

दस्तावेजांचा क्रमांक व वर्ष: 14246/2010
Monday, December 20, 2010
5:16:55 PM

दुय्यम निबंधक: सह दु.नि.ठाणे 2

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

Regn 63 m.e

गावाचे नाव : माजीवडे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 2,051,000.00
बा.भा. रू. 1,800,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) वर्णन: झोन नं. 6/26 4अ - स.नं. 128/बी पैकी, 129/2 - शॉप नं. एफए-12, 1 ला
मजला, लेक सिटी मॉल, कापूरबावडी सर्कल, माजीवडे ठाणे प क्षेत्र 31.22 चौ.मी. विल्टअप

(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) मे. राजविमल रिटेलस प्रा.लि. तर्फे डायरेक्टर राकेश जी. जैन - -; घर/फ्लॉट नं: -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सायमन हाऊस,
सयानी रोड, मुंबई 25; तालुका: -; पिन: -; पॅन नम्बर: AADCR1964N.

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(1) हरीश श्यामलाल जोतवानी - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: आशर रेसीडेंसी, ठाणे प; तालुका: -; पिन: -; पॅन
नम्बर: AFAPJ8036J.

(7) दिनांक करून दिल्याचा 20/12/2010

(8) नोंदणीचा 20/12/2010

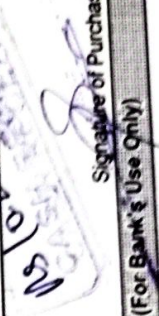
(9) अनुक्रमांक, खंड व पृष्ठ 14246 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 102550.00

(11) बाजारभावाप्रमाणे नोंदणी रू 20510.00

(12) शेष




Date :	Sr. No. 8353
Franking Value	Rs. 102550/-
Service Charges Rs. 10/- per document	Rs. 10/-
Total Amount	Rs. 102560/-
Rupees (in words)	One lac two thousand
	Five hundred sixty only.
No. of Documents:	1
Name of stamp duty paying party:	
	Harish S. Jotwan
Name of Counter Party	M/S Rajinlal Builders Ltd
Purpose of Transaction	Agreement for sale
Cheque / DD No.	
Drawn on Bank	
Branch	NAV JEEVAN BANK LTD
<p><small>I/We hereby apply for the stamping of the above documents & declare that the information provided by me in this application form is true & correct. I/We declare that The Nav Jeevan Co-op. Bank Ltd. is entitled as to stamp duty to be paid on this application without assigning any reason whatsoever for the amount to be franked & am solely & fully responsible for the amount. I/We will not hold the Bank responsible if the value of stamp duty is not duly paid or is incorrectly franked. I/We agree to submit the original franked copy of the documents at the charge of Rs. 10/- per impression to the Bank over & above the stamp duty.</small></p>	
<p>Signature of Purchaser </p>	
<p>(For Bank's Use Only)</p>	
Franking Sr. No. 10043	
Cashier / Officer	Authorized Signatory




टनन - २
 दस्त क्रमांक 28/12/2010
 2 / 20

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane this
20th day of December 2010.


 R. Rajin

For The Nav Jeevan Co-op. Bank Ltd.
 THE NAV JEEVAN CO-OP BANK LTD
 KESHAVA NIWAS, GROUNDED FLOOR
 CHATRAPATI CO-OP HSG SOCIETY
 PLOT NO. F-3, KOPRI COLONY
 THANE (E) - 400603
 Authorised Signatory 
 D-5/STN(V)/C.R.1871/02/10/777-80/18

भारत 10043 SPECIAL
 141639 ADHESIVE
 DEC 20 2010
 R. 0102550/- PB7018
 11:40
 STAMP DUTY MAHARASHTRA
 INDIA

BETWEEN:

M/s RAJVIMAL RETAILS PRIVATE LIMITED, company registered under Companies Act 1956, P A No. _____, having registered office at Gala No.6, 7, Saiman House, J.A. Raul Marg, Sayani Road, Mumbai 400025, hereinafter referred to as the "Vendor", through its director Mr Rakesh G Jain, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its share holders, directors, executors, legal representatives and assigns) of the One Part;

AND

MR HARISH SHYAMLAL JOTWANI, P A No.AFAPJ8036J, aged 41 years, having address at Flat No.1202, Royal Ashar Residency, Pokhran Road No.2, Thane (West), hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, legal representatives and assigns) of the Other Part;



The Vendor and the Purchaser each is hereinafter individually called a "Party" and collectively "Parties".

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दस्त क्रमांक	२०१०
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WHEREAS:

A. The Vendor is the absolute owner in respect of has acquired right and interest in respect of Shop No.FA 12, admeasuring about 280 square feet carpet area on the First Floor, in the commercial complex known as "Lake City Mall - A", being lying and situated on land bearing Survey No.128 /B (Pt) and 129/2 in Village

Rajvimal

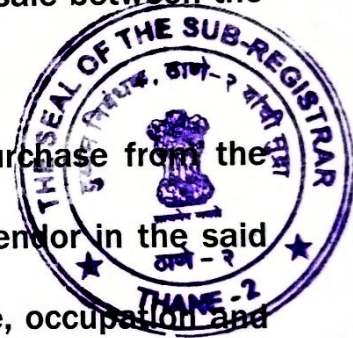
Majiwade, Thane (West), (hereinafter referred to as the said Shop) and more particularly described in the Schedule hereunder written. The Vendor has purchased the said Shop from the Promoter, M/s Siddhi Property Promoter Private Limited, vide agreement for sale dated 29th December 2005 and registered at the office of the Sub Registrar Thane 5 under document number 00168-2006 on 09-01-2006.

B. The Vendor has not mortgaged the said Shop or in any way encumbered the said Shop and the Vendor has the right to use and occupy the said Shop and as on the date hereof the Vendor is in absolute possession of the said Shop subject to the terms and conditions contained in the agreement for sale between the Promoter and the Vendor.

C. The Purchaser have agreed to acquire and purchase from the Vendor all the right, title and interest of the Vendor in the said Shop together with full right and benefit of use, occupation and possession of the said Shop for the price and on the terms and conditions hereinafter appearing.

NOW THIS DEED WITNESSETH THAT:

1. The Vendor hereby sells, transfers, conveys and assures unto the Purchaser and the Purchaser hereby purchase and acquire all the Vendors' right, title and/or interest in the said Shop No.FA 12, admeasuring about 280 square feet carpet area on the First Floor, in the commercial complex known as "Lake City Mall - A", being lying and situated on land bearing Survey No.128 /B (Pt) and 129/2 in Village Majiwade, Thane (West), and more



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दस्त क्रमांक १२४/२०१०
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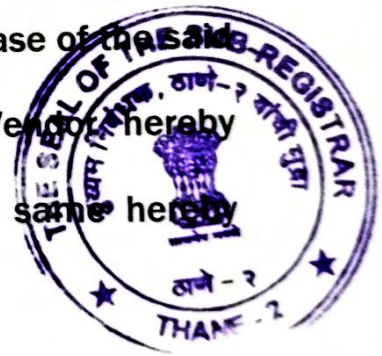
R-G Jains

particularly described in the First Schedule hereunder written for aggregate consideration of Rs.20,51,000/- (Rupees Twenty Lac Fifty One Thousand Only) to be paid as follows:

(a) The Purchaser hereby agree and undertake that the Vendor has agreed to sell, transfer, convey and assure unto the Purchaser all the Vendors' right, title and/or interest in the said Shop only on the representations and assurance by the Purchaser that he shall fulfill all their obligations under this Agreement including making timely payments in accordance to the payment schedule as agreed between the Parties and setout herein.

(b) Simultaneously on the execution hereof, the Purchaser have paid to the Vendor a sum of Rs.2,51,000/- (Rupees Two Lac Fifty One Thousand Only) as part payment for the purchase of the said shop (the payment and receipt whereof the Vendor hereby admits and acknowledges and of and from the same hereby discharge the Purchaser forever);

(c) The Purchaser has agreed to make the balance payment of Rs.17,50,000/- (Rupees Seventeen Lac Fifty Thousand Only) to the Vendor on or before the end of 15th January 2011, subject to the registration of these presents, and the Vendor handing over to the Purchaser, original NOC for creating a lien, issued by the Promoters (in the format as may be required by the bank or financial institution from which the Purchaser intends to raise loan);



टनन-२
दस्त क्रमांक १४२७५ २०१०
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(d) The parties hereby agree that in the event of the Purchaser failing to pay the balance sale consideration mentioned in 1(c) above within the stipulated period agreed herein, the Vendor shall, at its sole discretion and without prejudice to any other right available to it under law or equity, decide on extending the period for payment of amount in 1(c) beyond the stipulated period. In the event of the termination of this agreement the Vendor shall refund the part payment received from the Purchaser. The Vendor shall refund the part payment to the Purchaser within 7 (seven) days from the date of the Vendor informing the Purchaser about the termination of these presents due to non payment of balance sale consideration by the Purchaser to the Vendor.

(e) The parties hereby agree that the stipulated period of payment of sale consideration mentioned in 1 (c) above shall be exclusive of any time that may be required by the Vendor to handover the NOC issued by the Promoters and original documents in respect of the said shop required for creating a lien, to the Purchaser. Time shall always be the essence of this agreement.



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दस्त प्रमाणिक ११/२७/२०१०	
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(f) Notwithstanding anything contrary stated in this Agreement, in the event the Vendor waives its right to terminate and permits the Purchaser to make late payments, the Purchaser hereby agrees and undertakes that on default of the Purchaser in making timely payment in accordance with the provisions of this Agreement, the Purchaser shall pay the Vendor interest

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R. G. Jain

calculated at twelve percent (12%) per annum on all amounts which become due and payable by the Purchaser to the Vendor under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Vendor till the complete payment is realised by the Vendor.

2. THE VENDOR HEREBY REPRESENTS TO THE PURCHASER:

(a) The Vendor has acquired the rights in the said Shop from the Promoters and no one other than the Vendor has any share, right, title and/or interest in the rights of the Vendor in the said Shop in any manner whatsoever;

(b) The Vendor has not mortgaged or in any way encumbered the said Shop with any bank or financial institution or any other person or in any other way and that the said Shop is free from encumbrances;

b1) The said Shop is not subject matter of any pending suit or attachment before or after judgment of any court of law or authorities for recoveries of any debts, decretal amount, Income tax, wealth tax, gift tax, or any other amount by way of taxes and/or penalties thereon.

b2) There does not subsist any order of injunction or appointment of the court receiver of the said Shop or any part thereof issued by court of law or other authority.

b3) There are no attachment or prohibitory order issued by the competent authority or the court or any government or semi government authority or bank prohibiting from dealing with or



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रिजिस्ट्रार कमिश्नर, ठाणे - २
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selling or transferring the said Shop contemplated under these presents.

b4) The Vendor shall indemnify and keep the Purchaser indemnified at all times in case of any defect in title or towards any claim whatsoever arising by reason of this Agreement or towards the said Shop against the Purchaser.

(c) The Vendor has paid the full and final sale consideration payable by it to the Promoters including payment of dues and charges payable under clause 6 of the agreement for sale between the Promoter and the Vendor, further any other charges that may be charged by the Promoter in respect of the said Shop pertaining to the period before the date of the possession being offered by the Vendor to the Purchaser, shall be borne and paid by the Vendor;

(d) In the event of any delay or default on the part of any of the Parties in performing its part of the contract the aggrieved party shall be entitled to specific performance of this agreement together with right to claim costs, charges and expenses and losses from the defaulting Party.

(e) The Vendor has not entered into any agreement for sale or any other arrangement in respect of the said Shop or any part thereof with any other person/s nor has the Vendor entered into any binding or contractual negotiations for the sale or transfer or any other arrangement of the said Shop or any part thereof with any other party nor has the Vendor mortgaged or created any encumbrance on the said Shop or any part thereof and shall not do so hereinafter during the existence of these presents;

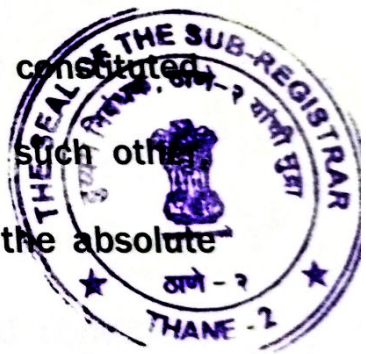


दस्तावेज - २
वस्त क्रमांक ४२४६०९०
६ / २०

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R. G. J. J.

- (f) The Vendor has the absolute right and full power and authority to sell the said Shop to the Purchaser and that the Vendor is not restrained either under the income tax act, or any other statute or law for the time being in force;
- (g) There is no restraint or order of any court or authority having jurisdiction restraining the Vendor from dealing with or disposing of the said Shop in any manner whatsoever;
- (h) Subject to receiving the timely payments from the Purchaser, the Vendor shall apply for and shall obtain from the said Promoter the permission to transfer and sell the said Shop in favour of the Purchaser, the Vendor has represented to the Purchaser that the Vendor and the Purchaser shall jointly be liable for any transfer fees or any other charges that may be charged by the Promoter to transfer the said Shop in the name of the Purchaser in the records of the Promoter;
- (i) The Vendor shall, either itself or through its legally constituted attorney, whenever called upon to do so, execute such other deeds, documents and/or transfer forms, etc., for the absolute transfer of the said Shop in favour of the Purchaser;
- (j) Notwithstanding any act, deed, matter or thing done, committed, omitted or knowingly or willingly suffered to the contrary by the Vendors or any person or persons claiming from, through, under or in trust for the Vendor, the Vendor now has in itself good right, full power and absolute authority to sell, transfer, convey and assign the said Shop unto and to the use of the Purchaser.



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दस्तावेजांक ४२७६ २०१९
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- (l) The Vendor hereby agrees and undertakes to sign and execute and / or get signed and executed all such necessary application, forms, deeds, matter and things as may be necessary at any time in future, but at the cost of Purchaser herein, and also agrees to sign the various forms as per provisions of the various act and cooperate the Purchaser for completing all the formalities in connection with the said matter, for the absolute transfer of the said Shop in favour of the Purchaser.

3. THE PURCHASER DECLARES THAT:

- (a) The Purchaser shall, from the date of possession of the said Shop hereof, bear and regularly pay all the outgoings and taxes in respect of the said Shop and shall become a member of the co-operative Society as and when the same is formed and registered by the Promoter, in place of the Vendor;

- (b) The Purchaser shall use the said Shop for the purpose of business only and shall not create any nuisance or annoyance to the other members of the building or the complex.

- (c) The Vendor has agreed to sell and the Purchaser have agreed to purchase the said Shop subject to the terms and conditions contained in the agreement dated 29th December 2005, between the Vendor and the Promoter and the Purchaser shall be bound by the same except the purchase consideration which shall be paid by the Vendor, before the completion of the sale.



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दस्ता क्रमांक ४२२२०
१० / २०

- (d) The Purchaser shall be liable to pay all the charges that may be levied by the Promoter in respect of the said Shop and the Vendor shall not be liable to pay the same to the Promoter.

1/12

R. J. Jain

4. THE PARTIES HERETO AGREE THAT:

- (a) The Vendor shall handover the quiet and vacant possession of the said Premises to the Purchaser simultaneously against payment of the amounts as provided in clause 1 hereof, and the sale of the said Premises shall be deemed to be complete in all respects.
- (b) The transfer fees, if any, payable to the Promoter in respect of the transfer of the said Shop by the Vendor to the Purchaser shall be equally borne and paid by the Vendor and the Purchaser. The Purchaser shall however be solely liable to pay for the stamp duty and registration fees for the agreement for sale and other documents between the Vendor and the Purchaser.
- (c) The Vendor hereby indemnifies and keeps indemnified the Purchaser against any claim that may be made and any loss, harm or damage that may be incurred or suffered including the any loss or damage arising out of or connected with or consequent to any of the Vendor representations herein incorrect or inaccurate, including any claims for unpaid dues.
- (d) Provided always that the power of termination herein mentioned shall not be exercised by the Vendor unless and until the Vendor has given to the Purchaser fifteen days prior notice in writing of intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving of such notice.

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दस्त क्रमांक	२४/२०१०
११	२०



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R. L. Jain

(e) This agreement shall always be subject to Maharashtra Ownership of Shops (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 and Rules of 1964.

(f) In case of any dispute between the parties herein the same will be subject to jurisdiction of Courts of Thane only.

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

THE FIRST SCHEDULE REFERRED TO ABOVE:

ALL THAT IS IN Shop No.FA 12, admeasuring about 280 square feet carpet area on the First Floor, in the commercial complex known as "Lake City Mall - A", being lying and situated on land bearing Survey No.128 /B (Pt) and 129/2 in Village Majiwade, Thane (West), in the Taluka and District Thane, within the limits of Thane Municipal Corporation. The construction of the aforesaid building is of the year 2008. The above building is basement, ground plus two upper floors and has lift facility.



SIGNED, SEALED & DELIVERED]

by the withinnamed "Vendor",]

M/s RAJVIMAL RETAILS PVT LTD]

Through its Director Mr Rakesh G]

Jain, party of One Part, in presence]

1. *Birendra P. Jain* *R*

2.

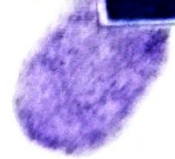
Rakesh Jain

टनन-२
दस्ता क्रमांक २४२४५/२०१०
१२/२०



SIGNED, SEALED & DELIVERED]
by the withinnamed "Purchaser",]
MR HARISH SHYAMLAL JOTWANI]
party of Other Part, in presence of]

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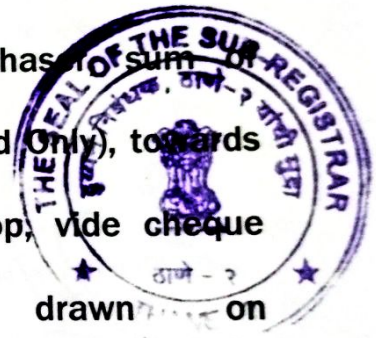
WITNESS:

1. BIREN PUSARIA *BS*

2. *Handwritten signature*

RECEIPT

RECEIVED of and from the withinnamed Purchaser ^{Sum}
Rs.2,51,000/- (Rupees Two Lac Fifty One Thousand Only), towards
part payment for the purchase of the said Shop, vide cheque
number _____ dated _____ drawn on _____



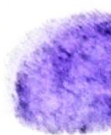
I SAY RECEIVED Rs.2,51,000/-]

M/s RAJVIMAL RETAILS PVT LTD]

R. Jain

Through its Director Mr Rakesh G]

Jain, party of One Part, in presence]



WITNESS:

1. BIREN PUSARIA *BS*

2. *Handwritten signature*

टनन-२
दस्त कागज 20/2090
१३ / २०

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

EXHIBIT - D सुधारीत PERMISSION / COMMENCEMENT CERTIFICATE

2066

इमारत : तळघर + तळ मजला + दोन मजले (पार्ट)

V.P. No. २००२/७४ TMC/TDD २०८७ Date १८/८/०४

To, Shri / Smt. मे. आर्केटाईप कन्सल्टंटस (इ.) प्रा. लि. (वा. वि.) (Architect)
Shri / Smt. मे. सिद्धी प्रॉपर्टी डेव्हलपर्स प्रा. लि. सर्पे संचालक श्री कपिल शर्मा व श्री जयेंद्र गाला (Owner)

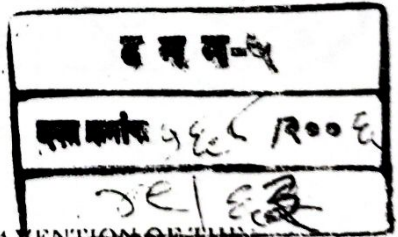
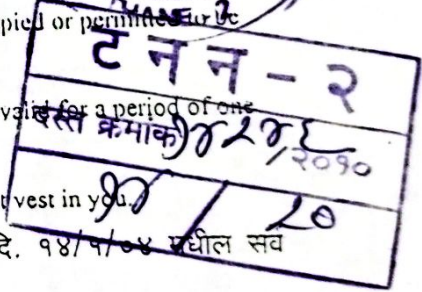
Sir, _____

With reference to your application No. १३१६९ dated १५/७/०४ For development Permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे in village माजिवडे Sector No. ५ Ward No. _____

Street मुंबई-आग्रा रोड C.T.S. No./H.No./T. No. स.नं. १२८ वी व १२९/२

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development Permission / Commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सी.सी. प्रमाणपत्र क्र. वि.प्र.२००२/७३ अ.प्र.१४३६ दि. १४/१/०४ मधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.
- ६) २०.०० मी. रुंद डी.पी. रचनांच्या आखणीमध्ये बदल आणणे व असे वि.प्र.क्र.२००२/७३ चे सुधारीत नकाशे मंजूर करून घेणे बंधनकारक राहिले.



WARNING: PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO A PENAL OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

सहायक
मध्य महानगरपालिका बांधकाम व कारणे विभाग
कार्यालय दिवमावली नुरात आवक क्र. २५
व्याजपी न. प्र. बांधकाम विभाग कारणे, महानगर
वि.प्र.क्र. २००२/७३ अ.प्र. १४३६ दि. १४/१/०४ मधील सर्व
संबंधित अटी आपणांवर बंधनकारक राहतील.
२०.०० मी. रुंद डी.पी. रचनांच्या आखणीमध्ये बदल आणणे व असे वि.प्र.क्र. २००२/७३ चे सुधारीत
नकाशे मंजूर करून घेणे बंधनकारक राहिले.
Office No. _____
Office Stamp _____
Date _____
" ३ वर्षे वैधता देऊन देऊ शकतो "



आपला,
कार्यकारी अभियंता
शहर विकास विभाग
ठाणे महानगरपालिका, ठाणे

PROFORMA - B

CONTENT OF SHEET

LAYOUT PLAN PLOT AREA DIA. & CAL. RECREATION AREA CALCULATION,
SUMMARY, SECTION OF COMP. WALL, ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions

Prescribed in Permit No. VP/2002/174
TMC/T.O./D./T.P.S./2087 Dated: 19/12/04

[Signature]
Deputy Engineer
(T.O.)

[Signature]
Executive Engineer
(T.O.)

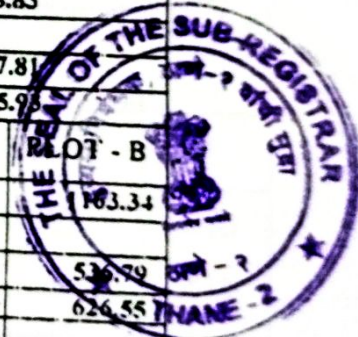
Thane Municipal Corporation of
The City of Thane.



टनन-२
दस्तावेज क्र. १०२४६/२०१०
१५/२०

PROFORMA - A

AREA STATEMENT		SQ.MT
1	AREA OF PLOT AS PER Δ METHOD	17,813.74
2	DEDUCTIONS FOR	
a	AREA UNDER 60 M. W. ROAD	4019.81
b	AREA UNDER 20 M. W. ROAD	1589.17
c	ROAD ACQUISITION AREA	1468.83
	COMPENSATION ALREADY TAKEN	
	a + b + c	7077.81
3	NET GROSS AREA OF PLOT	10735.93
		PLOT - A
4	AREA	9572.59
5	DEDUCTION	
	5% AMENITY OPEN SPACE OF 10716.03 SQ. METERS	536.79
	NET AREA	9035.80
6	DEDUCTIONS FOR	9572.59
a	RECREATION GROUND AS PER SECTION 58	5.88
7	NET AREA OF PLOT (9-6)	8929.92
8	ADDITION FOR F.A.R. PURPOSE	626.55
9	AREA CONSIDERED IS 40% NET AREA	3571.97
10	5% AMENITY OPEN SPACE	178.59
11	TOTAL AREA (9+10)	3750.56
12	F.A.R. PERMISSIBLE AS PER APPEAL TOTAL BUILT-UP	1163.34
13	AREA PERMISSIBLE IN RECREATION GROUND	1.00
14	PERMISSIBLE TOTAL FLOOR AREA	1163.34
15	PROPOSED AREA	11317.86
16	TOTAL BUILT-UP AREA CONSUMED (B7)	



दस्तावेज क्र. १००६
५३/६३

12	F.A.R. PERMISSIBLE AS PER AFFIDAVIT IN TOTAL (M ²)		
	AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION)		
	X MAX NO. OF STOREYS		
13	PERMISSIBLE TOTAL FLOOR AREA		
14	PROPOSED AREA	11965.73	1163.34
15	TOTAL BUILT UP AREA CONSUMED (B/U)	11317.66	
		0.95	
PARKING STATEMENT			
a	PARKING REQUIRED BY REGULATION	135 NOS	
b	GARAGES PERMISSIBLE		
c	GARAGES PROPOSED		
d	TOTAL PARKING PROVIDED	264 NOS	
	FOUR WHEELERS	193 NOS	
	TWO WHEELERS	71 NOS	
LOADING/UNLOADING STATEMENT			
a	LOADING/UNLOADING REQUIRED		
b	TOTAL LOADING/UNLOADING PROVIDED		

REVISION	DESCRIPTION	DATE	SIGNATURE
1		15/08/04	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

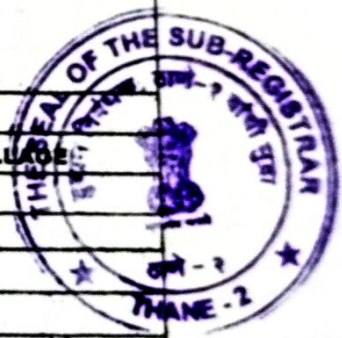
SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. NO 128-B, 129/2, OF VILLAGE AT MAJIWADE, THANE (W)

NAME OF OWNER

SIDDHI PROPERTY DEVELOPERS PVT.LTD.
VASTU BLDG, KOLBAD, MUMBAI-AGRA ROAD, THANE.



For SIDDHI PROPERTY DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR

[Signature]
DIRECTOR

टनन-२
दस्त क्रमांक १४२७/२०१०
१६/८/२०

ARCHITECTS NAME AND ADDRESS

SIGNATURE OF ARCHITECT.

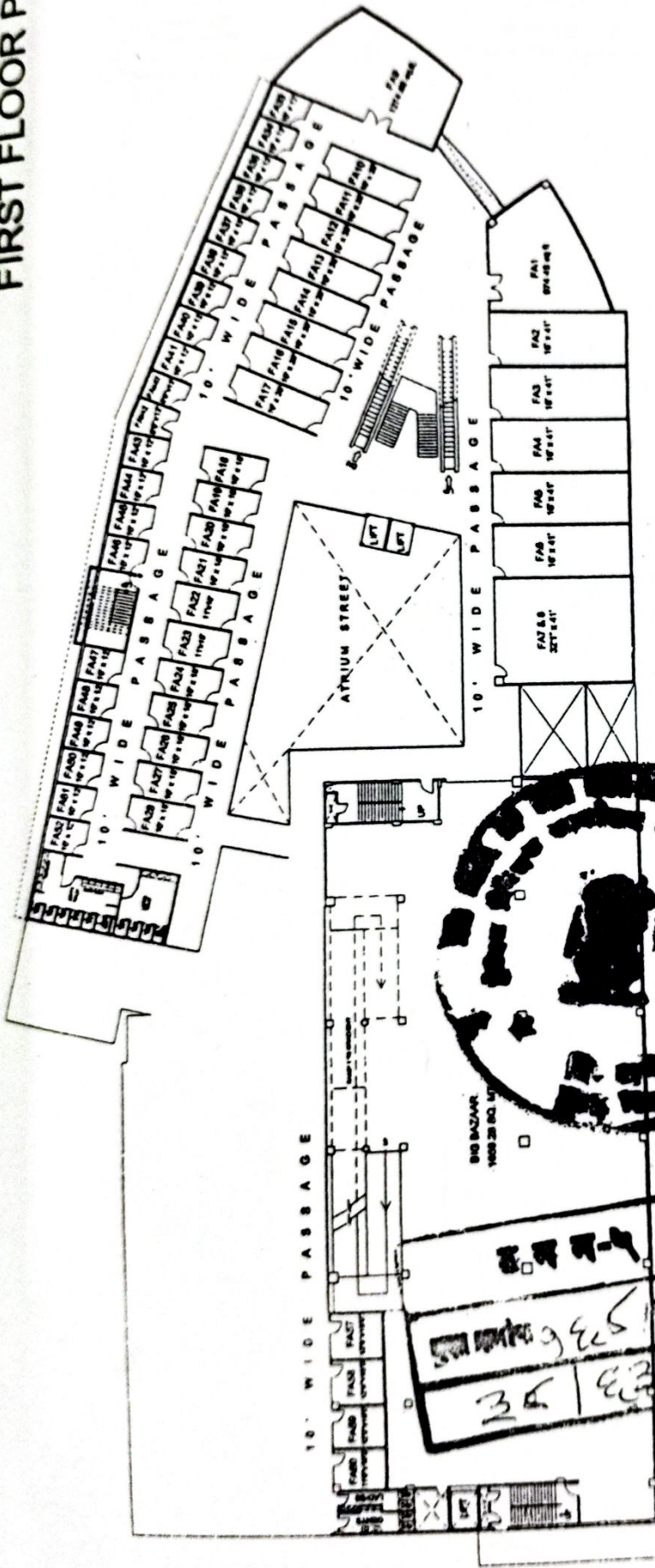
PROJECT CONSULTANTS	DESIGN ARCHITECT	REGISTERED ARCHITECT
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SMPS
SMPS ENGINEERS & CONSULTANTS (PVT) LTD

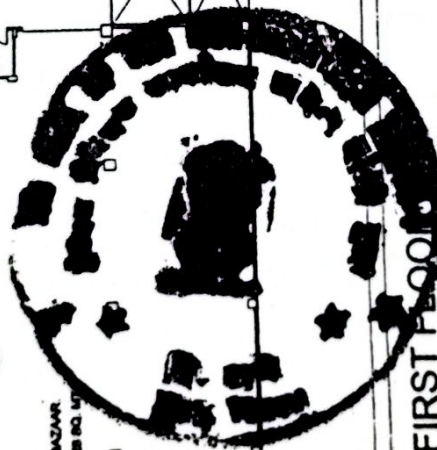
OS
ORTEGA SHAN STEINMANN & ASSOC

दस्तावेज
क्रमांक १६८/२००६
५०/६३
Archetype Consultants

FIRST FLOOR PLAN



34/123
 35/123
 36/123



For SIDDHI PROPERTY DEVELOPERS PVT. LTD.

Rajiv
 (DIRECTOR / AUTHORISED SIGNATORY)

Rajiv
 PURCHASERS SIGNATURE

तनन-२
 दस्त क्रमांक २०२/२०१०
 १५ / २०

SHOP NO : - FA=12 ON FIRST FLOOR

LAKE CITY MALL-A

PURCHASERS NAME

Rajiv Siddhi Property Dev. Pvt Ltd



20/12/2010
5:16:47 pm

दुय्यम निबंधकः
सह दु.नि.ठाणे 2

दस्त गोषवारा भाग-1

टनन2

दस्त क्र 14246/2010

7/12/20

दस्त क्रमांक : 14246/2010

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठर

1 नाव: हरीश श्यामलाल जोतवानी -
पत्ता: घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं. -
पेट/वसाहत: -
शहर/गाव: आशर रेसीडेन्सी, ठाणे प
तालुका: -
पिन: -
फोन नम्बर: AFAPJ8036J

लिहून घेणार

वय 41

सही



20741.204206

2 नाव: मे. राजविमल रिटेल्लस प्रा.लि. तर्फे डायरेक्टर
राकेश जी. जैन - -
पत्ता: घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं. -
पेट/वसाहत: -
शहर/गाव: सायमन हाऊस, सयानी रोड, मुंबई 25

लिहून देणार

वय 48

सही



सह दुय्यम निबंधक ठाणे क्र.



दस्त गोपवारा भाग - 2

टनन२

दस्त क्रमांक (14246/2010)

20/20

दस्त क्र. [टनन2-14246-2010] चा गोपवारा
बाजार मुल्य : 1800000 मोबदला 2051000 भरतेले मुद्रांक शुल्क : 102550

पावली क्र. 14406 दिनांक 20/12/2010

पावलीचे वर्णन

नांव. इरीश ग्यानजाव जोलवानी .

दस्त हजर केल्याचा दिनांक : 20/12/2010 05:10 PM

शिघ्रादनाचा दिनांक : 20/12/2010

दस्त हजर करणा-याची सही :

20510 नोंदणी की

400 नकदल (अ. 11(1)), पुढांकनाची नकदल (अ. 11(2)).

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

20910: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 2

दस्ताचा प्रकार : 25) करारनामा

सिक्का क्र. 1 ची वेळ : (सादरीकरण) 20/12/2010 05:10 PM

सिक्का क्र. 2 ची वेळ : (फी) 20/12/2010 05:14 PM

सिक्का क्र. 3 ची वेळ : (कबुली) 20/12/2010 05:16 PM

सिक्का क्र. 4 ची वेळ : (ओळख) 20/12/2010 05:16 PM

दस्त नोंद केल्याचा दिनांक : 20/12/2010 05:16 PM

ओळख :

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

1) बिरेन पुजारा- , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

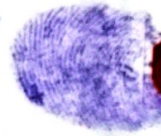
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: ठाणे

तालुका: -

पिन: -



2) अमित शिर्के- , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

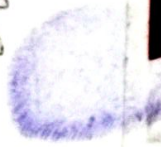
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: ठाणे

तालुका: -

पिन: -



दु. निबंधकाची सही
सह दु.नि.ठाणे 2

प्रमाणित करणेत येते की या दस्तानामध्ये
एकूण 20 पाने आहेत

सह. दुय्यम निबंधक, ठाणे क्र. 2

पुस्तक क्रमांक

906
98288

906

क्रमांकावर नोंदला

श्री. सं. रमेश मानभाब

सह. दुय्यम निबंधक, ठाणे क्र. 2
तारीख 20 जाने 22 सन 2010

