



Thursday, August 24, 2006

10:27:04 AM

Original

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 6347

गावाचे नाव कान्हेरी

दिनांक 24/08/2006

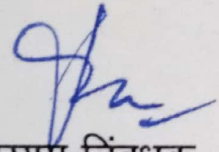
दस्तऐवजाचा अनुक्रमांक वदर6 - 06344 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: योगेश जे. लखानी - -

नोंदणी फी	:	20000.00
नक्कल (अ. 11(1)), पृष्ठांकनावी नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (111)	:	2220.00
<b>एकूण</b>	<b>रु.</b>	<b>22220.00</b>

आपणास हा दस्त अंदाजे 10:41AM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
बोरीवली 3 (बोरीवली)

बाजार मुल्य: 730800 रु. मोबदला: 200000 रु.  
भरलेले मुद्रांक शुल्क: 100000 रु.

दुय्यम निबंधक बोरीवली-३  
पुंवाई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ इंडिया, बोरीवली प मुं 92;

डीडी/धनाकर्ष क्रमांक: 036578; रक्कम: 20000 रु.; दिनांक: 23/08/2006



1,00,000/-

Customer's Copy

**THE KAPOL CO-OP. BANK LTD.**  
FRANKING DEPOSIT SLIP

Branch **BORIVALI** Date: **09/08/06**

Pay to: Acct. Stamp Duty **17579**

Franking Value	Rs. 1,00,000/-
Service Charges	Rs. 10/-
<b>TOTAL</b>	Rs. 1,00,010/-

Name of the person for whom stamp duty is impressed

Name & Address of the Stamp duty paying party  
**Yogesh Jivankar Lokhande**  
**8th Floor, Sunflower, Borivali**

Tel./Mobile No. **9820071873**

DD/Cheque No.:

Drawn on Bank:

(For Bank's Use only)

Tran ID A254 Rs. \_\_\_\_\_  
PL-546 Rs. \_\_\_\_\_

Franking Sr. No. **42979**

Cashier \_\_\_\_\_ Officer \_\_\_\_\_



**बदर-६**  
**६३४४/१९**  
**२००६**

AGREEMENT FOR SALE

*Agre X*

THESE ARTICLES OF AGREEMENT, made and entered into at Mumbai on this the 10<sup>th</sup> day of August 2006 by and between SHALINI SANGEETA DEVELOPERS PVT LTD., a Private Limited Company duly incorporated and registered with the Registrar of Companies Maharashtra under the Companies Act of 1956 having its registered office at Ground floor, 'GOKUL', Haridas Nagar, Borivli (W), Mumbai - 400 092, hereinafter referred to

The Kapol Co-operative Bank Ltd.,  
Borivali Branch, Bhandarkar Bhavan,  
S.V. Road, Borivali (W),  
Mumbai-400 092.  
D-S/STP(V)/Cr. 1061/09/05/2005-2006

INDIA  
STAMP DUTY  
MAHARASHTRA  
42979  
108563  
Rs. 100000/- PB5498  
SPECIAL ADHESIVE  
AUG 09 2006  
12:15

Full signature  
*[Handwritten signature]*



as "THE PROMOTERS" [which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns] of the ONE PART

AND

yogesh J. Lakhani

residing at / having

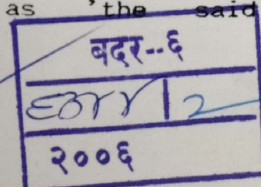
their registered office at 801, Raj Sunflower,

EKsar Road, Royal Complex, Borivli (W), Mumbai-400092

hereinafter referred to as 'the shop/office purchasers'

[which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of individuals or individual, such individual and/or individual/s his/her/their respective heirs, executors and administrators, in the case of a firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in case of a company, its successors and permitted assigns] of the OTHER PART;

[a] Under a Deed of gift dated 09/12/1945 registered with the sub-registrar of assurances at Bombay under registration No.198 of 1946, one Goswami Gokulnathji Maharaj demised by way of gift unto one A.S.Kamalpriya Bettiji, all that piece or parcel of land, hereditaments and premises admeasuring 21 square e. 1852.58 sq.mtrs. or thereabouts as per P.R. Card and lying being and situated at village Kheri and more particularly described in the first schedule hereunder written (hereinafter referred to as 'the said property');



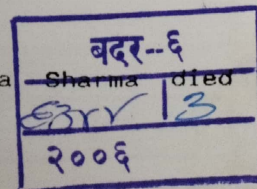
(b) The said A.S.Kamalpriya Bettiji died intestate on 09/07/1961 leaving her husband Shrikrishna Gokulchandra Sharma, son Gopal Shrikrishna Sharma and daughter Pramila Goswami as her only legal heirs and next of kins.

(c) A petition for letters of administration, being petition No.404 of 1962 was filed in the High Court of Judicature at Bombay and the letters of administration was granted on 01/02/1967. Thereafter, the said property was transferred to the names of the said legal heirs, namely, Shrikrishna Gokulchandra Sharma, Gopal Shrikrishna Sharma and Pramila Goswami.

(d) The said Pramila Goswami died intestate on 20/10/1983 leaving her husband Mathureshji Madhusudanlalji Goswami, daughter Preeti Jayant Goswami and sons Yogesh Mathureshji Goswami and Dhrumil Mathureshji Goswami as her legal heirs and next of kins.

(e) Under a Deed of Gift dated 11/08/1986 lodged with the sub-registrar of assurances at Bombay for registration on the same day, under registration No.SBBJ/2755/88 the said Mathureshji Madhusudanlalji Goswami, Preeti Jayant Goswami, Yogesh Mathureshji Goswami and Dhrumil Mathureshji Goswami demised by way of Gift all their rights, title and interest in the said property unto Shyam Gopal Sharma.

(f) The said Shrikrishna Gokulchandra Sharma died





intestate on 16/09/1987 leaving his son Gopal Shrikrishna Sharma, the two sons of his predeceased daughter namely Yogesh Mathureshji Goswami and Dhrumil Mathureshji Goswami and the daughter of his predeceased daughter, Preeti Jayant Goswami as his legal heirs and next of kins.

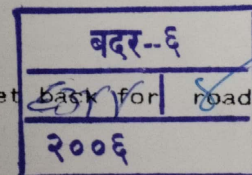
(g) Under a Deed of Gift dated 17/11/1988 lodged for registration with the sub-registrar of assurances at Bombay under serial No.PBBJ/3214/88 the said Gopal Shrikrishna Sharma, Yogesh Mathureshji Goswami, Dhrumil Mathureshji Goswami and Preeti Jayant Goswami demised by way of gift all their rights, title and interest in the said property unto Balamani Gopal Sharma.

(h) In the revenue records the said property is shown in the name of (1) Gopal Shrikrishna Sharma, 2) Shrikrishna Gokulchandra Sharma and 3) Pramila S. Goswami.

i) In these circumstances, 1) GOPAL SHRIKRISHNA SHARMA, 2) BALAMANI GOPAL SHARMA & 3) SHYAM GOPAL SHARMA are the lawful owners and/or otherwise well and sufficiently entitled to the said property (hereinafter referred to as 'the said owners').

j) The owners had declared and disclosed to the promoters and the promoters were aware that structure on the said property was occupied by various tenants and unauthorised occupants.

(k) The said property is subject to set back for road



Handwritten signature and the number '4' at the bottom of the page.

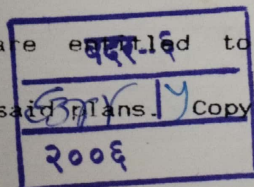
widening and is in commercial zone as is evident from the D.P.Remark. A copy of the D.P.Remarks alongwith the plan is annexed hereto as ANNEXURE I.

(l) WHEREAS by and under an agreement dated 23rd April, 1991 entered into by and between the owners and the promoters, the owners agreed to sell the said property admeasuring 1852.58 sq.mts. or thereabouts as per property card and bearing C.T.S.No. 93, 93/1 to 19 situate lying and being at S. V. Road, Borivli (W), Mumbai - 400 092 together with the building thereon known as 'Kalyan Niketan' and more particularly described in the schedule written hereunder i.e. the said property on the terms and conditions recorded therein.

(m) AND WHEREAS the said property is exempted from the provisions of the Urban Land [Ceiling & Regulation] Act, 1976 and evidenced by order passed under No.C/ULC/D.III/22/4030 dated 2/9/89 and copy of the said ULC is annexed hereto and marked as ANNEXURE II.

(n) AND WHEREAS Town Planning Department has allotted Final Plot No.100 under town planning scheme III final in the said property.

(o) AND WHEREAS the plans submitted to the Mumbai Municipal Corporation have been sanctioned by the under Serial No.CHE/7836/BP(W.S)/AR dated 23rd March 1991 and subsequent amended plan was issued on dated 17/11/1999 with the result that the promoters are entitled to develop the said property as per the said plans. Copy





of the said I.O.D. is annexed hereto and marked as ANNEXURE III.

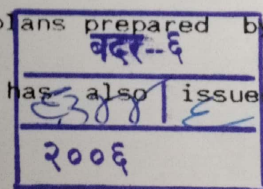
(p) AND WHEREAS the occupants/tenants on the said property have been settled on the agreed terms and conditions and the structure of old building on the said property is demolished.

(q) AND WHEREAS by and under an order dated 17/5/97 the Mumbai Municipal Corporation also issued Commencement Certificate. A copy of the said order is annexed hereto and marked as ANNEXURE IV.

(r) While sanctioning the said plans the concerned local authority and/or Government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the promoters while developing the said plans and the said building/s and upon due observance and performance of which only the completion and occupation certificates in respect of the proposed building/s shall be granted by the concerned local authority.

(s) The promoters have got approved from the concerned local authority the plans, specifications, elevations, sections and details of the proposed building/s.

(t) Under these circumstances the promoters have commenced construction on the said property a new commercial shopping mall as per the plans prepared by their architect for which the B.M.C. has also issued



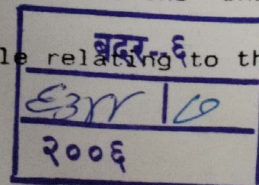
the above referred I.O.D. and C.C. [hereinafter referred to as 'the said building'].

(u) The Promoters have also obtained part occupation of lower level (Ground) and Mezzanine floors under File No.CHE/7836/BP(WS)/AR dated 15/02/2002 marked as ANNEXURE V.

(v) The promoters have entered into a standard agreement with the Architect registered with the council of Architects and such agreement is as per the agreement prescribed by the council of Architect whereas the promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the building and the promoters accept the professional supervision of the architect and the structural engineer till the completion of the building/buildings.

(w) The promoters alone have the sole and exclusive right to sell the shops/office/garage/parking space, storage units, terrace/terrace garden and other open areas including open parking spaces in the said building/s to be constructed by the promoters on the said property and to enter into agreement with the purchaser/s of the shops etc., and to receive the sale price in respect thereof.

(x) The shop purchaser demanded from the promoters and the promoters have given an inspection to the shop purchaser of all the documents of title relating to the





said land, the said order, the development agreement and the plans, designs and specifications prepared by the promoters Architects ADHISTHAN and of such other documents as are specified under the Maharashtra Ownership Flats [Regulation of Construction, Sale Management and Transfer] Act, 1963, [hereinafter referred to as 'the said Act'] and the rules made thereunder.

(y) The copies of certificates of title issued by the Advocates & Solicitors Nanu Hormasjee & Co., copies of the 7/12 extracts and copies of the property card, final plot showing the nature of the title of the owners to the said property on which the shops are constructed or are to be constructed as per the plans and specifications of the shop agreed to be purchased by the shop purchaser approved by the concerned local authority have been annexed hereto and marked ANNEXURE VI, VII, VIII & IX respectively.

(z) The promoters have appointed an Architect registered with the council of Architects and have also appointed a structural engineer for the preparation of structural designs and drawings of the said building and the promoters accept the professional supervision of the Architect and Structural engineer till the completion of the said building.

(a1) AND WHEREAS the purchaser/s has/have expressed his/their desire to purchase and acquire a shops/offices bearing provisional shop/office No.

Handwritten signature and the number 8.

shop/office	No.
२००६	
E377	C
२००६	



Page 42 on Ground floor/basement admeasuring  
104 sq. ft. (carpet) equivalent to — sq.mtrs.  
of Built-up area which includes all the proportionate  
service areas such as corridors, staircases, lifts,  
service room etc. with/without stilt/open/closed car  
parking bearing No. — which are required to be  
provided under the sanctioned plan and whereas the  
promoters have also agreed to sell the said shop/office  
in the building known as "THAKKAR SHOPPING MALL"  
hereinafter referred to as said premises to the  
purchasers on certain terms and conditions which both  
the parties hereto are desirous of reducing and  
recording in writing.

(a2) Under section 4 of the said act, the promoters  
are required to execute a written agreement for sale of  
the said shops/office/garage/parking space, storage  
units, terrace/terrace garden and other open areas  
including open parking spaces to the shop/office/unit  
purchaser/s, being in fact, these presents and it is  
also required that the said agreement be registered  
under the registration act and which the  
shop/office/Unit purchaser/s have agreed to lodge for  
registration with the relevant registering  
authority  
and inform the promoters to enable them to admit the  
execution within statutory period.



बदर-६  
E301e  
२००६

NOW THIS AGREEMENT WITNESSETH AND IT IS

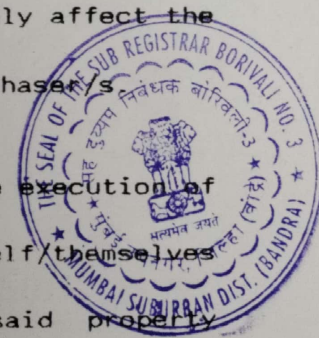
HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS :

- 1) The promoters have commenced and completed the



construction on and are continuing to develop the said property & construction of building/s of ground/Mezzanine and two or more upper floors to be known as "THAKKAR SHOPPING MALL" in accordance with the approved plans and specifications with or without amendments/modifications thereto (hereinafter referred to as 'the said shopping complex') and which plans and proposed amendments thereto have been kept at the building site and in the office of the promoters for inspection and which the purchaser/s has/have also seen and approved. The promoters shall be entitled to make such changes, additions, alterations, variations and modifications therein including the said layout as may be desired by the promoters and/or required by the Municipal Corporation and/or any other authority concerned in accordance with the provisions of Sec.7 of M.O.F.Act and the purchaser/s hereby irrevocably and expressly consents to the same. Provided that the promoters shall have to obtain specific consent in writing of the purchaser/s in respect of such variations and modifications which may in the opinion of the Architects/R.C.C.Consultant adversely affect the premises agreed to be allotted to the purchaser/s

2. The purchaser/s has/have prior to the execution of this agreement satisfied himself/herself/themselves about the title of the promoters to the said property and he/she/they shall not be entitled to further investigate the title and rights powers and authorities of the owner, the society and/or of the



बंद-६  
 २००६

*Handwritten signature and initials*

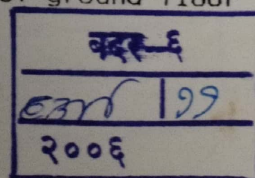
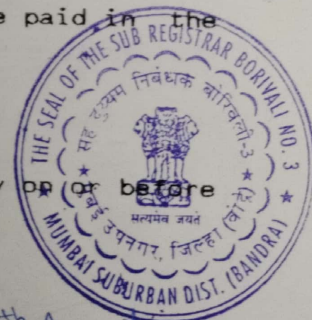
promoter and no requisition or objections shall be raised on any matter relating thereto or however in connection therewith.

3. The purchaser/s hereby agree to acquire the said premises i.e. shops / office / storage units, terrace / terrace garden including common areas / facilities / amenities bearing No. A2 on Ground floor admeasuring 104 sq.ft. carpet/~~built up~~/super built up in the said shopping complex as shown on the plan hereto annexed and marked ANNEXURE 'X' with/without open/stilled/covered/basement parking spaces bearing No.      in THAKKAR SHOPPING MALL (hereinafter referred to as "the said premises") or what is popularly known as ownership basis at or for the price of Rs. 20,00,000/- (Rupees Twenty Lacs Only). The said purchase price of Rs. 20,00,000/- (Rupees Twenty Lacs only Only) is inclusive of the proportionate rational price of common areas and facilities of the said shopping complex. The said allotment price shall be paid in the manner given below.

(a) Rs. 8,00,000/- as earnest money or or before execution of agreement.

(b) Rs. 12,00,000/- or before 20th August 2006 on completion of basement.

(c) Rs.     /- on casting of ground floor / lower level slab.





amenities including garden and roads.

f) to decide from time to time when and what sort of document of transfer should be executed.

60. All notices to be served on the shop purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the shop purchaser under certificate of post to his/her/their address given below :

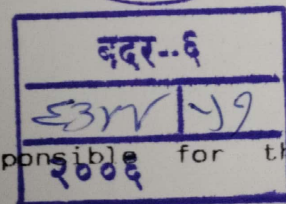
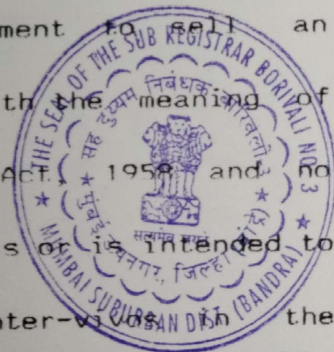
Yogesh J. Lakhani  
801, Raj Sunflower, Eksar Road,  
Royal Complex, Borivli (W),  
Mumbai - 400092.

61. This agreement shall to the extent they are statutory always be subject to the provisions of the Maharashtra Ownership Flats Act (Maharashtra Act No. XV of 1977) and the rules made thereunder.

62. The agreement is no agreement to sell an immovable property or conveyance with the meaning of the terms under the Bombay Stamp Act, 1958 and no interest in the immovable property is intended to be transferred to or vested interest in the purchaser/s.

63. 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.

64. The shop purchaser shall pay the stamp duty and registration fees and other incidental charges/expenses



and the said building if any permissible is required to be obtained or any compliance is to be effected of the Urban Land (Ceiling and regulation) Act, 1976 and/or of the land acquisition act and/or any central or state legislation and/or any rules framed thereunder and/or under any other order, notification or ordinance whatsoever and by whatever name alleged the same shall be complied with by the shop purchaser and/or the society in consultation and co-operation with the promoters and all costs, charges and expenses, if any that may have to be incurred in connection therewith shall be borne, and paid by the shop purchaser/s and/or the society.

66. The name of the building shall forever be "THAKKAR SHOPPING MALL" whereas the name of the society shall be determined and fixed by the shop purchasers.

67. This agreement is subject to jurisdiction of Mumbai Courts.

IN WITNESS WHEREOF the parties ~~hereto~~ have hereunto set and subscribed their respective hands to this writing the day, month and year first ~~hereinabove~~ written.



बदर--६  
६३५/५३  
०२००६

THE SCHEDULE ABOVE REFERRED

ALL THAT piece or parcel of land or ground situate, lying and being at Village Kanheri, Taluka Borivli in the Registration District and Sub-District of Mumbai containing by admeasurement 2216 sq.yds.

X 53 Au



equivalent to 1852.58 sq.mtrs. bearing F.P.No.100,  
C.T.S.No.93 and 93/1-19 bearing Municipal Ward No.R-  
4432(1), R-4432(2) & R-4432(3) on Swami Vivekanand  
Road, Borivli (W), Mumbai - 400 092.

\*\*\*\*\*

SIGNED SEALED AND DELIVERED BY )

the withinnamed "the DEVELOPERS )

SHALINI SANGEETA DEVELOPERS PVT.LTD.)

For SHALINI SANGEETA DEVELOPERS PVT. LTD,

through its Directors )

*Ajit Singh G. Thakkar*  
DIRECTORS

SHRI Ajitsinh G. Thakkar )

in the presence of .... )

SIGNED SEALED AND DELIVERED BY )

the withinnamed "the PURCHASER/S )

SHRI/SMT./MISS/MESSRS yogesh )

Full Signature

J. Lakhani )

in the presence of .... )



बदर-६  
६३११/५१  
२००६

Ex. Eng. Bldg. Prop. (W.S.) P & R. Ward  
Dr. B. J. Ambedkar Market Bldg.  
Bandra (West), Bombay - 400 057

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

NO. CE/7836/RS/II/AR OF 19 NOV 1999

H.D. Gandhi,  
Architect.

Subject: Proposed commercial bldg. on plot bearing-  
bng F.P. No. 100, T.P.S III at S.V.  
Road, Borivali (West).

Reference: Your letter dated 15.11.99

There is no objection to carry out the work as per the amended plans submitted by you vide your letter under reference subject to the following conditions :-

That all the objections of this office Intimation of Disapproval under No. 28.5.98 shall be applicable & should be complied with.

That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.

That the revised R.C.C. design and calculation should be submitted before C.C.

That the revised drainage approval shall be submitted before C.C.

That the extra water charges shall be paid before C.C.

That development charges shall be paid before C.C.

That the C.C. shall be reendorsed for carrying out the work as per amended plan (8). That the Air condition will be provided for the lesser height of shops and condition to that effect will be incorporated in Sale Agreement.

One set of certified plan is returned herewith for your record please.

Yours faithfully,

1 set of apprd. plan

Executive Engineer Building Proposals  
(Western Suburbs) 'R' Ward.

19 NOV 1999

Copy to :-

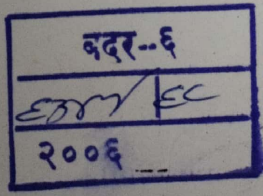
- 1) Owner, Shri
- 2) W.O.R/N,
- 3) A.F.W.W.R/N

For information.

CERTIFIED TRUE COPY



Ex. Eng. Bldg. Prop. (W.S.) 'R' Ward.





This I.O.D./C.C. is issued Subject to the provisions of Urban Land (Ceiling and Regulation) Act, 1976  
Office of the Ex. Eng. Bldg. Prop. (W/S) P. & R. Wards Dr. Babasaheb Ambedkar Market Bldg., Kandivali (West), Mumbai-400067.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")  
NO. CHE/ 7836 /BP (WS)/AR

COMMENCEMENT CERTIFICATE

17 MAY 1997

Gopal Krishna Sharma  
Others.

With reference to your application No. 9802 dated 02.04.96 for Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building for the development work of Commercial Bldg.

S. No. \_\_\_\_\_  
Premises at Street S.V. Road  
Kanheri Final Plot No. 100, T.P.S.-III, Borivli  
located at Borivli (W) Ward R/North

The Commencement Certificate/Building Permit is granted on the following conditions:  
The land vacated in consequence of the endorsement of the setback line/road widening line form part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used permitted to be used by any person until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This commencement Certificate is renewable every year but such extended period shall be no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning 1966.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:  
The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Lalson P. Charles Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto Top of the basement

For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

बदर-६  
2006

Lalson Charles  
17/5/97

EX-Engineer, Building Proposal (West. Sub.)  
R Wards  
FOR GREATER MUMBAI



MUNICIPAL CORPORATION OF GREATER MUMBAI  
NO. CHE/7836/BP (WS) AR

1 OFFICE OF THE  
EX. ENGR. IN CH. PROPL. (W.S.) R & P WARD  
D. BABASAHEB ANNEDKAR MARKET BLDG  
BORIVALI (WEST) MUMBAI

15 FEB 2002

To: Shri Ajit G. Thakkar,  
C.A. to Shri Gopal Krishna Sharma & Others

Sub : Permission to occupy the completed lower ground floor and mezzanine floor of the commercial building on plot bearing C.T.S. No.93 of Village Kanheri, F.P. No.100 of Borivali TPS-III at S.V. Road, Borivali (W).

\*\*\*\*\*

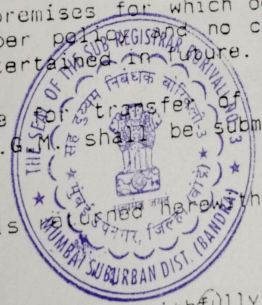
Sir, Ref : Your Arch's letter dated 2.1.2002.

\*\*\*\*\*

The development work of lower ground floor and mezzanine floor of commercial building on plot bearing C.T.S. No.93 of Village Kanheri, F.P.No.100 of Borivali TPS-III at S.V. Road, Borivali (West) is completed under the supervision of Shri B.G. Shaparia, Licenced Architect having Lic. No.CA/85/9235, Shri Pravin T. Gala, Licenced Structural Engineer, having Licence No.STR/11 and Lic. Site Supervisor, Shri Sanjay V. Shah, having Licence No.S/203/SS-I, may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C.Act shall be obtained from A.E.W.W.R/Central and a certified copy of the same shall be submitted to this office.
2. That all the intimation of disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.
3. That all the remaining work should be completed within one year hereof.
4. That the water supply for premises for which occupation is granted shall be restricted as per plan and no complaint for short supply of water shall be entertained in future.
5. That D.I.L.R.'s certificate of transfer of ownership of setback land in the name of M.C.C.M. shall be submitted before B.C.C.

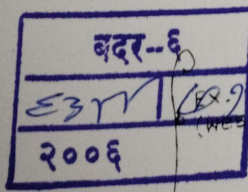
A set of plan duly signed is signed herewith in token of approval.



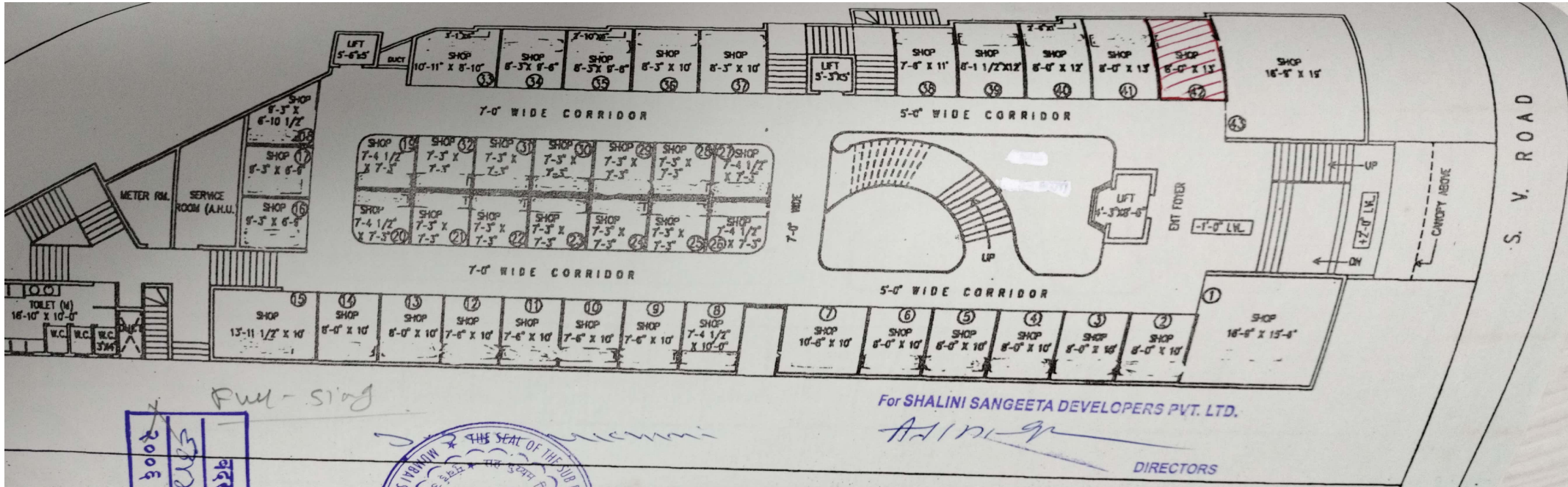
Yours faithfully,

*[Handwritten Signature]*

Engineer. Bldg. Proposal  
(Western Suburbs) 'R' Wards.





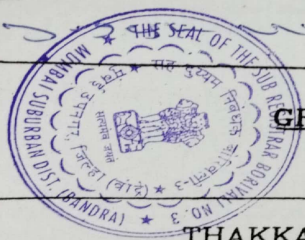


For SHALINI SANGEETA DEVELOPERS PVT. LTD.

*Adhithaan*  
DIRECTORS

Full - sig  

2003	श्री
	श्री



**GROUND FLOOR PLAN**



DEVELOPERS  
**SHALINI SANGEETA DEVELOPERS**  
 GOKUL APARTMENTS, HARIDAS NAGAR  
 BEHIND KORA KENDRA, SHIMPOJI ROAD,  
 BGRIVALI - (WEST), MUMBAI - 400 092.

**THAKKAR SHOPPING CENTRE**  
 A PROJECT BY THAKKAR BUILDERS AND DEVELOPERS

**adhithaan**  
 ARCHITECTS  
 TEL / TELFAX : 809 0980







दस्त गोषवारा भाग - 2

वदर6  
दस्त क्रमांक (6344/2006)

दस्त क्र. [वदर6-6344-2006] चा गोषवारा  
बाजार मुल्य : 730800 मोबदला 2000000 भरलेले मुद्रांक शुल्क : 100000

दस्त हजर केल्याचा दिनांक : 24/08/2006 10:21 AM  
निष्पादनाचा दिनांक : 10/08/2006  
दस्त हजर करणा-याची सही :

पावती क्र.: 6347 दिनांक: 24/08/2006  
पावतीचे वर्णन  
नांव: योगेश जे. लखानी - -

20000 : नोंदणी फी  
2220 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

22220: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शेवका क्र. 1 ची वेळ : (सादरीकरण) 24/08/2006 10:21 AM  
शेवका क्र. 2 ची वेळ : (फी) 24/08/2006 10:27 AM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, दु. निबंधकाची सही, बोरीवली 3 (बोरीवली)

व त्यांची ओळख पटवितात.  
1) मुकेश सी. जोशी - , घर/फ्लॅट नं: 4

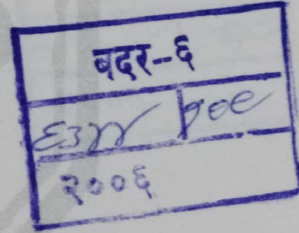
गल्ली/रस्ता: -  
ईमारतीचे नाव: व्रजदर्शन  
ईमारत नं: -  
ठ/वसाहत: अशोकवन  
गाहर/गाव: दहिसर पु मुं

गलुका: -  
पेन: 68  
2) राजेंद्र शाह - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
ठ/वसाहत: -  
गाहर/गाव: -  
गलुका: -  
पेन: -

M. C. Wahi

RS



Jm

दु. निबंधकाची सही  
बोरीवली 3 (बोरीवली)



दस्त गोषवारा भाग - 2

वदर6

दस्त क्रमांक (6344/2006)

दस्त क्र. [वदर6-6344-2006] चा गोषवारा  
बाजार मुल्य : 730800 मोबदला 2000000 भरलेले मुद्रांक शुल्क : 100000

दस्त हजर केल्याचा दिनांक : 24/08/2006 10:21 AM  
निष्पादनाचा दिनांक : 10/08/2006  
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 24/08/2006 10:21 AM  
शिकका क्र. 2 ची वेळ : (फ्री) 24/08/2006 10:27 AM (कार्यवाही पूर्ण)  
शिकका क्र. 3 ची वेळ : (कबुली) 25/08/2006 11:00 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 25/08/2006 11:00 AM

दस्त नोंद केल्याचा दिनांक : 25/08/2006 11:01 AM

ओळख :

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

1) मुकेश सी. जोशी - , घर/फ्लॅट नं: 4

मल्ली/रस्ता: -

ईमारतीचे नाव: ब्रजदर्शन

ईमारत नं: -

फेठ/वसाहत: अशोकवन

शहर/गाव: दहिसर पु मुं

तालुका: -

पिन: 68

2) राजेंद्र शाह - , घर/फ्लॅट नं: वरीलप्रमाणे

मल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

फेठ/वसाहत: -

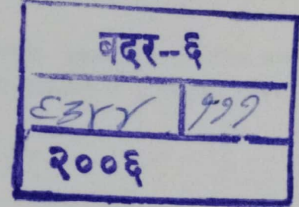
शहर/गाव: -

तालुका: -

पिन: -

mc Jashi

RS



व्याजित करणेन येने की, या  
व्याजिते एकूण २२२,००० पाने जाईल

सह दुय्यम निबंधक बोरीवली-क्र. १  
मुंबई उपनगर जिल्हा.

वदर-६/E377/२००६

पुस्तक क्रमांक १, क्रमांक.....वदर  
नोंदला.

दिनांक: 24/08/06

सह दुय्यम निबंधक, बोरीवली क्र.-३  
मुंबई उपनगर जिल्हा.

निबंधकाची सही  
बोरीवली 3 (बोरीवली)







दस्तक्रमांक व वर्ष: 6344/2006

Friday, August 25, 2006

11:01:17 AM

दुय्यम निबंधक: बोरीवली 3 (बोरीवली)

## सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कान्हेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
 व बाजारभाव (भाडेपट्ट्याच्या  
 बाबतीत पट्टाकार आकारणा देतो  
 की पट्टेदार ते नमूद करावे) मोबदला रू. 2,000,000.00  
 बा.भा. रू. 730,800.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 93 वर्णन: विभागाचे नाव - कणेरी ( बोरीवली ), उपविभागाचे नाव - 85/384 -  
 भुभाग:उत्तरेस गाव सीमा, पुर्वेस द्रुतगती महामार्ग, दक्षिणेस गाव सीमा व पश्चिमेस रेल्वे लाइन.  
 सदर मिळकत सि.टी.एस. नंबर - 93 मध्ये आहे. दुकान नं. 42, तळ मजला, ठक्कर  
 शॉपिंग मॉल, 3 मजले  
 (1)बांधीव मिळकतीचे क्षेत्रफळ 11.6 चौ.मी. आहे.
- (3)क्षेत्रफळ (1)-
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) शालिनी संगीता डेव्हलपर्स प्रा लि चे संचालक अजीतसिंह गोपालदास ठक्कर तर्फे मुखत्यार चंद्रकांत एम. दोशी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: शिपोली रोड; ईमारतीचे नाव: गोकुळ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बोरीवली प मुं; तालुका: -; पिन: 92; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) योगेश जे. लखानी - -; घर/फ्लॅट नं: 801; गल्ली/रस्ता: एक्सर रोड; ईमारतीचे नाव: राज सनफ्लॉवर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बोरीवली प मुं; तालुका: -; पिन: 92; पॅन नम्बर: AAAPL3109P.
- (7) दिनांक करून दिल्याचा 10/08/2006
- (8) नोंदणीचा 25/08/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 6344 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 100000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 20000.00
- (12) शेरा