

393/17265

Tuesday, September 24, 2024
4:37 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18111 दिनांक: 24/09/2024

गावाचे नाव: भाईंदर
दस्तऐवजाचा अनुक्रमांक: टनन10-17265-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: मुकेश जयराम गुप्ता - -

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 640.00
पृष्ठांची संख्या: 32

एकूण: रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:57 PM ह्या वेळेस मिळेल.

Joint Sub/Registrar Thane 10

बाजार मूल्य: रु.4008700 /-
मोबदला रु.3400000/-
भरलेले मुद्रांक शुल्क : रु. 280700/-

प्र सह दुय्यम निबंधक वर्ग २ ठाणे - १०

- 1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924242507618 दिनांक: 24/09/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008697692202425E दिनांक: 24/09/2024
बँकेचे नाव व पत्ता:

मुकेश गुप्ता



24/09/2024

सूची क्र.2

दुय्यम ननरुधक : गहृ दु.नन. ठणणे 10

दसुत कुरणक : 17265/2024

नूदणणी :

Regn:63m

गणवणणे नणव : डणईदर

(1) वनलेखणकण ढुरकणर	करणरणनणणण
(2) डुडदलण	3400000
(3) डणकणरडणव(डणडेडुडदुडणकुकुण डणवतनडुडदणकणर ऀकणरणणी देतुुी डुडदुडेदणर ते नडुद करणवे)	4008700
(4) डुडडणडण, डुडदहनुसुण व डरकुरणकण (असलुडणस)	1) डणलुकुकेके नणव:डुडणर-डणईदर डणनडण इतर वरुणन ; इतर डणहनुतुुी: डुडडे डणईदर, वणुडुड-के, वणडणण कुरणकण:-1/13. डणधुडे, सदनकण कुरणकण:-201, 2 रण डणकलण, वी1-वणुग, रणकशुरी शणुणुग सेंटर कुु. ऀडुड. हू. सुुसण. ली., सुुेशन रुड, डुडरणरुड डुडुद, ठणणे-401107., कुुनण सवुुें नं. 511-डु/1, नवीनसवुुें नं. 137/1, कुुेत्रडुडकण:-57.99 कुुी. डुड. वलुडकण. ((Survey Number : 137/1 ;))
(5) कुुेत्रडुडकण	1) 57.99 कुुी. डुडदर
(6) ऀकणरणणु; कणवण कुुडी देणुडणत ऀसेल तेवुुहण.	
(7) दसुतडुडवक करुन देणण-डण/लणहून ठेवणण-डण डुडकणरणकण नणव कणवण देवणणणी नुडणडणलडणकण हुकुडणनणणण कणवण ऀदेश ऀसलुडणस, डुरतणवणदणके नणव व डुडदण.	1): नणव:-डुडणरुडण सुुी. ऀर - - वडु:-60; डुडदण:-डुडलुुड नं: -, डणळण नं: -, इडणरतुुीके नणव: -, वुुलुक नं: -, रुडक नं: 201, 2 रण डणकलण, वी1-वणुग, रणकशुरी शणुणुग सेंटर कुु. ऀडुड. हू. सुुसण. ली., सुुेशन रुड, डुडरणरुड डुडुद, ठणणे, डणहणरणडुर, ठणणे. डुडन कुुडकण:-401107 डुडन नं:-ACLPM4040R
(8) दसुतडुडवक करुन डेणण-डण डुडकणरणकण व कणवण देवणणणी नुडणडणलडणकण हुकुडणनणणण कणवण ऀदेश ऀसलुडणस, डुरतणवणदणके नणव व डुडदण	1): नणव:-डुडकेश कुुडरणडु सुुसण - - वडु:-30; डुडदण:-डुडलुुड नं: -, डणळण नं: -, इडणरतुुीके नणव: -, वुुलुक नं: -, रुडक नं: डुडलुुड नं. 401, डुी-80, वणुडेणणी शणुणुतुुी नणरण कुु. ऀडुड. हू. सुुसण. ली., सेकटर-9, शणुणुतुुी नणरण, डुडनडुड सणणरण कुुडडुडेकुुस सडुुुुु, डुडरणरुड डुडुद, ठणणे, डणहणरणडुर, ठणणे. डुडन कुुडकण:-401107 डुडन नं:-BHNPG2422D
(9) दसुतडुडवक करुन दणलुडणकण दणनणकण	24/09/2024
(10) दसुत नूदणणी केलुडणकण दणनणकण	24/09/2024
(11) ऀनुकुरणकण, खंड व डुडुड	17265/2024
(12) डणकणरणडणवणडुरडणणे डुडदणकण शुलुक	280700
(13) डणकणरणडणवणडुरडणणे नूदणणी शुलुक	30000
(14) कुुेशरण.	



डुडलुडणकणनणसणठी वणकणरणत डेतलेलण तडुडशील:-:

डुडदणकण शुलुक ऀकणरणतणण नणवडुडलेलण ऀनुकुुडेद :-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

प्र

गहृ दु.नन. ठणणे - 10



CHALLAN
MTR Form Number-6



GRN	MH008697692202425E	BARCODE			Date	24/09/2024-13:38:29	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			PAN No.(If Applicable)	BHNPG2422D				
Location	THANE			Full Name	MUKESH JAYRAM GUPTA				
Year	2024-2025 One Time			Flat/Block No.	FLAT	NO.201,2ND			
				Premises/Building	FLOOR,B1-WING,RAJASHREE SHOPPING				
Account Head Details				Amount In Rs.	CENTRE CHSL				
0030046401	Stamp Duty		238000.00	Road/Street	STATION ROAD				
0030063301	Registration Fee		30000.00	Area/Locality	MIRA ROAD EAST,THANE				
				Town/City/District					
				PIN	4	0	1	1	
				Remarks (If Any)	PAN2=ACLP4040R-SecondPartyName=MAURYA C. R-CA=3400000				
				Amount In	Two Lakh Sixty Eight Thousand Rupees Only				
Total				2,68,000.00	Words				
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	6940333202409241768		2890634926	
Cheque/DD No.				Bank Date	RBI Date	24/09/2024-13:40:01		Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK				
Name of Branch				Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821116353
सदर चलन फॉर्मल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता विलोपित दस्तासाठी सदर चलन लागू नाही.

चलना देवी

मुकेश गुप्ता

दलन - १०
१०२६०५ / २०२४
३
Print Date 24-09-2024 01:40:14

AGREEMENT FOR SALE

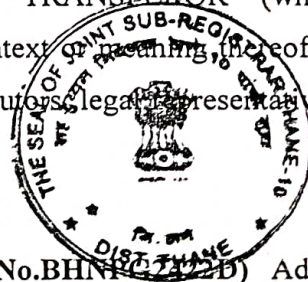
THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 24th day of September-2024

BETWEEN

MRS. MAURYA C. R. (PAN No.ACLPM4040R) Adult, Indian Inhabitant having address at FLAT NO.201/B1-WING ON THE SECOND FLOOR OF BUILDING KNOWN AS RAJASHREE SHOPPING CENTRE CO-OPERATIVE HOUSING SOCIETY LTD. situated at STATION ROAD, MIRA ROAD(EAST), THANE-401107 called the "VENDOR/SELLER" and hereinafter for brevity sake referred to as the "TRANSEEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, successors and assigns) of the FIRST PART

AND

MR. MUKESH JAYRAM GUPTA (PAN No.BHIN101220) Adult, Indian Inhabitant having address at Flat No.401/D-80, Triveni Shanti Nagar CHS Ltd., Sector-9, Shanti Nagar, Opp:Poonam Sagar Complex, Mira Road (East), Thane-401107 called the "VENDEE/PURCHASER" and hereinafter for brevity sake referred to as the "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.



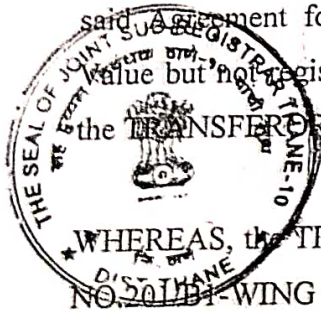
जन्या देवी

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मुकेश गुप्ता

WHEREAS, the TRANSFEROR had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale Dated 16-12-1990 entered between M/S.RAJDHANI BUILDERS of 1, Nizam Chawl, Ban Dongri, Kandivali(East), Mumbai-400101 here referred to as "the Builders" therein and the TRANSFEROR referred to as "the Purchaser" therein and the said M/S.RAJDHANI BUILDERS agreed to sell to the TRANSFEROR AND the TRANSFEROR herein agreed to purchase from M/S.RAJDHANI BUILDERS being FLAT NO.201/B1-WING admeasuring area 520 SQ. FT. (CARPET) ON THE SECOND FLOOR OF BUILDING KNOWN AS RAJASHREE SHPPING CENTRE CO-OPERATIVE HOUSING SOCIETY LTD. situated at STATION ROAD, MIRA ROAD(EAST), THANE-401107 (here referred to as the "SAID FLAT") at the price and on the terms and conditions mentions therein on the land more particularly described in *SCHEDULE* written hereunder.

AND, the TRANSFEROR had paid entire purchase price of the SAID FLAT to the said M/S.RAJDHANI BUILDERS as per the Agreement recited herein before and the said M/S.RAJDHANI BUILDERS admitted and confirmed that no amount is due and payable by the TRANSFEROR herein in respect of purchase of the SAID FLAT and the TRANSFEROR paid Stamp Duty with Penalty vide Abhay Yojana EVN No.679/2019/Dt:19-08-2019 payable on the said Agreement for Sale Dated 16-12-1990 as per the Prevailing Market value but not registered as required under Indian Registration Act,1908 and the TRANSFEROR had taken actual possession of the SAID FLAT.



WHEREAS, the TRANSFEROR is, the, lawful and absolute owner of FLAT NO.201/B1-WING ON THE SECOND FLOOR OF BUILDING KNOWN

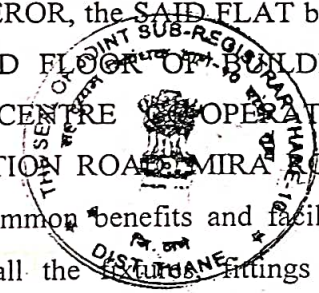
AS RAJASHREE	SHOPPING CENTRE CO-OPERATIVE HOUSING
त न न - १०	SOCIETY LTD. situated at STATION ROAD, MIRA ROAD(EAST),
१०/१२/२०१९	
L/32	

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सुदेशा गुप्ता

AND, the TRANSFEROR is legal and lawful member of RAJASHREE SHOPPING CENTRE CO-OPERATIVE HOUSING SOCIETY LTD., of premises in the building referred to herein above and registered under the provision of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 under No.TNA/(TNA)/HSG/(TC)/4611/1991-1992/Dt:05-03-1992 with its registered office at the same building, and WHEREAS such member is registered shareholder, holding Shares Certificate No.71/Dt:23-08-1992 of five fully paid up shares of Rs.50/=each, bearing distinctive no. from 356 to 360 (both inclusive) for the total face values of Rs.250/=of the SAID SOCIETY standing in her name AND whereas such member and share holder, the TRANSFEROR has full rights, title, share, interest and possession of the SAID FLAT in the said society's building.

AND, the TRANSFEREE has approached to the TRANSFEROR, with an intention to purchase the SAID FLAT, and examined the copies of the title deeds and desirous of purchasing the rights, title, share and interest of the TRANSFEROR in respect of the SAID FLAT after various meetings and negotiations between both the parties, the TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREE AND the TRANSFEREE has agreed to purchase, acquire from the TRANSFEROR, the SAID FLAT being FLAT NO.201/B1-WING ON THE SECOND FLOOR OF BUILDING KNOWN AS RAJASHREE SHOPPING CENTRE CO-OPERATIVE HOUSING SOCIETY LTD. situated at STATION ROAD, MIRAM ROAD (EAST), THANE-401107 together with all common benefits and facilities available thereto and further together with all the fittings and amenities of permanent nature attached thereto for the *Total Consideration of RS.34,00,000/=(RUPEES THIRTY FOUR LAKHS ONLY)* and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.



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AND, the TRANSFEREE is desirous of acquiring the said shares and rights of the SAID FLAT with all deposits and contributions made by the TRANSFEROR with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.

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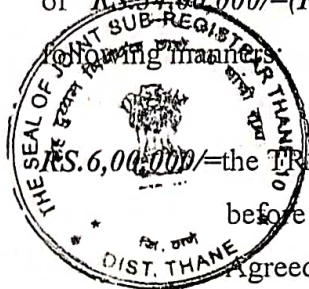
मुकेश गुप्त

AND, the TRANSFEROR has agreed to sell, assign and transfer to the TRANSFEREE all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREE at and for the *Agreed Consideration* of *RS.34,00,000/=(RUPEES THIRTY FOUR LAKHS ONLY)* with all deposits and contributions made by the TRANSFEROR either through the builders or the society with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.

AND, the TRANSFEREE has agreed to purchase the said shares and rights of the SAID FLAT with all deposits and benefits thereof at and for the total considerations as previously mentioned and to get the membership and the said shares transferred in his name with permanent right of use and occupation of the SAID FLAT.

NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The TRANSFEROR shall sell, assign and transfer all the said shares and rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREE at and for the *Agreed Consideration* and the TRANSFEREE shall pay to the TRANSFEROR the entire amount of *Agreed Consideration* of *RS.34,00,000/=(RUPEES THIRTY FOUR LAKHS ONLY)* in the



RS.6,00,000/= the TRANSFEREE hereby paid to the TRANSFEROR on/or before execution hereof as and by way of Part Payment of *Agreed Consideration*

RS.28,00,000/= the TRANSFEREE shall pay to the TRANSFEROR on/or

तलक - १४	before _____ as and by way of Full & Final Payment
१०/२६/२०२१	of <i>Agreed Consideration</i> through Housing Loan Scheme of
१० ३२	Any Banks, Financial Institutions or Any Other Sources

चन्दा देवी

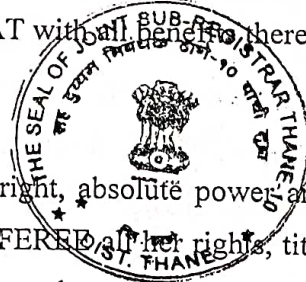
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The TRANSFEROR hereby admit and acknowledge to have received the said sum of **RS.6,00,000/=(RUPEES SIX LAKHS ONLY)** being Part Payment out of Agreed Consideration and the TRANSFEROR shall acquit, release and discharge every part thereof to the TRANSFEREE forever only on receipt of the Balance Amount of Agreed Consideration as mentioned hereinabove.

2) The TRANSFEROR declares that all the amounts pertaining to the SAID FLAT and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof, is payable to the said builders or the said society also agrees and undertakes to pay all dues, if any, to the said society or any other authorities including the deficiency in payment of stamp duty, registration charges, municipal taxes, electricity charges, water charges or any penalty thereof for the period until possession of the SAID FLAT handed over to the TRANSFEREE.

3) The TRANSFEROR declares that she has obtained necessary permission from the said society, as required under the Rule 38(a) of the Bye-Laws of the said society, to transfer all her rights, title and interest in respect of the SAID FLAT, including shares and deposits in favor of the TRANSFEREE, and agrees and undertakes to co-operate and assist with the TRANSFEREE perfectly and effectively transferring the SAID FLAT with all benefits thereof unto the TRANSFEREE.

4) The TRANSFEROR declares that she has full right, absolute power and authority to sell, assign and transfer to the TRANSFEREE all her rights, title and interest in respect of the SAID FLAT and that no other person or persons has/have any right, title, interest or claim or demand of any nature whatsoever into over upon the SAID FLAT or any part thereof either by way of sale, exchange, mortgage, gift, trust, lien or tenancy or otherwise over the SAID FLAT and the SAID FLAT is absolutely free from all attachments and encumbrances beyond reasonable doubts and hereby agrees and undertakes to indemnify and keep indemnified to the TRANSFEREE against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the SAID FLAT.



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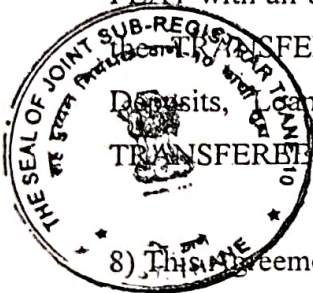
सुदेश सुदा

5) The TRANSFEROR hereby agrees and undertakes that immediately on receipt of the Balance Amount of Agreed Consideration as mentioned in clause-(1) herein she shall handover peaceful vacant possession of the SAID FLAT to the TRANSFEREE along with all relevant documents including Original Agreements for Sale, Bills, Receipts, Vouchers, Correspondences etc., standing in her name.

6) The TRANSFEROR declares that on and after execution hereof and/or on receipt of Balance Amount of Agreed Consideration and/or on given possession of the SAID FLAT to the TRANSFEREE, thereafter the TRANSFEREE shall be exclusive owner of the rights, title and interest in respect of the SAID FLAT which the TRANSFEROR has in the SAID FLAT and then the TRANSFEREE shall peacefully hold possess, occupy and enjoy the SAID FLAT without any let, hindrance, denial, demand, interruption, eviction or claim by the TRANSFEROR or any other person or persons lawfully or equitably claiming through under or in trust of the TRANSFEROR.

7) The TRANSFEROR hereby agrees and undertakes to execute all further Agreement, Conveyance, Affidavits, Undertakings and Forms etc., in favour of the said Society/Builder for perfectly and effectively transferring the SAID FLAT with all benefits thereof including all amount standing to the credits of

TRANSFEROR in the records of the said society/builder towards Deposits, Loan Stock Bonds, Sinking Funds, Dividend etc., unto the TRANSFEREE



8) This Agreement has been concluded between the parties hereto on the basis of the representation of the TRANSFEROR that her Agreement with the Builders for purchase of the SAID FLAT and her membership with the said

सociety are valid and subsisting and no notice of requisition or acquisition of
the SAID FLAT or termination of membership has been received by her. The
TRANSFEREE declares that he has inspected all the documents in respect of
the SAID FLAT and fully satisfied thereof.

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9) All expenses incidental to this Agreement including Cost of Agreement, Stamp Duty, Registration Fees & Charges, Legal Expenses etc., if any payable on this Agreement shall be borne and paid by the TRANSFEREE, who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited in relation to the occupation and use of the SAID FLAT in the society and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

10) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1961.

11) The Transfer Fees payable to the said society on this Agreement shall be borne and paid equally by the TRANSFEROR AND the TRANSFEREE. In addition, the TRANSFEROR shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREE at the earliest.

: THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE: *

Residential Premises being FLAT NO.201/B1-WING admeasuring area 520 SQ. FT. (CARPET) ON THE SECOND FLOOR OF BUILDING KNOWN AS RAJASHREE SHOPPING CENTRE CO-OPERATIVE HOUSING SOCIETY LTD. situated at STATION ROAD, MIRA ROAD(EAST), THANE-401107 ON ALL THAT PIECE or parcel of land or ground lying being and situate at Village Bhayandar and Taluka and District of Thane within the limits of Mira-Bhayander Municipal Corporation and in the Registration District and Sub-District of Thane and bearing Old Survey No.511-A/1, New Survey No.137/1

Old Survey
90244/2024
93 32

BUILDING COMPRISES GROUND + 3 UPPER FLOORS.

चन्वा देवी

मुकरा 354

IN WITNESS WHEREOF THE TRANSFEROR AND THE TRANSFEREE
HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR
RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH
AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE
FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named
the VENDOR/SELLER/TRANSFEROR
MRS. MAURYA C. R.) _____



मन्सा देवी

In the presence of Arjun

SIGNED & DELIVERED by the within named
the VENDEE/PURCHASER/TRANSFEREE
MR. MUKESH JAYRAM GUPTA) _____



मुकेश गुप्ता



in the presence of रवीन्द्र गुप्ता

ट न न - १०	
१७२६५/२०२४	
१४	३२

मिरा-भाईंदर नगरपालिका परिषद

A-BHAYANDAR MUNICIPAL COUNCIL

उपस्थित कार्यपालिका अधिकारी
 छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), पिन कोड ४०१ १०१.

प/एस-२२

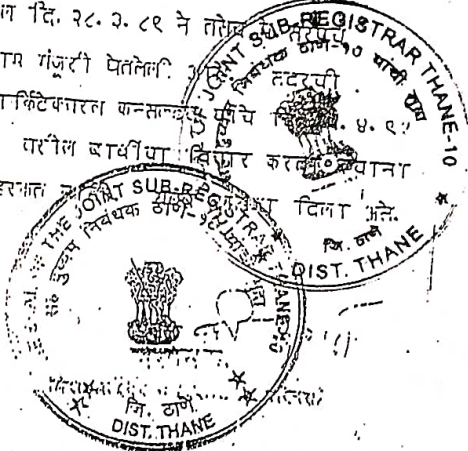
दिनांक २०/०८/२०२४

- भाषणे :- १) मे. राजधानी बिल्डिंग यांचा दि. २९. ६. २१ चा अर्ज.
 २) मे. रिजल्टी ब्यूरो डेप्युटी कलेक्टर, ठाणे यांचे आदेश क्र. एनओ/एतआर/२२
 क्र. दि. २८. ३. २९.
 ३) मे. तरपंच, ग्रामपंचायत, भाईंदर यांची जावक क्र. ७४५/२२-२३
 दि. १. ३. २३.
 ४) मे. बॉम्बे आर्किटेक्चरल, कन्सल्टंट यांचे दि. १५. ४. २१
 पुणेतेचा दाखला.

वा प र दा ख ला

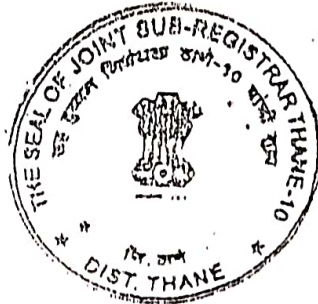
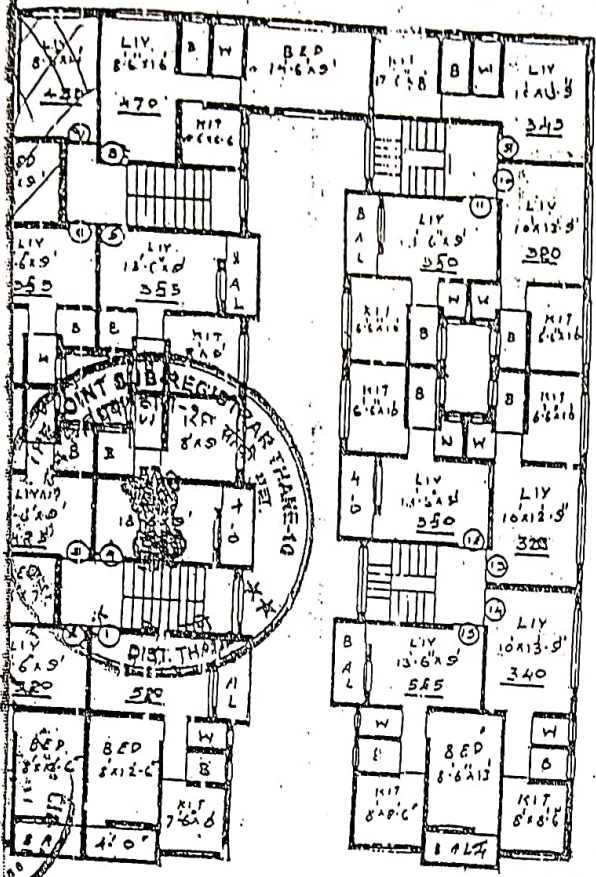


दाखला देण्यांत घेत आहे की, मिरा भाईंदर नगरपालिका मिरा-रोड पूर्व, तक्के नं. ५११-१ अ पैकी येथे मे. राजधानी बिल्डिंग यांनी "राजप्री शॉपिंग सेंटर" अ आणि बी ह्या इमारती बांधून पूर्ण केल्या असून त्या बाबत त्यांनी मे. रिजल्टी ब्यूरो डेप्युटी कलेक्टर, ठाणे यांचे कडील दि. २८. ३. २९ चे तसेच ग्रामपंचायत, भाईंदर यांची दि. १. ३. २३ चे बांधकाम गंजरी घेतलेली इमारती पूर्ण झाले बाबत आर्किटेक्चरल मे. बॉम्बे आर्किटेक्चरल कन्सल्टंट यांचे दि. १५. ४. २१ चे इमारत पूर्णतेचे तर्तीफिकेट सोबत जोडलेले आहे. परील बांधीया दिनांक २०/०८/२०२४ तदरखी इमारतीचा वापर करणेत नगरपालिकेची हरमत

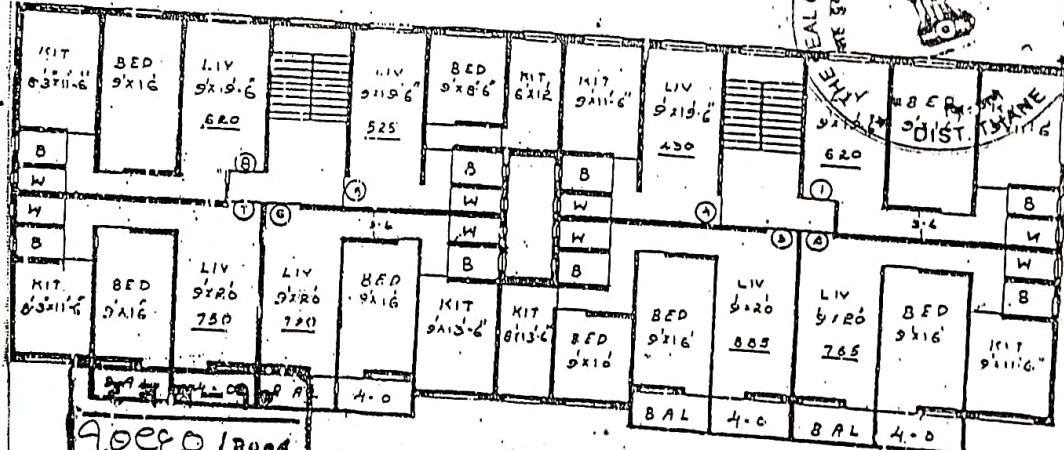


द न व - १०	द न व - १०
१००९० / १००६	१००२६५ / २०२४
३१-३३	

द न व - १०	३२
११००६३ / २०२४	
२५	३२



REVI. 27

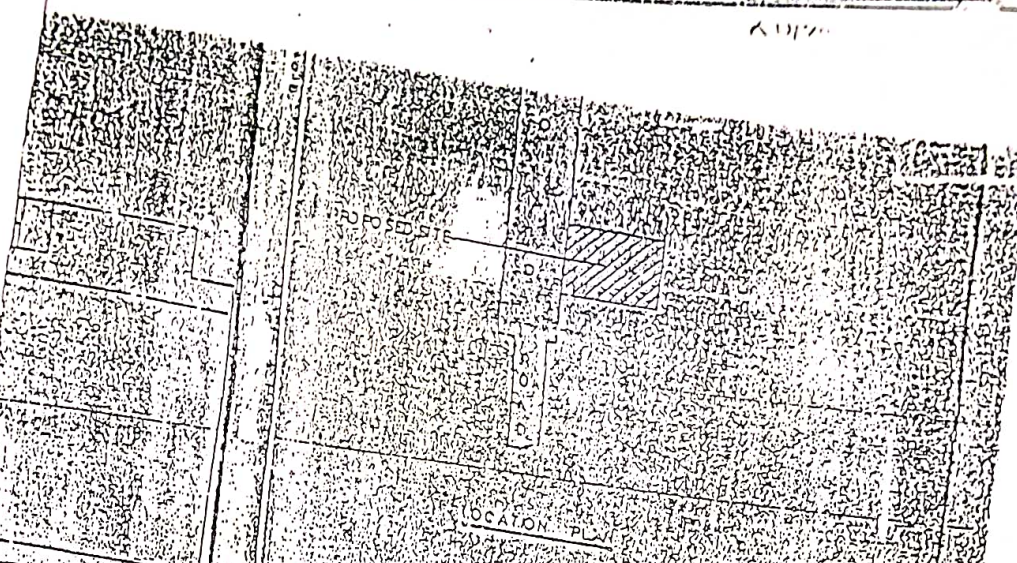


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nd, rd, lh, 3, 8, 4 FLOOR PLAN

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DATE OF MAX APPROVAL: 12/10/2008

STAMP OF: [Circular stamp]

JOB: [Blank]

LOCATION: MIRA ROAD

NAME OF OWNER: MANISHA GANAPATI RAUT

SIGNATURE OF ARCHITECT: [Signature]

NAME & ID ADDRESS OF ARCHITECT:
 BOMBAY ARCHITECTURAL CONSULTANTS
 B. H. RATHOD & CO. (PVT.) LTD.
 BHAIJI BHAVAN
 11, TIBATULE ROAD
 DADAR BOMBAY - 40

DATE	SCALE	CHECKED BY	DRAWN BY
12/10/08	1:10	B. H. RATHOD	[Signature]

90284/2008

90284/2008



GROUND FLOOR PLAN