CHS, PLT N-46/55,
SEC-17, VASHI, NAVI MUMBAI.

PIN 400703
Signature & ID of Issuing Authority MH43 2009254

Nitesh Boricha
Signature/Thumb Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAVITA KAMAL KARIA
MURLIDHAR ANANDANI
01/03/1977

Permanent Account Number

AUUPK7650G

Kavita
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

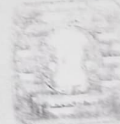
भारत सरकार
GOVT. OF INDIA

KAMAL JAGDISH KARIA
JAGDISH V KARIA

14/10/1979
Permanent Account Number

AJUPK7649H

Kamal Jagdish Karia
Signature



1	2	3	4	5	6	7	8	9

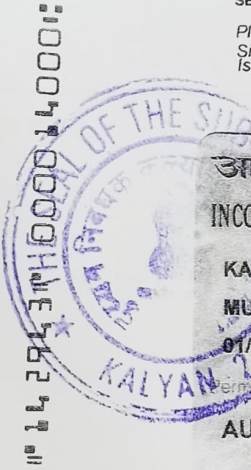
या उक्त खाते पर OR ORDER

Rs. *****30,000.00

अदा करे FOR VALUE RECEIVED
मुद्रा बैंक ऑफ महाराष्ट्र FOR BANK OF MAHARASHTRA

Murli
प्रारम्भिक अधिकारी - 50/5/2010

16



14 27 31 0000 140000

BANK OF MAHARASHTRA
03-WASHI TURBHE NEW MUMBAI
Branch

JOINT SUB REGISTRAR, KALYAN
Thirty Thousand only.

हयये RUPEES

RE OT 48 IT 10L दला II

बैंक ऑफ महाराष्ट्र BANK OF MAHARASHTRA
01001--MUMBAI SERVICE BRANCH

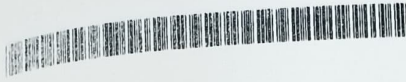
क ल य

दस्त *क ल य*

६९

६९

Valid for 6 months from the date of issue
नाम की तारीख से छह माह के लिए वैध है



दस्त गोषवारा भाग - 2

कलन2

दस्त क्रमांक (9471/2010)

६५/६५

दस्त क्र. [कलन2-9471-2010] चा गोषवारा
बाजार मूल्य : 2112902 मोबदला 3124800 भरलेले मुद्रांक शुल्क : 138850

पावती क्र.: 9771 दिनांक: 08/10/2010
पावतीचे वर्णन
नाव: कमल जे कारिया

दस्त हजर केल्याचा दिनांक : 08/10/2010 01:49 PM
निषादनाचा दिनांक : 08/10/2010
दस्त हजर करणा-याची सही :

Kamru

30000 : नोंदणी फी
1360 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31360: एकूण

विश्वनाथ

दु. निबंधकाची सही, कल्याण 2

दस्ताचा प्रकार : 25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 08/10/2010 01:49 PM
शिक्षा क्र. 2 ची वेळ : (फी) 08/10/2010 01:53 PM
शिक्षा क्र. 3 ची वेळ : (कबुली) 08/10/2010 01:54 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 08/10/2010 01:54 PM

दस्त नोंद केल्याचा दिनांक : 08/10/2010 01:54 PM

ओळख :

खालील इसम असं निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) सुरेंद्र आनंदानी - , घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत -

शहर/गाव: अंबरनाथ

तालुका -

पिन -

2) विलेश बोरीका - , घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत -

शहर/गाव: मुंबई

तालुका -

पिन -

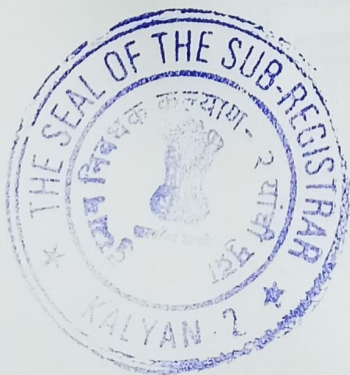
Surinder Anandani

Vilash Borkar



विश्वनाथ

दु. निबंधकाची सही
कल्याण 2



प्रमाणित करण्यात येते की,
द.क्र. ६४५९ / २०१० मध्ये
.....६५.....पाने आहेत.
पुस्तक.....५.....दस्त क्र. ६४५९
.....०८/१०...../२०१० वर नोंदला.

विश्वनाथ

सह. दुय्यम निबंधक, कल्याण-२
दि. ०८/१०/२०१०



दुय्यम निबंधक: कल्याण 2

दस्तक्रमांक व वर्ष: 9471/2010

Friday, October 08, 2010

1:56:12 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

Regn. 63 m.e

गावाचे नाव : गंधारे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,124,800.00
बा.भा. रु. 2,112,902.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभागाचे नाव - गावाचे नाव : गांधारे (कल्याण डोंबिवली महानगरपालिका), उपविभागाचे नाव - 20/68 - विभाग 8क : गांधारे गांवातील अतिकसीत (भागश; स.नं. असलेने लिहीलेले नाहीत. झोन दाखल्यावरून पडताळणी करावी) प्र.चौ.मी.***** मौजे गंधारे, सर्वे नं. 23 हिनं. 4 पै, सर्वे नं. 22 पै, यावरील वसंत व्हॅली मधील ERICA ,बिल्डींग नं.4 ,सदनिका क्र 1204, 12 वाप मजला, क्षेत्र- 72.76चौ मी कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. विकास बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे JOINT VENTURE FIRM तर्फे मुकेश जी किमतानी व सागरमल जैन तर्फे कु.मु शंकर पी मलानी/AAAAV4237B - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: उल्हासनगर-3; तालुका: -; पिन नंबर: -;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) कमल जे कारिया; घर/फ्लॅट नं: 404, रोहिणी, कल्याण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AUUPK7649H.
- (2) कविता क. कारिया; घर/फ्लॅट नं: वप्र; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AUUPK7650G.
- (7) दिनांक करून दिल्याचा 08/10/2010
- (8) नोंदणीचा 08/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9471 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 138850.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



बि.म.स.

सह. दुय्यम निबंधक, कल्याण-२.
वर्ग-२.

PERMANENT ACCOUNT NUMBER

ACGPK4387A

नाम (NAME)

MUKESH GOBINDRAM KIMTANI

नाम से पता (LEATHER'S NAME)

GOBINDRAM DILOMAL KIMTANI

जन्म तिथि (DATE OF BIRTH)

21-09-1965

हस्ताक्षर (SIGNATURE)



आयकर विभाग (Income Tax Department)

कल्याण (Kalyan)



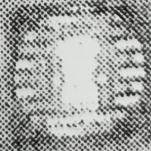
आयकर विभाग
INCOME TAX DEPARTMENT



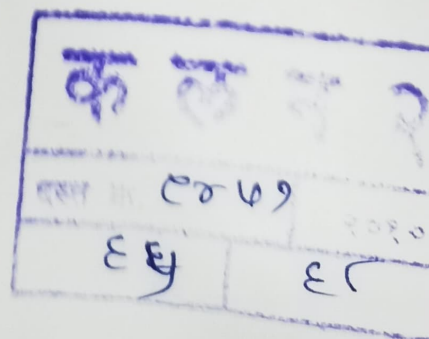
भारत सरकार
GOVT. OF INDIA

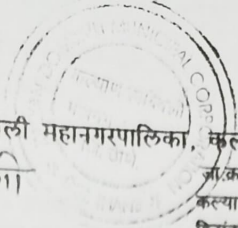
SAGARMAL C JAIN
CHHOGMAL DANAJI JAIN
01/07/1926

Permanent Account Number
AFTPJ6463N



Signature
S. J. Das





कल्याण डोंबिवली महानगरपालिका, कल्याण

सुधारित बांधकाम परवानगी

जा.क्र.कडोमपा/नरवि/बांफ/कवि/ १०२-१९८
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक - ०९/११/०८

श्री./श्रीमती :- श्री. गंगाशंकर सिताराम कारभारी व इतर.
कुलमुखत्यारपत्रक :- श्री. साठ (प्रम) जैन व इतर खाणि मे. विकास बिल्डिंग प्रॉपर्टी डेव्हलपर्स
वास्तुशिल्पकार :- श्री. दिलिप लांबडे. जॉइन्ट व्हेंचर.

विषय :- सि.स.नं. स.नं. २३/१४ पै. दि.नं. २२ पै. प्लॉट क्र. -
मोजे - गंधो येथे बांधकाम करण्याच्या मंजूरीबाबत.

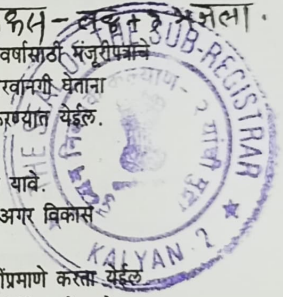
संदर्भ :- १) आपला दि.२१/१०/०८ रोजीचा श्री. दिलिप लांबडे
वास्तुशिल्पकार, यांचे मार्फत सादर केलेला अर्ज क्र. १०५४७
२) अंतरिम मंजूरी आदेशपत्र क्र. कडोमपा/नरवि/बांफ/कवि/ ५५८-२३९
दि. २१/१०/०८

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व.न.र.
अधिनियम १९६६ चे कलम २५ नुसार सि.स.नं. - स.नं. २३/१४ पै. दि.नं. २२ पै.
प्लॉट क्र. - मोजे गंधो मध्ये (४५६० चौ.मी. क्षेत्रापैकी ४२५७ चौ.मी. चर्टई क्षेत्राच्या
भूखंडाचा विकास करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम
करण्यासाठी केलेल्या दिनांक २१/१०/०८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन रहून तुमच्या मालकीच्या जागेत
हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे लकडर, स्टील (शे.), लकड पक्कण, पट्टिका पक्कण, दुसरा पक्कण, विटका
पक्कण, बांधकाम पक्कण, सडक पक्कण, सडक पक्कण, अडक पक्कण, कच्चा पक्कण, दळक
पक्कण, खतवेसती, पुन्सने, असेसिव, वाडे-भितीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात
येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण
जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत आहे.

इमारत क्र १ - रजि.नं. २ + २ भजल
क्र २ - रजि.नं. १ + १० भजल
क्र ३, ४, ५ - रजि.नं. १ + ४ भजल

क्र ७ - लकडप्रजला (डुकोन)
क्र ८ - लकडप्रजला + २ भजले (रसगेसरी)
रस्ता हाफत - लकडप्रजला

- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राने नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेभित्त व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितीचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेउन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्यास आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ९) नकाशांत दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्ददीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करवयाची जबाबदारी मालकाची राहिल व मालक-भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण, विभाग, (क.डों.म.पा.)च्या परवानगी शिवाय वळू अथवा बंद करू नये.



क ल न र
क. १०५१
३९ ६८

शुभारंभ व नगररचना विभाग, कल्याण. (क.डों.म.पा.)च्या परवानगी शिवाय वळू अथवा बंद करू नये. नगररचना विभाग, कल्याण. (क.डों.म.पा.)च्या परवानगी शिवाय वळू अथवा बंद करू नये. नगररचना विभाग, कल्याण. (क.डों.म.पा.)च्या परवानगी शिवाय वळू अथवा बंद करू नये. नगररचना विभाग, कल्याण. (क.डों.म.पा.)च्या परवानगी शिवाय वळू अथवा बंद करू नये.

LIST OF AMENITIES

BUILDING SPECIFICATIONS

- Magnificent air-conditioned entrance lobby.
- 2 Elevators of reputed-make for each building.
- Power backup for elevators, staircase, common lights, compound lights and water pumps.

APARTMENTS SPECIFICATIONS

DOORS

- Designer entrance door with decorative fittings.
- Internal flush doors with paint finish.

FLOORING

- Vitrified tiles in entire flat.

WALL FINISHES

- Gypsum finished internal walls & ceiling.
- OBD paint in entire flat.

WINDOWS

- Marble window sills in entire flat.
- Powder-coated aluminum sliding window with mosquito mesh.

KITCHEN

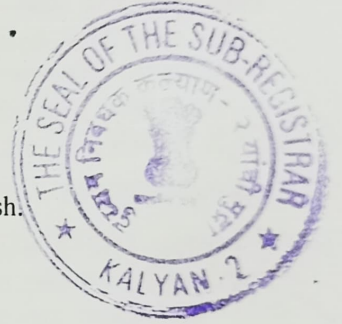
- Granite kitchen platform with S.S. sink.
- Designer tile up to Dado level.

BATHROOMS

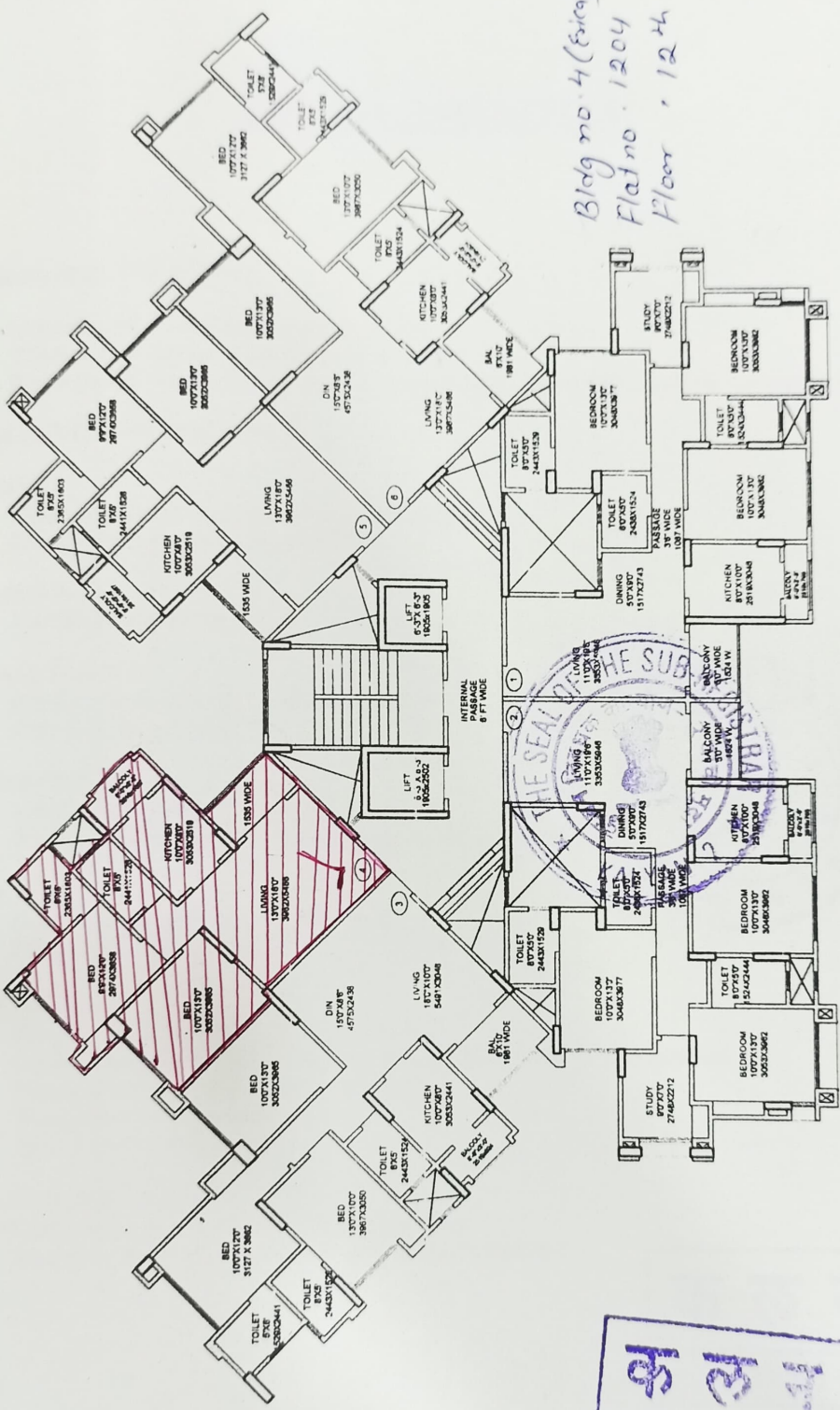
- Designer tile in floor and up to door level.
- Concealed plumbing with CP fittings and sanitary-ware with wall mounted Water-closet, with flush tank of reputed make.
- Wash-basin with granite counter.
- Solar water heating system.

ELECTRIFICATION

- Concealed copper wiring with circuit-breakers.
- Telephone and T.V. points in living room and bedrooms.



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३८	६८



Blodg no. 4 (5/109)
 Flat no. 1204
 Floor - 12th

VASANT VALLEY

TYPICAL FLOOR PLAN

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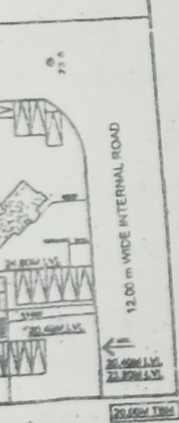
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PROFORMA - I
 S. NO. 23/A S. NO. 22(PT)
 (30.11.17)

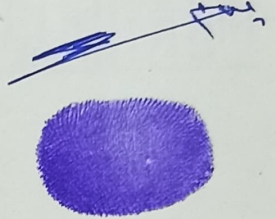
PROFORMA - I		S. NO. 23/A	S. NO. 22(PT)	TOTAL																																							
A AREA STATEMENT																																											
1) TOTAL PLOT AREA																																											
1a) AREA OF PLOT (as per measurement)																																											
2) DEDUCTIONS FOR																																											
a) ROAD SET-BACK AREA (D.P. ROAD) (7178.00 + 3408.00)																																											
b) EXISTING ROAD																																											
c) ANY RESERVATION (P.G.) (4800.00 + 400 GARDEN)																																											
OTHERS																																											
TOTAL (a+b+c)																																											
3) NET GROSS AREA OF PLOT (1a-2) (73080.00 - 18787.00)																																											
4) AREA RETAINED WITH THE OWNER																																											
5) AREA UNDER CONSIDERATION																																											
6) DEDUCTIONS (IF DEDUCTABLE)																																											
a) FOR RECREATION GROUND (10% P.G. DEDUCTABLE)																																											
b) AMENITY OPEN SPACE (5% DEDUCTABLE)																																											
c) TOTAL (a+b)																																											
7) NET AREA OF PLOT (3-6)																																											
8) ADDITION FOR FLOOR SPACE INDEX																																											
2a) D. P. ROAD																																											
2c) P. G. RESERVATION																																											
7) TOTAL AREA (5+8)																																											
9) FLOOR SPACE INDEX PERMISSIBLE																																											
9) FLOOR SPACE INDEX CREDIT AVAILABLE																																											
BY DEVELOPMENT RIGHTS (RESTRICTED TO 10% OF THE BALANCE AREA YIELD (R) ALLOWED)																																											
REF. T.O.A. (2013) - 17714 SQM																																											
REF. T.O.A. (7.5) - 1200 SQM																																											
10) PERMISSIBLE FLOOR AREA (7x9) PLUS 9 ABOVE																																											
11) EXISTING FLOOR AREA																																											
12) PROPOSED FLOOR AREA																																											
13) EXCESS BALCONY AREA TAKEN IN F.S.I AS PER B (C) BELOW																																											
14) TOTAL BUILT UP AREA PROPOSED (11+12+13)																																											
15) F.S.I. CONSUMED (14/7)																																											
BAL. AREA STATEMENT																																											
a) PERMISSIBLE BALCONY AREA PER FLOOR																																											
b) PROPOSED BALCONY AREA PER FLOOR																																											
c) EXCESS BALCONY AREA (TOTAL)																																											
TENEMENT STATEMENT																																											
a) NET AREA OF PLOT ITEM A (7) ABOVE																																											
b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP)																																											
c) AREA OF TENEMENTS (a-b)																																											
d) TENEMENTS PERMISSIBLE																																											
e) TENEMENTS PROPOSED																																											
f) TENEMENTS EXISTING																																											
TOTAL TENEMENTS (e+f)																																											
D PARKING STATEMENT																																											
a) PARKING REQUIRED BY RULE																																											
CAR																																											
SCOOTER/MOTOR CYCLE																																											
CYCLE																																											
OUTSIDERS																																											
b) GARAGES PERMISSIBLE																																											
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CYCLE																																											
OUTSIDERS																																											
TOTAL																																											
CERTIFIED THAT THIS PLOT UNDER REFERENCE WAS SURVEYED BY NS-OR, 20/02/01 & THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS / LAND RECORDS DEPT / CITY SURVEY RECORDS.																																											
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IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

Signed and Delivered by the
Withinnamed Promoter
M/s. **Vikas Builders and Developers**,
a Joint Venture firm,
through its authorized representatives

1. **Shri Mukesh Gobindram Kimtani**



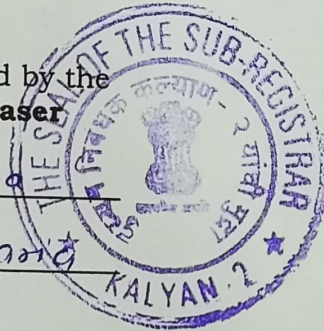
2. **Shri Sagarmal Chhogmal Jain**



Signed and Delivered by the
Withinnamed **Purchaser**

Kamal J. Kori

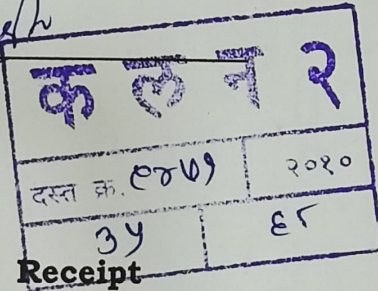
Karita K. Kori



Witness

Dinesh

Dinesh



RECEIVED with thanks from the withinnamed | I SAY RECEIVED
purchaser the sum of Rs. 1,00,000/- |
(Rupees One lakh only) |
being the part price/consideration in respect |
of sale of the flat hereinabove mentioned. | Promoters

[Signature]
Sch
Promoters

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	2250

NINETH SCHEDULE

All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	2250

TENTH SCHEDULE

All that development rights in respect of the land admeasuring 4255 sq.metres forming a part of Survey No. 23 Hissa No. 4 lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation

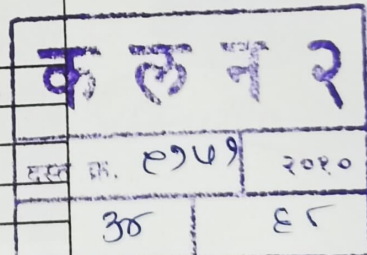
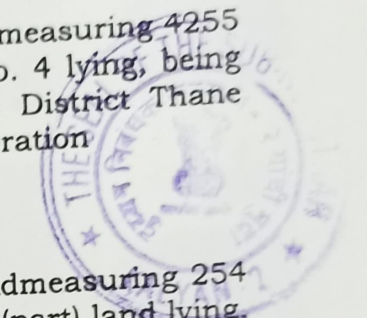
ELEVENTH SCHEDULE

All that development rights in respect of the land admeasuring 254 sq.metres forming a part of Survey No. 22 Hissa No. (part) land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation

TWELFTH SCHEDULE

All that piece and parcel of land admeasuring 30,009 sq.metres declared as "retainable land" being a contiguous/amalgamated land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation comprising of

Survey No.	Hissa No.	Area (sq. metres)
23	4 (pt)	3000
23	4 (pt)	3000
23	4 (pt)	3000
23	4 (pt)	3000
23	4 (pt)	3000
23	4 (pt)	3000
23	4 (pt)	3000
23	4 (pt)	2250
23	4 (pt)	2250
23	4 (pt)	4255
22	(pt)	254
Total →		30009



and together with all easement rights etc.,

Sch *Kamran* *Rewla*

FOURTH SCHEDULE

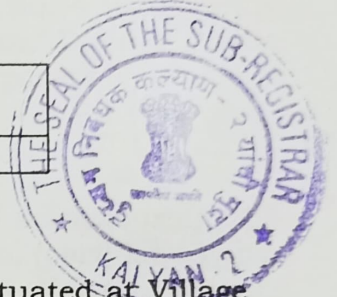
All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	3000

FIFTH SCHEDULE

All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	3000



SIXTH SCHEDULE

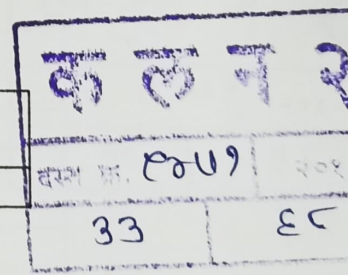
All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	3000

SEVENTH SCHEDULE

All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	3000



EIGHTH SCHEDULE

All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Scha *Kumar* *Kavita*

76. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoters in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoters. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.
77. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE

All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

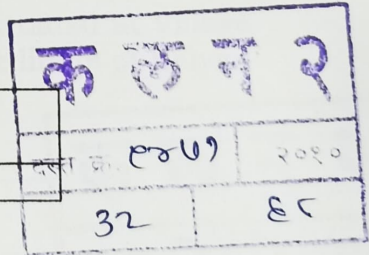
Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	3000



SECOND SCHEDULE

All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	3000



THIRD SCHEDULE

All that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
23	4 (p)	3000

S. Chandra *Kamran* *Ravindra*

AND WHEREAS relying upon the said aforesaid representations and its express and irrevocable acceptance by the purchaser herein, the Promoters agreed to sell to the Purchaser a Flat so decided price and on the terms and conditions herein after appearing;

Now this presents witnesseth and it is hereby agreed by and between the parties hereto as follows:-

1. THE Promoters shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the Kalyan Dombivli Municipal Corporation to be made in them or any of them for which the Purchaser hereby gives consent.
2. THE Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/s the Flat No. 1204 on the 12th floor, admeasuring 72.76 sq. mtrs. carpet (which is inclusive of the area of balconies and bathrooms) in the building No. 51/94 of the scheme known as "VASANT VALLEY" and as shown on the floor plan thereof hereto annexed and marked as annexure "C") hereinafter referred to as "the said premises") for the price / consideration of Rs. 31,24,800/- (Rupees Thirty - one lakh twenty four thousand eight hundred Only) The Purchaser hereby agrees to pay to the Promoters the aforesaid consideration / price in the following manner viz.:-
 - (i) 10% paid on or before execution of these presents as earnest money (the payment and receipt whereof the Promoters doth hereby admits, acquits, acknowledges and discharges the Purchaser absolutely and forever)
 - (ii) 12% to be paid on completion of plinth
 - (iii) 60% to be paid on completion of slabs (04% for each slab)
 - (iv) 05% to be paid on commencement of brick work
 - (v) 03% to be paid on commencement of plaster work
 - (vi) 03% to be paid on commencement of plumbing work
 - (vii) 05% to be paid on commencement of electric & tiling work
 - (viii) 02% to be paid within seven days from the date of receipt of intimation that the said premises is ready for use and occupation.

THE Purchaser agrees and assures to pay the following amount towards on demand and/or prior to taking the possession of the said flat viz.

- (a) Rs. 4,500/- towards legal charges.
- (b) Rs. 360/- towards entrance fees and share money.
- (c) Rs. 4,500/- towards society formation charges.

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AND WHEREAS by and under the powers and authorities vested in M/s. Vikas Builders & Developers, the Joint Venture Firm namely the Promoters herein, the Promoters are well and sufficiently entitled to develop, as a joint venture project, all that piece and parcel of land bearing Survey No. 23 Hissa No.4 (part), Survey No. 23 Hissa No.4 (part) and Survey No. 22 Hissa No. (part) totally admeasuring 30,009 sq. metres lying, being and situate at village Gandhare, Taluka Kalyan, District Thane, hereinafter referred to as the " said entire land" and more particularly described in the schedule hereunder written and further to sell and / or allot the flats, units, premises in the buildings to be constructed on the said entire land at such price and on such terms and conditions subject to the provisions of the said Joint Venture Agreement;

AND WHEREAS Promoters have appointed Shri Dilip Tambade as the Architect who is registered with the Council of Architects and have obtained the Intimation of Disapproval from the Kalyan Dombivli Municipal Corporation bearing No. KDMP/NRV/BP/KV/ 558-239 dated 02.12.2006;

AND WHEREAS in pursuance to the grant of Intimation of Disapproval has complied with all the terms, conditions and stipulations therein contained and finally obtained the Building Commencement Certificate from the Kalyan Dombivli Municipal Corporation bearing No.KDMP/NRV/BP/KV/826-336 dated 29.03.2007 which is duly revised under No. KDMP/NRV/BP/KV/ 112-51 dated 29.05.2008 and further revised under No. KDMP/NRV/BP/KV/ 422-198 dated 19.12.2008;

AND WHEREAS the said land admeasuring 28,726 sq. metres bearing Survey No. 23 Hissa No. 4 (part) and Survey No. 22 Hissa No.(part) of village Gandhare, Taluka Kalyan stands converted to non-agricultural assessment by and under the order of the District Collector, Thane bearing No. Mahasul/K-1/T-7/NAP/SR-191/2006 dated 01.03.2007;

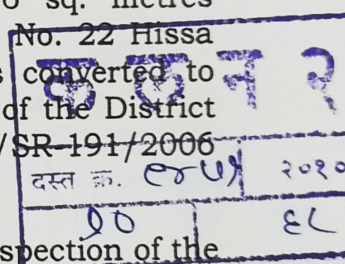
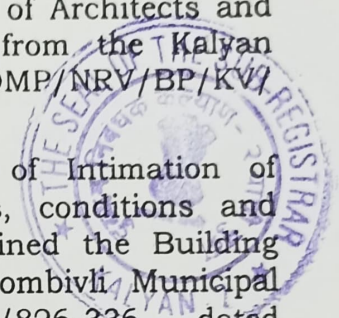
AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Purchaser and have brought to the knowledge of the Purchaser that the said entire project also interalia provides for future expansion of the said project by constructing additional buildings/structures as well as include the further consumption and utilisation of the transfer of development rights, staircase floor space index, permitted increases in floor space index, floor space index of certain amenity area as well as recreation spaces and exploitation of the entire available potentiality of floor space index and has represented and brought to the notice of the Purchaser and the Purchaser is fully aware and having the true and correct knowledge that the scheme of construction presently undertaken by the Promoters will be further suitable altered, modified and revised from time to time;

AND WHEREAS in pursuance to the sanctioned plans and permissions as recited hereinabove and further grant of revisions

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Sub-Divisional Officer, Thane under No.TD/6/KV/V.P./S.R./113/2005 dated 16.06.2005.

AND WHEREAS the said Owners through their constituted attorney Shri Bharat Chunilal Parekh have executed a power of attorney in favour of Shri Sagarmal Chhogmal Jain, Shri Chandrakant Shivram Aher, and Shri Fatehchand Futarmal Shah on 16.10.2006 which is registered at the office of Sub-Registrar of Assurances at Kalyan under No. 253/2006 and the said owners by and under the Development Agreement dated 06.09.2006 also granted the development rights in respect of the Survey No. 22 Hissa No. (part) along with Survey No. 23 Hissa No. 1 and Survey No. 15 Hissa No. 5 in favour of said Shri Sagarmal Chhogmal Jain, Shri Chandrakant Shivram Aher, and Shri Fatehchand Futarmal Shah;

AND WHEREAS thus they are well and sufficiently entitled to the said property and in possession of the said lands along with all the documents, writings, instruments and papers relating to the said lands.

AND WHEREAS by and under the Joint Venture dated 21.08.2006 made and executed between Shri Vishwanath Gotiram Kapote, Shri Arvind Vishwanath Kapote, Shri Sharad Vishwanath Kapote, Shri Ravindra Vishwanath Kapote, Shri Rajiv alias Rajendra Vishwanath Kapote, Smt. Sunita Dilip Kapote as the Party of the First Part and Shri Sagarmal Chhogmal Jain, Shri Chandrakant Shivram Aher, and Shri Fatehchand Futarmal Shah as the Party of the Second Part and M/s Vikas Builders and Developers as the Promoters herein entered into a joint venture agreement for jointly developing the land admeasuring 25500 sq. metres forming a part of Survey No. 23 Hissa No. 4 (described in the schedules first to nineth), land admeasuring 4255 sq.metres forming a part of Survey No. 23 Hissa No. 4 (described in the schedule Tenth)and land admeasuring 254 sq.metres forming a part of Survey No. 22 Hissa No. (part) (described in the schedule Eleventh) thus totally admeasuring 30,009 sq.metres declared as "retainable land" being a contiguous/amalgamated land (described in the schedule Twelfth) by constructing residential buildings and structures thereon and selling, transferring or disposing of residential units, tenements or other premises to be constructed thereon and prior to the execution of this agreement have been consulting and deliberating among themselves on the subject and the firm in view of its requisite expertise in the handling and supervising construction of, raising finance for and marketing of properties has agreed to extend all the cooperation and provide services and expertise for the successful development of the said land on a joint venture basis;

AND WHEREAS the parties to the said Joint Venture Agreement dated 21.08.2006 have decided to develop the property in joint venture as inter-alia envisaged therein in the name and style as M/s. Vikas Builders & Developers namely the Promoters herein and in the manner as embodied therein.

S. J. K. *Kamra* *Kavita*

AND WHEREAS the said order under the provisions of section 8(4) was duly revised under No. ULC/ULN/6(1)S.R.-31/Gandhare dated 09.11.2004.

AND WHEREAS further by and under the Development Agreement dated 17.08.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 5278/2005 on 23.08.2005, the Owners Shri Balaram Shankar Karbhari and others granted the development rights in respect of above said land bearing Survey No. 23, Hissa No. 4 admeasuring 61500 sq. metres declared as surplus land in their favour and in pursuance thereof the said owners Shri Balaram Shankar Karbhari and others also granted the Power of Attorney dated 23.08.2005 registered at the office of office of Sub-Registrar of Assurances at Kalyan under Serial No. 598/2005 on 23.08.2005 in favour of Shri Sagarmal Chhogmal Jain, Shri Chandrakant Shivram Aher and Shri Fatehchand Futarmal Shah;

AND WHEREAS the said Shri Sagarmal Chhogmal Jain, Shri Chandrakant Shivram Aher and Shri Fatehchand Futarmal Shah further have followed the requisite procedure under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and have obtained the revised order under No.ULC/ULN/6(1)S.R.-31/ Gandhare dated 03.05.2006;

AND WHEREAS Smt. Malubai Kashinath Madhavi and others are the owners of and / or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 22, Hissa No. (part) admeasuring 11760 sq. metres, Survey No. 23 Hissa No. 1 admeasuring 2800 sq.metres and Survey No. 15 Hissa No. 5 admeasuring 11400 sq.metres ;

AND WHEREAS by and under the order passed under the section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-5+62 dated 23.06.2006 an area admeasuring 1500 sq. metres forming a part of Survey No. 22 Hissa No. (part) was declared as retainable land and the remaining lands were declared as surplus land;

AND WHEREAS the said Owners have executed a power of attorney in favour of Shri Bharat Chunilal Parekh on 04.04.2002 which is registered at the office of Sub-Registrar of Assurances at Kalyan under No. 1746/2002 and the said owners by and under the Development Agreement dated 16.04.2002 also granted the development rights in respect of the Survey No. 22 Hissa No. (part) along with Survey No. 23 Hissa No. 1 and Survey No. 15 Hissa No. 5 in favour of M/s. Arvind Securities Pvt. Ltd.;

AND WHEREAS the property bearing Survey No. 22(part) being affected by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 necessary permission under Section 43 of the said Act for the development of the said property was obtained from the

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Kapote and Sau. Prabha Vijay Saraf (Ugaonkar) acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 3000 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.VI" more particularly described in the Sixth Schedule hereunder written from Shri Dinkar Dunda Karbhari and others;

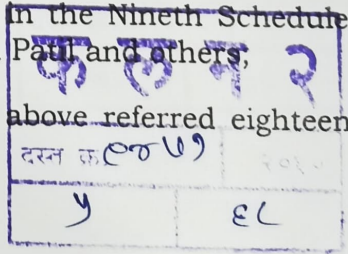
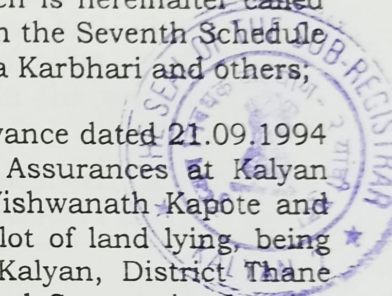
AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4795/1995 Smt. Sunita Dilip Kapote and Smt. Yashoda Raghunath Kulthe acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 3000 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.VII" more particularly described in the Seventh Schedule hereunder written from Shri Madhukar Dunda Karbhari and others;

AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4796/1995 Shri Ravindra Vishwanath Kapote and Shri Gajanan Eknath Kulthe acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 2250 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.VIII" more particularly described in the Eighth Schedule hereunder written from Shri Baban Dunda Karbhari and others.

AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4797/1995 Shri Radhakrishna Eknath Kulthe and Shri Gokul P. Salunkhe acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 2250 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.IX" more particularly described in the Ninth Schedule hereunder written from Savitribai Parshuram Paul and others;

AND WHEREAS as recited hereinabove the above referred eighteen persons viz.

- (i) Shri Sonyabapu Eknath Kulthe
- (ii) Shri Kishor Dattatray Kulthe,
- (iii) Smt. Manjiri Madan Waikar
- (iv) Smt. Shantabai Dattatray Kulthe
- (v) Shri Mukeshkumar Kantiprasad Sharma
- (vi) Shri Pandharinath S. Salunkhe



S. S. S.

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AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 4790/1995, Shri Vishwanath Gotiram Kapote and Kishor Dattatray Kulthe viz. the Developers No. 1 and Vendor No. 2 acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 3000 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.II" more particularly described in the Second Schedule hereunder written from Sakharam Shankar Karbhari and others;

AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 4791/1995 Smt. Manjiri Madan Waikar and Smt. Shantabai Dattatray Kulthe acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 3000 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.III" more particularly described in the Third Schedule hereunder written from Ashok Shankar Karbhari and others;

AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 4792/1995 Shri Mukeshkumar Kantiprasad Sharma and Shri Pandharinath S. Salunkhe acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 3000 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.IV" more particularly described in the Fourth Schedule hereunder written from Motiram Sitaram Karbhari and others;

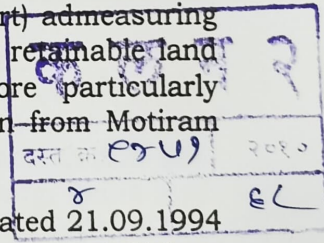
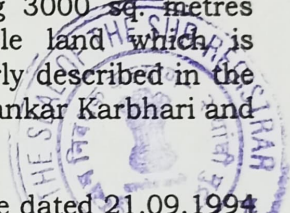
AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 4793/1995 Shri Arvind Vishwanath Kapote and Smt. Sagunabai Eknath Kulthe acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 3000 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.V" more particularly described in the Fifth Schedule hereunder written from Gangaram Sitaram Karbhari and others;

AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4794/1995 Shri Rajiv alias Rajendra Vishwanath

Sachin

Karna

Kavita



Between

M/s. **Vikas Builders and Developers**, a Joint Venture firm, having its office at Shop No. 1 & 2, Sonal Commercial Complex, Opp. Suresh Towers, Near Vegetable Market, Santoshi Mata Road, Kalyan (W), District Thane through its authorized representatives

1. **Shri Mukesh Gobindram Kimtani, Aged 50 years**
2. **Shri Sagarmal Chhogmal Jain, Aged 53 years**

hereinafter called and referred to as the **Promoters** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors, survivors, administrators and assigns) being the Party of the First Part.

AND

Kamal J. Karva - 31 - Business
Arifa K. Karva - 33 - Business
residing at 404, Rohini Taragon, Wajale
Nagar, Kalyan (W) - 421301.

hereinafter called and referred to as the Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their respective heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS Shri Balaram Shankar Karbhari and others were the owners of and / or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 87000 sq. metres;

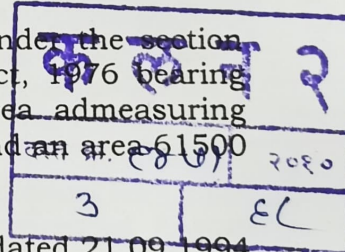
AND WHEREAS by and under the order passed under the section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No.ULC/ULN/6(1)S.R.-31 dated 15.02.1989 an area admeasuring 25500 sq. metres was declared as retainable land and an area 61500 sq. metres was declared as surplus land;

AND WHEREAS by and under Deed of Conveyance dated 21.09.1994 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 4789/1995, Shri Sharad Vishwanath Kapote and Sonyabappu Eknath Kulthe acquired the plot of land lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 23, Hissa No. 4 (part) admeasuring 3000 sq. metres forming a part of land declared as retainable land which is hereinafter called the "Plot No.I" more particularly described in the First Schedule hereunder written from Shri Balaram Shankar Karbhari and others;

S. Karva

Kamal

Arifa



(Customer's Copy)



The Nav Jeevan Co-op. Bank Ltd.

H.O. Bhawani Saw Mills Compound, Ulhasnagar - 421 003

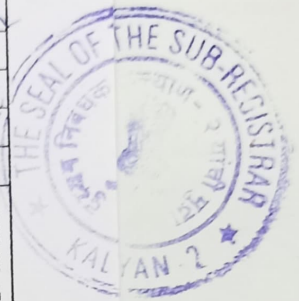
Visit us at : www.navjeevanbank.com

An ISO 9001 : 2000 Certified Bank

Tel. No. : 2560396, 2566435

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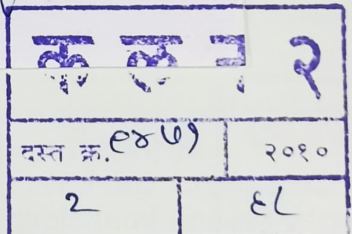
Date: 8/10/10	Sr. No: 5616
Franking Value	Rs. 138850/-
Service Charges Rs. 10/- per document	Rs. 10/-
Total Amount	Rs. 138860/-
Rupees (in words) <i>one three eight eight six zero</i>	
No. of Documents:	1
Name of stamp duty paying party:	<i>Kamal J. Karis</i>
Name of Counter Party:	<i>Vikas Builders</i>
Purpose of Transaction:	<i>Agreement</i>
Cheque / DD No.	
Drawn on Bank	
Branch	
<p align="center">Declaration</p> <p>I/We hereby apply for the stamping of the above documents & declare that the information provided by me in this application form is true & correct. I/We accept that The Nav Jeevan Co-op Bank Ltd. is entitled at its discretion to accept or reject this application without assigning any reason whatsoever. I/We have confirmed the amount to be franked & am solely & fully responsible for the stamp value. I/We will not hold the Bank responsible if the value of stamp franked turns out to be incorrect. I/We agree to submit the original franked document if the impression is distorted incorrectly franked. I/We agree & accept to pay a service charge of Rs. 10/- per impression to the Bank over & above the amount of stamp.</p>	
<p align="center">Signature of Purchaser</p> <p align="center"><i>[Signature]</i></p>	
(For Bank's Use Only)	
Franking Sr. No.	<i>4778</i>
Cashier / Officer	Authorised Signatory



Ulhasnagar
138860
6 OCT 2010

Authorised Signatory
[Signature]

For The Nav Jeevan Co-op. Bank Ltd.



Ward No. :- 8C

Village :- Gandhare

Flat Area :- 72.76 sqmtr.

Actual Value :- 31,24,800/-

D-5/STP/V/C.R.1071/01/07/705-709/2007

1ST FLOOR, NEAR NEW ERA HIGH SCHOOL, ULHASNAGAR - 421 003

THE NAVJEEVAN CO-OP BANK LTD
BHAWANI SAW MILLS COMPOUND
ULHASNAGAR - 421 003

INDIA

STAMP DUTY

MAHARASHTRA

169769

R. 0138850/- PB6506

16:29

OCT 06 2010

AGREEMENT FOR SALE

This Agreement made at Kalyan
on this 8th day of October ~~2009~~ 2010

गाचे वर्ष 2010
ठाणे
व्य विभाग 67-गावाचे नाव : गांधारे (कल्याण डोंबिवली महानगरपालिका)
य विभाग 20/67-विभाग 8क : गांधारे गांवातील उर्वरित मिळकती
त्राचे नांव Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar
र सर्व्हे नंबर-23

मूल्य दर तक्त्यानुसार जमिनीचा दर

जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
0.00	22000.00	27500.00	33000.00	27500.00

येचे क्षेत्र	87.31	वांधकामाचे वर्गीकरण	1-आर सी सी
येचा वापर	निवासी सदनिका	उदवाहन गविश्रा	आहे
येचा प्रकार	बांधीव	वांधकामाचा दर	
येचे वय	0 TO 2	मजला	11th to 20th Floor

-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = बाजार मूल्यदर + घसा-यानुसार नविन द. * मजला निहाय घट/वाढ.

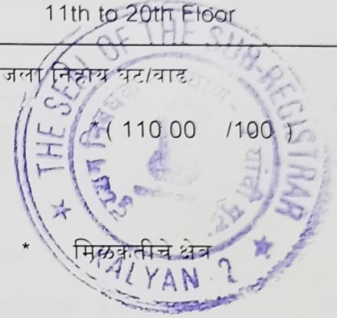
= 22000.00 + (100 / 100) * (110.00 / 100)

= 24200.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 24200.00 * 87.31

= 2112902.00



अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 2112902.00 + .00 + .00 + .00 + .00 + .00 + .00 + .00

= 2112902.00

