

No 208346

50,640/-

पारितोषिकी प्रत / Party Copy  
**ठाणे भारत सहकारी बँक लि.**  
Thane Bharat Sahakari Bank Ltd.  
Scheduled Bank

शाखा / Br. दिनांक / Date 24/05/08  
मुद्रांक शुल्क / Stamp Duty रु./Rs. 50,640/-  
सेवा आकारणी शुल्क / रु./Rs. 10/-  
Service Charges  
No. of Documents 1  
एकूण / Total रु./Rs. 50,650  
अक्षरी रूपचे / Amount in Words Fifty thousand six hundred fifty only

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मुद्रांक शुल्क भरण्याचे नाव / Name of stamp duty paying party Mrs. Laxmi Raja  
पत्ता / Address Kalyan, Kinstha Estate, Haden Pad, Badlapur (W)  
समोरच्या पक्षकाराचे नाव / Name of counter party Dheeraj & Sons P Ltd  
व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction Sale Deed



नादेश / पे ऑर्डर न्या कोरपार...  
THANE BHARAT SAHAKARI BANK LTD.  
(SCHEDULED BANK)  
KALYAN BRANCH  
24 MAY 2008  
रोख पारले / Cashier  
RECEIVED CASH  
मुद्रांक केलेला दस्तावेज...  
आवश्यक वेळी...  
at the time of delivery of stamps.

Authorized Signatory  
For Thane Bharat Sahakari Bank Ltd.  
Kalyan Branch

Ward No. : 2/9  
Village : Kulgaon  
Flat / Shop Area : 59.35 sq. metres (CARPET)  
Mkt. Value : 8,55,000/-  
Actual Value : 11,34,000/-  
Stamp Value : 50,640/-

**AGREEMENT FOR SALE**

This Agreement made at Badlapur on this 19<sup>th</sup> day of JUNE 2008

BETWEEN

RS. F.H.T. Wankar  
Thane Bharat Sahakari Bank Ltd.  
Kalyan Branch  
Jeevaram Apartment, Jamanabaug  
Compound Shivaji Chowk,  
Agral Road Kalyan (W) 421 301,  
Dist:FR/C & 10050409159407  
Stamp Duty  
INDIA  
Stamp Duty  
MAHARASHTRA  
R.0050640/-P35368  
MAY 24 2008  
11:30

M/s. Dheeraj Estates Private Limited, a company registered under the Indian Companies Act, 1956, having its registered office at Office No.2, Shree Krishna Dham, Barage Road, Badlapur (W), District Thane, through its Director Shri Lalit P. Desai aged about 27 years hereinafter called and referred to as the Promoter (which expression unless be repugnant to the context or meaning thereof mean and include its survivors, executors, administrators and assigns) being the Party Of The First Part.

- (1) Smt. ~~LAKSHMI~~ LAKSHMI AND holder MA. S. RAJA GOPAL through her power of attorney SHR/SMT. S. RAJA GOPAL aged about 45 years.
- (2) SHR/SMT. S. RAJA GOPAL aged about 45 years occupation \_\_\_\_\_ residing at 403 A-1, Krishna Estate, Hendra Pada, Badlapur (W).

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

WHEREAS Shri Hanishchandra Walaku Jadhav and others are the owners of all that piece and parcel of land lying, being and situated at Village Kulgaon, Taluka Ambemath district Thane within the limits of Kulgaon Badlapur Municipal Council bearing:

Survey No.	Hissa No.	Area (sq. mtrs)
56	1 (part)	2000

hereinafter called and referred to as the "Plot No. I".

AND WHEREAS Shri Hanishchandra Walaku Jadhav and others are also the owners of all that piece and parcel of land lying, being and situated at Village Kulgaon, Taluka Ambemath district Thane within the limits of Kulgaon Badlapur Municipal Council bearing:

Survey No.	Hissa No.	area (sq. metres)
57	1(part)	2500

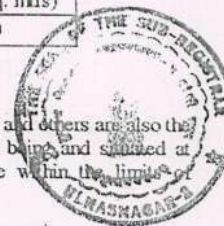
hereinafter called and referred to as the "Plot No. II".

AND WHEREAS Shri Dhama Pandu Jadhav and others are owners of all that piece and parcel of land lying, being and situated at Village Kulgaon, Taluka Ambemath district Thane within the limits of Kulgaon Badlapur Municipal Council bearing:

Survey No.	Hissa No.	Area (sq. mtrs) as per	
		Extract of 7/12	Ceiling Order
56	1 (part)	3390	3414.49

hereinafter called and referred to as the "Plot No. III".

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AND WHEREAS Shri Gajanan Manmat Kapse is the owner of all those pieces and parcels of land lying being and situated at Village Kulgaon, Taluka Ambemath district Thane within the limits of Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area (sq. mtrs) as per	
		Extract of 7/12	Ceiling Order
56	1 (part)	2830	2832.76
56	1 (part)	1920	1947.52
56	1 (part)	290	278.21
	Total →	5040	5058.49

hereinafter called and referred to as the "Plot No. IV".

AND WHEREAS Smt. Sakumbai Shankar Jadhav and others are the owners of all these piece and parcel of land lying being and situated at Village Kulgaon, Taluka Ambemath district Thane within the limits of Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area (sq. mtrs) (retainable land)
56	1 (part)	4551.25

hereinafter called and referred to as the "Plot No.V".

AND WHEREAS M/s. Dheeraj Estates Private Limited viz. the Promoter herein by and under five separate Development Agreements and Power of Attorneys duly registered at the office of Sub-Registrar of Assurances at Ullhasnagar is entitled to develop the above said Plots as per the terms and conditions of those agreements and the details of the said agreements are under :

by and under Development Agreement dated 12.08.2004 registered at the office of Sub-Registrar of Assurances at Ullhasnagar under serial No. 3507/2004 dated 12.08.2004 made and executed between Shri Harishchandra Walaku Jadhav and others as the Owners and the M/s. Dheeraj Estates Private Limited viz. the Promoter herein as the Developers, the said owners granted the development rights in respect of the abovesaid Plot No. 1 to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 12/08/2004 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Ullhasnagar under serial no.03508 dated 12/08/2004.

by and under an agreement dated 17.08.1987 Shri. Harishchandra Walaku Jadhav and others agreed to sell the land bearing Survey No. 57 Hissa No. 1(part) admeasuring 4900 sq. metres to M/s. Mahavir Enterprises at and for the price/ consideration and on terms and conditions therein contained and in pursuance thereof has also granted power of attorney in favour of M/s. Mahavir Enterprises on 19.10.1987.

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The said M/s. Mahavir Enterprises further by and under Understanding reached with M/s. Manoj Developers have agreed to assign and transfer all their right, title and interest in the above said property in favour of M/s. Manoj Developers at and for the price/ consideration and on terms and conditions therein contained and the said Owners have also granted power of attorney in favour of M/s. Manoj Developers on 03.12.1990

M/s. Manoj Developers along with M/s. Mahavir Enterprises in turn by and under an Agreement dated 30.06.2004 lodged for registration with Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 2841/2004 dated 30.06.2004 agreed to assign and transfer the development rights in respect of the property declared as "Retainable Land " admeasuring 2500 sq. metres being Plot No. II herein in favour of Shri Ashwin Mohanlal Thakkar at for the price/ consideration and on terms and conditions therein contained and in pursuance thereof also executed a power of attorney in favour of Shri Ashwin Mohanlal Thakkar on 30.06.2004 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 2842/2004 dated 30.06.2004

In turn by and under a Development Agreement dated 05.07.2004 registered at the office of Sub-Registrar of Assurances at Ulhasnagar under serial No. 2890/2004 dated 05.07.2004 made and executed between the said Shri Ashwinbhai Mohanlal Thakkar as the Vendor and the Promoter herein therein referred to as the Developers, the said Shri Ashwinbhai Mohanlal Thakkar transferred and assigned the development right in respect of the said Plot No. II to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed a power of Attorney dated 05/07/2004 in favour of the Promoter and the same is registered at the office of Sub registrar of Assurances at Ulhasnagar under serial no.02891 dated 05/07/2004.

Shri. Dharma Pandu Jadhav and others by and under an agreement dated 21.08.1987 agreed to sell the Plot No. III to M/s. Mahavir Enterprises at and for the price/ consideration and on terms and conditions thereof contained and in pursuance thereof has also granted power of attorney in favour of M/s. Mahavir Enterprises on 19.10.1987.

M/s. Mahavir Enterprises further by and under the Understanding reached with M/s. Manoj Developers and agreeing to assign and transfer all their right, title and interest in the said Plot No.III in favour of M/s. Manoj Developers at for the price/ consideration and on terms and conditions therein contained and the said Owners also granted power of attorney on 03.12.1990 in favour of M/s. Manoj Developers

M/s. Manoj Developers along with M/s. Mahavir Enterprises in turn by and under an Agreement dated 30.06.2004 lodged for registration with Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 2843 dated 30.06.2004 agreed to assign and transfer all their right, title and interest in respect of the aforesaid Plot No. III in favour of Shri Ashwin Mohanlal Thakkar at for the price/ consideration and on terms and conditions therein contained and in pursuance thereof also executed a power of attorney in favour of Shri Ashwin Mohanlal Thakkar on 30.06.2004 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 2844 dated 30.06.2004



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In turn by and under a Development Agreement dated 05.07.2004 registered at the office of Sub-Registrar of Assurances at Ulhasnagar under serial No. 2388/2004 dated 05.07.2004 made and executed between the said Shri Ashwinbhai Mohanlal Thakkar as the Vendor and the Promoter herein, therein referred to as the Developers, the said Shri Ashwinbhai Mohanlal Thakkar transferred and assigned the development right in respect of the said Plot No. III to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 05/07/2004 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Ulhasnagar under serial no.02889 dated 05/07/2004.

The owners Shri Gajanan Manmat Kapse by and under an agreement dated 23.07.1997 agreed to sell the said Plot No. IV to M/s. Siddhivinayak Enterprises, at and for the price/ consideration and on terms and conditions therein contained.

M/s. Siddhivinayak Enterprises further by and under an Agreement dated 14.08.2003 lodged for registration with Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 3564 dated 14.08.2003 agreed to assign and transfer all their right, title and interest in respect of the aforesaid Plot No. IV in favour of M/s. Jai Hind Enterprises at for the price/ consideration and on terms and conditions therein contained and in pursuance thereof the Owner Gajanan Manmat Kapse granted power of attorney in favour of M/s. Jai Hind Enterprises on 14.08.2003 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.3565 dated 14.08.2003

In turn by and under Development Agreement dated 02.06.2004 registered at the office of Sub-Registrar of Assurances at Ulhasnagar under serial No. 2399/2004 dated 02.06.2004, made and executed between the said M/s. Jai Hind Enterprises as the Vendor and the Promoter herein, therein referred to as the Developers, the said M/s Jai Hind Enterprises transferred and assigned the development right in respect of the said Plot No. IV to the Promoters herein and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02/06/2004 in favour of the Promoter and the same is also registered at the office of sub registrar of Assurances at Ulhasnagar under serial no.02400 dated-02/06/2004.

Shrikar Pandu Jadhav and others, by and under an agreement dated 17.08.1987 agreed to sell the land bearing Survey No. 56 Hissa No. 1(part) admeasuring 7520 sq. metres to M/s. Mahavir Enterprises at and for the price/ consideration and on terms and conditions therein contained and in pursuance thereof has also granted power of attorney in favour of M/s. Mahavir Enterprises on 20.10.1987.

M/s. Mahavir Enterprises further by and under an Agreement dated 13.11.1990 lodged for registration with Sub-Registrar of Assurances at Ulhasnagar under serial No. 6968 dated 16.11.1990 agreed to assign and transfer all their right, title and interest in the land declared as retainable land admeasuring 4551.25 sq. metres (being Plot No. V as referred hereinabove) in favour of M/s. Manoj Developers at for the price/consideration and on terms and conditions therein contained and in pursuance thereof also the aforesaid Owner granted power of attorney in favour of M/s. Manoj Developers on 29.11.1990.

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By and under an Agreement dated 07.10.2003 registered with Sub-Registrar of Assurances at Ulhasnagar under serial No. 4249 dated 07.10.2003 made and executed between Smt. Sakhubai Shankar Jadhav and others through their constituted attorneys Smt. Jethalal Ratarshi Patel and Karsan Ratarshi Patel as the Owners, M/s. Manoj Developers as the First Confirming Party, M/s. Mahavir Enterprises as the second confirming party and M/s. Smug Trading Pvt. Ltd. viz. the Developers, the said M/s. Mahavir Enterprises assigned and transferred all their right, title and interest in the said Plot No. V in favour of M/s. Smug Trading Private Limited at for the price/ consideration and on terms and conditions therein contained and in pursuance thereof also executed an irrevocable power of attorney in favour of the said M/s. Smug Trading Private Limited.

In turn by and under a Development Agreement dated 02.06.2004 registered at the office of Sub-Registrar of Assurances at Ulhasnagar under serial No. 2401/2004 dated 02.06.2004, made and executed between the said M/s. Smug Trading Private Limited as the Vendor and the Promoter herein, therein referred to as the Developers, the said M/s. Smug Trading Private Limited transferred and assigned the development right in respect of the said Plot No. V to the Promoters at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02/06/2004 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Ulhasnagar under serial no.02402 dated 02/04/2004.

AND WHEREAS the Promoter by and under the powers and authorities vested in them in terms of the abovesaid five agreements have amalgamated the above said five plots and got the plans sanctioned from the Kulkarni Badlapur Municipal Council under Building Commencement Certificate No. KBNP / NRV / BP / 454-111 dated 24.08.2004 and further revised under No. KBNP / NRV / BP / 838-123 dated 18.12.2006 have availed the permission for constructions of buildings on land admeasuring 2335.25 sq. metres as per the rules and regulations of municipal council being a portion of land acquired for development as recited hereinabove and same is hereinafter called and referred to as the "Said Property" and more particularly described in the Schedule hereunder written.

AND WHEREAS out of the said amalgamated plot, an area admeasuring 3540 sq. metres is declared as surplus land under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and necessary exemption under section 20 of the said Act is obtained under No. ULC/ULN/Sec.20(n)/SR - 447 dated 25.09.2003.

AND WHEREAS by and under the non-agricultural orders granted by the Collector, Thane bearing No. MAHASUL / K-1 / T-14 / NAP / SR-44 / 2004 dated 07-06-05, the said property stands converted to Non-agricultural assessment.

AND WHEREAS in pursuance to the sanctioned plans and permissions as recited hereinabove, the Promoters have commenced the construction work of the proposed building on said property.

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AND WHEREAS the Promoter has appointed Architect registered with the Council of Architects, and the promoter have appointed a structural engineer for preparation of the structural design and drawing of the building and the Promoter accepts the professional supervision of the Architect and the structural engineers till the completion of the building.

AND WHEREAS the Promoter proposes to construct on the said property a new multi-storeyed building as per the sanctioned plans and permissions.

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoter has given the inspection of all the documents of title relating to the said land to the Purchaser and the plans, designs, specifications prepared by the Promoter Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the Promoter to the said property and copies of extracts of 7/12, the list of amenities to be provided and the floor plan approved by the local authority have been annexed hereto and marked as Annexure "A", "B", "C" & "D" respectively.

AND WHEREAS the Promoter has got approved from the concerned local authority the plans, specifications, elevation and details of The Said Building (hereinafter referred to as "the said plans").

AND WHEREAS the Purchaser has accepted the title of the owners of the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove as well as the terms and conditions of the exemption order under the Urban Land (Ceiling and Regulation) Act, 1976, and the Promoter has brought to the knowledge of the Purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construct will acquire additional F.F.I. TDR as per the rules and regulations of the Municipal Corporation and will further avail use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

AND WHEREAS the Promoter has provided to the Purchaser the copy of exemption order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS the Purchaser has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.

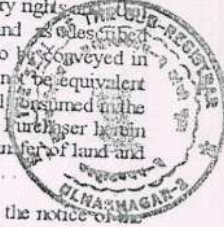
AND WHEREAS the Promoter has given the clear inspection of the sanctioned plans to the Purchaser which also includes the future expansion buildings as well construction of certain amenity area as well as recreation spaces and has represented and brought to the notice of the Purchaser and the Purchaser is fully aware and having the correct knowledge that the

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scheme of construction undertaken by the Promoter on the amalgamated property described in the schedule hereunder written consists of twenty four buildings and common facilities and amenities to the said entire housing project viz.

- 1) Building No. A type consisting of five building.
- 2) Building No. B type consisting of one building.
- 3) Building No. B-1 type consisting of one building.
- 4) Building No. C type consisting of two buildings.
- 5) Building No. C-1 type consisting of one building.
- 6) Building No. D type consisting of Three buildings.
- 7) Building No. D-1 type consisting of one building.
- 8) Building No. E type consisting of Two buildings.
- 9) Building No. F type consisting of one building.
- 10) Seven buildings in the form of future expansion.

and thus the purchaser herein is fully aware and having the full and absolute knowledge of the total construction scheme, the Number of buildings, recreational facilities and amenity area and the purchaser herein along with the other purchasers will not raise any objection, hindrance or obstruction at the time of formation of society / condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and all the benefits attached to the said different portions of land as delineated hereinabove. The Purchaser is also aware that the land to be conveyed in favour of the cooperative housing society of building will not be equivalent and in proportion to the floor space index used, utilised and consumed in the construction of buildings on the said plot of land and the purchaser herein grant his / her express and irrevocable consent for such transfer of land and construction thereon.



AND WHEREAS the Promoter has also clearly brought to the notice of the Purchaser during the course of development / construction they will shift and / or convert the amenity area of the said entire project or will further use and utilise the benefit of the amenity area as may be sanctioned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of certain amenities area including temple and garage premises and the Purchaser shall not raise any objection for the same and will not demand the construction thereof and further will not claim any compensation thereof and thus have granted their express and irrevocable consent to the Promoter for making any changes, modifications and revisions in the said entire amalgamated property and / or sanction of plans for the further expansion buildings and commencement and completion of construction work of the same without taking any consent of the Purchaser herein.

AND WHEREAS the Purchaser after verifying the above facts and having the true and correct knowledge of the same and after satisfying himself / herself has expressed his / her express and irrevocable consent for the same and agreed to acquire the flat / unit in the said scheme of construction.

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AND WHEREAS relying upon the said aforesaid representations, the Promoters agreed to sell the Purchaser a Flat / Shop / Other Unit at the 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:-

THE Promoter shall construct the building 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 Promoter may consider necessary or as may be required by the Kulgaon Badlapur Municipal Council to be made in them or any of them for which the Purchaser hereby gives consent.

THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the Shop/Flat No. 403 on the Fourth floor, admeasuring 59.25 sq. metres. (Carpet Area) in the building No. A-1 of the scheme known as "Krishna Estate" 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. 11,34,000/- (Rupees Eleven lakhs Thirty four thousand only) The Purchaser hereby agrees to pay to the Promoter the aforesaid consideration / price in the following manner viz:-

- (i) Rs. 11,34,000/- (Rs. Eleven lakhs Thirty four thousand only) paid on or before execution of these presents as earnest money ( the payment and receipt whereof the Promoter doth hereby admits, acquits, acknowledges and discharges the Purchaser absolutely and forever)
- (ii) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (iii) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (iv) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (v) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (vi) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (vii) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (viii) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (ix) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_
- (x) Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) to be paid on or before \_\_\_\_\_



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(xi) Rs. 30,000/- (Rs. Thirty thousand only <sup>Other</sup>) 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 amounts on demand and/or prior to taking the possession of the said flat viz.

- (a) Rs. 3,500/- towards legal charges.
- (b) Rs. 360/- towards entrance fees and share money.
- (c) Rs. 4,140/- towards society formation charges.
- (d) Rs. 15,000/- towards M.S.E.B. meter and water connection charges
- (e) Rs. 3,500/- towards proportionate water/meter charges and incidental expenses thereto.
- (f) Rs. 3,500/- towards proportionate share for development charges and other charges paid payable to council.
- (g) Requisite service tax as levied by state govt. or any govt./semi govt. authorities will be paid by purchaser.

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoters sending a notice to the Purchaser/s calling upon him / her to make payment of the same. Such notice is to be sent under certificate of posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters / Builders.

The Promoters hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.

The Promoters hereby declare that they have utilised the floor space index as mentioned in the approved plan and the Promoters has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoters intends to acquire the transfer of development rights to be consumed, availed and consumed on the said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his / her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection / hindrance and will render sincere cooperation for the Promoters to consume and avail the T.D.R. and complete the additional construction as per the plans and permissions granted by the Municipal Corporation.

THE Promoters hereby agree that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoters has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and

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marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

THE Purchaser agrees to pay to the Promoters interest @ 18% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.

ON the Purchaser committing default, in payment on due date of any amount due and payable by the Purchaser to the Promoters under this agreement, (including his / her / their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Promoters shall be entitled to at their option to terminate this agreement and to forfeit the moneys paid by the Purchaser under this agreement.

THE Promoters shall have the first lien and charge on the said flat/premises agreed to be acquired by the Purchaser in respect of any amount due and payable by the Purchaser under this terms and conditions of this agreement.

THE fixtures, fittings, and amenities to be provided by the Promoters in the premises and the said building are those that are set out in the ANNEXURE "D" annexed hereto.

THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said flat / shop / tenement / other unit on the aforesaid date, if the completion of building in which the said flat / shop / other unit is situated is delayed on account of :-

- i) non-availability of steel, cement other building materials and electric supply;
- ii) war, civil commotion or Act of God;
- iii) any notice order, rule, notification of the Government and / or other public or competent authorities.

THE Purchaser shall take possession of the said premises within 30 days of the Promoters giving written notice to the Purchaser intimating that said premises are ready for use and occupation.

THE Purchaser shall on receipt of possession use the premises or permit the same to be used only for the purpose of residence and / or for such other purpose as may be authorised by the Builders / Developers in writing and as may be permissible in law and / or the local authority and / or any other concerned authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said buildings and / or owners and occupiers of the neighboring property or properties. The Purchaser shall use the Garage or Parking Space only for the purpose of keeping or parking Purchaser/s own vehicle.

THE Purchaser along with the other Purchasers of the Flats / Shops in the building shall join in forming and registering the cooperative society to be known by such name as the Promoters may decide and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of the co-operative society including the bye laws of the proposed society and



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duly fill in, sign and return to the Promoters within 7 days of the same being forwarded by Promoters to the Purchaser. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.

ON the completion of all the buildings (with its all wings) and on receipt by the Promoters of the full payment of all the amounts due and payable to him by all the purchasers of all the flats/ premises in the said building, the purchasers shall co-operate with the Promoters in forming and registering or incorporating a society a registered body, when the society is registered and all the amounts due and payable to the Promoters in respect of the flats and other units and other portions in the said building, garages and car parking spaces are paid in full as aforesaid, the Promoters shall cause to be transferred to the society all the rights title and interest of the Promoters in the aliquot part of the said property together with building by executing the necessary Conveyance of the said property and the said premises in favour of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement. It is clearly brought to the notice of the Purchasers that there are number of buildings in the said property undertaken by Promoters, the execution of the conveyance may be delayed and the Purchasers shall not raise any objection till all the buildings in the said layout are constructed and the flats / units therein are sold out to the prospective buyers.

COMMENCING a week after notice in writing is given by the Promoters to the Purchaser that the said premises are ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land called as open land tax, betterment tax for the period from the date of building commencement certificate till the date of occupation certificate, the Purchaser shall be liable to bear and pay the proportionate share of municipal tax, outgoings in respect of the said land, flat / shop / unit and building namely local taxes, betterment charges or any other levies by the concerned local authority and/or government, water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said building. The Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser further agrees that till the Purchaser's share is so determined by the Promoters shall pay to the Promoters provisional monthly contribution of Rs. 300/- per month towards the outgoings from the date of notice as aforesaid. The amount so paid by the Purchaser to the Promoters shall not carry any interest and shall remain with the Promoters until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions there from for the actual expenses incurred in various account) shall be paid over by the Promoters to the Co-operative Society or as the case may be. The Purchasers agrees to pay the maintenance charges as well as membership of gymkhana and bore-well charges per month in advance to the Promoter.

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The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favour of the society.

THE Promoters hereby declare that the said property is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.

THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenurable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.

THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause.

THE Purchaser shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state order in which the same was delivered by the Promoters and shall not do or suffer to be done anything in or to the building in which the said building or the premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the concerned authority for any thing so done in connection with the said building and or the said premises and shall be liable for the consequences thereof.

THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside colour scheme of the said premises and shall keep the partition walls, sewer, drains, pipes in the said premises in appertances thereto in good tenurable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or cause damage to any columns, R.C.C. pardsis or other structure or structural members in the said building without prior written permission of the Promoters and/or Society.

The Promoters may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchasers shall not object for such alterations or

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additions, provided that such alterations / additions should not affect the flat / shop / premises agreed to be purchased by the Purchaser.

THE Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

THE Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.

IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the Promoters within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or verandas.

THE development and/or betterment charges, N.A. taxes, open land taxes or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.

THE Purchaser and/or the Promoters shall from time to time file all applications, papers and documents and do all such acts, deeds and things as the Promoters and/or the Society may require for safe-guarding the interest of the Promoters and/or the Purchaser and the other Purchasers of the said premises in the said building.

NOTHING contained in this agreement is intended to be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim, save and expect in respect of the said premises hereby agreed to be sold to him / her and all open spaces, parking spaces, stairs, lobbies, staircases, terraces, recreation space etc., will remain the property of the Promoters until the said land and the said building is transferred to the co-operative society as herein before mentioned.

THE Purchaser shall not let, sub-let, transfer, assign or part with his / her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoters under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the Promoters.

THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time

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being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.

ANY delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be constructed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.

ALL costs, charges and expenses, penalties, Sales-Tax, if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance and other documents and the formation, registration or incorporation of the Co-operative Society, shall be borne and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative Society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance at the proper registration office for registration within the time limits prescribed by the Registration Act and the Promoters shall attend such office and admit the execution thereof. The Purchaser shall deposit with the Promoters a sum of which will be worked at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance in favour of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various flats / shops / units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society / condominium of apartments.

ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.

THE Purchaser shall permit the Promoters and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.

IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the society.

a) The Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terrace, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers will not raise any

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objection of whatsoever nature. The still and open spaces shall always be the property of the Promoters and the Promoters shall have full right and absolute authority to enclose the said still area of the building and further shall have the right to sell the same to any prospective purchaser.

b) The Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferee as the members of the Society.

c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the Promoters or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.

THE Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.

IF Additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way in the said land for development of any property adjacent to this property if a portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Promoters shall be entitled to receive all the benefits in respect of thereon and for compensatory FSI or all other benefits which may be permitted in lieu thereof. The Promoters have the right to display advertisements hoardings and other such sign and advertisement materials on or over the terrace, part of wall of the building with the right to grant permission to any person / firm of their choice and the purchasers herein along with the other purchaser will not raise any objection for the same.

THE transaction covered by this contract at present is not understood to be a sale liable to tax under Sales Tax Laws. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax as a sale or otherwise either as a whole or in part, in connection with this transaction are liable to be tax, the same shall be payable by the Purchaser along with the other purchasers of the building on demand at any time.

The Purchaser covenant with the Promoters that if at the request of the Purchasers the Promoters makes any change in the flats / shops / other units agreed to be sold and as a result of this the Promoters have to use any materials less than the other purchasers, even then the Purchaser shall not be entitled to any reduction in the agreed price of the said flat and he / she shall be liable to pay the entire agreed price as per this agreement. Similarly, the

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Promoters are not bound to carry out any extra additional work for the purchasers without their being a written acceptance by the Promoters that they have agreed to execute the additional extra work for the purchaser. In case if the Promoters have agreed to do any additional extra work for the purchasers, have agreed to do any additional extra work for the purchaser, the Purchaser shall within 7 days from the date when the Promoters gives the estimated cost. If the Purchaser fails to deposit with the Promoters the estimated cost for the additional extra work agreed to be carried out by the Promoters then the Promoters shall not be liable to carry out the said additional work in the premises of the said Purchaser.

IT is also agreed and understood that the Promoters will only pay the municipal tax for the unsold flats / shops / units and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said flats / shops / units to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.

THAT the Purchaser shall at no time demand partition of their interest in the said SCHEDULE hereunder written of the said building it being hereby agreed and declared by the Purchaser that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building and land is impartible and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favour of the Purchaser unless the Promoters decided to submit the entire building to the provisions of the Maharashtra Apartment Ownership Act, 1970.

Notwithstanding any other provisions of this agreement the Promoters shall be entitled at the his sole and absolute discretion

- a) To form a separate / combined cooperative housing society or limited Company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
- b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed / assigned/leased.
- c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.
- d) To decide from time to time to what extent the building/s along with land appurtenant to it is transferred to the respective body formed.
- e) To decide from time to time when and what sort of document of transfer should be executed.
- f) To grant of right of access / way and / or other easementary rights to the adjacent buildings, plots of the said entire property.

IT is clearly understood and agreed by and between the parties hereto that the Promoters shall have the unqualified and unfettered right to sell on ownership basis to anyone of their choice the stilt, garage, garden in the compound and the terrace above the top floor of the said building subject to the necessary means of access to be permitted for such purpose so as to reach the water tank. The Purchaser/Occupant of such stilt, garage, terrace or



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garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchaser/Occupant of such still, garage, terrace or garden shall not enclose or cover the same without the written permission of the Promoters and/or the society or such body formed, as the case may be and Municipal Council and other concern authorities

It is specifically declared that if the Promoters provides the facility of bore well then the Promoters shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoters for construction of other buildings in the adjoining properties.

THE Purchaser/s is aware that the Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchaser/s of the flats and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsible of the Purchaser/s together in respect of the flats in respect of which possession has been given by the Promoters.

If the Purchaser neglects, omits or fails in any manner whatsoever to pay to the Promoters any of the amounts due and payable by the Purchaser under the terms and conditions of the agreement (whether before or after the date of possession) within the time herein specified or if the Purchaser shall in any other way fails to perform or observe any of the covenants and stipulations or his part thereto contained or referred to, the Promoters shall be entitled to re-enter and resume possession of the said flat/shop/other unit etc, and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the earnest money and other amounts already paid by the Purchaser to the Promoters shall be refunded to the Purchaser in respect of the said premises and the Purchaser shall forfeit all his rights, title and interest in the said premises and in such event the Purchaser shall be liable to be immediately ejected as tress-passer but the right given by this clause to the Promoters shall be without prejudice to the other rights, remedies and claims, whatsoever at law or under this agreement of the Promoters against the Purchaser.

IN the event of the society or corporate body being registered before the sale and disposal by the Promoters of all the persons in the said building, the power and authority of the society or the corporate body so formed or of the Purchaser herein and other Purchasers of the flat shall be subject to the overall powers of the Promoters in any matter concerning the building construction and completion thereof and the Promoters shall have absolute authority and control as regards the unsold flats, the balance floor space and its disposal thereof.

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THE Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

THE Purchaser herein has desired to avail the special amenities over and above the general amenities as mentioned in the Annexure hereto and the Purchaser has agreed to pay the extra consideration as mentioned in the supplemental agreement for providing amenities. It is further agreed and understood by and between the parties that the said amenities shall be provided only on payment of installment as mentioned in the supplemental agreement and that such agreement shall form a part and parcel of this agreement.

THE Purchaser shall lodge at his own costs as to the registration charges for registration within two months of the date of this agreement and shall intimate the Promoters within 7 days from the date of lodgment and serial number under which the same is lodge for registration with Xerox copy of receipt in order to enable the Promoters to admit the execution of the same.

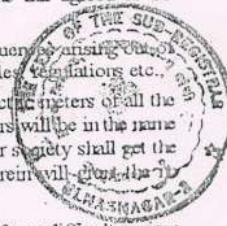
THE stilt, basement and garage as well as the open parking spaces if any, shall always be the property of the Promoters and the Promoters have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her.

THE Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.

IT is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Promoters herein and the Purchasers and / or their society shall get the same transferred in their favour and the Promoters herein will not take any objection as and when required.

THE Promoters have explained to the Purchaser that if any difficulty arises in registration of Societies due to more than one building in the said complex then some common organization or Apex / Federal Society will be formed by the Promoters which may be found feasible and suitable in the circumstances.

The Purchaser has seen the layout of the proposed building complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Purchasers of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,



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The Promoter has given the clear inspection of the sanctioned plans to the Purchaser which also includes the future expansion buildings as well construction of certain amenity area as well as recreation spaces and has represented and brought to the notice of the Purchaser and the Purchaser is fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoter on the amalgamated property described in the schedule hereunder written consists of twenty four buildings and common facilities and amenities to the said entire housing project viz.

- 1) Building No. A type consisting of five building.
- 2) Building No. B type consisting of one building.
- 3) Building No. B-1 type consisting of one building.
- 4) Building No. C type consisting of two buildings.
- 5) Building No. C-1 type consisting of one building.
- 6) Building No. D type consisting of Three buildings.
- 7) Building No. D-1 type consisting of one building.
- 8) Building No. E type consisting of Two buildings.
- 9) Building No. F type consisting of one building.
- 10) Seven buildings in the form of future expansion.

and thus the purchaser herein is fully aware and having the full and absolute knowledge of the total construction scheme, the Number of buildings, recreational facilities and amenity area and the purchaser herein along with the other purchasers will not raise any objection, hindrance or obstruction at the time of formation of society / condominium of apartments, its conveyance, demarcation, grant of right of way, easementary right and other benefit attached to the said different portions of land as described hereinabove. The Purchaser is also aware that the land to be conveyed in favour of the cooperative housing society of building will be equivalent and in proportion to the floor space index used, utilised and consumed in the construction of buildings on the said plot of land and the Purchaser herein grant his / her express and irrevocable consent for such transfer of land and construction thereon.

The Promoter has also clearly brought to the notice of the Purchaser during the course of development / construction they will shift and / or convert the amenity area of the said entire project or will further use and utilise the benefit of the amenity area as may be sanctioned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of certain amenities area including temple and garage premises and the Purchaser shall not raise any objection for the same and will not demand the construction thereof and further will not claim any compensation thereof and thus have granted their express and irrevocable consent to the Promoter for making any changes, modifications and revisions in the said entire amalgamated property and / or sanction of plans for the further expansion buildings and commencement and completion of construction work of the same without taking any consent of the Purchaser herein and the Purchaser after verifying the above facts and having the true and correct knowledge of the same and after satisfying himself / herself has expressed his / her express and irrevocable consent for

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the same and agreed to acquire the flat / unit in the said scheme of construction.

The Promoter has also brought to the knowledge of the Purchaser and the Purchaser is aware that the scheme of construction undertaken by the Promoter on the amalgamated property described in the schedule hereunder written consists of various buildings and common facilities and amenities to the said entire housing project and as such the Promoter has reserved their rights and option for the formation of the society building wise or by making combination of the buildings as regards the common amenities and the same is accepted the Purchaser herein. It is also further brought to the knowledge of the Purchaser that in event the Promoter intends to form a federal society of all the societies of the buildings situated in the said property, then Purchaser shall execute all the writings and documents for enabling the respective society in which his flat is situated to be the member of such federal society and the rules and regulations of the federal society or the apex society shall always remain binding upon the Purchaser herein and the Purchaser agree and assure to execute necessary confirmation and writings to safeguard the interest of the Promoter and for the effectual formation of such federal or apex society as the case may be and thus has granted his express and irrevocable consent for the same.

It is agreed that if before the execution of the conveyance in favour of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal corporation, the Promoters would be entitled to put up additional or other construction without any hindrance by the Purchaser. Provided that any payment may have to be made to the municipal corporation for such additional construction shall be paid by the Promoters. The Promoters shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the Promoters may in his absolute discretion think fit and proper. The Promoters will in those events be entitled to connect the electric meter, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto shall be borne by the Promoters. The Promoters and / or their transferees shall have the right to use all the staircases and other common amenities of the building. In the event of additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of the Promoters. Even if any additional construction becoming permissible on the said building after the completion of the construction of the said building, the Promoters shall be entitled to construct the same and to sell the additional tenements. The Purchaser herein and the members of the society shall admit such new intending purchasers as its members.

In the event of any portion of the said property being required for putting up an electric sub-station, the Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Promoters shall think fit.

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THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or lease and licence agreement in respect of the premises allotted to the purchaser.

After the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the Purchaser of the other premises in the said building at his own costs and the Promoters shall not be in any manner be liable or responsible for the same and for any damage caused to the building.

IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats / shops purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development ) the Promoters shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoters in any manner.

The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid deeds, documents, writings and papers and all disclosures made by the Promoters to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipal Corporation and all other concerned government bodies and authorities and also subject to the Promoters' right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space they available on the said property as entire transferable development rights may be permissible by law.

The Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.

All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to the Purchaser/s under the possession of the said building is handed over to the said organisation and

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the deed of conveyance / assignment / lease or any other transfer document is executed.

The Promoters shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the Purchaser/s under this agreement.

It is expressly agreed that the Promoters shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoters and for the purpose Promoters is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoters or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoters, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installation. The Promoters shall be entitled to transfer or assign such right to any individual or persons whom they deem fit and the limited company shall not raise any objection thereto.

THE Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

PROVIDED and ALWAYS that if any dispute, difference or objection 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.

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 thereunder and any other provisions of Law Applicable thereto.

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SCHEDULE OF THE PROPERTY

All these pieces and parcels of land lying, being and situate at village Kulgaon Taluka Ambemath District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing:

Survey No.	Hissa No.	Area (sq. mtrs)
56	1 (part)	2000.00
57	1 (part)	2500.00
56	1 (part)	2447.99
56	1 (part)	2832.76
56	1 (part)	1947.52
56	1 (part)	278.21
56	1 (part)	4551.25
	Total	16557.73



and bounded as follows :

- On or towards east : Boundaries of land falling under Green Belt Scheme
- On or towards west : 30 feet wide existing main road towards Dubey Baug.
- On or towards north : Boundary of Survey No. 57/1
- On or towards south : Boundaries of Survey No. 56/4 & 56/5 together with all easement rights and benefits of sanctioned plans and permissions.

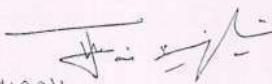
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

by the within named Promoter

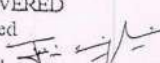
M/s. Dheeraj Estates Private Limited

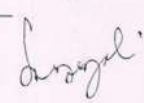
through its Director

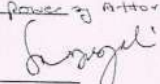
Shri KAILASH P. JAIN 

SIGNED & DELIVERED

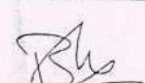
by the within named

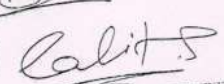
Purchaser/s Lakshmi 

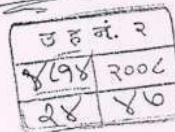
① MRS. ~~RAJAGOPAL~~ RAJAGOPAL through her power of Attorney holder  
MR. S. RAJAGOPAL. 

② MR. S. RAJAGOPAL 

WITNESS:

<sup>1</sup> Mr. Naresh K. Bhoir 

<sup>2</sup> Mr. Lalit S. Shevaramani 





STAMP OF APPROVAL OF PLAN



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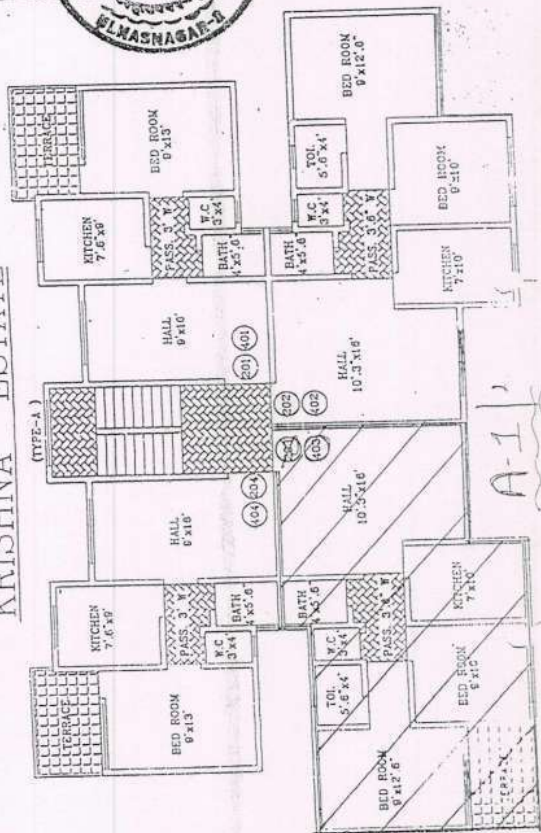
**TOTAL BUILT-UP AREA STATEMENT**

AREA IN SQUARE METERS	NO. OF BUILDINGS	TOTAL AREA IN SQUARE METERS
881.40	5	4305.00
843.85	1	843.85
1024.58	1	1024.58
813.87	2	1627.74
22.10	2	44.20
844.05	2	1688.10
832.88	1	832.88
1144.87	1	1144.87
81.28 (G+1)	1	81.28
<b>PROPOSED BUILT-UP AREA (TYPE-A TO F) = 10031.82</b>		
<b>SI 712 - 1144.00 (LESS STAIRCASE AREA)</b>		
<b>PROPOSED BUILT-UP AREA (TYPE-A TO F) = 11547.82</b>		

**PROFORMA A**

Sl. No.	Particulars	Area	Remarks
1	Area of Plot	11547.82	
2	Area of Building	11547.82	
3	Area of Staircase	1144.00	
4	Area of Common Area	0.00	
5	Area of Open Space	0.00	
6	Area of Road	0.00	
7	Area of Drainage	0.00	
8	Area of Other	0.00	
9	Area of Total	11547.82	

KRISHNA ESTATE (TYPE-A)



FLAT NO.:- "403"	FLOOR.:- "FOURTH"	BLDG. No.:- "A-1"	AREA:- 59.355sqm. [CARPET]
SIGN OF PURCHASER <i>[Signature]</i>		SIGN OF DEVELOPERS <i>[Signature]</i>	

शैलेन्द्र द. जल्लावार

बी.कॉम., एल.एल.बी.

अॅडवोकेट हायकोर्ट

के-३, दुसरा मजला, सुधाशु चेंबर, शिवाजी पथ,  
कल्याण. फोन : २३२७४४७, २३२२५२६

SHAIENDRA D. JALLAWAR

B. Com., LL.B.

Advocate High Court

K-3, Second Floor, Sudhanshu Chambers,  
Shivaji Path, Kalyan, Tel. : 2327447, 2322526

S - 555

Date : 05.02.2007

Title Certificate

- 1) Shri Harischandra Walku Jadhav & others
  - 2) Shri Harischandra Walku Jadhav & others
  - 3) Shri Dharma Pandu Jadhav & others
  - 4) Shri Gajanan Manmat Kapse and others
  - 5) Shri Gajanan Manmat Kapse and others
  - 6) Shri Gajanan Manmat Kapse and others
  - 7) Smt. Sakhubai Shankar Jadhav & others
- ..... Owners

To

M/s. Dheeraj Estates Private Limited,  
Office No.2, Shree Krishna Dham,  
Barage Road, Badlapur (W), through its Director  
Shri Raju Thakurdas Jaisinghani

..... Developers

Reg: All those pieces and parcels of land lying, being and situate at village Kulgaon, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing:

S. No.	H. No.	Area sq.mts	Owners
56	1 (part)	2000.00	Harishchandra Valku Jadhav & others
57	1 (part)	2500.00	Harishchandra Valku Jadhav & others
56	1 (part)	2447.99	Dharma Pandu Jadhav & others
56	1 (part)	2832.76	Gajanan Manmat Kapse
56	1 (part)	1947.52	Gajanan Manmat Kapse
56	1 (part)	278.21	Gajanan Manmat Kapse
56	1 (part)	4551.25	Sakhubai Shankar Jadhav & others
Total →		16557.73	

I have investigated the title of the above owners to their respective plot of land and I am of the opinion that and I hereby certify that the title of the owners to their respective plot is clear and free from encumbrances and doubts.

I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Ulhasnagar and the search report does not reveal any entry which may fall in the category of encumbrances over the said properties.

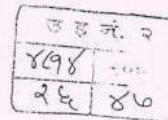
It appears that by and under five different development agreements registered at the office of Sub-Registrar of Assurances at Ulhasnagar under serial Nos. 3507/2004 dated 12.08.2004, 2890/2004 dated 05.07.2004, 2888/2004 dated 05.07.2004, 2399/2004 dated 02.06.2004 and 2401/2004 dated 02.06.2004 M/s. Dheeraj Estate Private Limited has acquired the development rights of the above said properties on the terms and conditions therein contained.

It further appears that M/s Dheeraj Estate Private Limited in pursuance to the powers and authorities vested in them amalgamated the said properties and obtained the sanction of building plans from Kulgaon Badlapur Municipal Council under Building Commencement Certificate No. KBNP/NRV/BP/454-111 dated 24.08.2004 and further obtained the revised permission under No. KBNP/NRV/BP/838-123 dated 18.12.2006 for construction of buildings on the land admeasuring 12,335.25 sq. metres.

It further appears that the land admeasuring 12,335.25 sq.metres is converted to Non-Agricultural tenure under the order granted Collector, Thane bearing No. Mahsul/K-1/T-14/ NAP/SR-44/2004 dated 07.06.2005.

This is to further state that M/s. Dheeraj Estate Private Limited in terms of the above referred agreements, approvals, sanctions, non-agricultural orders and building commencement certificate are entitled to carry on the development on the land admeasuring 12,335.25 sq.metres and to sell the flats / units therein constructed to intending purchasers.

(S. D. JALLAWAR)  
Advocate







गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : कुडगाव तालुका : अंबरनाथ जिल्हा : ११०

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पदवी
५६/७	पैकी	NA
शेताचे स्थानिक नांव -		
भागवडीचे क्षेत्र	हेक्टर	आर
वै.मी. १६२०.००	०.७८	२
एकूण	०.७८	२
पॉट खात लागवडी गंग नसलेले		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकारणी	कले	पैसे
जुडी किंवा विरोध आकारणी	३-००	

भोगवडादाताचे नांव  
गडागण मंगल कापसे  
१३८६ १५६१

खाते क्रमांक ३५८

कुळाचे नांव -

इतर अधिकार -

सिमा आणि भूमापन चिन्ने

गांव नमुना बारा (पिकांची नोंदवही)

ध्व	हंगाम	पिकांसाठीचे क्षेत्रांचा विवरण										भागवडासाठी उपलब्ध नसलेली जमीन	जत सिंबलाचे साधन	वर्ग	एकूण
		निर्मिष्ट पिकांसाठीचे क्षेत्र					निर्मिष्ट पिकांसाठीचे क्षेत्र								
		सिंधू पिकांसाठीचे क्षेत्र	शरक पिकांचे क्षेत्र	प्रत्येका पिकांसाठीचे क्षेत्र	निर्मिष्ट पिकांसाठीचे क्षेत्र	शरक पिकांचे क्षेत्र	प्रत्येका पिकांसाठीचे क्षेत्र	निर्मिष्ट पिकांसाठीचे क्षेत्र	शरक पिकांचे क्षेत्र	प्रत्येका पिकांसाठीचे क्षेत्र	निर्मिष्ट पिकांसाठीचे क्षेत्र				
१	२	सिंधू पिकांचा क्षेत्रांक क्रमांक	जत सिंबल	अक्षा संकेत	पिकांचे नांव	जत सिंबल	अक्षा संकेत	पिकांचे नांव	जत सिंबल	अक्षा संकेत	एकूण	शे.मी.	जत सिंबलाचे साधन	वर्ग	एकूण
					हंगाम			०.७८						२५	



2005  
2006

असल वर हुकुम खरी नथाल दिली असे, तारीख ०६/०२/०६

तलाठी   
तलाठी: सजा कुळगाव  
वा. अंबरनाथ

उ ह जं. २	
४९४	२००८
२८	४७

गांव नमुना सात (अधिकार अभिलेख पत्रक)  
 गांव : खैरगाव तालुका : अंबरनाथ

भूगणन क्रमांक <u>५६/३ पैकी</u>	भूगणन क्रमांकाचा उपविभाग <u>N.A.</u>	भूधारणा पद्धती	भोगवटादाराचे नांव (१३६६) (१३३५)	खाते क्रमांक <u>५०६</u>
शेताचे स्थानिक नांव -			श्रीगिरी-अमृतमती श्रीमती जगदश्व	कुळाचे नांव -
लागवडीचे क्षेत्र	हेक्टर	आर	प्रती	इतर अधिकार -
एकूण	<u>२४२३-५०</u>			
पोट खराब लागवडी योग्य नसलेले				
वर्ग (अ)				
वर्ग (ब)				
एकूण -				
आकारणी				
जुडी किंवा विरोध आकारणी				

- १) श्रीगिरी-अमृतमती श्रीमती जगदश्व
- २) श्री. पीपट श्रीमती जगदश्व
- ३) " शरव श्रीमती जगदश्व
- ४) " लक्ष्मीराम श्रीमती जगदश्व
- ५) श्रीम. गंगुबाई चानो जगदश्व
- ६) " विलावारी जेजू गावदेवाक
- ७) " निरामई सुरेश भाविसीक
- ८) " बागवारी प्रकाश तपसि
- ९) बागवारी श्रीमती जगदश्व

सिमा आणि भूगणन 1/4

गांव नमुना बारा (पिकांची नोंदवही)

क्र.सं.	हंगाम	पिकांखालील क्षेत्राचा तपसिल										उपलब्ध नसलेली जमीन	जंगल क्षेत्र	जंगल क्षेत्राचे साधन			
		मिश्र पिकांखालील क्षेत्र		पट्टक पिक व प्रत्येक जंगलीय क्षेत्र		निर्मळ पिका खालील क्षेत्र		पिकांचे नांव		जंगल क्षेत्र							
१		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६



२००६  
२००६

असल बर हुकुम खरी नकल दिली असे, तारीख ०६.१२.०६

तलाठी वॉ।ग.  
 तलाठी सप्ला कुळगाव  
 अ.अंबरनाथ

उठ जं. २  
 ४८९४ २००८  
 २० ४७

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : कुठगाव

तालुका : अंबजनाथ

जिल्हा : सांगे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूभाषा पद्धती
५७/१ पैकी	N.A.	

भोगवटादाराचे नांव  
 १३८८ १५४१ १८८८ ३७०३

खाते क्रमांक ८८४

शेताचे स्थानिक नांव -

लागवडीचे क्षेत्र	हेक्टर	आर	प्रती
उ. सुंटे	०.४८	०	
एकूण	०.४८	०	

विरेश्वर जाधव  
 भगवान जाधव  
 ज्ञानदास जाधव  
 यमुबाई कुशाशी जाधव  
 स्वतोष कुशाशी जाधव  
 प. चो. ज. पा. क. यमुबाई  
 ज्ञानदास स्वसाम्राज जाधव  
 फ. दास जाधव  
 गोविंदा जाधव

कुळाचे नांव -

इतर अधिकार -

सिमा आणि भूमापन चिन्हे

उ. सुंटे  
 चौकी  
 ४०००

पोट खराब लागवडी

गाव नसलेले

वर्ग (अ)

वर्ग (ब)

एकूण -

आकारणी

बुडी किंवा विंगोव

आकारणी

गांव नमुना बारा (पिकांची नोंदवही)

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	एकूण	शेज	जल सिकावे साधू			
		मिश्र पिकांखालील क्षेत्र			परक पिके			निर्मळ पिकांखालील क्षेत्र										
		मिश्र पिकांचा क्षेत्राचा क्रमांक	जल सिकावे	अवकाश सिकावे	पिकांचे क्षेत्र	जल सिकावे	अवकाश सिकावे	पिकांचे क्षेत्र	जल सिकावे	अवकाश सिकावे	एकूण					शेज		
२००५																		
२००६																		



अस्सल वार हुकुम खरी नकल दिली असे, तारीख ०६/०२/०६

तलाठी  
 गलाठी सजा कुळगाव  
 सा अवरनाथ

उ. सुंटे नं. २	
४९४	२००५
२९	४७

कुळगांव-बदलापुर नगरपरिषद, कुळगांव (पूर्व) ४२१५०३



जा.क्र.मु-वनप/नरवि/ बा.प ८३/१००  
कुळगांव-बदलापुर नगरपरिषद, कुळगांव

दिनांक १८/१२/०९

श्री/श्रीमती बाजानन मनमत कापसे, श्रीमि. सरबुबाई बोकर जाधव व  
श्री. हरिचंद्र वाळकु जाधव व इतर यांचे कुळगा.मा.श्री. रामु श्री  
जघासिंधानी व इतर दोन द्वारा मो. संघाद्वारा खंब्यामत (वाळ.)

विषय : स.नं / पुढा९ पेकी सि.स.न. - हि.नं पुढा९ पेकी  
फ्लॉट नं. - मोजे कुळगांव येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. ६/१२/२००६ चा  
श्रीमती. संघाद्वारा खंब्यामत  
वास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

सुधारित मंजूरी

सि.स.नं - स.नं पुढा९ पेकी व हि.नं पुढा९ पेकी  
फ्लॉट नं. - मोजे कुळगांव माथे

२२५०.०० चौ. मि. भूखंडाच्या विकास करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये  
फ्री - ५२३३५.२५ चौ.मी. व १३८६७.६५ चौ.मी. निधीमार्फत देत  
बांधकाम करण्यासाठी केलेल्या दि. ६/१२/०६ च्या अर्जास अनुसरून पुढील शर्तीस अधिन उद्दत तुमच्या मालकीच्या

जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे व्हस्वर / स्वीट, तळमेजला पहिला मजला व दुसरा मजला, तिसरा  
मजला, चौथा मजला राहणेसाठी इकाने/ ऑफिस/ दवाखाना/ हॉस्पिटल/ शाळा/ कॉलेज/ इमारतीच्या  
बांधकामा बाबत बांधकाम परवाना / प्रारंभ प्रमाणपत्र देण्यात येत आहे.  
१) ही बांधकाम परवानगी दिल्याचे ताखेपासून एक वर्षां प्युन वेध असून नंतर पुढील वर्षासाठी परवानगीचे नवीकरण घ्यावे  
आपल्याकडून आवश्यक आहे. अशा प्रकारचे नवीकरण फक्त तीन वर्षां कर्ता येईल. तेथे पुढील बांधकाम पूर्ण करण्याआवश्यक  
आहे. नवीकरण करतांना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या निधीमार्फत निधीमार्फत बांधकामाच्या  
अनुषंगाने छाननी करण्यात येईल.

- नकाशात रंगाने केलेल्या दुरुत्या आपल्यावर घेणेकारक उद्देगील.
- मे. जिल्हाधिकारी ठाणे, याजकडून बांधकाम चालू करवयाचे अगोदर विनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर गद्दील.  
व विनशेतीच्या परवानगीची एक उत्तर प्रमाणे सुरु करवयाचे पंधरा (१५) दिवस अगोदर नगरपालिकेकडे घाटविणे आवश्यक  
रद्दिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस ३३ मी. पोलिका कार्यालयास लेखी कळविण्यात यावे.
- ती परवानगी आपल्या मालकाच्या कवजालाल जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्याची  
हक्क देत नाही.
- बांधकाम या सोयतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- जेथ्या पर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे मंजूर नकाशाप्रमाणे बांधकाम केल्याबाबतचे प्रमाणपत्र नगरपालिकेस द्यावे  
करण्यात यावे व त्या नंतरच जोत्यावरील बांधकाम करावे.
- फ्लॉटचे हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये. व त्यामध्ये कोणात्याही प्रकारचे बांधकाम करू  
नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम  
परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुविधेचे ( स्तूकचलल सेट्टी ) जबाबदारी सर्वस्वी आपल्या वास्तु शिल्पकार व त्यापत्त विशारद  
यांना रद्दिल.

उ ह वं. २	
१९४	२००८
३३	४७





--२- क्र. महसूल/क-१/टे-१४/एनएपी/एसआर-४४/२००४

२२. श्रीमती फसाबाई चंद्रकांत, २३. श्रीमती गौरीबाई चंद्रकांत जाधव ग. कुळगांव ता. अंबरनाथ जि. ठाणे यांना तालुका अंबरनाथ मधील मौजे कुळगांव येथील सखें नं./हिस्सा नं. ५६/१पैकी, ५६/१पैकी, ५६/१पैकी, ५६/१पैकी, ५६/१पैकी, ५६/१पैकी, ५६/१पैकी, ५६/१पैकी, मध्यत २२८५०-०० चौ. मीटर पैकी १२३३५-२५ चौ.मी. मधील आपल्या मालकीच्या जमिनीतील जागेचा रहिवास १२२४४-७२ चौ.मी व वाणिज्य ९०-५३ चौ.मी या विंगर शेतकी प्रयोजनांसाठी वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१.	इतर आरक्षण	६४०३-००
२.	रिक्रीेशन ग्राऊंड	१६४४-७०
३.	इंटरनल रोड	२४६७-०५

त्या शर्ती अशा :-

१. ही परवानगी अधिनियम व त्याखालील केलेले नियम यांना अधिन गद्दून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीचा आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यात परवानगी देण्यांत आली असेल त्या प्रयोजनार्थच केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जो कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आगाऊ पोट विभागणी करता कामा नये.
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरणांच्या यांचे सभाधान होईल अशा रीतीने अशा जमीनीत रस्त्यांसारखे वर्गरेषेच्या अर्थाने (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्याचे समाकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर अशा भूखंडाच्या प्रमाणे वापरणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विक्री किंवा कालो देण्यापर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र चिना

१७. प्रस्तावित इमारत क्विआ कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (प्लॅटिने) कुळगाव-बदलापुर नगर परिषद यांचेकडून बांधकाम परवानगीचे नुतनीकरण करून घेउन त्यानंतरच बांधकाम करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१८. अनुज्ञाग्राही व्यक्तीने सोचत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.
१९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विगर शेतती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेंळोवेंळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलार्हदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.
२०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत अंबरनाथ तहसिलदारांस कळविले पाहिजे. जग तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी ) नियम १९६१ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.
२१. अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यात आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ०-८३-२ पैसे या दराने विगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पुर्वलाक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळया दराने विगर शेतकी आकारणीच्या हमीची समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.
२२. अनुज्ञाग्राही व्यक्तीने सदर जागेची अतितातडी १०५००/- (अक्षरी दहा हजार पाचशे मात्र) चलन क्र. अन्वये शासन जमा केली आहे.
२३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्यानंतर अशा जमीनीचे अजिंक क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणिलेल्या क्षेत्रफळाने तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल.
२४. सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
२५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये वगोणताही फेरबदल करता कामा नये, मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकार्यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
२६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे



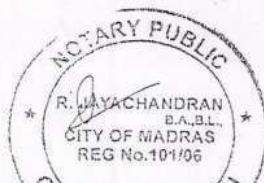
१७. जमीनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनाका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बांधनकारक असेल.
- १८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भंगल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ब. वरील खंड, अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तपतुर्दायकता जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तसेच विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रतीबंध आलेला खर्च अनुज्ञाग्राही व्यक्ती कडून जमीन महसुलाची थकवाची म्हणून वसूल करून घेण्याचा अधिकार असेल.
१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या त्या वेळी अमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिनियम क्र.६८७९९/१९४८ (कन्व्हर्शन) टेंवरून म्हणून तहसिलदार अंबरनाथ यांचेकडील पावती क्रमांक ६०६३८८ दि. ०७/०२/२००४ मध्ये सरकार जमा केली आहे.
२०. अनुज्ञाग्राही यांनी विंगरशेतकी आकारणीच्या पाचपट (कन्व्हर्शन) टेंवरून म्हणून तहसिलदार अंबरनाथ यांचेकडील पावती क्रमांक ६०६३८८ दि. ०७/०२/२००४ मध्ये सरकार जमा केली आहे.
२१. अनुज्ञाग्राही यांनी कुळगांव-बदलापुर नगर परिषद यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे.
२२. अनुज्ञाग्राही यांनी कुळगांव-बदलापुर नगरपरिषद यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटई क्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
२३. सदर जमिनी संदर्भात भविष्यात वाद उपस्थित झाल्यास त्यास अर्जदार मगंर्या जबाबदार राहतील.



b) Since it would not be personally possible for me to do various acts relating to such properties to be purchased in my name, I deem it expedient to appoint, constitute and nominate

Mr. S. Rajagopal, aged about 45 years, son of Mr. R. Santhanam, residing at Tulic Housing Society, Bhavani Nagar, Marol, Andheri, Mumbai, as my AGENT AND ATTORNEY, to do all or any of the following acts, deeds or things in respect of any immovable properties such as vacant land or land and building or Flat with proportionate undivided share of land, purchased in my name and all the related matters:

1. To sign Agreements for Sale, Sale Deed and other documents that are required for purchase of any property in the above project in my name.
2. To sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of sale of any property in my name.
3. To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Sale Deed, duly registered.
4. If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale in my favour.



(x)

*Rajagopal*



- 5. To pay all taxes, dues, demands and other outgoings on the property to any authority and to obtain receipt for the same.
- 6. To pay the stamp duty, registration charges, society share transfer charges and all payments relating to the sale of property in my favour.
- 7. To take possession of the property and to incur reasonable expenses for maintaining the property.
- 8. To maintain accounts for all transactions in respect of my properties and produce it before me when required.
- 9. And Generally to do and execute all acts, deeds and things necessary or incidental for all or any of the above said purposes and I hereby confirm and undertake to ratify all and any such act done by my said Attorney in pursuance of this Deed to be acts, deeds and things done by me and as if I was personally present.
- 10. No consideration was passed for execution of this document and the Attorney is accountable to me.

SCHEDULE

(Larger extent of which the property to be purchased forms part)

All those pieces and parcels of land lying, being and situated in Village Kulgain, Taluka Ambernath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing:



उ ह नं. २  
४१४/२००८

(X) *Kapoor*



Survey No.	Hissa No.	Area (Sq.Mtrs)
56	1 part	2000.00
57	1 part	2500.00
56	1 part	2447.99
56	1 part	2832.76
56	1 part	1947.52
56	1 part	278.21
56	1 part	4551.25



And bounded as follows:

- On or towards East : Boundaries of land falling under Green Zone
- On or towards West : 30 feet wide existing main road towards Dubey Baug
- On or towards North : Boundaries of Survey No. 57/1
- On or towards South : Boundaries of Survey No. 56/4 and 56/5 together with all easement rights and benefits of sanctioned plans and permissions

IN WITNESS WHEREOF the Principal herein has executed this Power of Attorney on the 22<sup>nd</sup> day of May 2008

(X) *R. Jayachandran*  
EXECUTANT



*Is for me*  
*R. Jayachandran*  
*22.5.08*

Office:  
R. JAYACHANDRAN  
Advocate and Notary







Duplicate Signature  
or thumb impression  
of applicant from  
form L. Con. A.

Motor Vehicles Act, 1939  
STATE OF MAHARASHTRA  
CONDUCTOR'S LICENCE  
No. 65959/1964

ISpl. M. V. 1137 e.  
FORM L. CON.  
(See Rule 31 of the B. M. V. Rules, 1959)

Name *Mrs. N. K. Kesh. F. Bhoire*  
Son of *M. Kashiram Bhoire*  
of (present address) *Shree Shree's Kulligam*  
*POB 2810181 Dist. Thane*  
(Permanent address) *Shree Shree's Kulligam*

जिल्हाकर विभाग  
INCOME TAX DEPARTMENT  
LALIT SHEWARAJI  
SITALDAS TOBKANDAS SHEWARAJI  
47/10/978  
Principal Account Officer  
BHARUCHER  
Signature



उ. नं. २  
27951

13/06/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

उहन2

11:24:45 am

उल्हासनगर 2

दस्त क्र 4814/2008

दस्त क्रमांक : 4814/2008







दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

1	<p>नामक - - सी. लक्ष्मी राजा गोपाळ तर्फे कु. मु. म्हणून</p> <p>श्री एस. राजागोपाल</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: दुधे बाग रोड, हॅट्रेपाडा,</p> <p>शहर/गाव: धदलापूर</p>	<p>लिहून घेणार</p> <p>वय 45</p> <p>सही</p>	 <p>96703 - 99332</p>	
2	<p>नामक - - श्री एस. राजागोपाल</p> <p>पत्ता: घर/फ्लॅट नं: --</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: रादर</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पिन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 45</p> <p>सही</p>	 <p>03 - 99333</p>	
3	<p>नामक - - मे. धीरज इस्ट्रेट प्रा. लि. तर्फे डायरेक्टर श्री</p> <p>केलाश पी. जयसिंघानी</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव --</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: धरेज रोड</p> <p>शहर/गाव: धदलापूर</p> <p>तालुका:</p>	<p>लिहून घेणार</p> <p>वय 27</p> <p>सही</p>		

सह दुय्यम निबंधक वर्ग - 2  
उल्हासनगर इकाईक-2





दस्त गोपवारा भाग - 2

उहन2  
दस्त क्रमांक (4814/2008)

दस्त क्र. [उहन2-4814-2008] चा गोपवारा  
बाजार मुख्य : 855000 नोंदपत्ता 1134000 भरलेले मुद्रांक शुल्क : 50640

पावती क्र.: 4814 दिनांक: 13/06/2008  
पावतीचे वर्णन  
नांव: - - - - - सी. लक्ष्मी राजा गोपाळ शर्मा कु.  
रहणू नं श्री एस. राजागोपाल

दस्त हजर केल्याचा दिनांक : 13/06/2008 11:17 AM  
निष्पादनाचा दिनांक : 13/06/2008  
दस्त हजर करणा-याची सही :

*[Handwritten signature]*

11340 : नोंदणी फी  
540 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
(आ. 11(2)).  
रुजयत (अ. 12) व छापाधिकरण (अ. 13) :-  
एकत्रित फी

दस्ताचा प्रकार : 25) करारनामा  
दस्त अनुषंगेय प्रकार: करारनामा

12280: एकूण


शिक्का क्र. 1 ची वेळ : (सादरीकरण) 13/06/2008 11:17 AM  
शिक्का क्र. 2 ची वेळ : (फ्री) 13/06/2008 11:22 AM  
शिक्का क्र. 3 ची वेळ : (फ्युली) 13/06/2008 11:24 AM  
शिक्का क्र. 4 ची वेळ : (ओळख) 13/06/2008 11:24 AM

दस्त नोंद केल्याचा दिनांक : 13/06/2008 11:24 AM

दु. निबंधकाची सही, उल्हासनगर


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

1) -- नरेश काशिनाथ भोईर , घर/प्लॉट नं. -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/पसाहत: शिवाजी चौक  
शहर/गाव: बदलापूर  
तालुका: -  
पिन: -

*[Handwritten signature]* 



2) -- ललीत एस. शैवारामानी , घर/प्लॉट नं. --  
गल्ली/रस्ता: -  
ईमारतीचे नाव: --  
ईमारत नं: -  
पेट/पसाहत: कुळगाव  
शहर/गाव: बदलापूर  
तालुका: -  
पिन: -

*[Handwritten signature]* 



या दस्तास एकूण ४७  
असून त्यांना ९ ते ४७ पर्यंत  
क्रमांक दिले आहेत.

दु. निबंधकाची सही  
उल्हासनगर 2

अध्यक्ष निबंधक वर्ग-२  
उल्हासनगर-२  
दिनांक: 9  
दस्त क्र. ४७९४ अन्वये नोंदला  
दुय्यम निबंधक उल्हासनगर-२





दस्ताक्रमांक व वर्ष: 4814/2008

Friday, June 13, 2008

11:25:52 AM

दुय्यम निबंधक: उल्हासनगर 2

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

गावाचे नाव : कुळगाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या दाबतील पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला करारनामा करारनामा  
रु. 1,134,000.00  
वा.भा. रु. 855,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्व क्र.: 56 वर्णना विभागाचे नाव - मीजे [गांव] कुळगाव क्रमांक 2 (कुळगाव बदलापुर नगरपालीका), उपविभागाचे नाव - 2/9 - बी-1/क-3) रेल्वे लाईन व पाईप लाईनच्या पुर्वेकडीर कुळगावच्या उर्वरीत निळफती. सदर निळकत सर्व्हे. नंबर - 56 मध्ये आहे. मीजे कुळगाव, स. 58,57, हि. नं. 1 पैकी, वावरील कृष्णा इस्ट्रेट, क्षेत्र 16557.73 चौ. मी. विल्डींग नं. ए- 1, चौथा मजला, सदनिका क्र. 403, क्षेत्र 59.35 चौ. मी. कारपेट विभाग क्र. 2/9.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असले तक्दा (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. धीरज इस्ट्रेट प्रा. लि. तर्फे डायरेक्टर श्री केशवराव पो. बसामण्डळ गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नमबर: AABCD0642D..
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - सी. लक्ष्मी राजा गोपाळ तर्फे कु. मु. म्हणून श्री एस. राजागोपाल; धर/प्लॅट नं: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: दुवे बाग रोड, हंटेपाडा; शहर/गाव: बदलापुर; तालुका: -; पिन: -; पॅन नमबर: -.  
(2) - - श्री एस. राजागोपाल; धर/प्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सदर; शहर/गाव: -; तालुका: -; पिन: -; पॅन नमबर: -.
- (7) दिनांक करून दिल्याचा 13/06/2008
- (8) नोंदणीचा 13/06/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 4814 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 50640.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 11340.00
- (12) शेष

सह दुय्यम निबंधक वर्ग - 2  
उल्हासनगर क्रमांक-2

