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 २०१०

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 ५१८३ २००९
 १४४३४



१) केसरीनाथ डोबमल
 २) प्रकाशनाथ डोबमल
 ३) पुष्पनाथ डोबमल

१) केसरीनाथ डोबमल
 २) प्रकाशनाथ डोबमल
 ३) पुष्पनाथ डोबमल



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किराणा कार्यालय
 नाम,

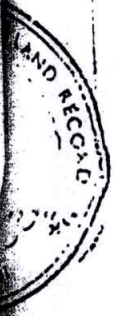
नोंद
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 होमर

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दस्तावेज नं. ३८५८
पा. ३२५०

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ब ब ल - 2
मु. 63 / 2009
१८११

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करा मक्का

बर्ष वालाची मक्का	६,११,१००
मक्का	६,११,१००
मक्का	६,११,१००
मक्का	६,११,१००
वतार	३० २६,०००
मक्का	३,०००
मक्का	२,६१,१००

गोंड
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भिवंडी निजामपुर शहर महानगरपालिका, भिवंडी.

जि. ठाणे.

मिळकत हस्तांतरण (दिगरबाद) आदेश



असेस./जा.क्र./प्र.स.क्र. ५/२००९

दिनांक :- १०/१०/२००९

बबड - २

५१८३/२००९

१०/१०

श्री. / श्रीमती. हिमांशू दिलीप सोमानी
कासारभाळी

- १) अर्ज आवक क्रमांक व तारीख : ५२३० दि. ३६/१०/२००९ चा अर्ज
- २) मालमत्ता क्रमांक व ठिकाण : मालमत्ता क्र. ५२० कासारभाळी
- ३) मालमत्ता धारकाचे नांव : श्री. कांतीलाल बद्रीमल जैन
श्री. कांतीलाल ए. जैन व उत्तर
- ४) मालमत्ता हस्तांतरण धारकाचे नांव : श्री. हिमांशू दिलीप सोमानी

५) असेसेमेंट रजिष्टर क्रमांक :-

पान क्रमांक :-

६) मुळ मालमत्तेचे संपूर्ण वर्णन

आर.सी.सी. वळक पाचवा + भेशता सहावा मज

सोबत सादर केलेले नोंदणीकृत दस्तावेज क्रमांक ३८५२ दि. २८/४/२००९ अन्वये खालील तपशील प्रमाणे मालमत्तेचे हस्तांतरण (दिगरबाद) करण्यांत येत आहे.

७) दस्तावेजा प्रमाणे हस्तांतरण :- पहिल्या मजल्यावरील सदमिका नं. १०९

एकूण क्षेत्रफळ	करयोग्य मुल्य	दर	वार्षिक भाडे	करयोग्य मुल्य	करमुल्य
६२५.० चौ. फु.	५६३.० चौ. फु.	१/-	६०५६/-	६०५०/-	१५८१/-

८) दस्तावेजा प्रमाणे हस्तांतरण करून पोट क्रमांक देण्यांत येत आहे

५२०/१/१०९ कासारभाळी

९) निवासी / अनिवासी :-



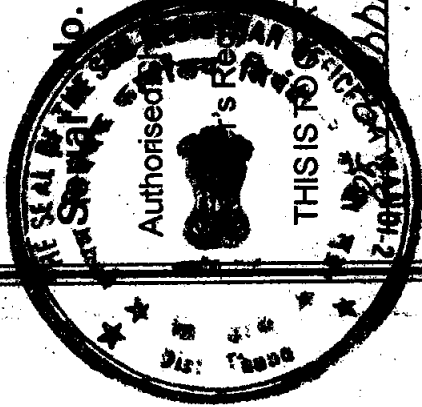
सहाय्यक आयुक्त (प्र.क्र.५)
भिवंडी नि. महानगरपालिका, भिवंडी.

टिप :- हस्तांतरणाबाबत काही वाद निर्माण झाल्यास किंवा सदर मिळकतीवरील मनपा कर आकारणी थकान

THE SONAM APARTMENT CO-OPERATIVE HOUSING/PREMISES SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Registration on TMA/BINT/HAG/CTCO/11866/2001 Date 05/10/2001



Capital Rs. 50,000/- Divided into 1000/- shares each of Rs. 50/- only

Registration No. FLAT-NO. 101

THIS IS TO CERTIFY that Shri/Smt. HIMANSHU DILIP SOMANI Abbu-Alley, Bhiwandi, Dist. Thane

of _____ is the Registered Holder of Five Shares No. from _____ to _____ of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY)

in THE SONAM APARTMENT CO-OPERATIVE HOUSING / PREMISES SOCIETY LIMITED BHIWANDI subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under Common Seal of the said Society at BHIWANDI

this 6th Day of AUG. 192008

_____ Chairman Hon. Prasad Somani

_____ Hon. Secretary Mahesh Singh M. Jambur

_____ Member of the Committee > P.T.O.

Handwritten stamp: पत्र - २, ५१८३ / २००९, २०/३१

Handwritten number: ६५



सत्यमेव जयते

66

बवड - २

५१८५/२००९

२४३९

नोंदणी प्रमाणपत्र

नोंदणी क्रमांक :- टीएनए/बीडब्लूआय/एचएसजी/सीसी)/११८६६./सन २००९
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

सोबम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी

पुश्, कोंबडपाडा, भिवंडी, जि-ठाणे.

ही संस्था, महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये,

संस्थेचे वर्गीकरण “गृहनिर्माण संस्था”

असून उप वर्गीकरण “श्राद्धकर, सहभागीदारी गृहनिर्माण संस्था” असे आहे.

कार्यालयीन मोहर



(प्रसाद ठाक.)
(प्रसाद ठाक.)

सहाय्यक निबंधक,
सहकारी संस्था, भिवंडी तालुका,
भिवंडी, जि. ठाणे.



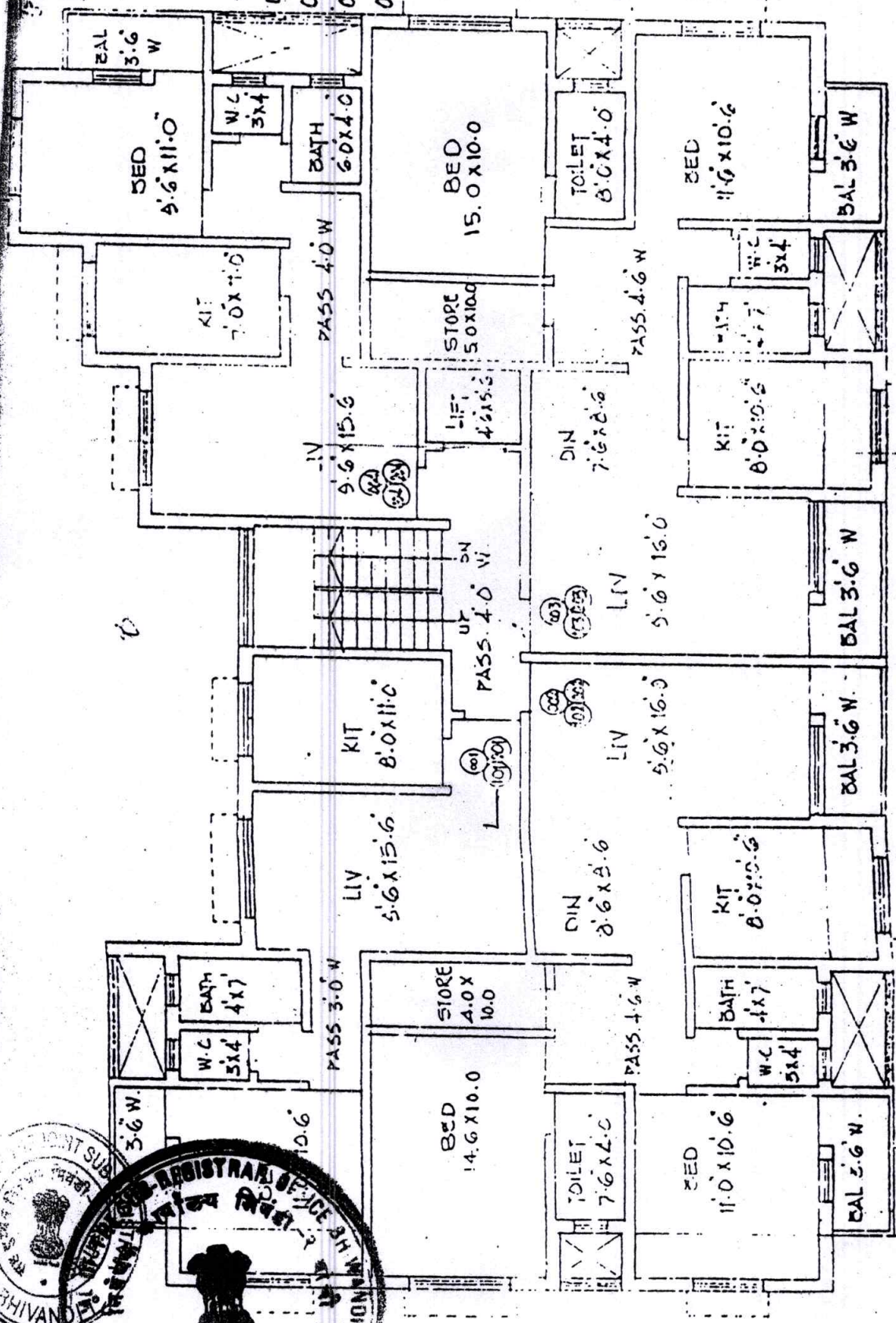
1st 2nd / 3rd FLOOR PLAN

AREA SCHEDULE

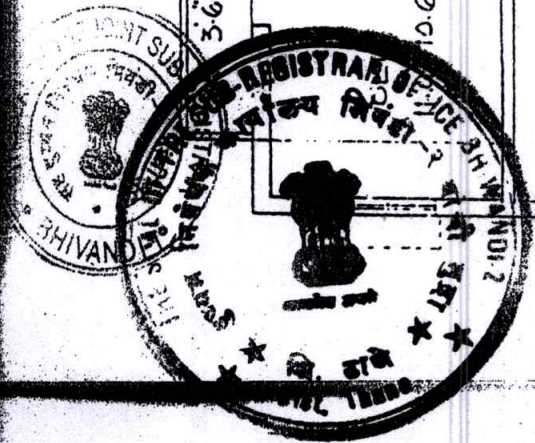
- 001, 101, 201 = 625.0 S.F.TS.
- 002, 102, 202 = 1065.0 S.F.TS.
- 003, 103, 203 = 1095.0 S.F.TS.
- 004, 104, 204 = 610.0 S.F.TS.

बवड - २
 २१३ २००९
 २२/२९

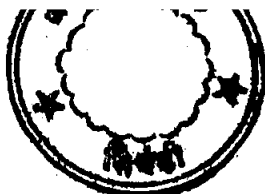
बवड - १
 वकील BGP
 ५१ ३१५०



K O A D



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Office Phone Nos.

30101
30102
30103
101

BHIWANDI NIZAMPUR MUNICIPAL COUNCIL

BHIWANDI (Dist Thane),

To,
Shri. Kantilal B. Jain & Others
C/o. Nakuda Associates
Lala Shopping Centre, Teenbati,
Bhiwandi.
Sub. :-

No. FB/1/12/97

Date 12/4/97

Sub : Conditional N.O.C. proposed building on land bearing plot No. 18 & 19, CTS No. 2526 part, 3527 part, Bhiwandi, Dist. Thane.

Ref : Your letter dt. 9/4/97.

बवड - २
५९८३/२००९
२३/१२

R&K
Sir,

The Fire Brigade Department of Bhiwandi Nizampur Municipal Council (BNMC) has No Objection to approve the plans submitted by Shri. Kantilal B. Jain & others C/o. Nakuda Associates, Lala Shopping Centre, Bhiwandi, Dist. Thane in respect of building permission showing the building more than 15 mtrs. i.e. (One building of stilt + 5 = 6) of height which comes within the meaning of High Rise Building subject to the following conditions:

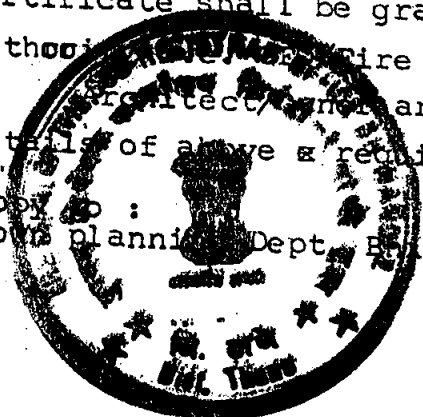
That they should make all provisions laid down for high rise buildings as per D.C. Rules for high rise building and installations shall be provided with prior approval of CFO/Fire Brigade Inspector through approved contractor and equipment such as.

1. 4" die wet risers with rising main hose reels. A Hose box with 15 mtrs length, 2 Nos. Nozzle (branch) on each floor of building and first aid Hose reel of 60 ft. should be provided on each floor of building.
2. Fire doors, Fire extinguishers, clear passage for the entry of fire engine (specially Hydraulic platform) and appropriate capacity of Water tank i.e. 20,000 liters underground and 10,000 ltrs on terrace for fire fighting purpose. A separate water pump (5 horse power) should be kept in water tank for fire fighting purpose in building.
3. Lift should be fitted of CTIS Company.
4. Fire Alarm system should be provided.

Similarly a written undertaking should be taken from the owner in that respect (Bonds) and he may be given understanding that No Occupation Certificate shall be granted without observances certificate from the fire authority. Fire Brigade Officer (HQ) of this department.

Architect and are requested to visit to this office to get the details of above requirements.

Copy to :
Town planning Dept. Bhiwandi



[Signature]
Fire Brigade Officer,
Bhiwandi.

GAGAN D. JAIN

B. Com., LL. B.

ADVOCATE, HIGH COURT

Office:

3, Apurva, Ground Floor

270, Brahman Alley

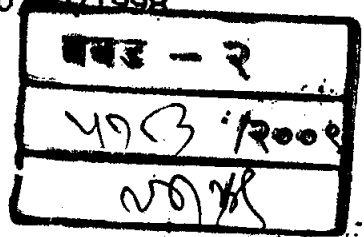
Bhiwandi-421 302, Dist. Thane

69

Date : 10/10/1998

Ref.

C E R T I F I C A T E



This is to certify that I have investigated the title of the property more particularly described below in Schedule hereunder written and have perused title deeds and certify that in my opinion the title of (1) SHRI KANTILAL AMICHAND JAIN, & (2) SHRI KANTILAL BADARMAL JAIN, is clear marketable and free from incumbrances charges and / or claims.

THE SCHEDULE ABOVE REFERRED TO

CITY SURVEY NO.	PLOT NO.	AREAS.
3526 (PT), 3527 (PT).	18	300.00 SQ.MTS.
3526 (PT), 3527 (PT).	19	279.00 SQ.MTS.

The above land is situated at Kombad Pada, within the limits of Bhiwandi Nizampur Municipal Council, within the jurisdiction of Bhiwandi, Dist-Thane, and Sub-Registration Office, Bhiwandi, Dist-Thane.

Signature,

Sd/-
(MR. GAGAN D. JAIN)
ADVOCATE



STAMP OF APPROVAL

1.74M = 23.91M
IM

3.10M = 21.03M
IM

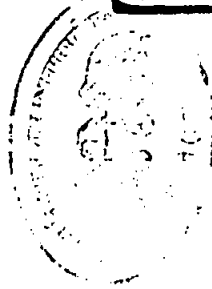
2.10M = 14.03M
M

1.10M = 11.70M
M



का. क्र. ३०१९/२००९
३०/११/२००९
३०/११/२००९
३०/११/२००९

३०/११/२००९
३०/११/२००९
३०/११/२००९



बवड - २
५१ ३५ २००९
२५/११/०९

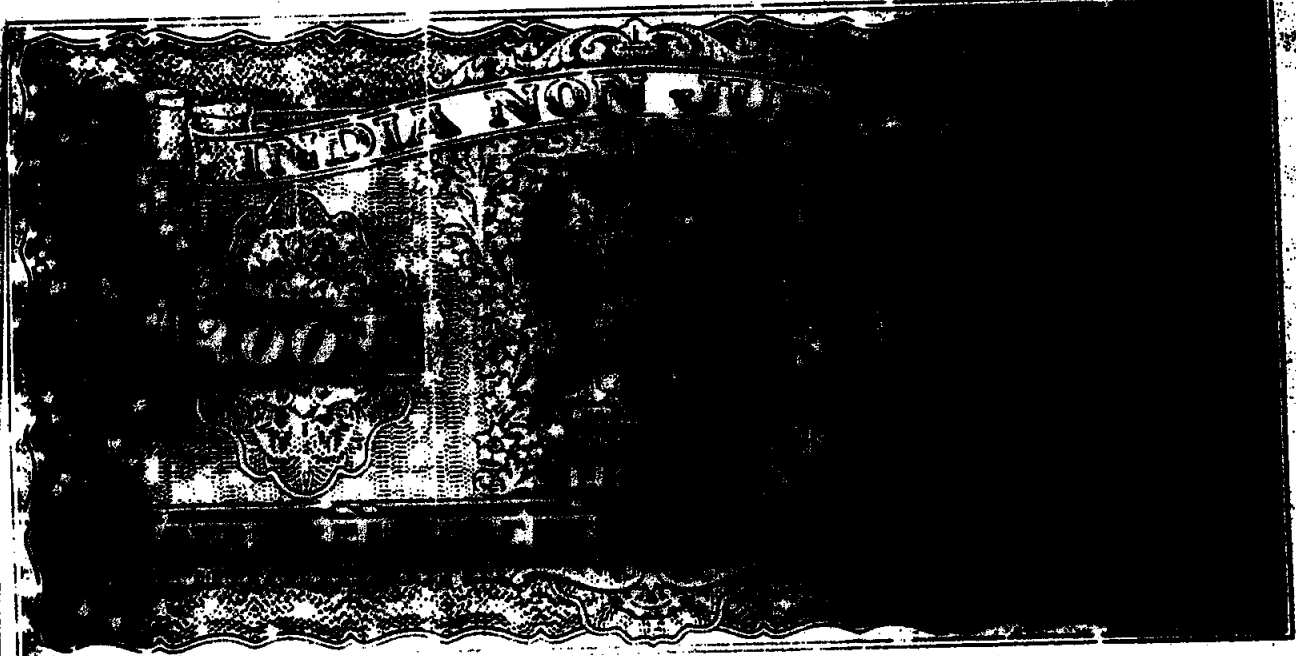
बवड - १
३०/११/०९
३०/११/०९

मंजूर नसावाची छाया
३०/११/०९

१०

दस्तावेज नं. 3042
पा. 3042

100Rs.



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महाराष्ट्र टिफाण - (गणराज टायपींग इट्टा
महानी, भाकेट, शॉप नं. ६, ठाणे.
कतबदार : 22483 किल्ला नं. 100L
को. श्री विजय पु. सधेवी
दि. 28 FEB 1997

दस्तावेज - २
५१७३/२००९
२५/३९

28 FEB 1997

ले. व. र. *P. L. ...*
(अवकाश का. बटवारी)

GENERAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME
WE (1) SHRI KANTILAL AMICHAND JAIN an adult, Indian
inhabitant, by Occupation-Business, residing at
H No.327, Gokul Nagar, Kasar Alley, Bhiwandi, Dist-
Thane, &(2) SHRI KANTILAL BADARMAL JAIN, an adult,
Indian inhabitant residing at H.No.353, Gokul
Society, Gokul Nagar, Kasar Alley, Bhiwandi, Dist-
Thane, SEND GREETINGS :-

WHEREAS We are the owners of the prop-
erty all that Non-Agricultural Plot No.18, known

Contd...

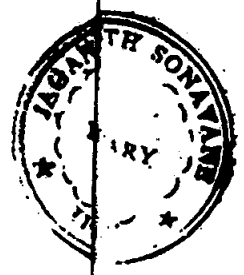


Handwritten notes and signatures in the bottom right area.

ब व ड - १
दस्त क्र ७८५२
२०
पाने ७०१५२

ब व ड - २
५१७/२००९
२०/१२

७२



Page No.2

as lying and situated at Mouje-Bhiwandi, City Survey No.3526(pt); City Survey No.3527(pt), City Survey No.3532(pt), & City Survey No.3521(pt), & Survey No.30(pt), Survey No.32(pt), Hissa No.2(pt), Survey No.41(pt), Hissa No.1(pt) & Survey No.85(pt), hisa No.1(pt), Lay out Plot No. 18, Non-agricultural plot of land admeasuring area about 300 Sq.Mts. Taluka-Bhiwandi, Dist-Thane, stands in the record of rights in the name of party No.1 i.e SHRI KANTILAL AMICHAND JAIN, &

WHEREAS all that property being Plot No.19, known as lying and situated at Mouje-Bhiwandi, bearing it's City Survey No.3526(pt), City Survey

Contd...

X J.K. Mung



ब व ड - १
दस्ता नं ३१५२
पृ ११५२

१३

No.3527(pt), City Survey No.3529(pt), & City Survey No.3531(pt), Survey No.30(pt), Survey No.32(pt), Hissa No.1(pt), Survey No.41(pt), Hissa No.1(pt) & Survey No.85(pt), Lay out Plot No. 19, Non-agricultural plot of land admeasuring area about 279 Sq.Mts. Taluka-Bhiwandi, Dist-Thane, stands in the record of rights in the name of Party No.2 i.e. SHRI KANTILAL BADARMAL JAIN.

ब व ड - २
५९०३/१००
२५/११

AND WHEREAS WE have jointly decided in the development of the said Plot No.18 & Plot No.19 by constructing multi-storeyed building thraon and for that We, have jointly submitted Development Plan with the Bhiwandi Nizampur Municipal Council, Bhiwandi & and the said Bhiwandi Nizampur Municipal Council have granted it's permission VIDE IT'S PERMISSION NO/ V.P.NO./E2/96-97, PERMISSION NO.T.P./819, DTD.30/01/1997.

AND WHEREAS owing to our personal exigencies We are not able to attend the said property at all the time and as such, we have entered into DEVELOPMENT AGREEMENT with SHRI VIJAYKUMAR MULCHAND SANGHVI, PROP.OF M/S.VISHAL CONSTRUCTION, DTD.28/02/1997,

Kantilal Badarmal Jain
Kantilal Badarmal Jain

Contd...



ब व ड - १
दस्त क्र ५०५२
२००८
पाले ०५५२

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NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES, that WE (1)SHRI KANTILAL AMICHAND JAIN, & (2) SHRI KANTILAL BADARMAL JAIN, do hereby appoint SHRI VIJAYKUMAR MULCHAND SANGHVI, an adult, Indian inhabitant, as our true and lawful attorney with full power and authority to do and execute all act, deeds, and things as hereinafter mentioned.

ब व ड - २
५१०३/२००८
२५/३

1. To appear for and represent our above said property to all intents and purposes in or outside India in connection with its said property and all affairs ancillary or incidental thereto and to sign jointly and/or severally all contracts and orders and other documents, letters, receipts, papers, and writings whatsoever and to conclude all bargains and deals, to accept all estimates, tenders, quotations, etc, to settle all disputes and differences in connection with its said trade or property and affairs ancillary or incidental thereto.

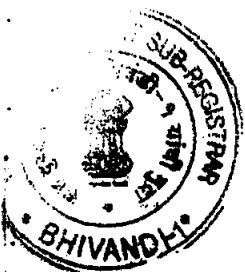


2. To apply for, obtain and renew all licences, permits etc. as may be necessary or requisite for the purpose of carrying on or said property.

X *[Signature]*

Kantilal B. J.

Contd...



ब व ड - १
दस्त क्र ३८५२
२००९
पाने ४३५२

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3. To appoint an architect, R.C.C. consultant, a surveyor and other qualified persons or persons to get the said land properly surveyed and admeasured & to draw plan for it's development, with or without help of the Govt. survey officers and to obtain and authenticated copy of the site plan of the said land from Govt. office concerned.

ब व ड - २
५९०३ / २००९
३०/५

4. To appoint any fit person to be steward, bailif, receiver or servant for the management of our plot of lands, premises and to receive rents thereof and the same or any of such stewards, ballifs, receivers or servants at pleasure to remove and displace as the attorney shall think fit.

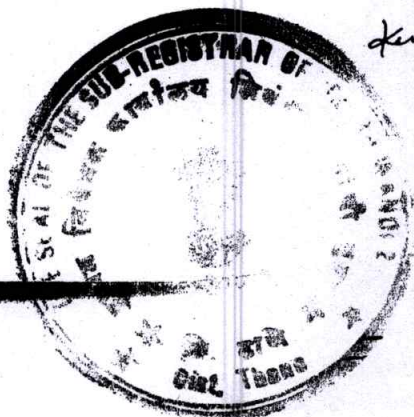
5. To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for on account of our said plot of lands, estate and premises.

6. To prepare a layout by sub-dividing any lands into plots, and to obtain necessary approval of any local authority for the same if required.

7. To apply to the Collector of Thane, sub-Divisional Officer, Tahsildar or other concerned

Contd...

X *[Signature]*
 dated 13/05/09



ब व ड - १
दस्तावेज १६५२
२००८
पाने ४४५२

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officer in the collectorate or to the concerned office for any kind of permission and/or for any such matter related to the said plot of land and for that purpose sign applications and other papers, to pay any fee or premium required to pay to the Govt. and to do all other acts and things required for obtaining such permission.

ब व ड - २
५९३ २००९
५९३३

8. To develop said plot of lands with any multi-storeyed building or structure thereon by constructing building or buildings thereon and to sell individual components, flats as on ownership basis as the attorney may deem fit and to transfer the land with the such building to any Co-operative housing society or company or on Apartment basis and to execute necessary documents in that behalf.



9. To enter into any development agreement with any developer or builder authorising him to develop any of our properties as mentioned above and to do and execute all acts and deeds as may be required to be done or executed.

10. To acquire, sell or dispose of goods and stock-in-trade for cash or in credit for the purpose of carrying on or developing the trade or said property.

X. K. Kumbhar

कलिल १३/११

Contd...



ब ब ५ - ९
दस्तावेज ३८५२
२५/५२

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11. To apply for, obtain and renew all licences, permits....etc. as may be necessary or requisite for the purpose of carrying on or developing trade or said property.

ब ब ५ - २
५१८३/२००९
३५/५२

12. To execute the deed of conveyance in respect of the said property of land in favour of such person as the said Developers may desire including a Co-Operative Housing Society or Limited Company and to do all other things required to complete the transfer of the said land on our behalf, and by constructing the said land and/or immovable properties and to offer sale of units or components in such developed properties, and to enter into agreement of sale of such properties with prospective buyers.

13. To appear before the Sub-Registrar of Assurances at Wada, to sign and present for Registration all the deeds, conveyances, agreements, papers, documents....etc. on behalf of said property and to admit execution thereof.

14. To appoint and dismiss or discharge any staff, agent, broker, menials, durvan and other menials and settle and pay their remuneration and fix conditions of service.

X *[Signature]*

[Handwritten text]

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ब व ड - १
दस्तावेज क्र. १०५५
२००८
पार्श्व १६१५२

78

15. To open any one or more banking account or accounts in the name and on behalf of for the said property in any one or more bank or banks to deposit and withdraw money and fully operate the same.

ब व ड - २
५१८७ १००९
३३/३८

16. To accept bills and money order, cheques, bank drafts, Payment orders or other securities for money drawn in favour of the said firm and to negotiate cash account or accounts.

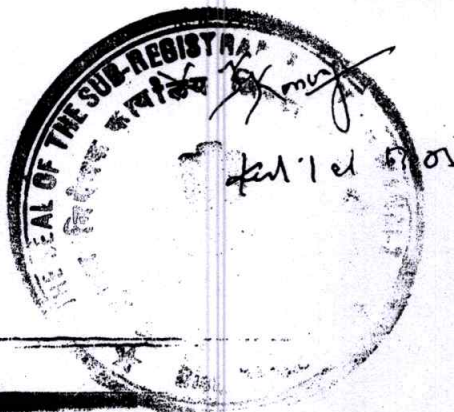
17. To compound and accept in part in lieu of or satisfaction of the whole or compromise any debt or other claim and demand against any person, firm or company or any Govt. or Semi-Govt. department or Govt. undertaking or Life Insurance Corporation of India, to grant any extension of time for payment or satisfaction thereof upon such terms and conditions with or without securities as the said attorneys may think fit and proper.



18. To accept bills and money order, cheques, bank drafts, payment orders or other securities for the sake of booking amount and/or part payment or full and final amount against the selling of flat/shop or other components.

19. To refer any dispute or differences arising out of the same arbitration.

Contd...



ब व ड - १
दस्त नं ३०५२
२००९
पिन ४०१५२

७९

ब व ड - २
१५/०३/२००९
४०१३९

20 To appoint Arbitrator or Arbitrators, to file the statements of facts or counter-statement of facts, to proceed with or oppose arbitration proceedings and to apply for judgement on award or to set aside the award.

21. And we the undersigned, joints owners of said property do hereby and at all times hereafter shall ratify and confirm all and whatsoever other act or acts, our said Attorney or Attorneys shall lawfully and bonafide do or cause to be by virtue of these presents.

This power of attorney shall remain valid not withstanding any change in constitution of the said property.

X *[Signature]*
 1/12/09

Contd...



दस्ता क 3132
2008
पाने 8/82

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IN WITNESS WHEREOF WE, the present joint owner of the said property, have hereunto set and subscribed our respective hands and seals this day of _____, 1997.

कुलद 13/82
Kamungs

SIGNED, SEALED & DELIVERED BY THE]

WITHIN-NAMED DECLARANT/S,]

1. SHRI KANTILAL AMICHAND JAIN, &]

2. SHRI KANTILAL BADARMAL JAIN]

in the presence of...]

.....
.....
.....

Kamungs

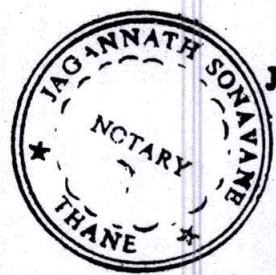
कुलद 13/82

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4103 / 2008
24/1/82

identified by me
2008

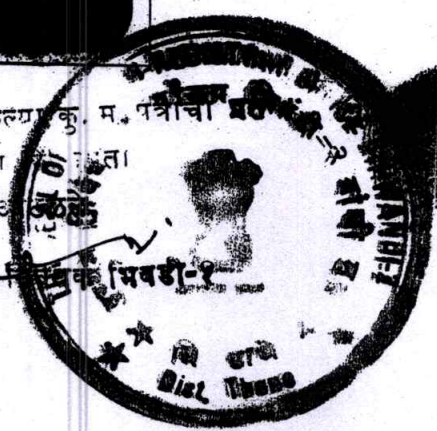
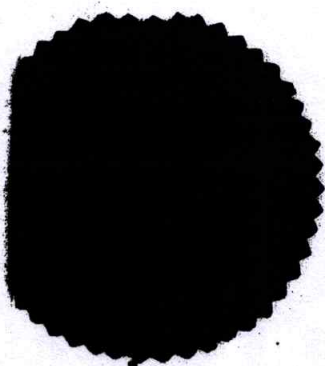
Before me

JAGANNATH SONAVANE
Advocate & Notary
THANE



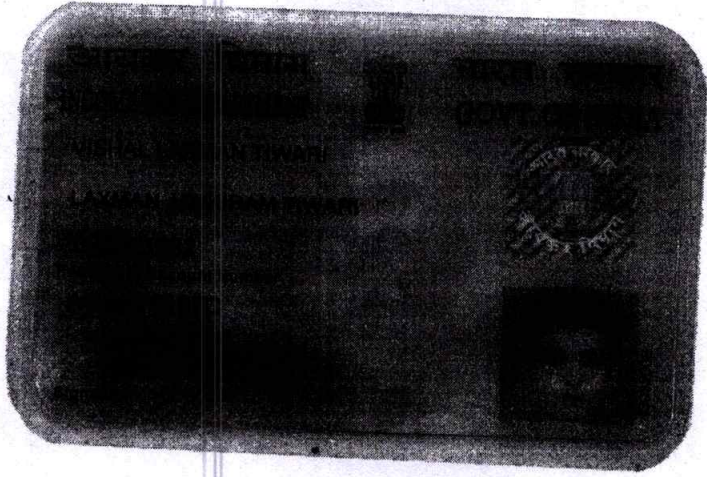
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15 MAR 1997



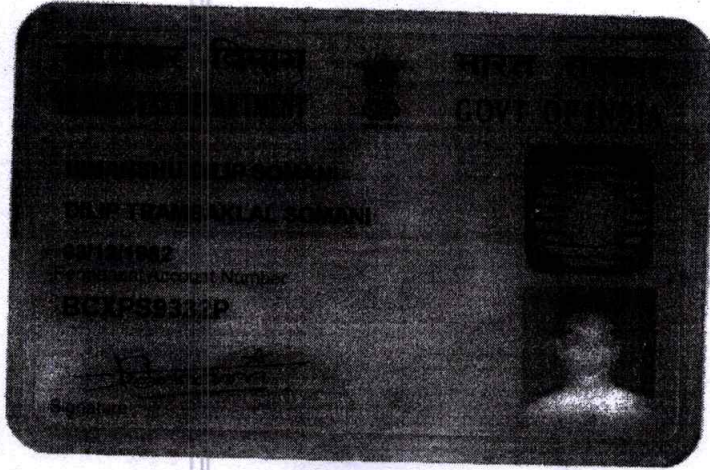
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मल
बराबर अस्तमापे व

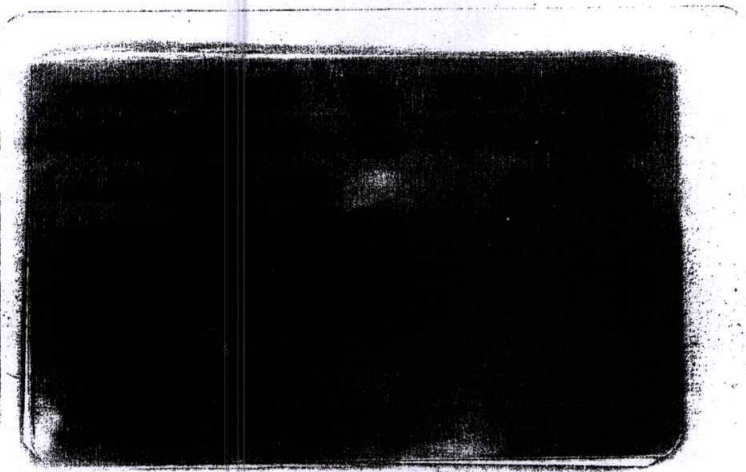
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बवड - २
५१८३ १२००९
५६४३

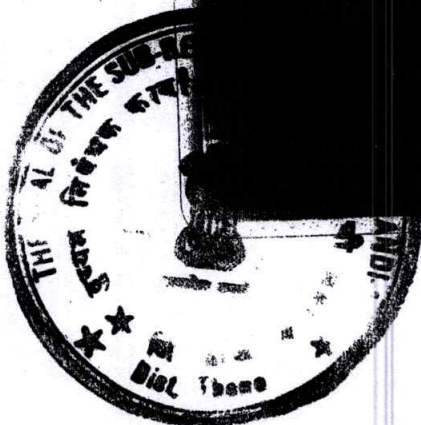
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बवड - २
५१८५ / २००९
१० / १३५

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10/11/2009

दुयम निबंधकः

दस्त गोषवारा भाग-1

बवड2

दस्त क्र 5183/2009

:08:53 am

भिवंडी 2

3/13/09

दस्त क्रमांक : 5183/2009

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: विशाल लक्ष्मण तिवारी - -
पत्ता: घर/फ्लॅट नं: 101, प्रभुआळी, भिवंडी
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: AGXPT6127C

लिहून देणार

वय 27

सही



2 नाव: हिमांशु दिलीप सोमाणी - -
पत्ता: घर/फ्लॅट नं: कोंबडपाडा, भिवंडी
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: BCXPS9332P

लिहून देणार

वय 27

सही

