



महाराष्ट्र शासन

महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिसी)/१६७८४/२००५-२००६/सन २००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

कौसर तस्नीम फिरदोस को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,

जुना सर्वे नं. ५२५, नवीन सर्वे नं. ६१, हिस्सा नं. १, २, ५,  
गंगा कॉम्प्लेक्स, नया नगर, मिरा रोड, (पूर्व) ता. जि. ठाणे

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणीक्रमांक टी.एन.ए./ (टी.एन.ए.)/ एचएसजी/(टिसी)/१६७८४/दि. १८/१०/२००५ ने नोंदण्यात आलेली आहे.

उपनिर्दीष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये वर्गीकरण " गृहनिर्माण संस्था " असून उपवर्गीकरण " भाडेकरू सहभागीदार गृहनिर्माण संस्था " असे आहे.

कार्यालयीन मोहोर :

स्थळ :- ठाणे

दिनांक :- १८/१०/२००५



( सी. एम. साळवी )

उपनिबंधक,

सहकारी संस्था, ठाणे तालुका, ठाणे

CO-OP. HOUSING SOCIETY

Chairman Secretary Treasurer

दुय्यम निबंधक ठाणे क्र. ७



क्रमांक टी.एन.ए./टी.एन.ए./एचएसजी/(टिसी)/१६/२००४/  
/२००५-२००६/४२८९/सन २००५/  
उपनिबंधक,सहकारी संस्था,ठाणे तालुका,ठाणे यांचे कार्यालय,  
वर्धावत मन्शन, २ रा मजला, शिवाजी पथ, ठाणे (प)  
दिनांक :- १८/१०/२००५

**-: ज्ञा प न :-**

उपनिबंधक, सहकारी संस्था, ठाणे तालुका, ठाणे यांनी मंजूर केलेल्या  
**कौसर तूस्नीम फिरदोस को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,**

जुना सर्वे नं. ५२५, नवीन सर्वे नं. ६१, हिस्सा नं. १, २, ५,  
गंगा कॉम्प्लेक्स, नया नगर, मिरा रोड, (पूर्व) ता. जि. ठाणे

हया संस्थेच्या मंजूर उपावणीची प्रत नोंदणी प्रमाणपत्र व इतर कागदपत्रे संस्थेच्या वर्तमान संस्थेचे  
मुख्यप्रवर्तक यांना देण्यात येत आहे.

२/- महाराष्ट्र सहकारी संस्थांचा नियम १९६१ चा नियम ५९ नुसार संस्था नोंदणी नंतरची पहिली सभा  
संस्थेची नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलावली. व सदरहू पहिल्या सर्वसाधारण सभेत या  
कार्यालयाचे सहाय्यक सहकारी अधिकारी/उपनिबंधक, सहकारी संस्था, ठाणे तालुका,ठाणे यांच्या वर्तमान  
हजर राहतील.



(सी. एम.साळवी)

उपनिबंधक,  
सहकारी संस्था,ठाणे तालुका,ठाणे.

**प्रत सरनंहर खाना :-**

- १) श्री. शकील अहमद अब्दुल रशीद, (मुख्यप्रवर्तक),  
कौसर तस्नीम फिरदोस को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,  
जुना सर्वे नं. ५२५, नवीन सर्वे नं. ६१, हिस्सा नं. १, २, ५, गंगा कॉम्प्लेक्स, नया नगर, मिरा रोड,  
(पूर्व) ता. जि. ठाणे
- २) जिल्हा विशेष लेखापरिक्षक,सहकारी संस्था,ठाणे यांना माहितीसाठी.
- ३) चंअग्मन, ठाणे जिल्हा गृहनिर्माण सहकारी संस्थांचे फंडेशन लि., विलासनी, विल्डिंग,शिवाजी पथ, ठाणे
- ४) श्री. एस.एच. पाटील, सहाय्यक सहकारी अधिकारी/सहकारी अधिकारी (द्वि.श्रेणी)/(प्र.श्रेणी)

२/- त्यांनी सदर संस्थेच्या पहिल्या सर्व साधारण सभेत हजर राहून अथवा संस्थेकडून सभेचे इतिवृत  
आणून या कार्यालयास सादर करण्याची जबाबदारी आहे. त्यांच प्रमाणे संस्थेची पहिली सर्वसाधारण सभा  
नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलाविली जाईल हयाकडे लक्ष द्यावे.

KAUSAR TASNEEM FIRDOUS  
CO-OP. HOUSING SOCIETY

*Alkhatun*  
Secretary

*K. J. J.*  
Treasurer

उपनिबंधक,

दुय्यम निबंधक ठाणे क्र. ७

Gen 113 inc.  
NON TRANSFERABLE ]  
20-2, 201

DATED THIS 11th DAY OF March '2002

# AGREEMENT FOR EXTRA AMENITIES

BETWEEN

STAR BUILDERS & DEVELOPERS

MR./MRS./MS.

&

Mohammed Aamir

FLAT NO. 002 ON Ground FLOOR

IN

- KAUSAR  
 TASNEEM  
 FIRDOUS

IN GANGA COMPLEX, MIRA ROAD (E).

**STAR BUILDERS & DEVELOPERS**

SHOP #1, MILAP APARTMENT,  
NAYA NAGAR, MIRA ROAD (E),

DIST. THANE - 401 107.

TEL : 811 68 06

(Designation)  
दुय्यम निबंधक ठाणे क्र. ७

### AGREEMENT FOR PROVIDING ADDITIONAL AMENITIES

ARTICLES OF AGREEMENT made and entered into at Thane on this 11th day of March in the Christian Year Two Thousand & TWO BY AND BETWEEN M/s. STAR BUILDERS & DEVELOPERS, a company incorporated under the Companies Act, having their office at Shop # 1, MILAP APARTMENT, Mira Road (East), DIST. THANE 401 107., hereinafter referred to as "the party of the FIRST PART" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include directors of the said company, their successors or assigns);

AND

SHRI/SMT./Ms. Mohammed Amir  
 Adult/s Indian Inhabitant/s residing at 10-A, Sun Mill Compound  
Lower Parcel (W) Mumbai 400, 013  
 hereinafter referred to as the "the Party of the Second Part".

*K. M. Khan*

*M.D. AMITR*

GENERAL STAMP OFFICE  
 TOWN HALL, FORT,  
 MUMBAI 400 023  
 11/03/2004

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 11.3.2002  
 SPECIAL ADHESIVE  
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(Designation)  
 दुय्यम निबंधक ठाणे क्र. ७

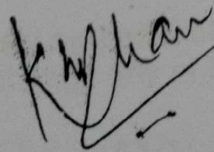
(which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being the survivors or the last survivor of them and the heirs, executors administrators and assigns of the deceased partner/directors of the said company, their successors and assigns) ;

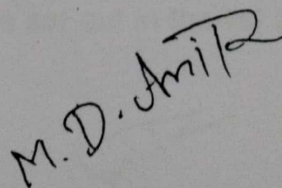
WHEREAS by an Agreement for Sale of Flat (hereinafter referred to as the said Agreement) on "Ownership basis" dated 8<sup>th</sup> feb 2002 and made between party of the First Part herein whereas promoter of the First Part therein, and the party of the Second Part herein whereas Purchaser of the Second Part therein, the Party of the Second Part herein purchased a Flat # 002 in the building to be known as KAUSAR and to be constructed on the land situated at Mira Road (East), DIST. THANE and more particularly described in the Schedule there under written, being the same as described in the First Schedule hereunder written ( hereinafter referred to as the said land ) at or for the price and upon the terms and conditions therein constrained.

AND WHEREAS the Party of the Second Part has approached the party of the First Part and requested them to provide certain additional items and/or revised amenities in the said Flat on the said building on the said land at Mira Road (East), more particularly described in the First Schedule hereunder written, which the party of the First Part has agreed to provide on the Terms and Conditions hereinafter written.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. It is agreed that the said Agreement for the Sale of Flat No. 002, on ownership basis dated 8<sup>th</sup> day of February 02, and made between party of the First Part and party of the Second Part is valid & subsisting and the same is not terminated in any manner whatsoever.
2. It is expressly agreed that the party of the First Part shall provide revised amenities and/or additional item and shall carryout additional work in the said flat # 002, on the Ground Floor, in the building known as KAUSAR on the said land at Mira Road (East), as set out in the list hereto and marked with the annexure "A" for a lumsum consideration of Rs. 50,000/- (Rupees Fifty Thousand ) and the party of the Second Part has paid a sum of Rs. 50,000/- 1- ( Rupees Fifty Thousand ) as earnest/deposit money on/or before the execution of this agreement. The Party of the Second Part hereby agrees to pay the Party of the first part balance amount in the following manner :





a)	10% on Booking	Rs. _____
b)	10% on Piling Work	Rs. _____
c)	7% on Plinth Work	Rs. _____
d)	7% on 1st Slab	Rs. _____
e)	7% on 2nd Slab	Rs. _____
f)	7% on 3rd Slab	Rs. _____
g)	7% on 4th Slab	Rs. _____
h)	7% on 5th Slab	Rs. _____
i)	7% on Bricks Work	Rs. _____
j)	7% on Plaster Work	Rs. _____
k)	7% on Flooring Work	Rs. _____
l)	7% on Wiring and Plumbing Work	Rs. _____
m)	5% on Painting Work	Rs. _____
n)	5% on Possession	Rs. <u>50,000/-</u>

3. It is specially agreed that party of the First Part shall carry out the installation and/or the work of providing the said amenities and also carry out the work of additional items, as set out in the list annexed hereto and marked with annexure "A" simultaneously with the construction of the Building to be carried out by the said party of the first part under the said Agreement dated 8/2/2002, and made between the said party of the First Part and the party of the Second Part. It is expressly agreed that the party of the Second Part shall also be bound to make the payment of the amounts as per the installments as said out herein on the stipulated dated without any delay or default.
4. It is expressly agreed that in the event of any default being made by the party of the second part in making payment of the installments on the stipulated dates time being of the essence of the contract, thereafter entire balance shall become payable immediately thereafter, within 14 days thereof, irrespective of whether the work of providing the said amenities or carrying out the extra items of construction, as being completed by the party on the First Part or not, as per the list hereto annexed and marked with the annexed "A".
5. It is in the contemplation of the parties herein that the work of providing such additional/revised amenities in the said flat is to be synchronized by the party of the First Part in the course of construction of the said Building by the First Party of the said Building by the First Part under the said Agreement dated 8/2/2002.
6. It is expressly agreed that the Party of the Second Part shall not be entitled to varying/change any of the Items as set out in the list annexed hereto and

*K. M. S.*

M. D. J. MITZ

7. marked with the annexure "A" and the specification and makes of such items as the lumsum consideration fix under this Agreement is on the basis of the specification, makes and description given in the said list annexed hereto, and the same will not be change or modified by the parties hereto.

8. It is expressly agreed that this contract is irrevocable and neither the party of the First Part nor the Party of the Second Part shall be entitled to revoke the said same and in the event of any breach of any the terms of this contract, Part liable to make payment of the balance amount of consideration to the party of the First Part at liquidated damages irrespective of quantum of the work carried out by the party of the First Part at that time as such breach.

It is expressly agreed between the party of the First of the Second Part that the terms of this Agreement has no bearing and connection with the said dated 8/2/2002 made between the said party of the First Part and the Party of Second Part and the party if the first Part shall not be concerned with any delay or dispute by and between the said Party of the First Part and the party of Second Party, in respect of the terms of the said Agreement and the progress of constructions are subsistence of termination of the said Agreement, and the case may be.

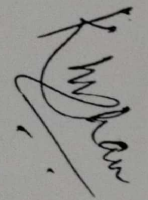
**THE FIRST SCHEDULE ABOVE REFERRED TO**

All those pieces of parcels or non agricultural land admeasuring 7000 Sq. Ft. out of the portion of land Survey No. 523.525 Hissa No. 1, 2, 5 Situated lying and being of Village : BHAYANDER within the Area of Municipal Council and within the limits of the Registration Sub-district and DISTRICT: THANE.

**ANNEXURE 'A'**

**DETAILS OF SPECIFICATION AND AMENITIES**

- 1) FLOORING : Spartek tiles flooring and four inch skirting.
- 2) DADO : First Quality white Glazed tiles Dado of Full Height in Bath & 4 Ft. W.C.
- 3) LOFTS : R.C.C. Loft over bath, W.C.
- 4) PLATFORM : Marble Kitchen Platform & Sink raised on Kadappa Stand with a Shelf.



W.D. - 0/1/2011

- 5) **PLUMBING** : Concealed Plumbing with Good Quality C.P. fittings.
- 6) **WASH BASIN** : White Ceramic Wash Basin of Good make.
- 7) **WIRING** : Concealed Copper Wiring with Additional Point in Every Room.
- 8) **WINDOWS** : Windows Sills of Marble & 3/4 inches anodize Aluminium sliding windows with locking arrangements.
- 9) **DOORS** : Wooden Frames with Flush Doors One side Formica finished for main door and Sixlex PVC Both side of W. C. and Bathroom.

**IN WITNESS WHEREOF** the parties hereto have hereunto said and subscribed their respective and sealed the day and year First hereinabove written.

**SIGNED SEALED AND DELIVERED**  
By the withinnamed Party of the First Part  
**M/s. STAR BUILDER & DEVELOPERS**  
In Presence of Sapth R. Khan

**SIGNED SEALED AND DELIVERED**  
By the withinnamed Party of the Second Part  
**SHRISMT. Meharward Amir**  
In the Presence of \_\_\_\_\_  
M.D. Jaisir

**RECEIVED** the day and year first hereinabove written of an from the withinnamed Party of Second Part a Sum of Rs. 50,000/- (Rupees Fifty Thousand only) towards part payment of the Total consideration.

**WITNESSES :**  
1) \_\_\_\_\_  
2) \_\_\_\_\_



**AGREEMENT FOR  
EXTRA AMENITIES**

FLAT NO. 002 ON Ground FLOOR — WING.  
IN

- KAUSAR
- TASNEM
- FIRDOUS

**STAR BUILDERS & DEVELOPERS**

**SHOP #1, MILAP APARTMENT,  
NAYA NAGAR, MIRA ROAD (E),  
DIST. THANE - 401 107.  
TEL : 811 68 06**





11) 666  
7/2/2002  
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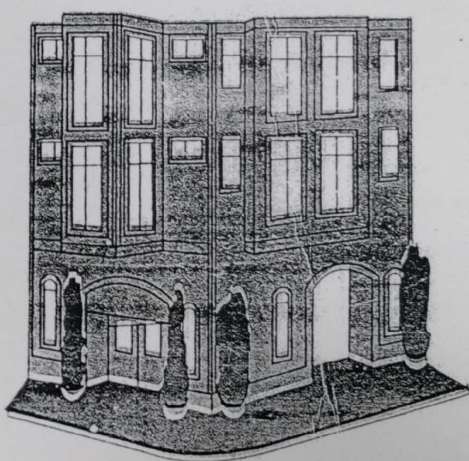
KAUSAR  
TASNEEM  
FIRDAUS

# Agreement For Sale

FOR FLAT

NO. 002 FLOOR GROUND

*[Handwritten signature]*



**Star Builders & Developers**

Shop No 1, Milap Apt., Naya Nagar,  
Mira Road - East, Dist. Thane - 401 107.  
811 68 06

21/07/20  
(वि. नि. अनु. क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मंड.  
Gen 113 me.

मूळ प्रत [ अहस्तांतरणीय ]  
ORIGINAL COPY [ NON TRANSFERABLE ]

११/०७/२०२०

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

₹. ६७७/०२

ठिकाण/Place: २१/०७ दिनांक/Date: २१/०७/२०२०

२१/०७/२०२०

Received from: को. नि. अनु. क्र. २५६००/०१.५.२५६००/०१ यांच्याकडून  
श्री. नि. अनु. क्र. २५६००/०१.५.२५६००/०१

₹./Rs. ६७७/०२ (रुपये/Rupess.)

on account of: श्री. फी. २५६००/०१ याकरिता मिळाले.  
३५५/०१

रोखदार या लेखापाल  
Cashier or Accountant

M. D. Patil  
२६/०७/२०२०

(सही/Signature)  
(पदनाम/Designation)

दुय्यम निबंधक ठाणे क्र. ७

(वि. नि. अनु. क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मंड.  
Gen 113 me.

मूळ प्रत [ अहस्तांतरणीय ]  
ORIGINAL COPY [ NON TRANSFERABLE ]

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: श्री. फी. दिनांक/Date: १३/०७/२०२०

१३/०७/२०२०

Received from: को. नि. अनु. क्र. २५६००/०१.५.२५६००/०१ यांच्याकडून  
श्री. नि. अनु. क्र. २५६००/०१.५.२५६००/०१

₹./Rs. १००/०२ (रुपये/Rupess.)

on account of: श्री. फी. ₹ ६७७/०२ या कामा पडणाऱ्या  
रोखणी

रोखदार या लेखापाल  
Cashier or Accountant

(सही/Signature)  
(पदनाम/Designation)  
दुय्यम निबंधक ठाणे क्र. ७

MIR MOHAMMED AMIR

27-57/2

J-W/S  
 Bhuja and  
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 .002  
 425 X 604  
 6th  
 2,56,700/-  
~~2,57,000~~ (- 2,64,000  
 2950/-

तनन-७
ए७७-१/ए
२००२

**AGREEMENT FOR SALE**

M.D. Amir

THIS ARTICLE OF AGREEMENT made and entered into at Mira Road, Dist. Thane On this 8th day of February 2002 Between M/s. STAR BUILDERS & DEVELOPERS, a partnership firm having their office at shop No. 1, Milap Apt., Naya Nagar, Mira Road (E), Dist. Thane - 401 107, hereinafter referred to as "THE BUILDERS" (which expression shall unless be repugnant to the context or meaning thereof be deemed include the said firm, its partner or partners from time to time and their respective heirs, executors and assigns) of the ONE PART;

AND MOHD. AMIR S/O MOHD. NASIR  
C/o 10-A, Sun Mill Compound, Lower  
Parel, (W) Mumbai 400,013

hereinafter called as "THE PURCHASER/S" (which expression shall unless be repugnant to the context or meaning thereof be deemed to include For STAR BUILDERS & DEVELOPERS

*[Signature]*  
 PARTNER

*[Signature]*  
 DY. SUPERINTENDENT OF STAMPS,  
 BANDRA.

R.No. 33  
 Rs 2750/-  
 Two Thousand Seven Hundred Fifty only  
 GENERAL STAMP OFFICE  
 EXTENDED SALES COUNTER  
 MMRDA BLDG. BANDRA (E)  
 MUMBAI - 400 051  
 MAH/GSO/010  
 Rs 0002750 / -  
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 -6.2.2002  
 11068998142

his/her/their respective heirs, executors, administrators and assigns) of the OTHER PART

WHEREAS:

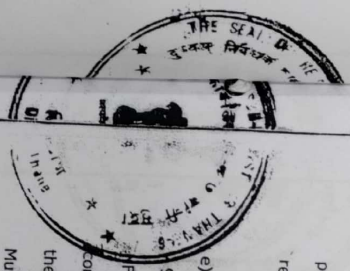
a) By an Agreement dated 5<sup>th</sup> August, 1993 entered into between one Shri Jitendra Lajji Chandarana and M/s Chhedda Properties Pvt. Ltd., the said Jitendra Lajji Chandarana agreed to sell, transfer and assign all his rights, title and interest in favour of M/s. Chhedda Properties Pvt. Ltd. In respect of the land bearing Old Survey No. 532/5, New Survey No. 54, Hissa No. 5, Old Survey No. 525/1, new Survey No. 61, Hissa No. 1, Old Survey No. 525/2, New Survey No. 61, Hissa No. 2, Old Survey No. 525/5, New Survey No. 61, Hissa No. 5, admeasuring 1375 Sq. Mtr. Approximately situated, lying and being at Village Bhayander, Taluka and District Thane and in the Registration District and Sub - District of Thane More particular described in the Schedule to the said Agreement dated 5<sup>th</sup> August, 1993.

b) The Additional Collector and Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 has permission to develop the said properties u/s. (20) of the Urban Land (Ceiling and Regulation) Act, 1976 vide an Order No. ULC / TA / W.S.H. - 20 / SR - 719 dated 29/10/1994.

c) The said M/s. Chhedda Builders submitted the plan of the buildings to be constructed on the said properties to the Mira - Bhayander Municipal Council and the Mira - Bhayander Municipal Council by its letter dated NF / NR / 3457 / 8137 / 94 - 95 dated 12 /

277-19  
EUU-21EC  
2002

Shri M.D. Jaita



1 / 1995 was pleased to sanction the plan of the buildings to be constructed on the said properties and subsequently they were revised by the Mira - Bhayander Municipal Council by its letter No. NP / NR / 2249 / 784 / 99-2000, dated 29 / 4 / 1999.

d) The Collector of Thane by his Order No. Revenue / K-1 / TT / NMP / SR / 240 / 94, dated 1 / 6 / 1995 was pleased to grant N.A permission u/s. 44 of the Maharashtra Land Revenue Code, 1996 in respect of the said properties.

e) The Mira-Bhayander Municipal Council by its letter dated NF / NR / 2930 / 95-96 dated 30 / 6 / 1995 and also by its revised letter NF / NR / 2249 / 784 / 99-2000, dated 29/4/1999 was pleased to issue commencement certificate in respect of buildings to be constructed on the said properties as per plans and specifications sanctioned by the Municipal Council.

f) By an Agreement dated 22<sup>nd</sup> June, 1999 entered into between the said M/s. Chhedda Properties Pvt. Ltd. And M/s. Star Builders herein, Acquired the development rights from the said M/s. Chhedda Properties Pvt. Ltd in building Type D/F in the Complex known as Ganga Complex having total 11 buildings (residential and commercial) to be constructed on the said properties together with the said permission sanctioned granted by authorities concerned having \_\_\_\_\_ square feet (Built-up) of F.S.I.

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2002

Shri M.D. Jaita

A true copy of Certificate issued by M/s. Kantilal Underkar & Co. Solicitors and Advocates in respect of the properties mentioned herein above and also the property described in Schedule hereto, is annexed hereto and marked as Annexure-"A" to this Agreement.

The Builders have accordingly commenced construction of the said building known as KAUSAR in accordance with the permission and orders granted by the authorities concern. The Plan of the said building approved by the concerned authorities is annexed hereto and marked as Annexure-"B".

The Purchaser/s approached to the Builders for allotment of the Flat / bearing No. 002, admeasuring 425 sq. ft. (Super-Built-Up) on the Ground Floor of the building known as KAUSAR to be constructed by the Builders on the property described in the First Schedule hereunder written and declared that neither the said Purchaser/s nor any family member of the said Purchaser/s own a tenement or a house or building within the limit of the Mira-Bhayandar Municipal Council and agreed that the Purchaser/s shall not resell or transfer the said Flat for a period of Two Years from the date of execution of this Agreement.

Relying upon the said application, declaration and agreement, the Builder agreed to sell to the Purchaser/s the said Flat/Shop at the Price and on the terms and conditions hereinafter appearing.

Stamp: EUN-21EC  
Date: 2/1/20

Signature: N.D. Jivraj



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

The Builders shall construct the said Building known as KAUSAR, on the said property in the accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser/s with only such variations and modifications as the Builders may consider necessary as may be required by the concerned local authority which the Purchaser/s hereby gives consent.

The Purchaser/s hereby agrees to purchase and the Builders hereby agree to sell Flat No. 002 of an area admeasuring 425 sq. feet (Super Built-Up), on the Ground Floor, in the building known as Space and more particularly described in the Second Schedule hereunder written, (hereinafter for the sake of brevity called "the said Premises").

The Purchaser/s shall pay to the Builders a sum of Rs. 2,56,700/- (Rupees Two Lakh Fifty Six Thousand Seven Hundred Only) as the purchase price in respect of the said premises apart from the other payments to be made by the Purchaser/s under this agreement to the Builders. The Purchased price shall be paid by the Purchaser/s to the Builders in the following manner :

Signature: N.D. Jivraj

Stamp: EUN-21EC



a)	10% on Bookings	Rs. 25,700/-
b)	10% on Piling Work	Rs. 18,000/-
c)	7% on Plinth Work	Rs. 18,000/-
d)	7% on 1st Slab	Rs. 18,000/-
e)	7% on 2nd Slab	Rs. 18,000/-
f)	7% on 3rd Slab	Rs. 18,000/-
g)	7% on 4th Slab	Rs. 18,000/-
h)	7% on 5th Slab	Rs. 18,000/-
i)	7% on Bricks Work	Rs. 18,000/-
j)	7% on Plaster Work	Rs. 18,000/-
k)	7% on Flooring Work	Rs. 18,000/-
l)	7% on Wiring and Plumbing Work	Rs. 12,450/-
m)	5% on Painting Work	
n)	5% on Possession	

4. IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES herein that the time for payment of each of the aforesaid installment of the purchase price shall be the essence of the contract and the Purchaser/s has/have to pay the each installment immediately within 15 days from the completion of the work as mentioned hereinabove.

In the event of the Purchaser/s making any default in payment of any installments of the purchase price, the Builders will be entitled to terminate this Agreement and in that event to refund to the purchaser/s all the money paid by the purchaser/s as purchase price hereunder without any interest after the said premises is sold to another party as the Builders may determine and after the Builders shall have received the payment from the New Purchaser/s of said premises and the Builders shall also be entitled to deduct outgoings in

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2002

*Shri S. M. D. K. N. V.*



respect of the said premises and the loss or damages, if any, sustained by the Builders and in the event of default, the purchaser/s will have no right whatsoever on the said premises.

5. Without prejudice to the above and the Builder's other rights under this Agreement and/or in law the Purchaser/s shall be liable to pay the Builders interest at the rate of 24% per annum on all amounts due under this Agreement, if such amounts remain unpaid for seven days or more after becoming due.

6. The Builders agree to give possession of the said premises to the purchaser/s on or before the day of 1st May 2002. Subject to the availability of Cement, Steel, Water for construction or other building material and subject to strike, Civil commotion or any act of God such as earth-quake, Floods, Fire, or any other natural calamities and act of enemy or other cause beyond the control of the Builders. If however, the Builders are not able to give Possession of the said premises to the Purchaser/s owing to unavoidable circumstances, the Purchaser/s shall not be entitled to any damage whatsoever he/she/they shall be entitled to receive back the money paid by him/her/they to the Builders towards the price of the said premises without interest thereon.

7. Any addition and alteration in the said premises and / or in respect of the specifications and amenities by the Purchaser/s, if agreed by the Builders, shall be carried out at the risk and extra cost of the Purchaser/s which shall be paid in advance to the Builders.

*Shri S. M. D. K. N. V.*

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EUV BIER  
2002

all other expenses incidental to the management of the property. Such payments shall be made by the purchaser/s on or before 5<sup>th</sup> Day of each and every calendar month.

b) The Purchaser/s shall pay his/her/their proportionate share of the aforesaid taxes, charges and outgoing to the Builders until the adhoc committee constituted by the Purchaser/s of the Flats/Shops in the said building has been formed and the management of the said building and the common amenities has been handed over to such adhoc committee or the co-operative societies of the Builders.

Until all the taxes and water charges are fixed and separately assessed the exact amount of outgoing is worked out for such other premises the purchaser/s shall regularly pay to the Builders the amount assumed by the Builders for the outgoings. If the amount so recovered by the Builders is more than the actual outgoings worked out for the premises Purchased by the Purchaser/s, the amount in excess shall be refunded to the Purchaser/s and if the amount so received is less than the actual amount worked out, the Purchaser/s shall immediately on demand pay to the Builders the amount of difference.

25. The Purchaser/s on demand shall pay to the Builders a sum of Rs. 12,500/- (Rupees Twelve Thousand Five Hundred Only) in addition to the cost price of the said premises agreed to be acquired as stated hereinabove, being his/her/their proportionate share in the general expenses such as entrance fees of the society, share money, charges for laying cables, the charges for electric and water meters to be paid to the local authority, expenses for formation of the society and the professional costs of the lawyers of the

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2002
EWG 94/EE
2002



of the terms and conditions of the Agreement, such; deposits to be paid towards Electricity, Hydraulic, Sewage and other Civil/Government charges that are to be incurred or transferable to the proposed society or consortium.

55. The Purchaser/s hereby agrees that in the event of any amount due to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Builders the same shall be reimbursed by the Purchaser/s to the Builders in the proportion to the area of the said premises agreed to be acquired by the Purchaser/s and in determination of such amount the decision of the Builders shall be conclusive and binding upon the Purchaser/s.

56. The Purchaser/s shall maintain at his/her/their own costs the said premises agreed to be acquired by him/her/them in the same good condition, state and order in which it is delivered to him/her/them and shall abide by bye-laws, rules and regulations of the Government, Mira Bhayandar Municipal Council and Bombay Suburban Electric Supply or any other authorities, local bodies and shall attend answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws.

57. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D. at his/her/their address written hereinbelow :

10-A. Sun Mill compound. Lower Phase (W)  
Mumbai 13.

24  
M. D. Jankar

13  
EUC  
24/11/22

58. This Agreement shall always subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction etc.) Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in force or any other provisions of law applicable thereto.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands at Mira Road the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All THAT piece or parcel of land bearing Old Survey No. 523, 525, New Survey No. 1, 2, 5 Hissa No. 1, 2, 5, Plot No. - New Admeasuring 7000 Sq. Ft. <sup>Approx</sup> i.e. equivalent to - lying and being at village Bhayander, Taluka and District Thane and the Registration District and Sub-District of Thane.

SECOND SCHEDULE ABOVE REFERRED TO:

The Flat bearing No. 002 feet (Super Built-up) on the ground admeasuring 425 square as KAUSAR Floor of the building known as KAUSAR, constructed on the property described in the First Schedule hereinabove.

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Shri M. D. J. R.



For STAR BUILDERS & DEVELOPERS  
*Shahid*  
PARTNER

SIGNED, SEALED AND DELIVERED )

By the withinnamed "BUILDERS" )

M/S, STAR BUILDERS & )

DEVELOPERS, )

Through its partners viz. )

Shahid Shakeel Ahmed, )

\_\_\_\_\_) )

in the presence of )

1. *Ray* )

2. *Amir* )

SIGNED, SEALED & DELIVERED by )

The withinnamed "PURCHASER/S" )

MOHD. AMIR S/O MOHD. )

MASIR )

\_\_\_\_\_) )

in the presence of )

1. *Ray* )

2. *Amir* )



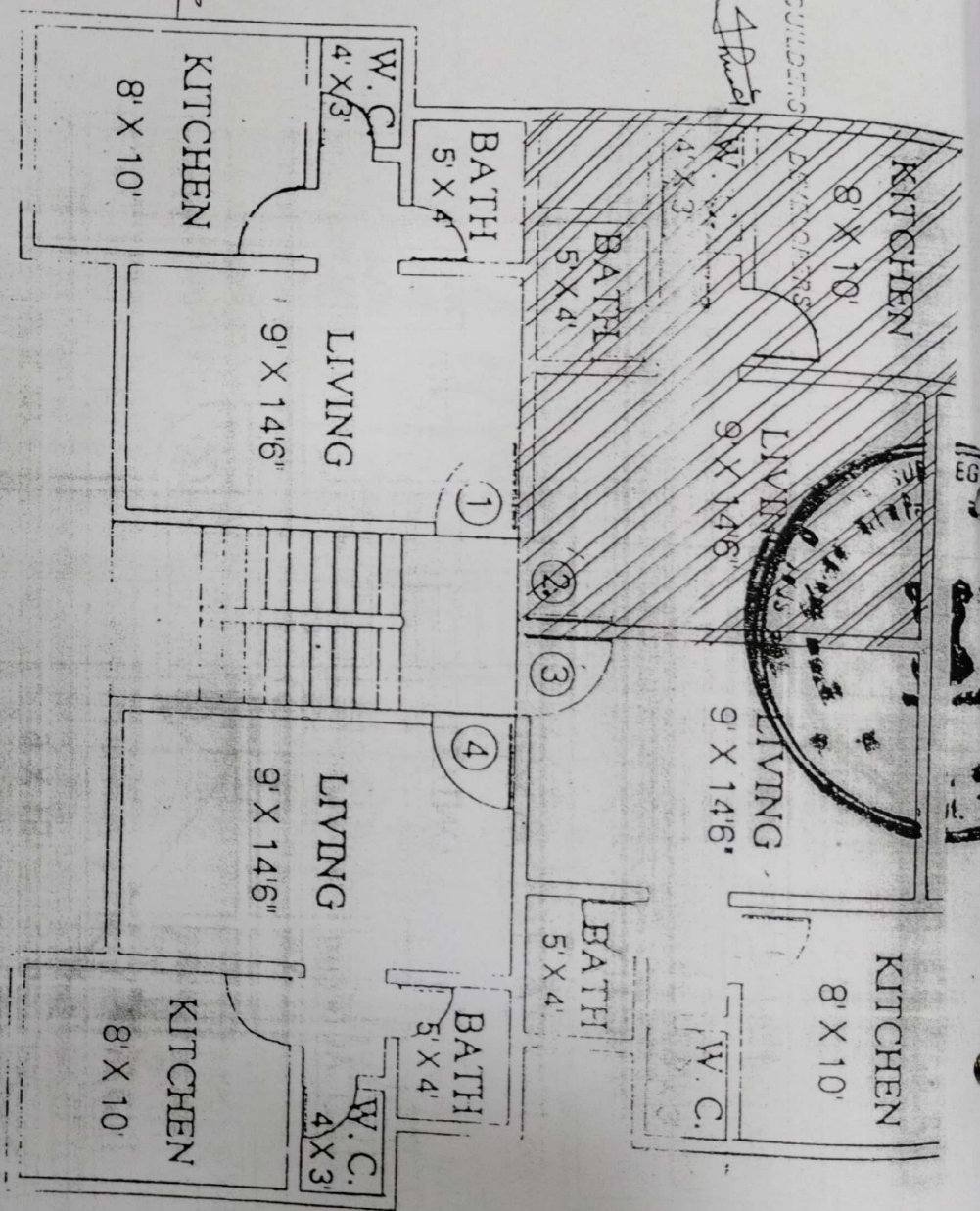
M.D. Amir



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9007

M.D. Amir

FOR STAIR BUILDINGS



# TYPICAL FLOOR PLAN (G + 4)

(TASNEEM & KAUSAIR)

0-15-0
2002

Dated this 7th Day February 2002

**AGREEMENT FOR SALE**

**BETWEEN**

**Star Builders & Developers**

**&**

Mr./Mrs./Ms./M/s. MOHD AMIR

S/O MOHD. NASIR

of

Flat No. 002

on

GROUND Floor

**KAUSAR / ~~TASNEEM~~ / FIRDAUS**

**IN**

**GANGA COMPLEX**

**Star Builders & Developers**

Shop No. 1, Milap Apt., Naya Nagar,  
Mira Road - East, Dist. Thane - 401 107.

☎ : 811 68 06

AS  
1/2/02

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Client / Proposed Buyer: **Jalaluddin R. Ansari.**

Name of Owner: **Mr. Imtiaz Usman Solate.**

Residential Flat No. 404, 4<sup>th</sup> Floor, "**Kausar**", Kausar - Tasneem - Firdaus Co-op. Hsg. Soc. Ltd.,  
Ganga Complex, Naya Nagar, Opp. Pooja Nagar, Mira Road (East), Pin Code – 401 107,  
State - Maharashtra, Country – India.

Latitude Longitude: 19°17'28.7"N 72°51'28.0"E

## Valuation Done for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India.

**Vastukala Consultants (I) Pvt. Ltd.**

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of Residential Flat No. 404, 4th Floor, "Kausar", Kausar - Tasneem - Firdaus Co-op. Hsg. Soc. Ltd., Ganga Complex, Naya Nagar, Opp. Pooja Nagar, Mira Road (East), Pin Code – 401 107,  
State - Maharashtra, Country – India.

**Form 0-1**

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 10.01.2023 for Bank Loan Purpose
2	Date of inspection	04.01.2023
3	Name of the owner/ owners	Name of Owner: <b>Mr. Imtiaz Usman Solate.</b> Name of Client / Proposed Buyer: <b>Jalaluddin R. Ansari.</b>
4	If the property is under joint Ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership (Proposed)
5	Brief description of the property	Residential Flat No. 404, 4 <sup>th</sup> Floor, "Kausar", Kausar - Tasneem - Firdaus Co-op. Hsg. Soc. Ltd.", Ganga Complex, Naya Nagar, Opp. Pooja Nagar, Mira Road (East), Pin Code – 401 107, State - Maharashtra, Country – India.
6	Location, street, ward no	Lodha Road, Ganga Complex, Naya Nagar, Opp. Pooja Nagar
7	Survey/ Plot no. of land	Old Survey No. 523 & 525, New Survey No. 61, Hissa No. 1, 2 & 5 of Village - Bhayander
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Auto and Private cars, Railway
<b>LAND</b>		
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 244.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft. = 360.00</b> <b>(Area as per Sale Deed)</b>
13	Roads, Streets or lanes on which the land is abutting	Lodha Road, Ganga Complex, Naya Nagar, Opp. Pooja Nagar, Mira Road (East), Pin Code – 401 107
14	If freehold or leasehold land	Freehold



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## **PART II- VALUATION**

### **GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch, we have valued Residential Flat No. 404, 4<sup>th</sup> Floor, "Kausar", Kausar - Tasneem - Firdaus Co-op. Hsg. Soc. Ltd.", Ganga Complex, Naya Nagar, Opp. Pooja Nagar, Mira Road (East), Pin Code – 401 107, State - Maharashtra, Country – India belongs to Name of Owner: **Mr. Imtiaz Usman Solate**. Name of Client / Proposed Buyer: **Jalaluddin R. Ansari**.

We are in receipt of the following documents:

1.	Copy of Seller's Sale Deed dated 30.12.2021.
2.	Copy of Approved building plan no. MB / NR / 2249 / 784 / 99-2000 dated 29.04.1999 issued by Mira Bhayandar Municipal Council.
3.	Copy of Commencement Certificate No. MB / NR / 283 / 2930 / 95-96 dated 30.06.1995 issued by Mira Bhayandar Municipal Corporation.
4.	Copy of Society Share Certificate No. 20 dated 12.03.2013 in the name of Aboobakar A. Gani Kachra.
5.	Copy of Society clarification letter regarding Building No. F dated 08.01.2023 issued by Kausar Tasneem Firdous Co-Op. Hsg. Soc. Ltd.

### **LOCATION:**

The said building is located Old Survey No. 523 & 525, New Survey No. 61, Hissa No. 1, 2 & 5 of Village - Bhayandar. The property falls in Residential Zone. It is about 1.7 Km. travelling distance from Mira Road railway station.

### **BUILDING:**

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades. The building external condition is normal. The building is used for residential purpose. The 4<sup>th</sup> Floor is having 4 Residential Flats. Lift not provided in the building.

### **RESIDENTIAL FLAT:**

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of Living Room + Kitchen + WC + Bath (i.e. 1 RK + W.C. + Bath). The residential flat is finished with Vitrified tiles Flooring, Teak wood door frame with flush & Safety doors, Powder coated aluminium sliding windows, Concealed Electrification & Concealed plumbing with C.P. fittings, Cement plastering & POP False Ceiling.



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**Valuation as on 10<sup>th</sup> January 2023.**

The Built-up Area of the Residential Flat:

360.00 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	:	2002 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	21 Years
Cost of Construction	:	360.00 Sq. Ft. X 2,500.00 = ₹9,00,000.00
Depreciation{(100-12) X 21/60}	:	31.50%
Amount of Depreciation	:	₹ 2,83,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,000.00 per Sq. M. i.e. ₹ 7,061.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 65,206.00 per Sq. M. i.e. ₹ 6,058.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,300.00 per Sq. Ft.
<b>Value of property as on 10.01.2023</b>	:	<b>360.00 Sq. Ft. X ₹ 9,300.00 = ₹ 33,48,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022-23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 10.01.2023	:	₹ 33,48,000.00 - ₹ 2,83,500.00 =
Total Value of the property	:	₹ 30,64,500.00
The realizable value of the property	:	₹ 27,58,050.00
Distress value of the property	:	₹ 24,51,600.00
Insurable value of the property	:	₹ 9,00,000.00
<b>Guideline value of the property</b>	:	<b>₹ 21,80,880.00</b>

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 404, 4<sup>th</sup> Floor, "Kausar", Kausar - Tasneem - Firdaus Co-op. Hsg. Soc. Ltd.", Ganga Complex, Naya Nagar, Opp. Pooja Nagar, Mira Road (East), Pin Code – 401 107, State - Maharashtra, Country – India for this particular purpose at ₹ 30,64,500.00 (Rupees Thirty Lakh Sixty Four Thousand Five Hundred Only) as on 10<sup>th</sup> January 2023.



Vastukala Consultants (I) Pvt. Ltd.

Think Innovate Create

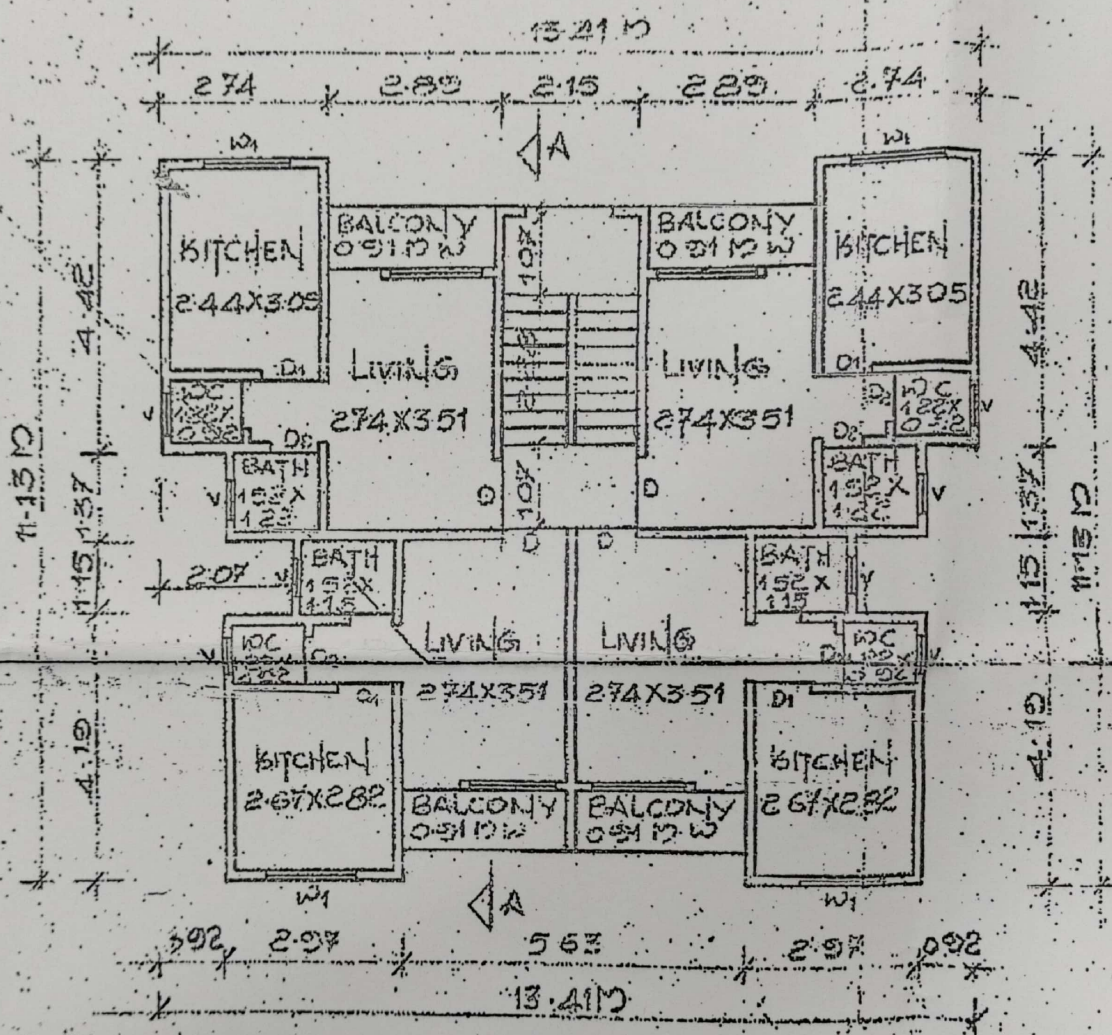
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SLOPE

TERRACE FLOOR PLAN



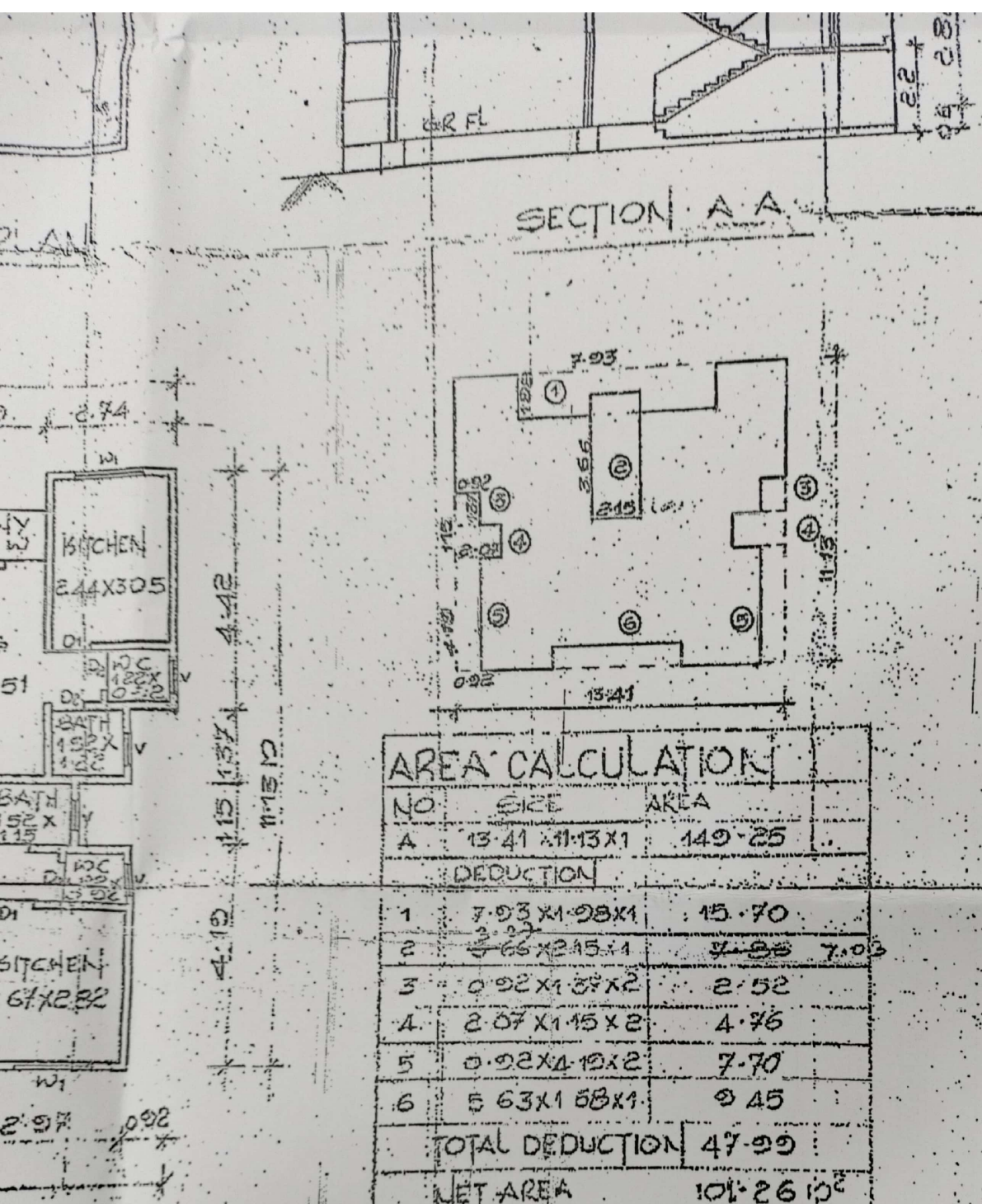
TYPICAL FLOOR PLAN

G+4 FL

AREA	
NO	
A	13
1	7
2	4
3	0
4	8
5	0
6	5
TOTAL	
NET	

BAL. ARE NOT

SECTION A A



AREA CALCULATION		
NO	SIZE	AREA
A	13.41 x 11.13 x 1	149.25
DEDUCTION		
1	7.93 x 1.98 x 1	15.70
2	3.66 x 2.15 x 1	7.88 7.03
3	0.92 x 1.37 x 2	2.52
4	2.07 x 1.15 x 2	4.76
5	0.92 x 1.12 x 2	2.07
6	5.63 x 1.58 x 1	8.90
TOTAL DEDUCTION		47.99
NET AREA		101.26 m <sup>2</sup>

PROPOSED BLDG  
S NO 523/5,  
BHAYKINDAR

M/S. CHH

JOB NO	DATE
DRAWING NO	SCALE
7	1:100
NORTH LINE	DRAWN BY
	CHECKED BY

BAL. ARE NOT PERMISSIBLE ON GROUND FLOOR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. PLAN ON PROPERTY BEARING  
S NO 523/5, 524/2, 525/1, 2, 5 OF VILLAGE  
BHAYKINDAR DIST. THANE

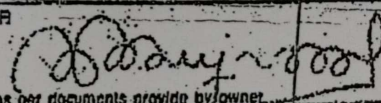
NAME OF OWNER

M/S. CHHEDA PROPERTIES PVT. LTD.

JOB NO

DATE

SIGNATURE OF OWNER



Plans has been prepared as per documents provide by owner.

DRAWING NO

SCALE

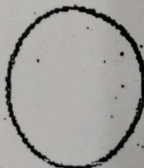
7

1:100

*Heale*  
**AVINASH MHATRE & ASSO.**  
**ARCHITECT & ENGINEER**

NORTH LINE

DRAWN BY



CHECKED BY

101, "West View" Bldg., A-2/Sector-2, 'Shanti Nagar',  
100' 0" D. P. Rd., Mira Road (E), Dist. Thane-401 107.  
Tel: 8111447.

GROUND FLOOR

FL	2ND FL	3RD FL	4TH FL
1-00	102-00	102-00	102-00
A.	506-00		

SHEET

CALCULATION, SCHEDULE OF DOORS &  
STATEMENT, SECTION ETC.

मि. अ. अधिकारी, अधिनियम, 1956  
मि. अ. अधिकारी, अधिनियम, 1956  
मि. अ. अधिकारी, अधिनियम, 1956  
मि. अ. अधिकारी, अधिनियम, 1956

नम/नर/2222/10/2222-2000  
लोचने पत्र नं. 2222  
दि. 22/2/22  
शहण होयतया प्लानका  
सुधारीत बांधकास करपोस करपाकरी  
दिण्यास येत आहे.

*[Signature]*

मुख्याधिकारी  
मिरा भाईंदर नगरपालिका परिषद.

*[Signature]*

सहायक नगर रचनाकार  
मिरा भाईंदर नगरपालिका परिषद.



या पूर्वी या कार्यालयाने नपतलिय /  
दि. 22/2/22 अन्वये दिण्यांत आलेली ठरवी  
रह करपात येत आहे.

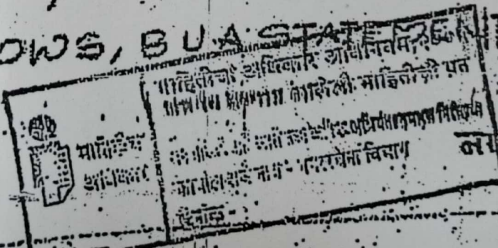
Kausar

~~Flouas~~ Kausar

BUILT UP AREA STATEMENT BLDG - F				
GR FL	1ST FL	2ND FL	3RD FL	4TH FL
102.00	102.00	102.00	102.00	102.00
TOTAL AREA		508.00 <sup>sq</sup>		

CONTENT OF SHEET

PLAN, AREA CALCULATION, SCHEDULE OF DOORS & WINDOWS, BUA STATEMENT, SECTION ETC.



नगर/नर/2222/100/100-2000  
 दि... 22/2/2000  
 राहून होवतल्या फ्लानला  
 सुधारित बांधकाम करणाल परवानगी  
 दिण्यात येत आहे.

REMARKS

*[Signature]*  
 मुख्याधिकारी  
 मिरा भाईदर नगरपालिका परिषद



*[Signature]*  
 सहायक नगर रचनाकार  
 मिरा भाईदर नगरपालिका परिषद

REMARKS

या पूर्वी या कार्यालयाने नपतानि/ 1/1  
 दि... बांधणे दिण्यात आलेली आहे  
 शह कार्यात येत आहे.

2.88 2.88 2.88 2.88 2.88 2.88 2.88 2.88 2.88 2.88  
 15.012

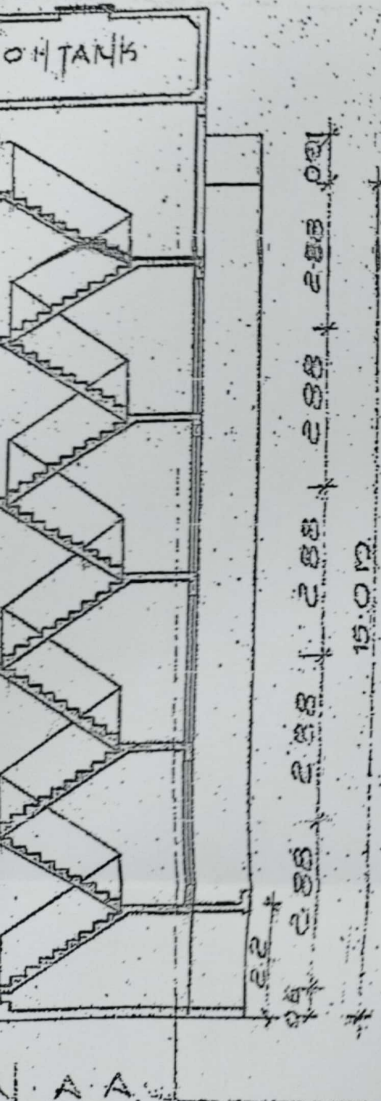
Kausar

~~Front~~ Kausar

BUILT UP AREA STATEMENT BLDG - F				
GR FL	1ST FL	2ND FL	3RD FL	4TH FL
102.86	102.88	102.88	102.88	102.88
TOTAL AREA		506.80 SQ		

CONTENT OF SHEET

PLAN , AREA CALCULATION , SCHEDULE OF DOORS & WINDOWS, BUA STATEMENT, SECTION ETC.



माहितीचे अधिकार अधिनियम, 2005  
 मिरा नगरपालिका कार्यालय माहितीचे पत्र  
 मिरा नगरपालिका कार्यालय माहितीचे पत्र  
 माहितीचे अधिकार अधिनियम, 2005  
 मिरा नगरपालिका कार्यालय माहितीचे पत्र

नगर/न/2222/100/1/2000  
 दि. 12/12/2000

REMARKS

साहचर्य पत्र क्र. 12/12/2000  
 दि. 12/12/2000 मधील अटी व शर्तीत  
 राहून होयतच्या प्लानच्या  
 सुधारित बांधकाम फायल परवानगी  
 दि्यास येत आहे.



*[Signature]*  
 मुख्याधिकारी  
 मिरा नगरपालिका परिषद.

*[Signature]*  
 सहाय्यक नगर रचनाकार  
 मिरा नगरपालिका परिषद.

REMARKS

या पूर्वी या कार्यालयाने नमतार/ 1 / 1  
 दि. 12/12/2000 मध्ये दिशांत कोटेशन जारी  
 रद्द करण्यात येत आहे.

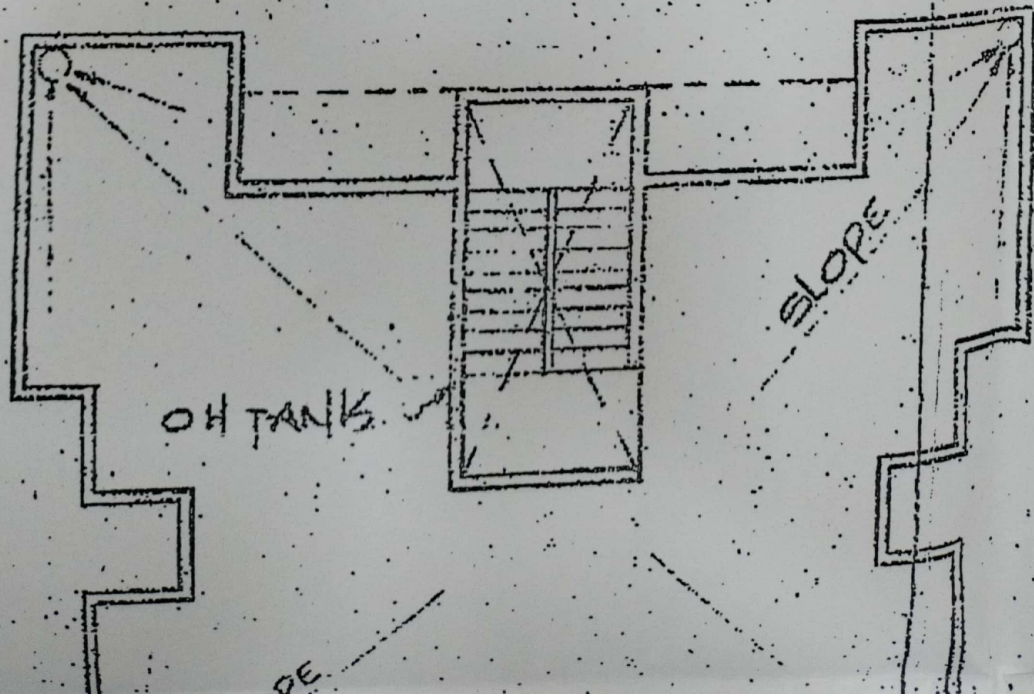
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLOT PLAN ON PROPERTY BEARING



# SCHEDULE OF DOORS & WINDOWS

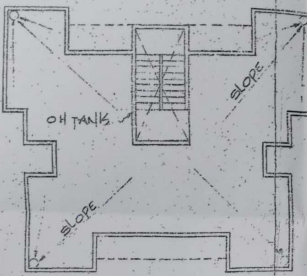
TYPE	SIZE	DESCRIPTION
D	1.00 X 2.15	FLUSH DOOR
D <sub>1</sub>	0.91 X 2.15	PANELLED DOOR
D <sub>2</sub>	0.75 X 2.15	DOOR FOR BATH & WC
W	1.75 X 1.20	GLAZED WINDOW
W <sub>1</sub>	1.20 X 1.20	PANELLED
V	0.6 X 0.90	VENTILATION



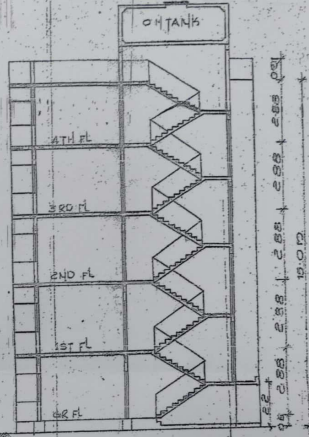
Kausar

~~Final~~ Kausar

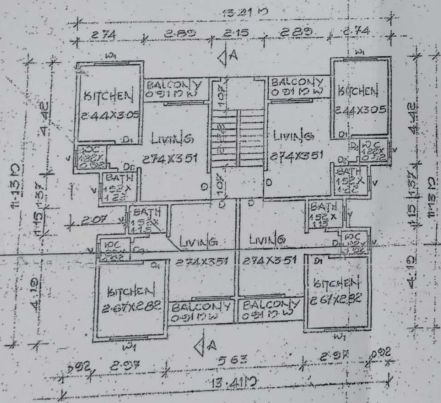
SCHEDULE OF DOORS & WINDOWS		
TYPE	SIZE	DESCRIPTION
D	102 X 215	FLUSH DOOR
D1	021 X 215	PANELLED DOOR
D2	078 X 215	DOOR FOR BATH ROOM
W	178 X 120	GLAZED WINDOW
W1	120 X 120	PANELLED
V	02 X 000	VENTILATION



TERRACE FLOOR PLAN



SECTION A-A



TYPICAL FLOOR PLAN  
G+1 FL

AREA CALCULATION		
NO	EXCISE	AREA
A	13.41 X 11.53 X 1	149.25
DEDUCTION		
1	7.93 X 1.09 X 1	8.64
2	2.02 X 1.15 X 1	2.32
3	0.92 X 1.57 X 2	2.92
4	2.07 X 1.15 X 2	4.76
5	0.92 X 1.25 X 2	2.32
6	6.63 X 1.69 X 1	11.20
TOTAL DEDUCTION		47.99
NET AREA		101.26 SQ

BAL. ARE. NOT PERMISSIBLE ON GROUND FLOOR

BUILT UP AREA STATEMENT BLDG. F				
GR FL	1ST FL	2ND FL	3RD FL	4TH FL
102.86	102.86	102.86	102.86	102.86
TOTAL AREA 511.36				

CONTENT OF SHEET

PLAN, AREA CALCULATION, SCHEDULE OF DOORS & WINDOWS, B.U.A STATEMENT, SECTION ETC.

REMARKS



REMARKS  
 1. The proposed building is situated on the property bearing S No 523/5, 524/2, 525/1, 2, 5 of Village BHAKSANDAR DIST. THANE.  
 2. The proposed building is situated on the property bearing S No 523/5, 524/2, 525/1, 2, 5 of Village BHAKSANDAR DIST. THANE.  
 3. The proposed building is situated on the property bearing S No 523/5, 524/2, 525/1, 2, 5 of Village BHAKSANDAR DIST. THANE.

REMARKS

DESCRIPTION OF PROPOSED PROPERTY  
 PROPOSED BLDG. PLAN ON PROPERTY BEARING S NO 523/5, 524/2, 525/1, 2, 5 OF VILLAGE BHAKSANDAR DIST. THANE

NAME OF OWNER		
M/S. CHHEDA PROPERTIES PVT. LTD.		
JOB NO.	DATE	SIGNATURE OF OWNER
		<i>[Signature]</i>
DRAWING NO.	SCALE	SIGNATURE OF ARCHITECT & ENGINEER
7	1:100	
NORTH LINE	DRAWN BY	AVINASH MHATRE & ASSO. ARCHITECT & ENGINEER
CHECKED BY		101, "West View" Bldg., A-2 Sector-2, "Shanti Nagar", 100' 0" D. P. Rd., Mira Road (E), Dist. Thane-401 107. Tel: 8111447.