

E.D.

88

पावती

पावती

Original/Duplicate

Wednesday, March 26, 2014

नोंदणी क्र.: 39म

11:33 AM

Regn.: 39M

पावती क्र.: 2288 दिनांक: 26/03/2014

सावाचे नाव: कोहोज-खुंटवली

दस्तऐवजाचा अनुक्रमांक: उहन3-2212-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: - - सौ. लीना विकास बाघमारे

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1560.00

पृष्ठांची संख्या: 78

एकूण: रु. 31560.00

धरणी मूळ दस्तऐवज थंबनेल प्रिंट व सीडी अंदाजे 11:45 AM वा वेळेस मिळेल.
Sub Registrar, Ulhasnagar 3

दस्तऐवजाचा क्रमांक: 2885300/-

मोबदला: रु. 4111740/-

दस्तऐवजाचा शुल्क: रु. 205600/-

दस्तऐवजाचा प्रकार: eChallan रकम: रु. 30000/-

दस्तऐवजाचा देश/ये ऑर्डर क्रमांक: MH002152002201314M दिनांक: 25/03/2014

दस्तऐवजाचे नाव व रक्कम:

दस्तऐवजाचा प्रकार: By Cash रकम: रु. 1560/-

दुधवार, 26 मार्च 2014 11:33 म.पू.

दस्त गोषवारा भाग-1

उहन3

दस्त क्रमांक: 2212/2014

दस्त क्रमांक: उहन3 /2212/2014

बाजार मूल्य: रु. 28,85,300/- मोबदला: रु. 41,11,740/-

भरलेले मुद्रांक शुल्क: रु.2,05,600/-

दु. नि. सह. दु. नि. उहन3 यांचे कार्यालयात

पावती:2288

पावती दिनांक: 26/03/2014

अ. क्र. 2212 वर दि.26-03-2014

सादरकरणाराचे नाव: - - सौ. लीना विकास बाघमारे

रोजी 11:24 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1560.00

पृष्ठांची संख्या: 78

दस्त हजर करणाऱ्याची सही:

एकुण: 31560.00

Sub Registrar Ulhasnagar-3

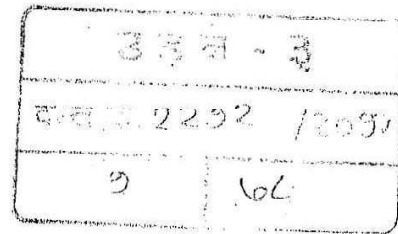
Sub Registrar Ulhasnagar 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्र. 1 26 / 03 / 2014 11 : 24 : 45 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 26 / 03 / 2014 11 : 25 : 20 AM ची वेळ: (फी)





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

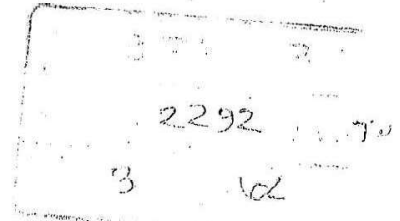
मुल्यांकन अहवाल सन २०१८

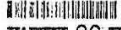
A-1) नगर पालिका -

१. दस्ताचा प्रकार :- अनुच्छेद क्रमांक : _____
२. सादरकर्त्याचे नाव :- LEENA VIKAS WAGHMARE
३. तालुका :- अहमदनगर
४. गावाचे नाव :- अ. २९२०२
५. नगरभूमापन क्रमांक / सर्व्हे क्र./अंतिम भूखंड क्रमांक :- १७८
६. मूल्य दरविभाग (झोन) :- _____ उपविभाग :- _____
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक प्रति चौ.मी. दर :- _____
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६३.०८ कार्पेट / विल्ट अप चौ. मीटर / फुट
९. कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
१०. मजला क्रमांक :- ६०३ उदवाहन सुविधा :- _____ आहे / नाही
११. बांधकाम वर्ष :- _____ घसारा :- _____
१२. बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं. :- _____ ज्यावर दिलेली घट / वाढ
१४. लिक्व्ह अँड लायसन्सचा दस्त निवासी / अनिवासी
 १. - प्रतिमाह भाडे रक्कम :- _____
 २. - अनामत रक्कम / आगावू भाडे :- _____
 ३. - कालावधी :- _____
१५. निर्धारित केलेले बाजारमूल्य :- २८८५३००
१६. दस्तामध्ये दर्शविलेली मोबदला :- ५११२५०
१७. देय मुद्रांक शुल्क :- २०५६०० भरलेले मुद्रांक शुल्क :- २०५६००
१८. देय नोंदणी फी :- ३००००

कॅम्पिक

सह दुय्यम निबंधक





दुधवार, 26 मार्च 2014 11:33 म.पू.

दस्त गोषवारा भाग-1

उहन3

दस्त क्रमांक: 2212/2014

दस्त क्रमांक: उहन3 /2212/2014

बाजार मूल्य: रु. 28,85,300/- मोबदला: रु. 41,11,740/-

भरलेले मुद्रांक शुल्क: रु.2,05,600/-

दु. नि. सह. दु. नि. उहन3 यांचे कार्यालयात

पावती:2288

पावती दिनांक: 26/03/2014

अ. क्र. 2212 वर दि.26-03-2014

सादरकरणाचा नाव: -- सौ. लीना विकास बाघमारे

रोजी 11:24 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठाची संख्या: 78

दस्त हजर करणाऱ्याची सही:

एकुण: 31560.00

Sub Registrar Ulhasnagar-3

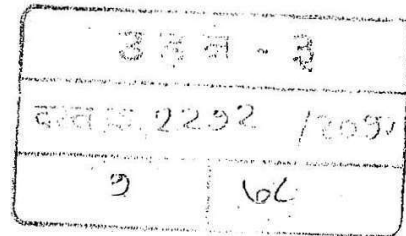
Sub Registrar-Ulhasnagar 3

दस्ताचा प्रकार: करारनामा

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शिक्रा क्र. 1 26 / 03 / 2014 11 : 24 : 45 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 26 / 03 / 2014 11 : 25 : 20 AM ची वेळ: (फी)





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

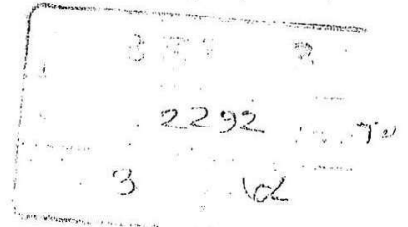
मुल्यांकन अहवाल सन २०१८

A-1) नगर परिषदा -

१. दस्तांचा प्रकार :- अनुच्छेद क्रमांक : _____
२. सादरकर्त्याचे नाव :- LEENA VIKAS WAGHMARE
३. तालुका :- अहमदनगर
४. गावाचे नाव :- अ. २९२००२
५. नगरभुमापन क्रमांक / सर्व्हे क्रं./अंतिम भूखंड क्रमांक :- १७४
६. मूल्य दरविभाग (झोन) :- _____ उपविभाग :- _____
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक
- प्रति चौ.मी. दर :- _____
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६३.०८ कारपेट / बिल्ट अप चौ. मीटर / फुट
९. कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
१०. मजला क्रमांक :- ६०३ उदवाहन सुविधा :- _____ आहे / नाही
११. बांधकाम वर्ष :- _____ पसारा :- _____
१२. बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं. :- _____ ज्यान्वये दिलेली घट / वाढ
१४. लिक्व्ह अँड लायसन्सचा दस्त निवासी / अनिवासी
 १. - प्रतिमाह भाडे रक्कम :- _____
 २. - अनामत रक्कम / आगावू भाडे :- _____
 ३. - कालावधी :- _____
१५. निर्धारित केलेले बाजारमूल्य :- २८८५३००
१६. दस्तामध्ये दर्शविलेली मोबदला :- ५१११२५०
१७. देय मुद्रांक शुल्क :- २०५६०० भरलेले मुद्रांक शुल्क :- २०५६००
१८. देय नोंदणी फी :- ३००००

किरीक

सह दुय्यम निबंधक



CHALLAN
MTR Form Number-8

91

QRN	MH002102102201214M	BARCODE	[Barcode]				Date	25/03/2014-11:17:22	Form ID	25.2
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment					TAX ID (If Any)				
	Sale of Non Judicial Stamps IGR Rest of Maha					PAN No. (If Applicable)				
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR					Full Name		Smt. Leena Vikas Waghmare		
Location	THANE									
Year	2013-2014 One Time					Flat/Block No.		Flat No. 603 E2 Wing Salisbury Moh		
Account Head Details			Amount In Rs.		Premises/Building		an Suburbia			
C030046401 Sale of NonJudicial Stamp			205600.00		Road/Street		63.08 Sq. Metres			
					Area/Locality		Ambernath			
					Town/City/District					
					PIN		4 2 1 5 0 1			
					Remarks (if Any)					
					PAN2--PN=nl-Ca=					
					Amount In		Two Lakh Five Thousand Six Hundred Rupees Only			
Total			205600.00		Words					
Payment Details					FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA					Cheque-DD Details		Bank CIN	REF No.	02300042014032556010150155030	
							Date	25/03/2014-18:08:01		
Cheque/DD No							Bank-Branch		BANK OF MAHARASHTRA	
Name of Bank							Scroll No. , Date		Not Verified with Scroll	
Name of Branch										

Mobile No. : 9321712929



[Handwritten Signature]

25 3 14
2252 093
4 62

92



CHALLAN
MTR Form Number-6

GRN	MH002152152201314M	BARCODE	Date 25/03/2014 17:22		Form ID	25.2
Department	Inspector General of Registration	DEFACED FOR RS:205600.00		DATE	26/03/2014	Payer Details
Type of Payment	Non-Judicial Customer Direct Payment	AMOUNT	205600.00		Six Hundred Rupees Only	
Sr.No.	8000821545201314	PAN No. (If Applicable)				
Office Name in words	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR	Full Name		Smt. Leena Vikas Waghmare		
Location	THANE	Flat/Block No.		Flat No. 608 E2 Wing Salisbury Moh		
Year	2013-2014 One Time	Premises/Building		an Suburban		
Account Head Details		Amount In Rs.	Road/Street		63.08 Sq. Metres	
0030046401	Sale of NonJudicial Stamp	205600.00	Area/Locality		Ambernath	
		Town/City/District				
		PIN		4 2 5 0 1		
		Remarks (If Any)		PAN2=-PN=nil-CA=		
		Amount In	Two Lakh Five Thousand Six Hundred Rupees Only			
Total		205600.00	Words			
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	02300042014032556015 156155690		
Cheque/DD No		Date		25/03/2014-18:08:01		
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Name of Branch		Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 9321712929

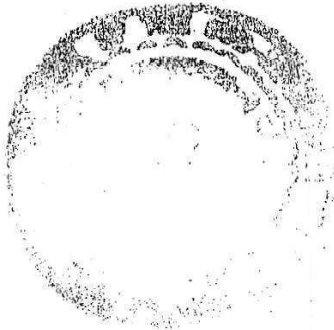
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CHALLAN
MTR Form Number-8

98

GRN	MH002152002201314M	BARCODE	[Barcode]				Date	25/03/2014-11:14:27	Form ID	25.2
Department	Inspector General Of Registration					Payer Details:				
Type of Payment	Registration Fees					TAX ID (If Any)				
	Ordinary Collections IGR					PAN No. (if Applicable)				
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR					Full Name		Smt. Leena Vikas Waghmare		
Location	THANE					Flat/Block No.		Flat No. 603 E2 Wing Salisbury Moh		
Year	2013-2014 One Time					Premises/Building		an Suburbia		
Account Head Details				Amount In Rs.		Road/Street		63.00 Sq. Metres		
0030063301 Amount of Tax				30000.00		Area/Locality		Ambernath		
						Town/City/District				
						PIN		4 2 1 5 0 1		
						Remarks (If Any)				
						PAN2--PN=nil-CA=				
						Amount In		Thirty Thousand Rupees Oniy		
Total				30000.00		Words				
Payment Details					FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA					Bank CIN		REF No.		02300042014032556025 156156250	
Cheque-DD Details					Date		25/03/2014-18:10:01			
Cheque/DD No					Bank-Branch		BANK OF MAHARASHTRA			
Name of Bank					Scroll No. , Date		Not Verified with Scroll			
Name of Branch										

Mobile No. : 9321712929



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6 60

94



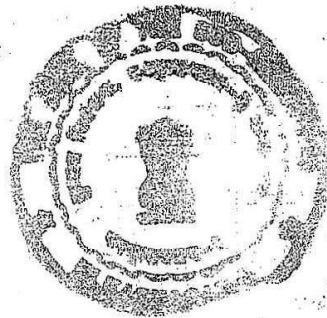
CHALLAN
MTR Form Number-6

GRN	MH002152002201314M	BARCODE	[Barcode]		Date	25/03/2014	Form ID	25.2
Department	Inspector General of Registration		Payer Details			UJGR130(U-113)		
Type of Payment	Registration Fees	AMOUNT	30000.00	DATE	26/03/2014	339-11359		
Sr.No.	Deface Number	30000.00		TAX ID (If Any)		PAN No. (If Applicable)		
Office Name in words	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			Full Name		Smt. Leena Vikas Waghmare		
Location	THANE			Flat/Block No.		Flat No. 603 E1 Wing Salisbury Mohan Suburbia		
Year	2013-2014 One Time			Premises/Building		63.08 Sq. Metres		
Account Head Details		Amount In Rs.		Road/Street		Area/Locality		
0030063301 Amount of Tax		30000.00		Town/City/District		Ambernath		
				PIN		4 2 1 5 0 1		
				Remarks (If Any)				
				PANZ--PN=nl-C=A=				
Total		30000.00		Amount In Words		Thirty Thousand Rupees Only		
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN		REF No.		02300042014032556025 156156250
Cheque-DD Details				Date		25/03/2014-16:10:01		
Cheque/DD No				Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Mobile No. : 9321712929

311-3
2292-1088
2 106

R.S.



Ward No. :
 Village : Khoj Khuntawali
 Flat / Area : 63.08 sq. Metres (carpet)
 Actual Value : Rs. 41,11,740/-
 Market Value : Rs. 28,85,300/-

उपलब्ध - ३	
दिनांक, 22/2/2014	
e	66

AGREEMENT FOR SALE

This Agreement made at Ambarnath

on this 26 day of ३ 2014

BETWEEN

M/s. Mohan Lifespaces LLP, a Limited Liability Partnership firm, registered under Limited Liability Partnership Act, 2008, having its office at - G-1, Ground Floor, Mohan Plaza, Near Mohan Pride, Wayale Nagar, Kalyan (W), Dist. Thane, through its partners MR. DEEPAK G. MANCHANDYA hereinafter called and referred to as the Promoters (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, their heirs, legal representatives, executors and administrator) being the Party of the First Part.

A N D

MRS. LEENA VIKAS WAGHMARE.

MR. VIKAS VENKAT WAGHMARE.

aged about 32 / 38 years, occupation SERVICE residing at SANTOSH NAGAR OT SECTION-3, BARRAK No. 1092,
NEAR SHIVSENA SHAKHA, ULHASNAGAR-421003.

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 heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Raghunath Laxman Navare and others are the owner of all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane, bearing

Survey No.	Hissa No.	Area (H-R-P)
178	-	0-02-0
39	2	4-46-0
36	15	0-00-8
37	-	0-95-1
	Total	5-43-9

equivalent to 54390 sq. meters which is hereinafter called and referred to as the "said property".

AND WHEREAS the above said owners by and under agreement for development dated 27.12.1994 agreed to grant the development rights in respect of the said property to M/s. Dalipsingh Associates through its proprietor Shri Dalipsingh Harditsingh Bali at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the Power of Attorney in favour of M/s. Dalipsingh Associates on 27.12.1994.

AND WHEREAS further by and under the tripartite development agreement dated 25.04.2007 registered at the office Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1621602/2007 the above said owners as well as the said M/s. Dalipsingh Harditsingh Bali assigned and transferred the development rights in respect of the said property to M/s. Concrete Lifestyle & Infrastructure, a partnership firm at and for the price / consideration and on the terms and conditions therein contained;

AND WHEREAS further by and under the Agreement for Assignment for Sale dated 08.10.2010 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4013/2010 on 11.10.2010, made and executed between Shri

Raghunath Laxman Navare and others represented by M/s. Concrete Lifestyle & Infrastructure as the Owners, M/s. Concrete Lifestyle & Infrastructure as the Assignors and the Promoters herein formerly known as M/s. M2 Realtors L.L.P. as the Purchaser/Developers, the Promoters herein acquired the said property at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the power of attorney in favour of the Promoters and the same is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4014/2010.

AND WHEREAS the properties acquired by M/s M2 Realtors LLP stood vested in the name and style as M/s Mohan Lifespaces LLP under the Deed of Limited Liability Partnership dated 10.12.2010 as evidenced by Certificate of Incorporation issued by the Asst. Registrar under the provisions of Limited Liability Partnership Act, 2008 bearing LLP Identity No. AAA-3055/2010 dated 09.12.2010 in the name and style as M/s Mohan Lifespaces LLP.

AND WHEREAS by and under the order passed under section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976, the said property is declared as surplus land and the necessary exemption for availing construction on the above land is granted by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under order bearing No. U/No/SSS-ULN-1087/(22/D-XV) dated 19.06.1990.

AND WHEREAS the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 have issued notifications under sections 10(1) and 10(2) of the said Act and Owners through their Constituted Attorney therefore filed a Writ Petition No. 9266 of 2007 before the Hon'ble Court inter alia challenging the said notifications and letter dated 16th November, 2007 and the Hon'ble Court by its Order dated 11th June 2008 allowed the said Petition and declared the said Notification as invalid;

AND WHEREAS in spite of the said Order dated 11th June, 2008, the Dy. Collector & Competent Authority has issued letters dated 16th November, 2007, 11th February 2009 and 13th June 2009 and in pursuance thereof being aggrieved and dissatisfied with the said letters, the Owners through their Constituted Attorney filed a Writ Petition being No. 6300 of 2009 in the High Court of Judicature at Bombay, Civil Appellate Jurisdiction for quashing and setting aside the said two letters on the grounds therein inter-alia provide and sought writ of Mandamus or a writ in the nature of Mandamus or any other appropriate writ, order or direction against The State of Maharashtra, The Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration, The Chief Executive Officer, Ambernath Municipal Council and the Sub-Registrar of Assurances.

AND WHEREAS in the said Petition, the Court under its order dated 30th July, 2009 directed the Petition to deposit the amount within a period of eight weeks from the date thereof and the Owners were granted the interim relief in terms of prayer clause (d) and (e) of the Petition and further the said Petition was disposed off on 08.07.2010.

AND WHEREAS in pursuance thereof the Promoters followed the necessary procedure under law and Chief Secretary, Urban Development has granted the necessary extension under the Order bearing No. Appeal/2009/Case No.198/ULC 3 dated 03.11.2010 on the terms and conditions therein contained.

AND WHEREAS in pursuance to the rights and authorities conferred upon the Promoters by and under the virtue of the above referred agreement as well as the orders passed in the above petitions and subject to the final outcome thereof, the Promoters herein have submitted the plans for sanction in respect of the above said property as well as other properties bearing Survey No. 36 Hissa No. 6 to Survey No. 36 Hissa No. 14, belonging to Smt. Nirmala Nana Patil and Others, Survey No. 25 Hissa No. 12 belonging to Shri Raghunath Laxman Navare, Survey No 25 Hissa No. 2 and Survey No. 36 Hissa No. 3 belonging to Shri Bharat Narayan Patil and Survey No. 36 Hissa no. 16 (part) belonging to Leela Natha Patil and others as well as Survey No.26 Hissa No. 4 with an intention to carry out the scheme of construction known as **Mohan Suburbia** by amalgamating all those pieces and parcels of land along with other lands and to have a larger scheme of construction and accordingly got the building plans approved from the Ambernath Municipal Council under building commencement certificate bearing No. ANP /NRV / BP / 10-11 / 1643 / 1927 - 95 dated 21.02.2011 in respect of the properties therein mentioned and further the said property is converted to non-agricultural use under the order granted by the Collector Thane bearing No. Mahsul / Kaksha -1 / T-7 / NAP /SR - 70 / 95 dated 06.05.1995 and further in the scheme of construction known as **Mohan Suburbia** there are five phases which comprises of various buildings and further there are reservations of school, hospital, shopping center and various infrastructural facilities as shown on the plan annexed hereto.

AND WHEREAS in pursuance to the sanctioned plans and permissions and subject to the terms, conditions, stipulations and compliances to be performed thereof, the Promoters are entitled to commence, carry out the construction work and presently the Promoters have decided to carry out the construction on all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane, bearing

Survey No.	Hissa No.	Area (H-R-P)
178	-	0-02-0
39	2	4-46-0
36	15	0-00-8
37	-	0-95-1

equivalent to 54390 sq. meters as shown on the plan annexed hereto by _____ colour which is hereinafter called and referred to as the "**said property**".

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered thereby amalgamating the said property with the other adjacent lands and having the consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Ambernath Municipal Council as well as the Promoters have intended to amalgamate the said property along with other abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension the said property and the same is also shown on the plan annexed hereto by _____ colour.