

# RUBY ESTATE AGENCY

Tel. : Off : 95250 - 2343629 / 95250 - 5683457

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B. 02 નામના રૂબી  
સુવિધાગ્રામ સરકારી સુવિધાગ્રામ

OWNER'S NAME : MR. YOGESH J. LAKHANI  
BUILDING : GOKUL AANGAN-04  
REVENUE VILLAGE : DIWANMAN  
SURVEY NO. : 39+59/1+67,+191+192  
FLAT/SHOP : B-002  
AREA SQ. FT. : 540 Builtup  
REAL VALUE : 204400/-  
MARKET VALUE : 273000/-





Monday, April 07, 2008

4:48:23 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3628

गावाचे नाव दिवाणमान

दिनांक 07/04/2008

दस्तऐवजाचा अनुक्रमांक

वसई 1 - 03628 - 2008

दस्ता ऐवजाचा प्रकार

घोषणा पत्र

सादर करणाराचे नाव: योगेश जीवनलाल लखानी - -

नोंदणी फी

:-

2730.00

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

:-

900.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (45)

एकूण

रु.

3630.00

आपणास हा दस्त अंदाजे 5:02PM ह्या वेळेस मिळेल

दुय्यम निबंधक

वसई 1

बाजार मुल्य: 273000 रु.

मोबदला: 204400 रु.

दुय्यम निबंधक वसई-१  
वसई-२

भरलेले मुद्रांक शुल्क: 100 रु.

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निबंधक

नि. का. वसई - १

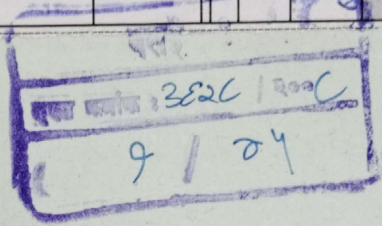
dated 15<sup>th</sup> day of December, 19  
purchase Flat No. B-02, on the  
admeasuring 540 sq. feet Built-up  
Building No. 04, of 'A' Type, ha  
of Gokul Aangan constructed on  
No. 39+59/1+67+191+192; of  
Vasai Road (West), Taluka Vasa  
the area of registration sub Dist



Rs. 100/-

**FRANKING DEPOSIT SLIP**

<b>ICICI Bank</b>		<b>Customer Copy</b>	
Deposit Br. <i>Vasai</i>	Date: <i>29/3/08</i>		
Pay to : ICICI Bank Ltd. A/C Stamp Duty			
Franking Value	Rs.	<i>100/-</i>	
Service Charges	Rs.	<i>0/-</i>	
Total	Rs.	<i>100/-</i>	
Name of Stamp duty paying party : <i>Yogesh J. Lakhani</i>			
<p>Received with Thanks The Sum of Rs. <i>100/-</i> Towards Payment of Stamp Duty</p>			
DD / Cheque No. _____	Drawn on Bank _____		
(For Bank's Use only)			
Tran. No. _____	Franking Sl. No. _____		
Officer _____			

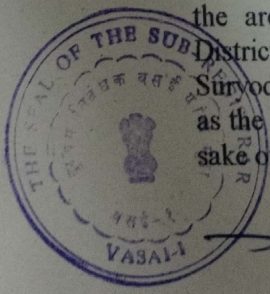


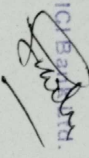
**ANNEXURE NOT TO BE REGISTERED**

**: DECLARATION :**

I, **Mr. Yogesh J. Lakhani**, Adult, residing at B-02, Gr. Floor, Gokul Aangan, Building No. 28, Diwanman, Vasai Road (W), Taluka Vasai, District Thane, do hereby declare on solemn affirmation as under:

1) I say that by and under an Agreement for sale dated 15<sup>th</sup> day of December, 1994, I had agreed to purchase Flat No. B-02, on the Ground floor, Flat admeasuring 540 sq. feet Built-up, or thereabouts, in Building No. 04, of 'A' Type, having building No. 28 of Gokul Aangan constructed on land bearing Survey No. 39+59/1+67+191+192; of Village Diwanman, Vasai Road (West), Taluka Vasai, District Thane, in the area of registration sub District of Vasai-I and District Thane, at or for valid consideration from **M/s. Suryodaya Builders**, a Prop. concern, therein referred to as the Builder, hereinafter referred to as the said flat, for sake of brevity.



For ICICI Bank Ltd.  
  
 Authorised Signatory  
 S. Patil

ICICI Bank Ltd. Vimal Shopping Centre, Main Road, Near Post Office, Vasai Road (W) 401202  
 D-5/STP(V)/C.R-101/120/2005/752 to 755  
 59723  
 100007  
**R 00001001-P85375**  
 12:32  
 SPECIAL ADHESIVE  
 MAR 29 2008  
 STAMP DUTY MAHARASHTRA



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वसाई-१
वसाई क्रमांक : ३६२८/२७०
२ / ०५

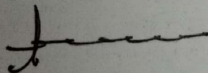
2) I say that in the year 1994, I had failed to register the said Agreement for sale dated 15/12/1994, due to certain unavoidable circumstances, beyond my control. I say that thereafter I had submitted the said agreement dated 15/12/1994, before collector of stamps, Thane, and therein I had paid stamp duty and penalty on 26/03/2008, vide EVN No. 179/2008, I say that now I felt necessary to get registered the said Agreement for sale, dated 15/12/1994, and accordingly I am submitting the same before sub registrar of assurance, Vasai-I.

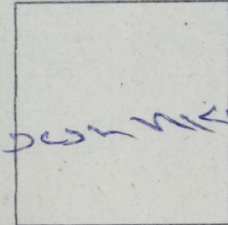
3). I say that I hereby undertake to indemnify and keep indemnified the registration authority from the loss sustained to them due to ex-party registration of Agreement for sale dated 15/12/1994.

I say that the content of this Declaration are true and correct to the best of my knowledge and belief.

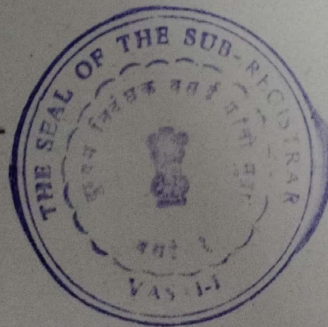
Solemnly affirmed at Vasai  
On this 7<sup>th</sup> day of APRIL 2008.

**IDENTIFIED BY ME**

  
(R. D. Kewat)  
(Advocate)



Mpr/-







Impounded under Section 33  
Bombay Stamp Act 1958

र. नं. 9368

दिनांक: 24 AUG 1994

विक्रीचे ठिकाण

१०३, न्यु वाशिवाड

शास्त्रीनगर, लवघर, वसई.

R. D. Kewat

Collector of Stamps, Thane (Thane)

श्री/श्रीमती

Associate High Court,

हस्ते

Shreeeram Complex, 1st Floor,

यांल रत्नम हवरे

किम

Vasai Road (West),

मुद्रांक विकला

मुद्रांक

विकला

मरिणा जाधव

पतई-१

AGREEMENT FOR SALE

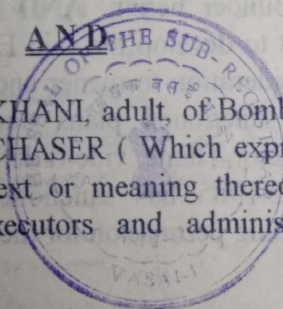
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THIS AGREEMENT made at VASAI this 15<sup>th</sup> day of DECEMBER 1994, BETWEEN M/s. SURYODAYA BUILDERS, a proprietary concern, having its office at 104, Arihant apart. Vasai Road (W), District Thane. - 401 202, hereinafter referred to as BUILDER Which expression unless it be repugnant to the context or meaning thereof shall include its partner or partners for the time being their legal heirs, assigns, executors and administrators) of the ONE PART.

AND

SHRI YOGESH LAKHANI, adult, of Bombay, hereinafter referred to as FLAT PURCHASER ( Which expression unless it be repugnant to the context or meaning thereof shall include his/her heirs, assigns, executors and administrators) of the OTHER PART.



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WHEREAS THE BUILDER is entitled to 10950 Sq. Feet F.S.I. for building No. 28 of A type out of Survey No. 39+59/1+67+191+192 of Village Diwanman, Taluka Vasai, District Thane, within the limits of Vasai, District Thane, within the limits of Vasai sub Registration District, within the limits of Panchayat Samiti and Zilla Parishad Thane, ( more particularly described in the schedule written hereunder and hereinafter referred to as SAID PROPERTY for brevity's sake ) AND WHEREAS the said property is owned by Shri. Kashinath T. Gavankar and other herein referred to as ORIGINAL OWNER for brevity's sake ) AND WHEREAS by an agreement for development executed by and between the said Shri. Kashinath T. Gavankar and others as ORIGINAL OWNER and M/s. Krishna Township Corporation as owner, the said owners granted Development rights of the said building to the said owner AND the said owner has paid full consideration to the original owner AND WHEREAS by an agreement dt. 11.10.1988 executed by and between M/s. Krishna Township Corporation as owner and Mr. H.M. Shah, Karta of H.M. Shah, H.U.F. herein as Developer paid full consideration to M/s. Krishna Township Corporation and in pursuance of the said transaction the said H.M. Shah Karta of H.M. Shah H.U.F. executed a development agreement in favour of Builder herein. AND WHEREAS the Promoter/builder has right to develop the said F.S.I. AND THE Promoter has paid full consideration to owner and has right to develop the said F.S.I. as per sanctioned plans and permissions AND WHEREAS the collector Thane, vide order No. FEV/DI/9/NAP//SR/866/1129 dtd. 30.12.1985 has sanctioned N.A. (Residential) permission and Building permission for the said property AND

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of building as per sanctioned plan the flat purchaser wants to purchase flat on ownership basis and form applied to the promoter for allotment purchaser, flat No. B-02 on Ground the building No. Four of PRO GOKUL AANGAN AND WHEREAS Promoter sale and purchaser has agreed residential flat No. B-02 on Ground the building (more particularly schedule written hereunder and referred to as SAID LAND for brevity's sake) WHEREAS prior to the execution of agreement, the flat purchaser has paid to the promoter a sum of Rs. 45,000/- (Forty five thousand only) being part payment of sale price and the said property has been agreed to be sold to the flat purchaser and the purchaser has agreed to pay the balance in the manner set out in hereinafter.

NOW THIS AGREEMENT WITH HEREBY AGREED BY AND BETWEEN THE PARTIES FOLLOWING :-

- 1. That the promoter shall develop the building consisting of residential flats in the land described in the schedule written hereunder in accordance with the plans, drawings and specifications approved by the concerned authorities which has been seen and approved by the purchaser. That promoter shall make all additions and/or alterations which are necessary. That the purchaser shall take written permission from the promoter for such additions or alterations in the said flat.

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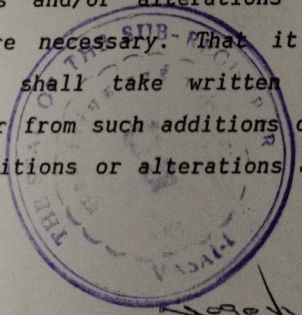
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of building as per sanctioned plans AND WHEREAS the flat purchaser wants to purchase residential flat on ownership basis and flat purchaser applied to the promoter for allotment to the flat purchaser, flat No. B-02 on Ground floor in the building No. Four of PROJECT known as GOKUL AANGAN AND WHEREAS Promoter has agreed to sale and purchaser has agreed to purchase residential flat No. B-02 on Ground floor of the building (more particularly described in the schedule written hereunder and hereinafter referred to as SAID LAND for brevity's sake) AND WHEREAS prior to the execution of this agreement, the flat purchaser has paid to the promotor a sum of Rs. 45,000/- (Rupees Forty five thousand Only ) being part payment of sale price of the flat agreed to be sold to the flat purchaser and flat purchaser has agreed to pay balance amount in manner set out in hereinafter.



**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-**

1. That the promotor shall construct or put up buiding consisting of residential flats in the land described in the Schedule "A" in accordance with the plans, design specifications approved by the concerned local authority and which has been seen and approved by the flat purchaser. That promotor is entitled to make additions and/or alterations in the building which are necessary. That it is agreed that promotor shall take written consent of Flat purchaser from such additions or alterations if such additions or alterations are affecting the flat.



*[Handwritten signature]*



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WHEREAS the said permission is legal, valid and subsisting AND WHEREAS the Promotor is entitled to develop the said property as per terms and conditions of N.A. permission and building permission AND WHEREAS THE Promotor has proposed to construct on the said land a building consisting of ground + 2 upper floors consisting of Residential flats/shops (hereinafter referred to as SAID PROPERTY for brevity's sake) AND WHEREAS the promoter has appointed M/s. J. P. MEHTA & ASSOCIATES a firm registered as Architect/Structural Designer/Council of Architects for the purpose of preparation of plans, supervision of construction of building and looking after structural design and drawing of the building / buildings AND WHEREAS the promoter has sole and exclusive right to develop the said land and to sell the residential flats/shop in the said building to be constructed by the promoter on the said land and to enter into Agreements with Purchaser's of flats, to receive sale price in respect thereof AND WHEREAS on demand to of Flat Purchaser the Promoter has given inspection to the purchaser of all documents of title of the said land, the N.A. Permission, Building Permission, plans, specifications and agreement AND WHEREAS the flat purchaser has seen and verified the documents and in satisfied about the same AND WHEREAS copies of certificate of title, issued by Shri. A.A.Patil, Advocate of promoter, copies of property card 7/12 extract and copies of plans, specifications of flat agreed to be purchased by flat purchaser have been annexed hereto and marked as schedule C, D, E respectively AND WHEREAS necessary plans, specifications, elevation, sanctions and details of the said buildings are approved by local authority on certain terms and conditions AND WHEREAS the promoter has commenced the construction of

प्लॉट-१  
 प्लॉट नंबर: 3822/1  
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Stamp: Punit Thane

SEAL OF THE STR. DEPT. THANE

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2. The flat purchaser hereby agrees to purchase from the promotor and promotor hereby agrees to sell flat No. B-02 on Ground floor admeasuring 540 Sq. Feet Built up area (which is inclusive of the area of balconies) as shown in floor plan annexed hereto, in the building No. Four of PROJECT GOKUL AANGAN situate at Village Diwanman, Taluka - Vasai, Dist. Thane, land bearing S.No. 39+59/1+67+191+192; of A type having building No. 28 having 10950 Sq. Feet F.S.I. (more particularly described in the schedule "B" written hereunder and hereinafter referred to as SAID FLAT for brevity's sake) at or for a price of 2,04,400/- (Rupees Two lakh four thousand four hundred only inclusive of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) being proportionate price of the common areas and facilities appurtenant to the premises. The flat purchaser has paid a sum of Rs. 45,000/- (Rupees Forty five thousand Only) as earnest money. The flat purchaser hereby agrees to pay the balance purchase price of Rs. 1,59,400/- in the following manner.

प्लॉट-१  
 प्लॉट नंबर: 3822/1  
 2/09

- i) 15% on Plinth.
- ii) 30% on the Slab.
- iii) 15% on Brick Masonary work.
- iv) 10% on flooring.
- v) 10% on internal and external plaster.
- vi) 10% on fitting and plumbing.
- vii) 10% at the time of occupation.

3. The flat purchaser agrees to pay the amount due to promotor within stipulated time and also agrees to pay interest at 18% per annum which become due and payable by flat purchaser

SEAL OF THE STR. DEPT. THANE



under the terms of this agreement from the date the said amount is payable to promotor.

4. That flat Purchaser shall make the payment of balance amount (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) to promotor as set out in this agreement AND on Flat Purchaser committing any default in payment on due date and committing the promotor any default in payment on due date and committing the promotor breach of any of the terms and conditions of this agreement. The promotor shall have option to terminate the agreement. The Promotor shall give notice of termination of agreement and of breach or breaches of terms and conditions of the agreement committed by flat purchaser before terminating this agreement. That in failure of flat purchaser in remedying the breach, within reasonable time, the promotor shall exercise the option of such termination and on such termination the promotor shall refund all amounts received from flat purchaser, till then to flat purchaser without any interest. That on such refund and termination promotor is entitled to deal and dispose off and sell the flat to any person at his descretion.

5. That are promotor hereby agrees :-

- (i) To observe, perform and comply with all terms, conditions, stipulations and restrictions which are imposed by the concerned authority at the time of sanctioning plans.
- (ii) To obtain occupation and/or completion certificate in respect of the flat before handing over possession of the said flat.



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(iii) That for the said land described in schedule "A" (on which promotor is constructing building), - 10950 Sq. Feet floor space index is available in respect of the said land.

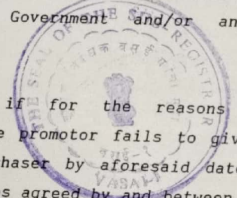
(iv) That the promotor has not utilised F.S.I. available for the said land elsewhere.

(v) That promotor shall give detail particulars of floor space Index to flat purchaser in case it is utilised elsewhere.

(vi) That promotor shall provide fixtures, fittings and ammenities in the said building and the said flat as set out in the Schedule "E".

6. That the promotor shall give possession of the said flat/shop to flat purchaser on or before Dec. 1994. That the promoter is entitled to reasonable extension of time for giving possession of flat on the aforesaid date if the completion of building is delayed on account of non-availability of steel, cement, other building materials, water or electric or on account of war, civil commutation or an act of God or on account of any notice, order, rule, notification of Government and/or any competent authority.

7. That if for the reasons beyond his control, the promotor fails to give possession to the purchaser by aforesaid date or further date or dates agreed by and between the parties, then promotor shall on demand of flat purchaser refund all amount received from flat purchaser with simple interest of 9% to the flat purchaser





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That till the entire refund of amount aforesaid there shall be charge on the said land for the said amount.

8. That the flat purchaser shall take possession of the flat within 10 days from the promoter giving written notice to flat purchaser intimating that the said flat is ready for use and occupation.

9. That on receipt of such notice by promoter, the flat purchaser shall be liable to bear and pay proportionate share (i.e. proportionate to floor area of flat/shop) of the all outgoing in respect of the said land and building namely local taxes, betterment charges or such other leveies by common concern local authority or Government water charges, insurance, common lights, repairs, salaries or chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property.

10. That the flat purchaser along with other purchasers of flat in the building shall join in forming and registering the societies or limited Company to be known as Gokul Aangan Co-Op. Hous. Soc. Ltd. That for the purpose aforesaid, the purchaser shall sign and execute from time to time the applications for registration and/or membership and other necessary documents necessary for formation and the registration of society or limited Company (including by laws). That the purchaser shall send those documents referred above to promoter within 8 days of same being forwarded by Promotor, so as to enable promotor to register the society or Limited Company. That Promotor shall take no objection of flat purchaser in case some changes or modifications



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are made in draft bye laws or memorandum Articles of Association.

11. That the flat purchaser shall pay to the promotor such proportionate share of outgoing as may be determine till formation of society or Limited Company and execution of conveyance of land along with building in favour of society or Limited Company. That flat purchaser shall also pay to the promotor provisional monthly contribution of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) per month towards outgoing till flat purchaser's share is determined. That amount as paid by the flat purchaser to the promotor shall not carry out any interest and remain with promotor until conveyance is executed in favour of society or Limited Company. That Promotor shall pay the said deposit, after necessary payment of our goings to concerned department, to society or Limited Company on execution of conveyance. That flat purchaser shall pay the provisional monthly contributions on the 5th day of each and every month in advance and shall not without the same for any reason whatsoever.

12. That on or before delivery of possession of the said flat the flat purchaser shall deposit a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) for legal charges Rs. 260/- (Rupees Two Hundred Sixty Only) for share money application entrance fees of society or Limited Company. Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) for formation & registration of society and Rs. \_\_\_\_\_ for proportionate share of taxes and other charges and promotor shall utilise sum of Rs. \_\_\_\_\_ paid for legal charges for meeting all legal costs, charges, expenses, including the professional costs of advocates of promotor in connection



with formation of society or Limited Company, preparing rules, regulations, bye laws, and also towards costs of preparing rules & regulations and endorsing this agreement and also conveyance.

13. That unless and until it is otherwise agreed by & between parties that the promotor shall cause the original owner to transfer all rights title and interest in the said land together with building in favour of society or Limited Company within 4 months from the registration of society or Limited Company.

14. That at the time of registration the flat purchaser shall pay to promotor the pruchaser's share of stamp duty an the registration charges payable if any by society or Limited Company on conveyance or any instrument or transfer in respect of land with building to be executed in favour of society or Limited Company.

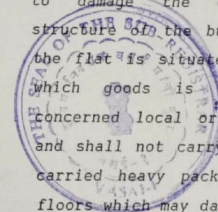
15. That the flat purchaser shall use the said flat or any part thereof or permit the same to be used for any only for purpose of residence/ office room/shop/godown for carrying on any industry or business. Flat Purchaser shall use the garage or parking places only on the purchase of for keeping or parking the flat purchaser's own vehicles & shall not change the user thereof in any manner which may entail any breach of the bye-laws, regulations and directions of local or other authorities or terms and conditions of N.A. permissions of building permissions.

16. That within a period of 3 years from date of handing over possession of residential flat to flat purchaser, any defect in flat or building in which the said flat is situated or material used therein or any unauthorised change in the construction of building is brought to

notice of the promotor by flat purchaser, then whenever possible the promotor shall rectify the said defects or unauthorised changes at the costs of promotor and in case it is not possible to rectify such defects or unauthorised changes, then the purchaser shall be entitled to receive reasonable compensation from promotor.

17. The Flat Purchasers himself/herself/ themselves with intention to bring all persons into whosoever hands the flat may come, doth hereby covenant, with promotor as follows:-

- (i) To maintain the flat/shop/garage at flat purchaser's cost, any good tenable repairs and conditions from the date of possession of flat is taken and shall not do or suffered to be done anything in or to the said building in which the said flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make additions in or to the building and the flat/shop or part thereof.
- (ii) Not to store in the flat any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to be concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or liekly to damage the staircase, common passage





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20. That promotor has obtained necessary confirmation from owner duly executed and affirmed, confirming therein the grant of development rights of the said land to the promotor and promotor's right to develop the said land also to owns obligations to this agreement AND promotor has supplied certified true copy of the same to the flat purchaser.

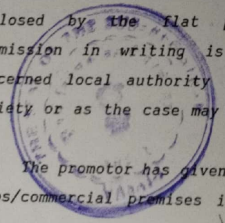
21. The flat purchaser shall present this agreement as well as the conveyance at the office of sub-Registrar Vasai and the promotor will attend the said office and admit execution thereof.

22. All notices to be served on flat purchaser as contemplated by this agreement shall be deemed to have duly served if sent to the flat purchaser by registered Post A.D./under certificate of posting at his/her address specified as below :-

*sofen*  
B-505, RAJ CRYSTAL,  
ROYAL COMPLEX, EKSAR ROAD,  
BABHAI NAKA, TRIDHAM, BORIVALI (W)

23. 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 belong exclusively to the respective purchaser of the terrace flat and such terrace space is intended for exclusive use of respective terrace flat purchaser. The said terrace shall not be enclosed by the flat purchaser till the permission in writing is obtained from the concerned local authority and the promotor or society or as the case may be the Ltd. Company.

24. The promotor has given water connection to shops/commercial premises in the said building



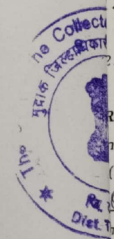
3226/2004  
29/05 : 18 :

SIGNED SEALED AND DELIVERED )  
BY THE WITHINNAMED PROMOTOR )  
IN THE PRESENCE OF )

*sofen*

SIGNED SEALED AND DELIVERED )  
BY THE WITHINNAMED PURCHASER )  
IN THE PRESENCE OF ..... )

*sofen Lekhani*  
(sofen)



RECEIVED of and from the within- )  
named Purchaser a sum of Rs. 45000/- )  
(Rupees Forty five thousand) Rs. 45000/- )  
Only - ) by way of token )  
money/full purchase price of this )  
present. )

WITNESSES :

I SAY RECEIVED  
For SURYODAYA BUILDERS

- 1.
- 2.

*sofen*  
Proprietor.





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and the said shop holer shall pay the water bill according the meter, that the pruchaser also with other flat purchasers or their nominees assigns shall have no right to object for the said water used nor they construct or obstruct or object the samd on formation of cooperati society or Limited Company as the case may be.

25. THIS AGREEMENT shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of promotion of Construction, sale, manage management and transfer) Act 1953 and rule made therein.

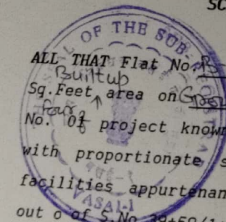
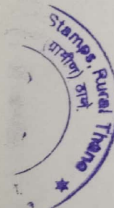
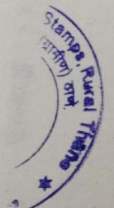
IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUR THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY AND THE YEAR HEREINABOVE FIRST WRITTEN.

ALL THAT PROPERTY situate at Village Diwanman, Taluka Vasai, Dist. Thane, within the limits of Panchayat Samiti Vasai and Zilla Parishad Thane, land bearing S.No.39+59/1+67+192+192 out of which Sq.feet F.S.I. of A type building for building No. 28 as shown on plan annexed hereto, which is bounded as follows :

- ON THE EAST : Plot No. 24
- ON THE WEST : Open Plot
- ON THE SOUTH : Plot No. 25
- ON THE NORTH : Road

SCHEDULE 'B'

ALL THAT Flat No. 02 measuring 540 Sq. Feet area on Ground floor of the Building No. 02 project known as Gokul Aangan together with proportionate share of common area and facilities appurtenances to the said property out of S.No. 39+59/1+67+191+192, building No. 28 having 10950 Sq. Feet F.S.I.



वसई-१  
दफतर क्रमांक : ३३२४  
२२/०५

A. A. PATIL  
B.A.LL.B.  
Advocate

Office :  
Remedi Ali, Post Vasai,  
Dist.Thane, Phone : 39  
8 A.M. to 11 A.M.

Office :  
103, K.T. Chamber,  
2nd Floor, Navagher,  
Post Navagher,  
Dist. Thane  
Evening 7 P.M. to 9 P.M.

Date : 12th March 1986

TO WHOM SO EVERY IT MAY CONCERN

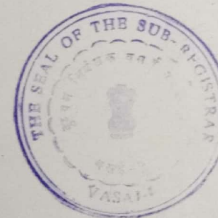
RE : In the matter of sale of land situate at Village Diwanman, within the limits of Vasai Sub-Registration District, within the limits of Panchayat Samiti and Zilla Parishad Thane land bearing Survey No.39+59/1+67+191+192 area 84115.80 Sq.Mtrs. (hereinafter referred to as SAID LAND FOR brevity's sake) Shri Kashinath T. Gavankar and others Vendors.

AND

M/S. KRISHNA TOWNSHIP CORPON.... Purchaser.

THIS IS TO CERTIFY that I have taken search in the books of Sub-Registrar Vasai and investigated title of the said land and in my opinion title of the said land is clear and marketable and free encumbrances.

(A. A. PATIL)  
ADVOCATE





REV/D-1/HAP-VII/112/30  
Office of the Collector, Thane.

21. 30 December, 1985

- Read : 1) Application dated 23/02/1985 from Shri. K.T. Gawankar & others, Architects of Shri K.T. Gawankar & others for grant of amended building permission.  
2) This office order No. REV/D-1/HAP-VII/112/30 dated 17/5/85.  
3) Letter No. 1985/REV/D-1/HAP-VII/112/30, dated 26/12/1985.

ORDER

The Collector of Thane is hereby pleased to approve revised layout plan and building plans and grant permission to construct buildings for residential and commercial use in respect of land comprised in plots No. 59/1, 67, 191 and 192, area admeasuring 94,115-90 M<sup>2</sup> of village Dahanu Taluka Vasai to Shri K.T. Gawankar and others of village Dahanu, Taluka Vasai subject to following conditions:-

1. An area admeasuring 182.25 M<sup>2</sup> in 'B' type building shall be used for commercial i.e. shopping purpose.

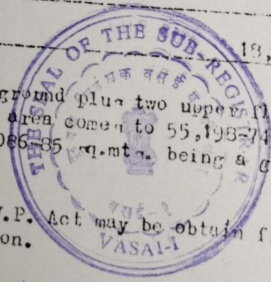
2. That, this permission is to build plinth area of 18,399-58 M<sup>2</sup> and remaining area of 65,716-22 M<sup>2</sup> shall be kept vacant and open to any as specified in the enclosed building plans. The details of permitted plinth area is as under:

Type of building	Number of building	Plinth area of each building	Total plinth area of each type of building
'A' type	20	287-34 M <sup>2</sup>	5746-90 M <sup>2</sup>
'B' type	15	297-34 M <sup>2</sup>	4310-10 M <sup>2</sup>
'C' type	6	158-24 M <sup>2</sup>	949-44 M <sup>2</sup>
'D' type	3	244-87 M <sup>2</sup>	734-61 M <sup>2</sup>
'E' type	11	605-33 M <sup>2</sup>	6658-63 M <sup>2</sup>
<b>Total</b>	<b>55</b>		<b>18,399-58 M<sup>2</sup></b>

3. That in no case more than ground plus two upper floors are permitted. Thus the total builtup area comes to 55,198-74 sq.mts. against the permissible builtup area of 63086-85 sq.mts. being a group Housing scheme.

4. That permission u/a 52 of V.P. Act may be obtained from the local authority prior to start construction.

5. That the grantee shall not make any additions or alterations to the approved plan without getting approval from the Collector, Thane.



- READ: 1) Application from Shri. K.T. Gawankar & others for grant of amended building permission.  
2) Corresponding office order No. REV/D-1/HAP-VII/112/30 dated 17/5/85.  
3) Letter No. 1985/REV/D-1/HAP-VII/112/30, dated 26/12/1985.

ORDER

In exercise of powers conferred by sub-section (1) of section 16 of the Maharashtra Land Revenue Code, 1969, the Collector of Thane is pleased to approve the accompanying layout plan and building plans for plots No. 59/1, 67, 191 and 192, area admeasuring 94,115-90 M<sup>2</sup> of village Dahanu Taluka Vasai to Shri K.T. Gawankar & others of village Dahanu, Taluka Vasai subject to following conditions:-

The layout plan and building plans are also subject to the provisions of the Maharashtra Land Revenue Code, 1966, Maharashtra Urban Land Ceiling and Agricultural Land Ceiling Act, 1966 and other laws in force.

1. The layout plan and building plans will be subject to the provisions of the Maharashtra Urban Land Ceiling and Agricultural Land Ceiling Act, 1966 and other laws in force.

2. All the plots in the layout shall be developed within the period of one year from the date of the grant of this permission. If at the end of this period the holder of the permission has not completed the development of the plot, the permission shall stand cancelled.

3. The layout plan and building plans shall be subject to the provisions of the Maharashtra Urban Land Ceiling and Agricultural Land Ceiling Act, 1966 and other laws in force.

4. The holder of the permission shall not make any additions or alterations to the approved plan without getting approval from the Collector, Thane.



No. REV/Dact/T/DA/VT/10/1254-10/1985  
Office of the Collector, Thane  
Dated :- 17/5/1985. 33/roy

- R.E.A.D.:
- 1) Application dated 25/1/1985 from Shri. K.T. Gawankar and others of Divanman, Taluka Vasai, District Thane.
  - 2) Correspondence ending with letter No. NAP/Layout/ Divanman/Vasai/1254 dated 6/4/1985 from Shri A.D.T.P. Thane.
  - 3) Letter No. NAP/SR-203 dated 11/3/1985 from Thane/Divan Vasai

O.R.D.E.R.:

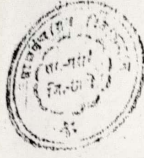
In exercise of the powers vested in him under rules 4(1) read with para 16 of part II of schedule III of Maharashtra Land Revenue Code, (Conversion of Use of Land and N.A.A.) Rules, 1969, the Collector of Thane is pleased to approve the accompanying layout for Residential purpose only for the land measuring 80,676.31 Sqr. Mtrs. in respect of S. No. 89, 59/1, 67, 191 and 192 Village Divanman, Taluka Vasai District Thane by Shri. K.T. Gawankar and others of Divanman, Taluka Vasai.

The layout is approved subject to the provisions of Maharashtra Land Revenue Code, and Rules made thereunder and also subject to the provisions of Bombay Tenancy and Agricultural Land Act, 1948 and Rules made thereunder with following conditions:-

1. The layout permission and the sale/purchase/permission will be subject to provision of the Maharashtra Land Revenue Code, 1966, Maharashtra Regional Town Planning Act, 1966 Urban Land Ceiling and Regulation Act, 1975 and Bombay Tenancy and Agricultural Land Act, 1948 and rules framed thereunder.
2. All the plots open spaces, internal roads etc. in the layout shall be demarcated on site through the District Inspector of Land Records, Thane and the area of Sub-Plots shall also be ascertained from the District-Inspector of Land Records, Thane. The width of the road and the area of open space shall strictly be adhere to.
3. The layout roads shall be allowed to be used by adjustment holder for the purpose of access if required.
4. No plot shall be disposed off unless the roads in the layout actually constructed on site and handed over to the concerned local authority along with open spaces as shown for the public purpose.
5. All the plots shall be disposed off within a period of one year from the date of this order and if the N.A. use of the land is not commenced within this stipulated period any further resale of open plots prohibited unless with specific prior permission from the undersigned.
- 5-A. If at the end of one year any plot/plots remained unsold which period of sale/purchase permission is not extended, this permission will stand cancelled. In such cases the holder of the permission may approach the undersigned for extension of the sale permission for each and every unsold plot.



(सुंगई प्रावर्णव्ययन विधान) १९५८ कालम ५२ मोज कलम (१) प्रमाणे इमारतीचे वांचकाम करणेस, दुकुरत करणेस, फेरफार करणेस किंवा वाढविण्यास परवाना)



दिवाणमान ग्रामपंचायत

ता. वसई, जि. ठाणे.

सं-१  
3457/200  
3457  
ता. नं. 24/03  
तारीख 9/1/2008

श्री. सती महापति इन्स्टीट्यूट (कृषिशास्त्रज्ञ लीप. कुंपोरेवाड)

राधानगर दिवाणमान गावठाण वसई जि. ठाणे.

गामी-

कळविण्यांत येते की,

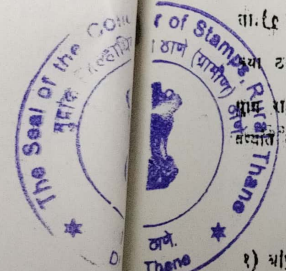
आपला पर/इमारत वांचणे वढल्ल्या, दुकुरतीस-किंवा वाढविण्याचा ता. 8/1/08 चा अर्थ

ता. 12/1/02 रोजी मिळाला. त्याप्रमाणे आपणांस कळविण्यांत येते की, पंचायत ठराव नं. 3457 ता. 9/1/02

च्या अटीप्रमाणे पर/इमारत वांचण्यास, दुकुरत-परण्यास, फेरफार करण्यास-किंवा वाढविण्यास (वेळीच्या वेळीचे परवानगीस)

आपण १९५८ चा ग्रामपंचायतचा कायदा कलम ५२ व ५३ मधील तरतुदीस वाचेली राहून, इकडील खातील अटीवर संक्षेपे

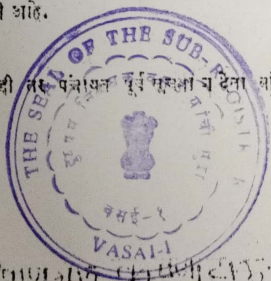
वस्तुतः येत आहे.)



- अटी -

- 1) वांचकाम परवानगी पंचायतीने दिव नंतर एन. ए. अगर गणेशवती काही प्रश्न उद्भवल्यास ती मासकास सोडवतास लागेल.
- 2) वांचकाम परवानगी दिल्यापासून एक वर्षाचे आंत वांचकामास सुरुवात करावी लागेल. सुरुवात न केल्यास परवानगी रद्दची लागेल.
- 3) वांचकाम मंजूर इमारत आगळ्याच्या प्रमाणेच करावयाचे असून ते दोन मजल्याचे करावयाचे आहे.
- 4) इमारतीच्या वांचकामापर्यंत वाढविण्याच्या व्यवस्थेसाठी गटार वांचकामही करावयाचे आहे.
- 5) ग्रामपंचायतीने घेतोयेळी दिलेल्या सूचनांचे पालन करावे लागेल.
- 6) अख्खापस १० फूट पेक्षा मोठ्यापस १५० फूट व टाऊन प्लॅनिंग प्रमाणे ६० फूट अगर ८० फूट सामा सोडून वांचकाम करावे लागेल.
- 7) वांचकामास सुरुवात करण्यापूर्वी अंतर्गत रस्त्यांचे काम प्रमाणेच करावयाचे आहे. गतरच इमारत वांचकामास सुरुवात करावी.
- 8) वांचकाम पूर्ण झाल्यावर सर्व हज्या पूर्ण झाले बाबत आपल्या ऑफिसलाचा दालला या ऑफिसलाकडे सादर करावयाचा आहे. व या ऑफिसलाकडून निवासासाठी उपयोग करण्याचायमची परवानगी घेऊनच इमारतीचा वापर करावयाचा आहे.
- 9) पंचायतीकडे पाणी पुरवठ्याचा नसब्यास नसव्यासले पाणी पुरवठ्याची निवासादारी पंचायतीवर राधानगर गावी.
- 10) काम पूर्ण झालेवर लक्षात नोंद पंचायतीकडे घ्यावयाची आहे.

परील अटीने पालन वांचकाम करतांना घ्यावे शाही तरतुदी पंचायत वृत्त निरुलाच देता वांचकाम वंद करण्याचा आदेश देते व न्यायसु तो संनकारक राहिल.



ता. फ...  
दि. १०/१/०८  
दि. १०/१/०८

दिवाणमान...  
दि. १०/१/०८  
दि. १०/१/०८

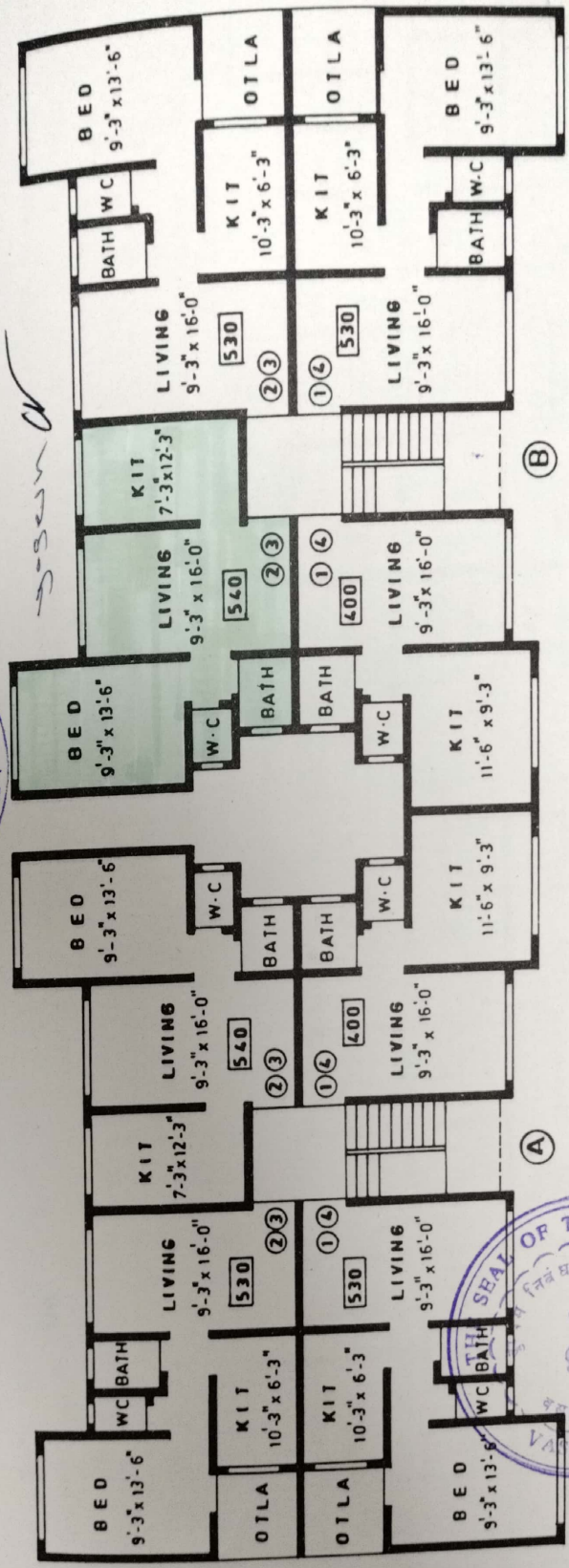
man  
LAKHMAN  
06

192

Diwanman,



प्लान-१  
 प्लान नं. : 3E2C/100L  
 3E/84



**GROUND FLOOR PLAN**

BUILDING NO: 1106

**GOKUL AANGAN**



WING .....  
 FLOOR .....  
 FLAT NO .....  
 CARPET AREA .....

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दस्त गोषवारा भाग - 2

वसई 1

दस्त क्रमांक (3628/2008)

24/04

पावती क्र.:3628 दिनांक:07/04/2008

पावतीचे वर्णन

नांव: योगेश जीवनालाल लखानी

2730 :नोंदणी फी

900 :नक्कल (अ. 11(1)), पुस्तिकासाठी नक्कल (अ. 11(2)),

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

3630: एकूण

दु. निबंधकाची सही, वसई 1

दस्त क्र. [वसई1-3628-2008] चा गोषवारा  
बाजार मुल्य :273000 मोबदला 204400 भरलेले मुद्रांक शुल्क : 100  
दस्त हजर केल्याचा दिनांक :07/04/2008 04:44 PM  
निष्पादनाचा दिनांक : 01/04/2008  
दस्त हजर करणा-याची सही :

*[Handwritten signature]*

दस्ताचा प्रकार :64 घोषणा पत्र  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 07/04/2008 04:44 PM  
शिवका क्र. 2 ची वेळ : (फी) 07/04/2008 04:48 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 07/04/2008 04:49 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 07/04/2008 04:49 PM

दस्त नोंद केल्याचा दिनांक : 07/04/2008 04:50 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितानात.

- 1) अनिल राजभर - ,घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: वसई
- 2) शशिकांत राजत - ,घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: वसई

तालुका: वसई  
दिन: -



*[Handwritten signature]*



दु. निबंधकाची सही  
वसई 1

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दस्ताचा प्रत  
दस्ताचा प्रत  
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