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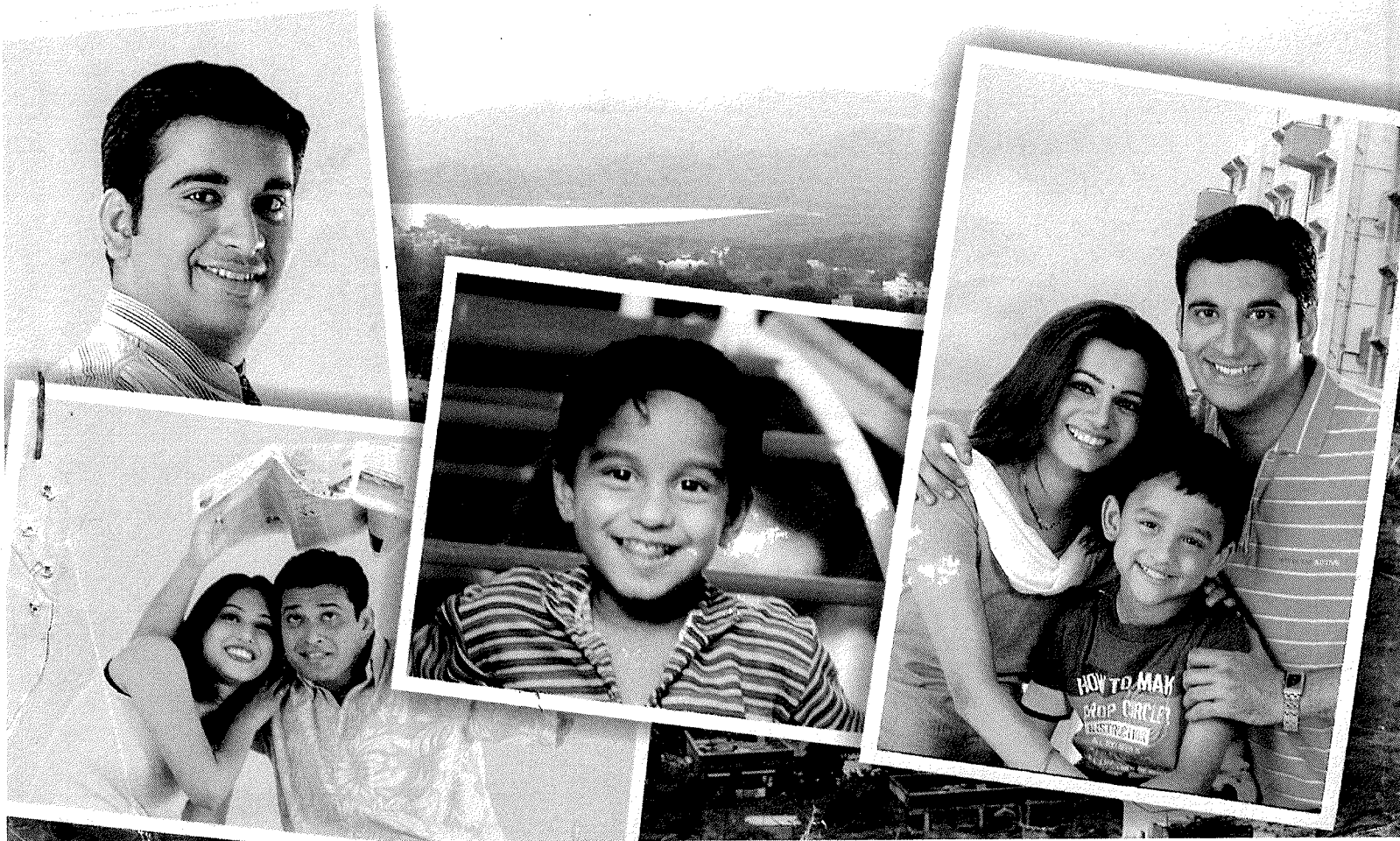
घराला घरपण देणारी माणसं

D.S.KULKARNI

Group of Companies

AGREEMENT

विश्वास, भावना यांची जपणूक : हा करार !



DSK/CRD/F-04

DSK MADHUBAN

AGREEMENT

D.S.KULKARNI DEVELOPRES LTD.

AND

(1) Shri Raj Kumar Behera

(2) Smt Khilona Raj Behera

FLAT NO. 206 IN B1 WING

AGREEMENT DATE : 17/9/2009



Wednesday, September 23, 2009
11:14:14 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 9158

दिनांक 23/09/2009

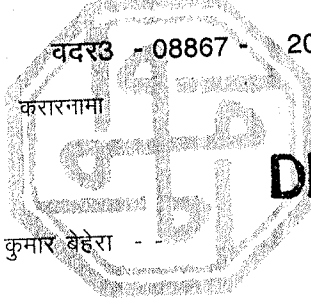
गावाचे नाव मोहिली

दस्तऐवजाचा अनुक्रमांक

वदर3 - 08867 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा



DELIVERED

सादर करणाराचे नाव: राज कुमार बेहेरा - -

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (67)

:-

1340.00

एकूण

रु.

31340.00

आपणास हा दस्त अंदाजे 11:28AM ह्या वेळेस मिळेल

दुय्यम निबंधक
कुर्ला 1 (कुर्ला)

बाजार मुल्य: 3485405 रु.

मोबदला: 7246000 रु.

भरलेले मुद्रांक शुल्क: 344900 रु.

कुर्ला-१ (वर्ग-२)

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ महाराष्ट्र ;

डीडी/धनाकर्ष क्रमांक: 315044; रक्कम: 30000 रु.; दिनांक: 14/09/2009

IDBI BANK

Customer's Copy Sr. No.

Deposit Br.

Date 14/9/09.

Pay to : Acct. No. 00437200010056-idbi bank A/C stamp duty

Type of Document

Type of Stamp Special Adhesive

Franking Value Rs. 344,900/-

Service Charges Rs. 40/-

Total Rs. 344,900/-

Name of stamp duty paying party

Shri Raj Kumar Behery
A wing flat 601 Fatra
Communication Ltd.
Bandra Kurla Complex
Bandra (E) Mumbai

Cheque / DD. No. 315043

Drawn on Bank 1419109

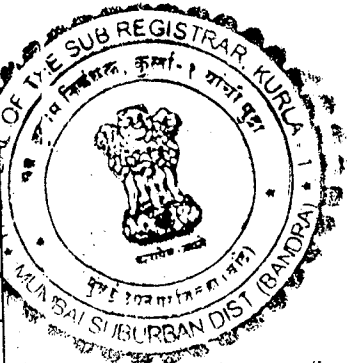
Bank of Maharashtra
Gadkeri Chowk

बंदर-3
5000 5
2009

INDUSTRIAL DEVELOPMENT BANK OF INDIA
DADAR BRANCH
Signature of Purchaser / Applicant
FRANKING (For Bank's Use only)

DC No. _____ Date: _____
Franking Sr. No. 15 SEP 2009
Authorized By (Sign, Name & EID) 69704
FROM COUNTER TO BANK LTD.

TO VVP



Authorised Signatory
VVP

INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.
BRANCH: DADAR (E), 19/A, RAJAWADI ESTATE, OPP. BAOBAVWADI ROADS, BANDRA (E) MUMBAI - 400014
D-SIS/PLY/C.R. 1007/13/08/1821-24

AGREEMENT

THIS AGREEMENT made at Mumbai on this 17 Sept. 2009.

K. Behery

INDIA

STAMP DUTY MAHARASHTRA

INDIA 69704
105803
SEP 15 2009
12:35

Rs. 344,900/- P85319

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BETWEEN १००१	

D. S. KULKARNI DEVELOPERS LIMITED, a company incorporated under the Companies Act, 1956 having it's registered address at 1187/60, J. M. Road, Shivaji Nagar, Pune 411 005 and also having address at 14, "Upasana", Near Sena Bhavan, Lady Jamshedji Road, Dadar, Mumbai 400 016, represented by and acting through its Authorised Signatory Mrs. Hemanti Deepak Kulkarni, Age: Adult, Occupation: Business hereinafter referred to as **"THE DEVELOPERS"** (Which expression shall, unless contrary to the context or meaning thereof, mean and include its successors and assigns) **OF THE ONE PART; (PAN : AAACD 6413H)**

AND

(1) **Shri Raj Kumar Behera**

(PAN : ACZPB 2201)

(2) **Smt Khilona Raj Behera**

(PAN : ABPRD 9165)

aged (1) 37 (2) 37 years,

occupation : (1) Service (2) Service

Residing at : A Wing, Flat No. 601, Tata Communication Ltd, Staff

Quarters, Opp. Income Tax Office, Bandra Kurla Complex,

Bandra (E), Mumbai - 400051.

Contact No. (R) 022-65081833 Mobile : 9223368369



.... hereinafter referred to as **"THE PURCHASER/S"** (Which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) **OF THE OTHER PART;**

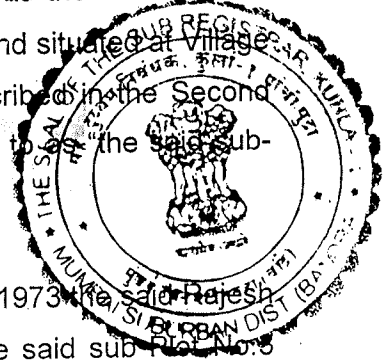
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W H E R E A S:-

- (a) One M/s. Subhash Silk Mills Limited acquired the land situated at Village Mohili, Kurla bearing Plot Nos. 4, 5, & 6 and more particularly described in the **First Schedule** hereunder written from Shri. Dharampal Ramkishan Mehra and two others under the registered Deed of Indenture dated 23-9-1972 and which are hereinafter referred to as "the said larger property".
- (b) One Rajesh Dying and Bleaching Works Pvt. Ltd was the owner of the land bearing Sub Plot No.3 of private layout of the land situated at Village Mohili and which property is more particularly described in the **Second** schedule hereunder written and hereinafter referred to as "the said sub-plot No.3".
- (c) Under the registered Deed of Exchange dated 29-6-1973, the said Rajesh Dying and Bleaching Works Pvt. Ltd. conveyed the said sub-plot No.3 described in the **Second Schedule** hereunder written to the said M/s.Subhash Silk Mills Limited. The said M/s.Subhash Silk Mills Limited conveyed the sub plot No.4, being the portion of the said larger property to the said Rajesh Dying and Bleaching Works Pvt. Ltd
- (d) In the premises, the said M/S. Subhash Silk Mills Limited became the owners of the said sub plot No.3 more particularly described in the **Second Schedule** hereunder written.
- (e) Thus, the said M/S. Subhash Silk Mills Limited became the absolute owners of the sub-plot No.6 and the said Sub-Plot No.3 which are more particularly collectively described in the **Third Schedule** herewith written and which sub-plot Nos. 6 and 3 and structures standing thereon are hereinafter collectively referred to as "the said property".
- (f) The said M/s.Subhash Silk Mills Limited constructed factory building on the said property and were carrying on the manufacturing activities.



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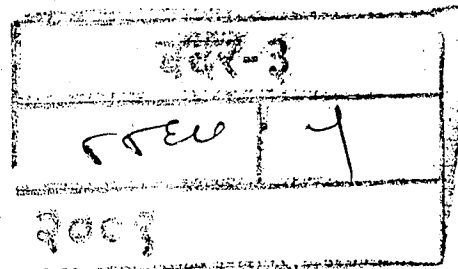
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- (g) The said M/s. Subhash Silk Mills Ltd. availed of certain facilities from Bank of India and Dena bank, (hereinafter referred as the "said Banks") on the security interalia of equitable mortgage of the said property. The first mortgage was created on 30-03-1994 and it was further extended on 25-10-1996.
- (h) The said M/s. Subhash Silk Mills Ltd. defaulted in clearing its liabilities to the said banks. Bank of India, Kalbadevi Branch, through their Authorised Officer of the said banks, took possession of the said property on 14-05-2004 in pursuance of the demand notice dated 31-10-2003 issued under Sec.13(2) of SRFAESIA, 2002.
- (i) The said M/s. Subhash Silk Mills Ltd was liable to pay certain dues to the laborers in terms of order dated 29-07-1999 passed by Learned Member of Industrial Court, Mumbai. The laborers of the said company had filed a Contempt Petition in Bombay High Court being Contempt Petition No. 11 of 2000 in Writ Petition No. 2405 of 1999 against the said M/s. Subhash Silk Mills Ltd and its directors seeking certain reliefs interalia against the said property.
- (j) The said Banks filed intervention application before the Hon'ble Bombay High Court in the said Contempt Petition filed by the laborers of the said M/s. Subhash Silk Mills Ltd. The said M/s. Subhash Silk Mills Ltd, its directors, the said banks and the laborers as Petitioners in the said petition, compromised the said Contempt Petition by filing consent terms before the Hon'ble Bombay High Court on 20-01-2005.
- (k) Accordingly, the Hon'ble Bombay High Court, passed consent decree and thereby permitted said Bank of India, Kalbadevi Branch, to sell the said immovable property alongwith structures standing thereon, subject to terms and conditions mentioned therein,
- (l) pursuant to the aforesaid consent terms and an offer of the Developer herein dated 31-12-2004, the Authorised Officer of the said Bank of India under the SARFAESI Act, 2002 (Ord. No. 3 of 2002) and in exercise of the power conferred under Section 13 read with Security Interest

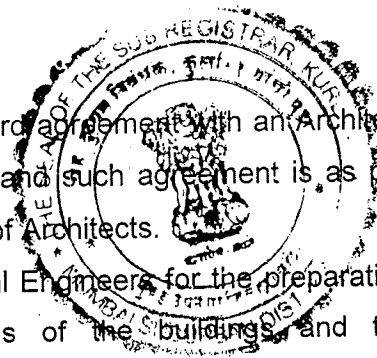
K. S. Behere
K. S. Behere


[Signature]



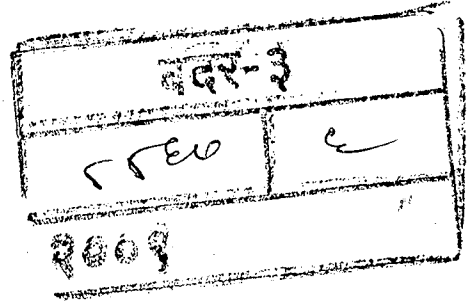
(Enforcement) Rules 2002, under the stamped and registered Certificate (u/s. No. 3215/2005) of Sale dated 21-04-2005 sold, transferred and conveyed the said property to the Developers herein, free from known encumbrances i.e. Dues of Bank of India, Dena Bank and labor dues as mentioned in the consent terms.

- (n) Thus, the Developers herein become solely and exclusively entitled to the said property described in the third Schedule hereto free from all encumbrances. The said property stands in the revenue records in the name of the Developers as Owners thereof.
- (o) The Developers are developing the said property by constructing building/s thereon.
- (p) The Developers have entered into standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- (q) The Developers have appointed structural Engineers for the preparation of the structural design and drawings of the building/s and the Development shall be under the professional supervision of the Architects and the structural Engineers till the completion of the building/s;
- (r) The Developers are fully entitled to develop the said property and construct buildings thereon in accordance with the plans sanctioned by the Municipal Corporation of Greater Bombay. The Developers have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said buildings to be constructed on the said plot. The Developers have also obtained Commencement Certificate from Brihan Mumbai Mahanagarpalika.
- (s) In accordance with the plans sanctioned and/or to be re-sanctioned by the Municipal Corporation of Greater Mumbai, the Developers are developing the said property described in the Third Schedule hereto and are constructing thereon building/s to be known as "DSK MADHUBAN" consisting of two buildings namely **Building "A"** (with wings 1 and 2) and **Building "B"** (also with wings 1 and 2). The building "A" shall be on plot




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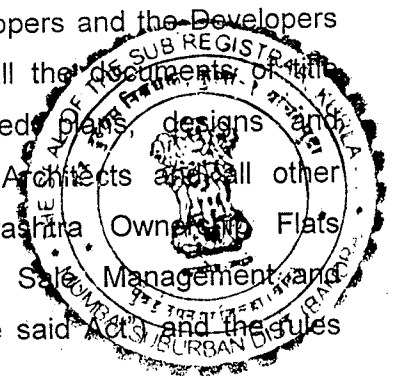




No.3 presently consisting of basement, stilt floor for car parks and 1st to 8 floors. The building "B" shall be on Plot No.6 presently consisting of basement and ground to 10th floors.

(t) The Developers, as the owners alone have the sole and exclusive right to sell the premises in the said buildings to be constructed on the said property and to enter into agreement/s with the purchaser/s of premises in the said buildings and to receive the sale price in respect thereof.

(u) The Purchaser has demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the said property; the approved plans, designs and specifications prepared by the Developers' Architects and all other documents as specified under the Maharashtra Ownership Flats (Regulation of the promoter of Construction, Sale, Management and Transfer) Act 1964 (hereafter referred as "the said Act") and the rules made thereunder.




(v) The Developers have annexed hereto the following documents:

Annexure

- | | | |
|----|---|---|
| 1. | Copy of Certificate of Title issued by Advocates and Solicitors of Developers | A |
| 2. | Copy of property card | B |
| 3. | Sketch plan of the said property | C |
| 4. | Sketch Plan of the Flat | D |
| 5. | Sketch Plan of the car park (if allotted) | E |
| 6. | Sketch Plan of Open Car Park (if allotted) | F |
| 7. | Specifications and Amenities to be provided | G |
| 8. | Commencement Certificate | H |

(w) While sanctioning the said plans, for construction on the said property, the local authority and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said property and the said buildings thereon and upon due observance and performance of


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which only the completion and occupation certificates in respect of the said buildings shall be granted by the concerned authority.

- (x) The Developers are constructing a residential complex on the said property and to be known as "DSK MADHUBAN".
- (y) The Developers are entering into separate agreements with the several other persons and parties for the sale of flats/car parking spaces etc. in the said buildings.

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS:



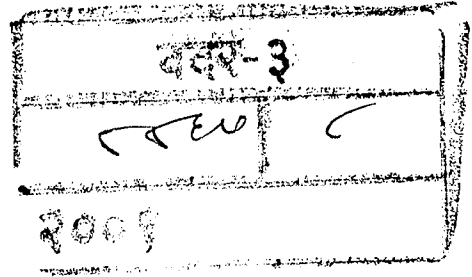
1. The Developers shall construct the said building, collectively called "DSK MADHUBAN" on the said property more particularly described in the Third Schedule hereunder written in accordance with the plans, designs, specifications approved by the concerned local authority.
2. The Purchaser agrees to purchase from the Developers and the Developers agree to sell to the Purchaser the flat which is described in herein below at and for consideration of Rs.72,46,000/- (Rupees Seventy Two Lacs Forty Six Thousands only), which is to be paid by the Purchaser/s to the Promoter/Developers as mentioned in payment schedule :-

Flat No. 206 on Second Floor in the Wing B1, in the project called "DSK MADHUBAN" admeasuring 73.67 square meters (793 square feet) approximately of the carpet area inclusive of internal passages and balconies (the plan of flat is annexed herewith as Annexure D).
(Hereinafter the said flat is referred to as "the premises")

3. The aforesaid consideration shall be paid by the Purchaser to the Developers in the following manner:-

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K. K. K.

H. D.



PAYMENT SCHEDULE

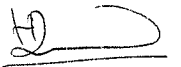
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|------|----------------------------------|--------------------------------------|
| (i) | Rs.58,43,900/- | On or before execution of Agreement. |
| (ii) | Rs.14,02,100/- | on or before 15-10-2009 |
| | -----
Rs.72,46,000/-
===== | Total |

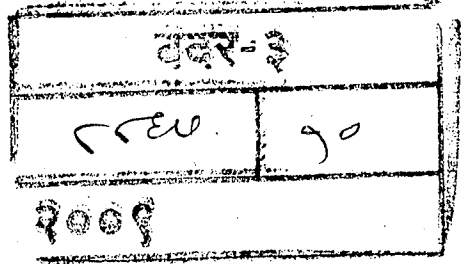
(Rupees Seventy Two Lacs Fourty Six Thousand only)

It is clarified that the amount of the said consideration is mentioned excluding all the expenses and deposits separately mentioned in this Agreement and the expenses of stamp duty, registration charges, etc which shall be paid by the Purchaser separately.

4. The Purchaser agrees to pay to the Developers the aforesaid installments within 15 days from the date of demand by letters of the Developers. Beyond 15 days, the Purchaser shall pay to the Developers the interest @ 18% per annum on the amounts due falling in arrears. However, the Purchaser agrees that the demanded installment shall not be delayed for more than 30 days from its due date and if thereafter, still the installment is not paid, in that event the Developers shall have the absolute right to rescind this agreement.
5. On the Purchaser committing default in payment on the due date of any installment due and payable by the Purchaser to the Developers under this Agreement and the Purchaser committing breach of any of the terms herein contained, the Developers shall be at liberty to terminate this agreement by giving 15 days prior notice in writing. On termination of this agreement, the Developers shall refund to the purchaser the installments paid towards the consideration within six months from the date of termination. However, the Developers shall not be liable to pay any interest on the amount so refunded. Further, the Developers shall not be liable to pay any Government Charges such as stamp duty, registration


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(c) the Purchaser has unequivocally accorded his consent to the stipulations and reservations contained herein,

9.

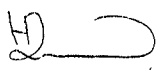
(a) The Purchaser hereby, grants its consent to change/ modification/ alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by the Developer, without prejudicially affecting the construction of the said Premises, agreed to be purchased by the Purchaser.

(b) It is also agreed between the parties hereto, that the Developer shall be entitled to amalgamate the said Property with any other adjoining properties and/or use, utilise and consume FAR/FSI permissible as Transferable Development Rights ("TDR"), to which the Developer may fully and/or partially and/or in any other arrangement with the holder thereof, be entitled. The Developer shall, in such cases or otherwise, be entitled to revise/ redraw the layout of the land and/or building/s plans as may be permissible under DCR, without prejudicially affecting the construction of the said Premises, agreed to be purchased by the Purchaser, for which the Purchaser hereby grants its consent and the same shall always be deemed to have been granted.

(c) The Developer is developing the said Property by constructing thereon, more than one building, consisting of residential terrace and/or garden flats. The Developer, as entitled, may provide for exclusive right/ facility of car park/ garden space/ open space/ lobbies/ terraces/ passages to any concerned flat purchaser. The rights of purchasers of such Units, notwithstanding formation of condominium/ society stipulated herein, shall not be affected or prejudiced in any manner whatsoever. The Purchaser hereby agrees and grants its consent for reservation of any such open garden space/ terrace/ parking/ lobbies/ passages etceteras, as exclusive area and facility for such Units.

10. The Developer, shall be entitled to use, utilise and consume FAR/FSI, entitled to by the Developer relating to any other property on the said


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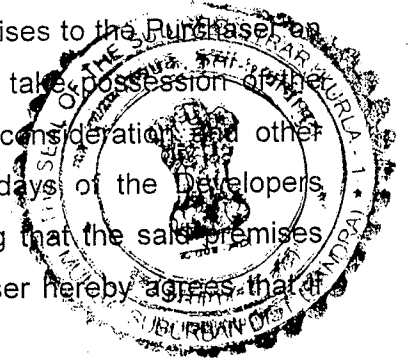


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Property or any portion thereof, by way of Transferable Development Rights ("TDR") or grant thereof, under slum removal schemes or otherwise, as may be permissible by the DC Rules.

11. The Developer shall have preferential /pre emptory right to utilise the residual or available FSI/FAR or the one increased by reason of any rule/ regulation/ enactment or the additional one granted and/or allowed thereunder in respect of or relating to or on the said Property or any other property, at the sole description and choice of the Developer, to which the Purchaser hereby agrees and shall always be deemed to have agreed.

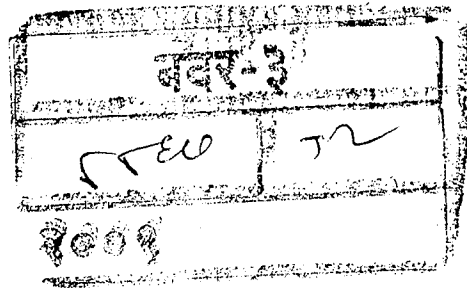
12. The Developers will give possession of the premises to the Purchaser on or before **October, 2009**. The Purchaser shall take possession of the said premises by paying entirely the balance consideration and other dues payable under these presents within 8 days of the Developers giving written notice to the Purchaser intimating that the said premises are ready for use and occupation. The Purchaser hereby agrees that if the possession is delayed due to:-



- (a) reasons beyond the control of the Developers as provided under Section 8 of the Maharashtra Ownership Flats Act, by the aforesaid date/s or
- (b) due to non-availability of steel and/or cement or any such building material or by reason of war, civil commotion or any act of God or any prohibitory order of the court for development of property or
- (c) changes in any rules, regulation, bye-laws of various statutory bodies and authorities from time to time then affecting the development and the project; or
- (d) delay in grant of any NOC/permission/license/connection for installation of any services, such as lifts, electricity and water connections and meters to the project/flat/road /NOC or completion certificate from appropriate authority; or
- (e) any notice, order, rules, notification of the Government and/or other public or competent authority; or
- (f) Delay or default in payment of dues by the purchaser under these presents (without prejudice to the right of the Developers to terminate this agreement under clause 4 mentioned hereinabove).

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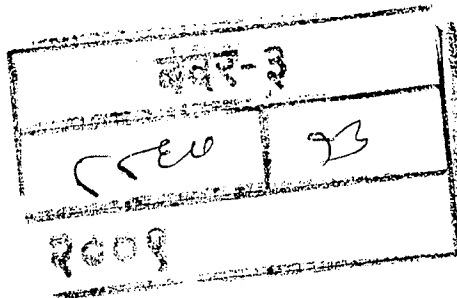
- (g) Pendency of any litigation; or
- (h) Any act beyond the control of the Developers.

In that event the period of possession will automatically stand extended.

13. The Purchaser shall take possession of the premises immediately upon the said premises being ready for use and occupation against payment of the balance consideration amount and other amounts payable under this agreement.
14. Within 3 years from the date of completion certificate/ occupation certificate of the said premises, the Purchaser shall bring it to the notice of the Developers, any structural defects in the said premises and the Developers shall rectify the same, where possible.
15. The Purchaser shall use the premises or any part thereof to permit the same to be used for the purpose permitted by the concerned local authority and shall use the parking space (if any) allotted to him only for the purpose of keeping or parking the Purchaser's own vehicle and not for any other purpose.
16. The Purchaser along with other purchasers of premises in the building shall join in forming and registering an Association of Apartment Owners or a society or a limited company (sole option being with the Developers herein) as may be decided by the Developers to be known by such name as the Developers may decide and which will be approved by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be and for this purpose also from time to time sign and execute the application for registration and for membership and other papers and documents necessary for the formation and registration of the society or limited company and for becoming a member, including adoption of the bye-laws of the proposed society and Shall duly fill in, sign and return them to the Developers within seven days of the same being forwarded by the Developers to the Purchaser, so as to enable the Developers to register the organization of the Purchasers, under Section 10 of the said Act within the time limit prescribed by the Rule 8 of the Maharashtra

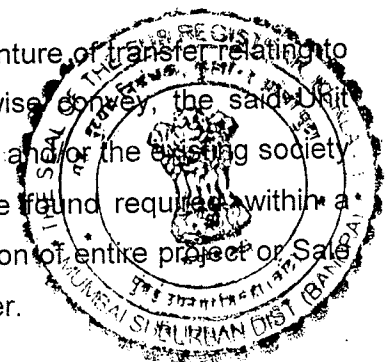
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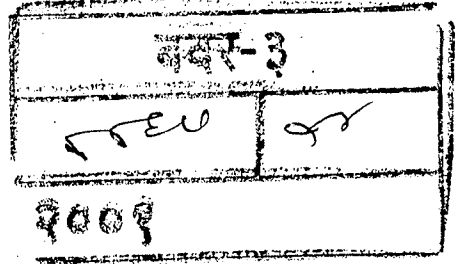
Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye-laws of the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative societies or the Registrar of Companies as the case may be or any other competent authority.

17. The Developer shall, subject to being prevented by any cause, within a period of six months from the date of disposal of all the Units in the said scheme, form such organisation.
18. The Developer shall execute the required indenture, of transfer relating to the said Unit in the nature of sale or otherwise convey, the said Unit either in favour of the individual Unit purchaser and/or the existing society and/or other such society formed, as may be required within a period of 12 months from the date of completion of entire project or Sale of all the units in the scheme, which ever is later.
19. The Purchaser further agrees and accepts that from the date of the said premises being ready for possession, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in the proportion to the floor area of the accommodation) of all outgoings in respect of the said plot and buildings viz. Local taxes, betterment charges or such other levies demanded by the concerned local authority and/or the Government Authority and the maintenance charges in respect of common amenities.
20. It is clearly understood by the Purchaser that unless he has first advanced an amount of,
Rs.45,000/- For Two Bed Room Flat,
Rs.50,000/- for Two and Half Bed Room Flat,
Rs.55,000/- for Three Bed Room Flat,
by way of provisional advance (and which advance shall be interest free and non refundable) for the initial period from the date of the said premises being ready for possession, towards **maintenance charges** comprising his proportionate share in the monthly contribution towards payment of salary to watchmen, manager, housekeep, receptionist,




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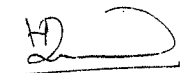
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sweeper, liftman, electricity bills, if any, for limited common areas etc. the Developers shall not be bound to hand over the possession of the said premises to the Purchaser. It is clearly understood that the aforesaid initial advance does not include the dues for property taxes, any government levies, other taxes, cess, water charges, betterment charges, N.A. taxes, insurance premium and levies with respect to the premises being purchased by the Purchaser and/or any part of the said building "DSK MADHUBAN". The Purchaser shall be liable to pay the property tax towards the Municipal Corporation of Greater Mumbai, BEST bill of individual meters and all other aforesaid amount separately. It is understood that the Developers shall themselves look after the maintenance of the said property and building/s thereof initially for a period of twelve months from the date of completion of the building/s or formation of ad-hoc committee which will be earlier period, not more than 12 months and apply the said advance towards expenses on this account and which maintenance shall be done by the Developers. If it is found by the Developers that the said advance is not adequate or it is likely to be finished very soon, the Developers shall have the right to demand the payment of additional advance from the purchaser, and the purchaser hereby unconditionally and irrevocably agrees to meet such requisition immediately without protest. However, thereafter the Developers shall form an ad hoc Committee of the Purchasers to which the account of expenses (to which said ad hoc committee will have no right to dispute) so incurred in this deed shall be handed over, together with surplus, if any. The said ad hoc committee thereafter shall be responsible for looking after the said property and operate the bank account till the formation of a registered co-operative society/Association of Apartment owners of the flat purchasers/ the limited company, as the case may be. Thereafter, it is for the selected body of managing committee of the society or the Association of the Apartment or the limited company to decide about the quantum of monthly contributions towards maintenance charges etc. and the method of maintaining the said property.

21. The Purchaser himself with intention to bind himself and all persons into whomsoever hands the said premises come and his/her/theirs

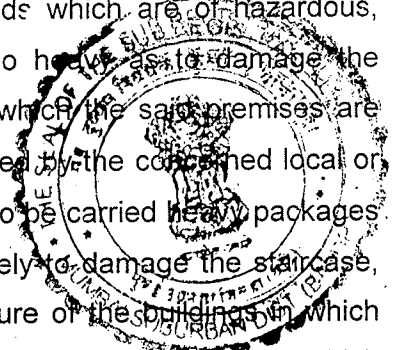

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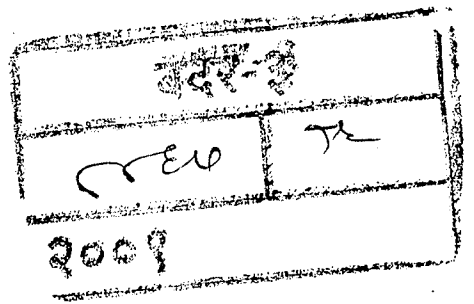
successors-in-title doth hereby agree, confirm and covenant with Developers as follows:

- (a) To maintain the said premises at purchaser's cost in good and tenable repair and condition from the date of possession of the said premises being taken by him and shall not do or allow or suffer to be done anything in and or to the staircase or any passage or compound wall of the building or any part of the building in which the said premises is situated which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and or to the buildings in which the said premises is situated.
- (b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises are situated or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or is likely to damage the staircase, common passage or lift or any other structure of the buildings in which the said premises are situate including entrances of the building in which the said premises are situate and in case of any damage caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever.
- (c) The Purchaser shall subject to fulfilling the terms and conditions of this agreement, have exclusive right on the said premises and right of use on the common area i.e. of lift and staircase. All other areas in the said property and the said building are strictly restricted area for the Purchaser and can be dealt with by the Developers in the manner and method they desire without any reference to and/or objection from the Purchaser. The Purchaser hereby gives his permanent, unconditional and irrevocable consent for the same to the Developers.
- (d) To carry out at his/her/their own cost, all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by the Developers to the Purchaser and in tenable repair and shall not do or allow or suffer to be done anything in the said premises or to the building in which the said



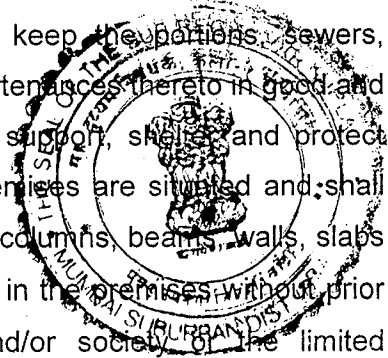
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K. S. Chavhan


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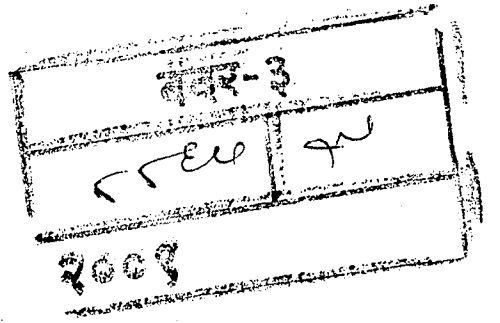
premises are situate, or carry out the repairs and changes in the said premises which may be forbidden by the rules and regulations and byelaws of the concerned local authority or other public authority which may endanger the premises above or below the said premises. In the event of the purchaser committing any act in contravention of the above provision the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

- (e) Not to demolish or cause to be demolished the said premises or any part thereof, nor any time make or cause to be made any addition or alteration of whatever nature in or to the premises or any part thereof nor any alteration in the elevation, and outside color scheme of building in which the said premises are situated and shall keep the partitions, sewers, drains, pipes in the said premises and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the building in which the premises are situated and shall not chisel or in any other manner damages columns, beams, walls, slabs or RCC pardis or other structural members in the premises without prior written permission of the Developers and/or society or the limited company or the local authority.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said plot and the building in which the said premises are situate.
- (g) Pay to the Developers within 7 days of demand by the Developers, his share of Security Deposit demanded by the concerned local authorities or Government for giving water, electricity or any other service connection to the building in which the said premises are situate.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities on account of change of user of the said premises by the Purchaser or otherwise.
- (i) The Purchaser shall not let, sublet, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or of the said premises or part with possession of the said premises or any part thereof until all the dues payable by the Purchaser to the Developers under this



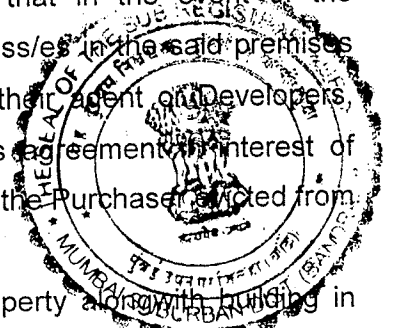

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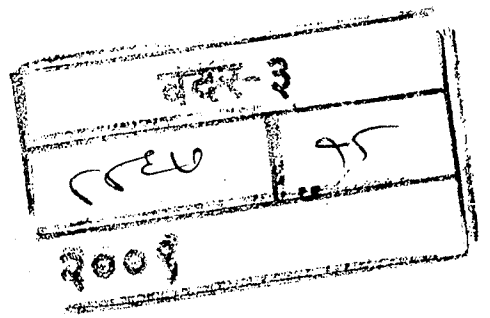
Agreement are fully paid up and only if the purchaser has not been guilty of breach or non observance of any of the terms and conditions of this agreement. Such transfer shall be only in favour of the Transferee as may be approved by the Developers and not otherwise.

- (j) The Purchaser hereby undertake that Purchaser will not carry on any illegal business/profession in the premises agreed to be purchased and further agrees and undertakes that he himself or through his nominee/Developers/occupier shall not carry on any such business/profession which may illegal/antisocial/anti-national etc., which may tarnish the reputation of the Developers and cause nuisance to neighboring flat holders. It is understood that in the event of the Purchaser carrying on any such illegal business/es in the said premises whether directly or indirectly through his/her/their agent or Developers, the Promoter shall be entitled to cancel this agreement in interest of public interest, peace and tranquility and have the Purchaser evicted from the said premises.
- (k) Till the Deed of Conveyance of the said property and ~~along with the building~~ in which the said premises are situated is executed, the Purchaser shall permit the Developers and their Surveyors and Agents with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair.
- (l) The Purchaser shall observe and perform all the rules and regulations which the society/limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building/s and the premises therein and for the observance and performance of the building rules and regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the society/limited company regarding the occupation and use of the premises in the building/s and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by him in accordance with the terms of the agreement.

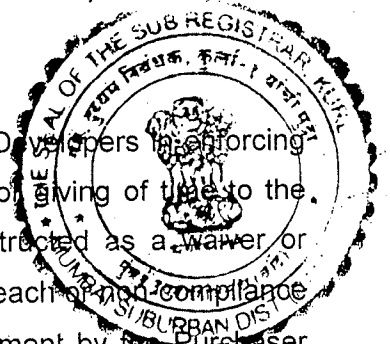


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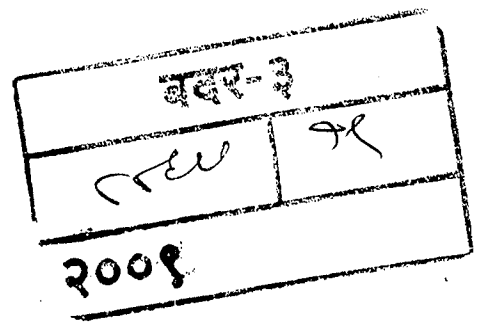
22. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said premises or of the said property and building/s or any part of thereof. The Purchaser shall have no claim save and except in respect of the particular premises. The remaining portion of plot, property, other unsold flats/ car parking spaces, common areas, etc. shall be the property of the Developers until the whole of the said property with building constructed thereon is transferred to the Co-operative society/limited company as mentioned herein subject to all the rights of the Developers reserved in this Agreement.
23. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of the agreement or any forbearance or giving of time to the Purchaser by the Developers shall not be constructed as a waiver or acquiescence on part of the Developers of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser and shall not in any manner prejudice the rights of the Developers.
24. The Purchaser shall at his cost and efforts present this agreement at proper registration office for registration within 4 months from the date of executing of this agreement as prescribed by the Registration Act and the parties hereto shall attend such office and admit execution thereof.
25. That, all notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been fully served if send to the Purchaser/s by Registered Post A/D and or UPC at his / her / their address specified in the title of this agreement. If this address is changed Purchaser/s will be inform to the Promoters /Developers himself and it is binding on Purchaser/s for the same if any consequences made out Promoters/Developers are not responsible for any damages or compensation.
26. The recitals referred above shall form the integral part of this agreement.
27. All out of pocket costs, charges and expenses including the stamp duty, registration charges, service tax, VAT etc of and incidental to this



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agreement shall be borne and paid by the Purchaser. If due to any changes in Government Policy and by virtue of the same if any additional stamp duty, registration charges, service tax and/or any other taxes/rates are levied the same shall be paid by the Purchaser.


28. The Purchaser/s hereby agrees that the Purchaser/s shall pay to the Promoters / Developers the Sales Tax or VAT or Service Tax or any other levies or taxes imposed by the State / Central Act or any other Act, Rule or Notification at the prescribed rates, if applicable from time to time, on entire amount of this Agreement or any specific item therein including extra work, maintenance, M.S.E.D.Co. Ltd. / B.E.S.T. etc. immediately on demand by the Promoters / Developers.

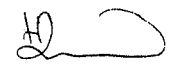
29. The Purchaser hereby declare that they have gone through the Agreement and all the documents related to the said property and the premises purchased by the Purchaser and have expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied have entered into this agreement.

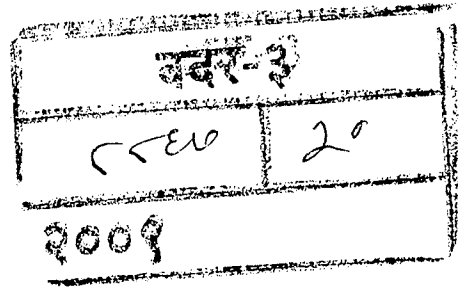


30. The Purchaser agrees and accepts that if the carpet area of the premises is found to be less up to 2% for whatsoever reason, the Purchaser shall not complain for the said reduction. The Purchaser will accept such reduced area and shall not complain or demand any compensation for such reduced area. The Purchaser has agreed that the internal area between unfinished walls of a particular flat is the Carpet area of such flat.

31. The Developers have given clear idea to the Purchaser and the Purchaser has expressly agreed that the Developers have reserved the exclusive and permanent rights for installing hoardings, neon sign boards on the said property or on the building's to be constructed on the said property or on the terrace of the building/s. The Developers may advertise for themselves or their sister concerns for their existing or future schemes or the Developers have absolute right to sell/to give on rental basis said rights to anybody as per their own choice. The Purchaser or his nominees or their Association of Apartment


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Owners/cooperative society/limited company shall not object to the same for whatsoever reason and the Purchaser or Association of Apartment Owners/cooperative society/limited company shall not claim any monetary consideration or any benefit in respect of installing hoardings' neon signs on the said property.


32. Notwithstanding anything contained herein to the contrary, it is hereby agreed and recorded that the Developers have and shall always have the absolute right to develop the said entire project without any hindrance whatsoever either from the Purchaser/s or any one else acting through the Purchaser/s:

33. The Developers shall be entitled to exclusively retain the open/amenity spaces in the layout in the land more particularly described in Third Schedule hereunder written. The Developers shall be entitled to avail of the F.S.I. that may be granted on the said open space and construct thereon recreational/cultural hall or any other construction as may be decided by the Developers in its absolute discretion and retain the same for its exclusive use and ownership. The said hall etc. and open space/s shall exclusively belong to the Developers. The Developers at its discretion may allow the use thereof for such reason and consideration as the Developers in its absolute discretion may decide and the Purchaser/s has given his irrevocable consent therefore.

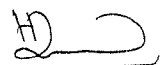
34. This agreement shall always be subject to the provisions of Maharashtra Ownership Flat Act and the rules made thereunder and any other provisions of law applicable thereto.

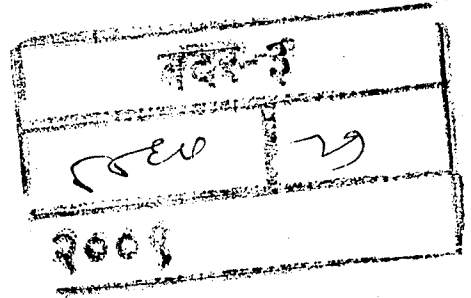
THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE the pieces of parcels of land or ground situate, lying and being in village Mohilli, Kurla in the Registration Sub-District of Bandra, District Bombay containing by measurements 18541 square yard equivalent approximately to 15502 square meters or thereabouts and bearing Survey No.52 Hissa No.3, Survey No.61 Hissa No.3 (part) and 4(part), Survey No.18 Hissa Nos.1,2,3,4,6 (part) and 7 (part) and bearing


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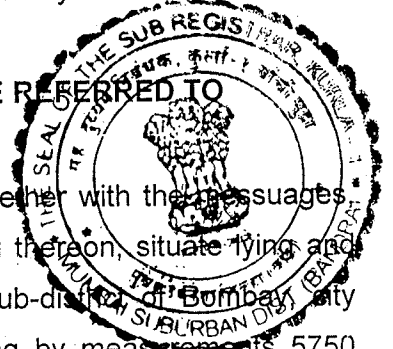
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city survey N.69,695/ , 665 (part) 683(part), 662,663 and 684 of City Survey Street No.20 and 27 of Mohilli village and bearing Plot Nos. 4,5 and 6 of the private layout sanctioning by the Municipal Corporation of Greater Bombay Under No.T.P.LO/203 1960-1962 dated 30th December 1960 and bounded as follows that is to say on or towards the last by Municipal Pipe Line, on or towards the West partly by a nala and partly by land bearing Survey No.61, Hissa No.5 and on or towards the North by Nala and on or towards the South partly by land bearing Survey No.18 (Hissa No.7 (part) and partly by land bearing Survey No.61 Hissa No.5A.

THE SECOND SCHEDULE ABOVE REFERRED TO



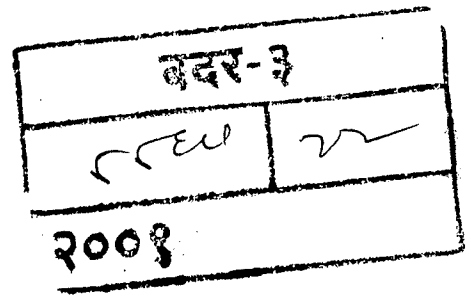
All that piece or parcel of land or ground together with the passages, tenements, buildings, and structures standing thereon, situate lying and being at village Mohilli in the Registration sub-district of Bombay City Bombay District Bombay Suburban containing by measurements 5750 sq.yards or thereabouts, equivalent to 4807.57 sq.metres, including area of 290 square yards, i.e. 242.47square meters being half of the area of land used as common Road situated on the East plus 245 sq.yds equivalent to 204.85 sq.mts of Nala land aggregating to 5995.45 sq.yds equivalent to 5012.42 sq.mts. being Sub plot 3 of private lay out and bearing Survey numbers and Hissa numbers as shown below:-

Survey No.	Hissa No.
19	2 (part)
52	21 (part)
61	3 (part & 4 (part)

bearing city Survey Nos. 686, 684/1, 684/2 part, 687 part, 687/6 part and assessed by the Assessor & Collector of Rates & Taxes under L Ward No.3938 (4A) and Street No.52DA Mohilli and bounded as follows that is to say; on or towards the North by the private common road referred to above, On or towards the South by property bearing Survey No.52 Hissa No.21 part, on or towards the East by Nala and on or towards the West by property bearing Survey No.19, Hissa No.2 (part) bearing Sub Plot No.2

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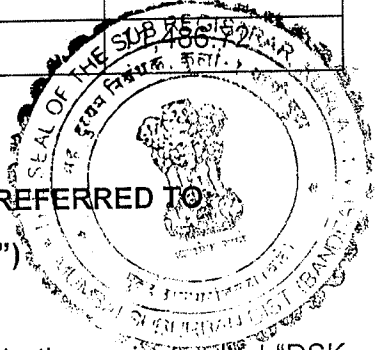


**THE THIRD SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

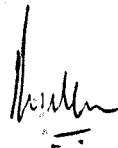
All that piece or parcel of land or ground together with the messuages, tenements, buildings, and structures standing thereon, situate lying and being at village Mohilli in the Registration sub-district of Bombay, City Bombay Suburban admeasuring 11,486.72 sq.metres or thereabouts, being the sub-plot No.3 and sub-plot No.6 of the private layout with the benefit of private layout its common amenities, road as also all other benefits directly and/or indirectly attached to the private layout of the properties more particularly described in the First and Second Schedule above referred to and which sub plot Nos. 3 and 6 are described as under:-

Sr.No.	Sub-plot No.	CTS No.	Area (sq.mts)
1.	No.3	686 687 (part) 684/1 part, 684/2, 687 part,	5012.42
2.	No.6	662/3	6474.30

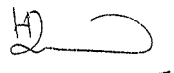
**THE FOURTH SCHEDULE ABOVE REFERRED TO
("The said premises")**

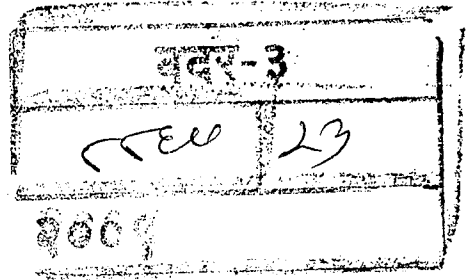


Flat No.206 on Second Floor in the Wing B1, in the project called "DSK MADHUBAN" admeasuring 73.67 square meters (793 square feet) of the carpet area inclusive of internal passages and balconies (the plan of flat is annexed herewith as Annexure D) together with the exclusive right to use Small Size Covered Carpark No.60 in B1 on Lower Ground floor admeasuring about 8.36 sq.mtrs. (90 sq.ft.) approx for one car. (the plan of the carpak is annexed herewith as Annexure E)



K. S. Chavhan





IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and year first herein above mentioned.



SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED DEVELOPERS)
M/S. D. S. KULKARNI DEVELOPERS)
LTD. THROUGH ONE OF ITS)
AUTHORISED SIGNATORY)
MRS. HEMANTI DEEPAK KULKARNI)

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M/S. D. S. KULKARNI DEVELOPERS LTD.

DIRECTOR/Authorised Signatory

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER)
(1) Shri Raj Kumar Behera)
)
2) Smt Khilona Raj Behera)

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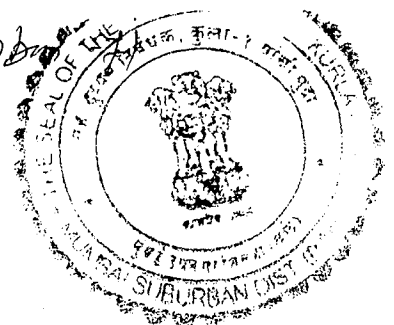


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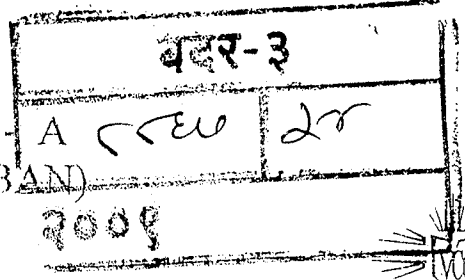


in the presence of :

- Signature : Handwritten signature
Name : Krutika Sawant
Address : Prabhadevi, Mumbai - 25
- Signature : Handwritten signature
Name : D. M. Parbhay
Address : Chambay Mumbai



ANNEXURE - A
(DSK MADHUBAN)



S. N. VIMADALAL
Advocate & Solicitor
(Supreme Court of England & Wales)

S. K. MISTRY
Advocate

MANISH DOSHI
Advocate & Associate Partner

PRANESH J. SHAH
Advocate

VIMADALAL & CO

Advocates & Solicitors
14, Hamam House, 3rd Floor,
36, Ambalal Doshi Marg,
Fort, Mumbai-400 001.

Tel : 2265 3008 / 2265 2758
Fax : 21-22-2265 7623
Res. : 2368 5249 / 2369 4069
E-mail: sandip@vimadalal.in

Ref.

CERTIFICATE OF TITLE

1. One M/s. Subhash Silk Mills Limited acquired the land situated at Village Mohili, Kurla bearing Plot Nos. 4, 5, & 6 and more particularly described in the First Schedule hereunder written from Shri. Dharampal Ramkishan Mehra and two others under the registered Deed of Indenture dated 23-9-1972 and which are hereinafter referred to as "the said larger property".

2. One Rajesh Dying and Bleaching Works Pvt. Ltd. was the owner of the land bearing Sub Plot No.3 of private layout of the land situated at Village Mohili and which property is described in the Second schedule hereunder written and hereinafter referred to as "the said sub-plot No.3".

3. Under the registered Deed of Exchange dated 29-6-1973:-

(i) The said Rajesh Dying and Bleaching Works Pvt. Ltd conveyed the said sub Plot No.3 described in the Second Schedule hereunder written to the said M/S. Subhash Silk Mills Limited.

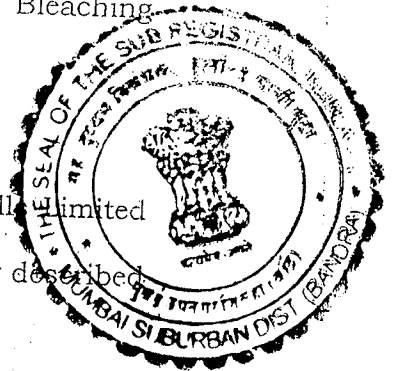
(ii) The said M/S. Subhash Silk Mills Limited conveyed the sub plot No.4, being the portion of the said larger



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property to the said Rajesh Dying and Bleaching Works Pvt. Ltd

4. In the premises, the said M/S. Subhash Silk Mills Limited became the owners of the said sub plot No.3 more particularly described in the Second Schedule hereunder written.

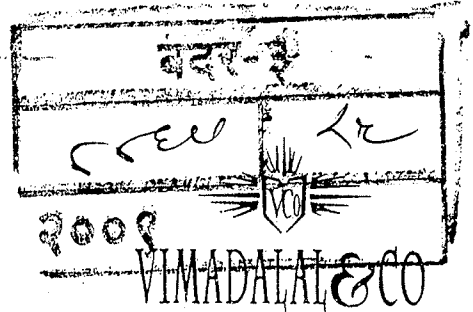


5. Thus, the said M/S. Subhash Silk Mills Limited became the absolute owners of the sub-plot No.6 and the said Sub-Plot No.3 which are more particularly collectively described in the Third Schedule herewith written and which sub-plot Nos. 6 and 3 and structures standing thereon are hereinafter collectively referred to as "the said property".

6. The said M/S. Subhash Silk Mills Limited constructed factory building on the said property and were carrying on the manufacturing activities.

7. The said M/s. Subhash Silk Mills Ltd. availed of certain facilities from Bank of India and Dena bank, (hereinafter referred as the "said Banks") on the security interalia of equitable mortgage of the said property. The first mortgage was created on 30-03-1994 and it was further extended on 25-10-1996.

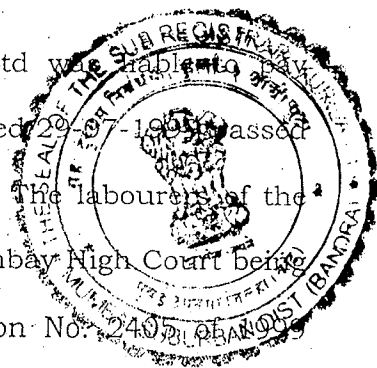
DSK MADHUBAN



Continuation Sheet...

8. The said M/s. Subhash Silk Mills Ltd. defaulted in clearing its liabilities to the said banks. Bank of India, Kalbadevi Branch, through their Authorised Officer of the said banks, took possession of the said property on 14-05-2004 in pursuance of the demand notice dated 31-10-2003 issued under Section 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

9. The said M/s. Subhash Silk Mills Ltd was liable to pay certain dues to the labourers in terms of order dated 20-07-1995 passed by Learned Member of Industrial Court, Mumbai. The labourers of the said company had filed a Contempt Petition in Bombay High Court being Contempt Petition No. 11 of 2000 in Writ Petition No. 2407 of 2000 against the said M/s. Subhash Silk Mills Ltd and its directors seeking certain reliefs interalia against the said property.



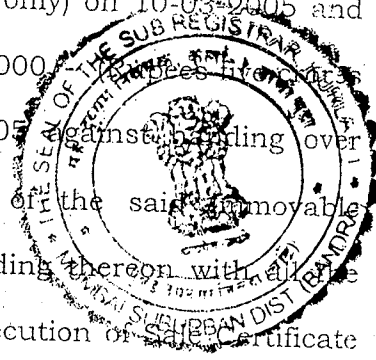
10. The said Banks filed intervention application before the Hon'ble Bombay High Court in the said Contempt Petition filed by the labourers of the said M/s. Subhash Silk Mills Ltd. The said M/s. Subhash Silk Mills Ltd, its directors, the said banks and the labourers as Petitioners in the said petition filed consent terms before the Hon'ble Bombay High Court on 20-01-2005 and the same became binding on all the parties hereto. The terms of the consent filed before the Hon'ble High

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DSK MADHUBAN

Court in effect contained the following provisions regarding the sale of the said immovable property alongwith structural standing thereon.

"The land and building will be sold for a sum of Rs. 9,54,00,000/- (Rupees Nine crores fifty four lacs only) out of which the Purchaser has to deposit Rs. 2,00,00,000/- (Rupees two crores only) on 17-01-2005 and Rs. 2,00,00,000/- (Rupees two crores only) on 10-03-2005 and the balance amount of Rs. 5,54,00,000/- (Rupees five crores fifty four lacs only) by 24-03-2005 against handing over vacant and peaceful possession of the said immovable property alongwith structure standing thereon with all original title deeds and against execution of a certificate as per the terms agreed there upon.



11. In pursuance of the said consent terms and in terms of offer of purchase dated 31-12-2004 of M/s. D. S. Kulkarni Developers Ltd. (hereinafter "the Purchaser") offered to purchase the said property for Rs. 9.54,00,000/- (Rupees Nine Crores Fifty Four Lakhs only) and the Purchasers offer was accepted by the authorized officer vide his letter No. kalbadevi/adv/1774 dated 14-01-2005.

12. The Purchaser M/s. D. S. Kulkarni Developers Ltd. accordingly has paid the total sum of Rs. 9,54,00,000/- (Rupees Nine crores fifty four lacs only) as under:-

बदर-3
 25
 2009

DSK MADHUBAN

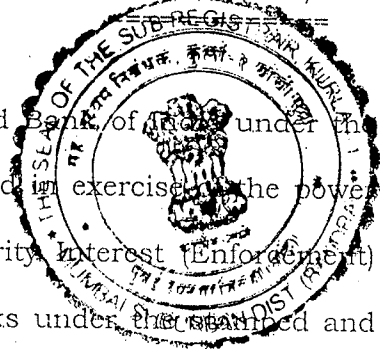


VIMADALAL & CO

... Continuation Sheet...

Sr. No.	Date	Cheque No.	Bank	Amount
1.	17-01-2005	714108	Bank of Maharashtra, Gadkari Chowk, Mumbai	2,00,00,000/-
2.	10-03-2005	714174	Bank of Maharashtra, Gadkari Chowk, Mumbai	2,00,00,000/-
3.	24-03-2005	714158	Bank of Maharashtra, Gadkari Chowk, Mumbai	5,54,00,000/-

Rs. 9,54,00,000/-



13. The Authorised Officer of the said Bank of India under the SARFAESI Act, 2002 (Ord. No. 3 of 2002) and in exercise of the power conferred under Section 13 read with Security Interest (Enforcement) Rules 2002, have on behalf of the said Banks under the searched and registered Certificate (u/s. No. 3215/2005) of Sale dated 21-04-2005 sold and transferred the said property to M/s. D. S. Kulkarni Developers Ltd., the Purchase free from known encumbrances i.e. Dues of Bank of India, Dena Bank and labour dues as per consent terms filed before the Hon'ble Bombay High Court. The name of M/s. D. S. Kulkarni Developers Ltd. is also entered into the records of City Survey Office.

14. In the circumstances, we certify that the title of M/s. D. S. Kulkarni Developers Ltd., to the said property described in the Third Schedule hereunder written is free and marketable.

DSK MADHUBAN

बदर-३	
१६६	२४
२००९	

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE the pieces of parcels of land or ground situate, lying and being in village Mohilli, Kurla in the Registration Sub-District of Bombay District Bombay containing by admeasurements 18541 square yards equivalent approximately to 15502 square meters or thereabouts and bearing Survey No.52 Hissa No.3, Survey No.61 Hissa No.3 (part) and 4(part), Survey No.18 Hissa Nos.1,2,3,4,6 (part) and 7 (part) and bearing city survey N.69,695/ , 665 (part) 683(part), 662,663 and 684 of City Survey Street No.20 and 27 of Mohilli village and bearing Plot Nos. 4,5 and 6 of the private layout sanctioning by the Municipal Corporation of Greater Bombay Under No.T.P.LO/203 1960-1962 dated 30th December 1960 and bounded as follows that is to say on or towards the last by Municipal Pipe Line, on or towards the West partly by a nala and partly by land bearing Survey No.61, Hissa No.5 and on or towards the North by Nala and on or towards the South partly by land bearing Survey No.18 (Hissa No.7 (part) and partly by land bearing Survey No.61 Hissa No.5A.



THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground together with the messuages, tenements, buildings, and structures standing thereon, situate lying and being at village Mohilli in the Registration sub-district of Bombay, city Bombay District Bombay Suburban containing by

बदर-३	
८५६०	३०

DSK MADHUBAN २००९



VIMADALAL & CO

... Continuation Sheet...

admeasurements 5750 sq.yards or thereabouts, equivalent to 4807.57 sq.metres, including area of 290 square yards, i.e. 242.47square meters being half of the area of land used as common Road situated on the East plus 245 sq.yds equivalent to 204.85 sq.mts of Nala land aggregating to 5995.45 sq.yds equivalent to 5012.42 sq.mts. being Sub plot 3 of private lay out and bearing Survey numbers and Hissa numbers as shown below:-

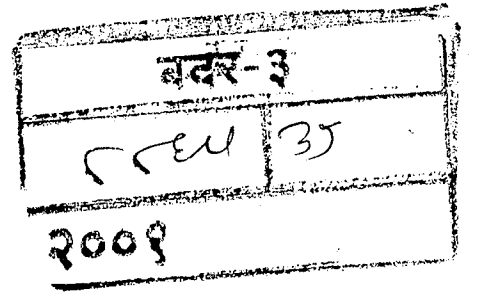
Survey No.	Hissa No.
19	2 (part)
52	21 (part)
61	3 (part & 4 (part)



bearing city Survey Nos. 686, 684/1, 684/2 part, 687 part, 687/6 part and assessed by the Assessor & Collector of Rates & Taxes under L Ward No.3938 (4A) and Street No.52DA Mohilli and bounded as follows that is to say; on or towards the North by the private common road referred to above, On or towards the South by property bearing Survey No.52 Hissa No.21 part, on or towards the East by Nala and on or towards the West by property bearing Survey No.19, Hissa No.2 (part) bearing Sub Plot No.2

**THE THIRD SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

All that piece or parcel of land or ground together with the messuages, tenements, buildings, and structures standing thereon,



situate lying and being at village Mohilli in the Registration sub-district of Bombay, City Bombay Suburban admeasuring 11,486.72 sq.metres or thereabouts, being the sub-plot No.3 and sub-plot No.6 of the private layout with the benefit of private layout its common amenities, road as also all other benefits directly and/or indirectly attached to the private layout of the properties more particularly described in the First and Second Schedule above referred to and which sub plot Nos. 3 and 6 are described as under;-

Sr.No.	Sub-plot No.	CTS No.	Area (sq.m)
1.	No.3	686 687 (part) 684/1, 684/2 part, 687 part,	5012.42
2.	No.6	662/3	6474.30
			11,486.72



Dated this 27th day of August 2009.

M/S. VIMADALAL & CO.

Advocates for M/s. D. S. KULKARNI
DEVELOPERS PVT. LTD.

DSK MADHUBAN
ANNEXURE - B1

मालमत्ता पत्रक

मोहिली

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिवल्या आकारणाचा किंवा भाड्याच्या तपशील आणि त्यांच्या फेर तपासणीची नियत वेळ

भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार चौ.मी.

६८४/२ ६८४/२ १३२.२ C

धारणाधिकार

याचा मुळ धारक

[१]श्री.रामप्रकाश मेहरा.
[२]श्री.धर्मपाल मेहरा.
[३]वेदप्रकाश मेहरा.
[४]श्री.देवप्रकाश मेहरा.खरेदीने सि.स.नं.६८४
[प्रमाणे.]

धार सि.स.नं.६८४ प्रमाणे.

धार

धार

धार

लॉक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (ध)
१८/०८/१९८९	मा.नगर भूमापन अधिकारी क्र.२मु.उपनगर जिल्हा यांचेकडील क्र.प.भू.क्र.१२/मोहिली/इ.रजि.क्षेत्र दुरुस्ती/८१ता.१८-८-८९अन्वये चौकशी रजिस्टर वरून क्षेत्र लिहीले.S.I.		
२२/०९/१९८९	विनाशेती सारा नोंद न.भू.क्र.६८४ प्रमाणे.		
१३/११/१९८४	आपसातील रजिस्टर वाटणी पत्र क्र.BOM-६४-१९७३दि २३-९-७२व न.भू.अ. यांचा आदेश दि. १३-११-८४प्रमाणे श्री. रामप्रकाश मेहरा अ.नं. (१)यांचे नांव कमी.		(H) १)श्री.धर्मपाल मेहरा. २)श्री.वेदप्रकाश मेहरा. ३)श्री.देवप्रकाश मेहरा.
१३/११/१९८४	श्री.धर्मपाल मेहरा वगैरे ३यांचे र.खरेदी खत क्र.BOM-R-८९/१९७३ दि.२३-९-७२व न.भू.अ. यांचे आदेश दि. १३-११-८४प्रमाणे		(H) राजेश डाईंग एण्ड बिल्डींग वर्क्स प्रा.लि.
१३/११/१९८४	मे.राजेश डाईंग एण्ड बिल्डींग वर्क्स प्रा.लि.व सुभाष सिल्क मिल्स यांचे आपसातील र.बदली पत्र क्र.BOM-S-१७३९/१९७३दि. २९-६-७३व न.भू.अ. यांचा आदेश दि. १३-११-८४	S.I.	(H) सुभाष सिल्क मिल्स प्रा.लि.



सही -
१९८२-०९-२१
न.भू.अ.क्र. Dwb.
२ मु.उ.मु. XZnB

सही -
१९८४-१२-१०
जिनिभूअ तथा
नभूअक्र. २मु.

सही -
१९८४-१०-१२
जिनिभूअ तथा
नभूअक्र. २मु.

सही -
१९८४-१२-१०
जिनिभूअ तथा
नभूअक्र. २मु.

DSK MADHUBAN

मालमत्ता पत्रक

बदर-३	
१२६०	३३
२००९	

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

विभाग/मोजे -- मोहिली

तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ली

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
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६८४/२ ६८४/२

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ली

मुंबई उपनगर जिल्हा

जि. क्र. १५१२/२००९/२००९

माल्याची तारीख १५/११/०६

नक्कलचे तारीख १५/११/०६

बिल्याची तारीख १५/११/०६

करणार

खरी नक्कल

नक्कलचे शुल्क	१२०
आपाद शुल्क	२२०
एवढा शुल्क
बिलीकर
सर्वसाधारण कर
पूर्व बिलीकरण
एकूण रक्कम	३४०

खरी नक्कल

न.भू.अ. कुर्ली



मालमत्ता पत्रक

वेभाग/मौजे --- मोहिली

तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर

नगर भूभाग प्लॉट नंबर क्षेत्र धारणाधिकार
क्रमांक / फा. प्लॉ. नं. चौ.मी.

शासनाला दिलेल्या आकाराचा किंवा भूदस्तावेजाचा तपशील आणि त्याच्या फेरिमापणीची नोंद घ्यावी

६८६ ६८६
४०१४.९
+६४४.८९ न.भू.अ.६८७अ
चे क्षेत्र सामील केले.
४६५९.७९

र.रू.१२३.४० प्रमाणे दि.
१-८-७९ ते ३१-७-७९ र.रू.
२२४८.३५ दि.१-८-७९ ते ३१-७-८५

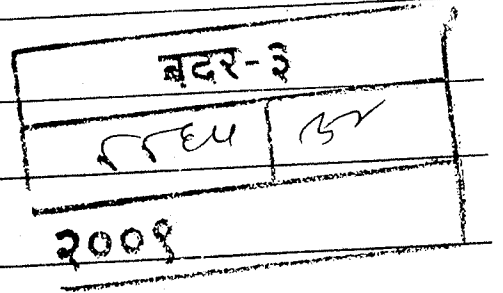
सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

पट्टेदार

इतर भार

इतर शीरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१३/११/१९८४	मा.अप्पर तहसिलदार (बिनशेती) कुर्ला यांचेकडील आदेश क्र.AT/NAA/KRL/६११/८१ दि.३-८-८४ अन्वये औद्योगिक कारणासाठी बिनशेतीकडे वर्ग क्षेत्र ४०१४.९ चौ.मि.सत्ता प्रकार व बिनशेती आकाराची नोंद केली.			
१३/११/१९८४	७/१२ प्रमाणे व न.भू.अ यांचा दि.१३-११-८४ अन्वये कबजेदार दाखल.		(H) १) श्री. रामप्रकाश मेहरा २) श्री. धरमपाल मेहरा ३) श्री. वेदप्रकाश मेहरा ४) श्री. देवप्रकाश मेहरा.	सही - १९८४-१२-१० जिनिभूअ तथा नभूअक्र.२मु.
१३/११/१९८४	आपसातील रजिस्टर वाटणी पत्र.क्र. BOM-६४-१९७३ दि २३-९-७२ व न.भू.अ. यांचा आदेश दि. १३-११-८४ प्रमाणे श्री. रामप्रकाश मेहरा अ.नं. १ यांचे नांव कमी.		(H) १) श्री. धरमपाल मेहरा. २) श्री. वेदप्रकाश मेहरा. ३) श्री. देवप्रकाश मेहरा.	सही - १९८४-१२-१० जिनिभूअ तथा नभूअक्र.२मु.
१३/११/१९८४	श्री. धरमपाल मेहरा वगैरे यांचे र.खरेदी खत क्र. BOM-R-८९/१९७३ दि २३-९-७२ व न.भू.अ. यांचे आदेश दि. १३-११-८४ प्रमाणे.		(H) राजेश डाईंग एण्ड ब्लिचींग वर्क्स प्रा.लि.	सही - १९८४-१२-१० जिनिभूअ तथा नभूअक्र.२मु.
१३/११/१९८४	मे. राजेश डाईंग एण्ड ब्लिचींग वर्क्स प्रा.लि. व सुभाष सिल्क मिल्स यांचे आपसातील र. बदली पत्र क्र. BOM/S/१७३९/१९७३ दि. २९-६-७३ व न.भू.अ यांचा आदेश दि. १३-११-८४	S.I.	(H) सुभाष सिल्क मिल्स प्रा.लि.	सही - १९८४-१२-१० जिनिभूअ तथा नभूअक्र.२मु.



DSK MADHUBAN

मालमत्ता पत्रक

विभाग/मोजे -- मोहिली

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

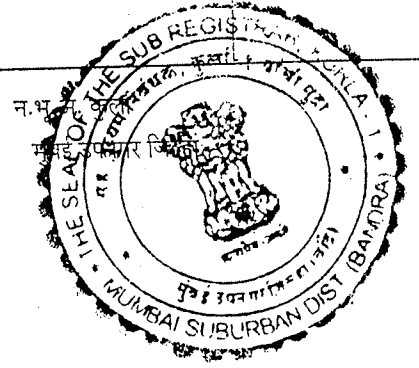
जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

नगर भूभाग क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
६८६	६८६			

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)
२०/०३/२००६	मा.जिल्हाधिकारी मु.उ.न.जिल्हा यांचेकडील आदेश क्र/सी/कार्या-२ड/पोटविभाजन/एस.आरके-७५२/२०/१/२००६ व मो.र.नं. ५५/०६अन्वये न.भू.क्र.६८६ चे ४०१४.९चौ.मी.क्षेत्रात न.भू.क्र.६८७अ चे ६४४.८९चौ.मी. सामील केले व ४६५९.७९ चौ.मी.कायम केले.न.भू.क्र.६८७अ ची मिळ पत्रिका सामिली करणामुळे रद्द केली.		

बंदर-३ शाखाकन
 २००९
 न.भू.अ.कुर्ला



तपासणी करणारा - खरी नवकल -

मौ. क्र. १५५ अर्जादाराचे नांव...
 मालमत्ता तारीख १५/११/०६
 तयार तारीख १५/११/०६
 विल्याची तारीख १५/११/०६
 तयार करणारा
 तपासणी करणारा

खरी नवकल
 १५/११/०६

मालमत्ता पत्रक

भाग/मौजे -- * माँहिली

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या आकारपेक्षा किती भादयामात तपशील दर्शविण्याच्या फॉर्म तयार करावी (नियम २८४)

६८७/१ ६८७/१ ११४१.१ C

बंदर
सि.स.नं.६८४ प्रमाणे ३८
२००९

विधाधिकार

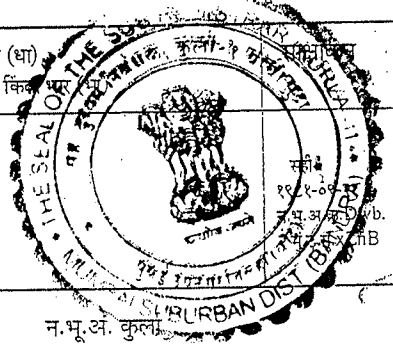
स्काचा मुळ धारक
१) श्री. रामप्रकाश मेहरा.
२) श्री. धर्मपाल मेहरा.
३) श्री. वेदप्रकाश मेहरा.
४) श्री. देवप्रकाश मेहरा. खरेदीने सि.स.नं. ६८४ प्रमाणे.

पट्टेदार
मेहरा हाऊसिंग आणि इंडस्ट्रिअल कॉरपोरेशन
१) इंद्रावती भ्र. रामप्रकाश मेहरा.
२) कैलाशवती भ्र. धर्मपाल मेहरा.
३) कमलावती भ्र. वेदप्रकाश मेहरा.
४) पुष्पावती भ्र. देवप्रकाश मेहरा आणि
५) कपाळदेव रामप्रकाश मेहरा.

पत्र भार

पत्र शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धारक
२२/०९/१९८९	विनशेती सारा नोंद न.भू.क्र.६८४ पहा.		



न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

तपासणी करणारा -

खरी नक्कल -

सं. प्र. १५१ अजंठाराचे नांव. अनिश्वर - पट्टी

नक्कलचा तयार करणे	१५११००	नक्कलचा तयार करणे	२०००
नक्कल तयार करणे	१५११००	संकलेचे शुल्क	२०००
नक्कल दिल्याची	१०/११/००	आयदा शुल्क	२०००
कार्य करणारा		एकूण शुल्क	२०००
कार्य करणारा		विश्री कर	२०००
		सर्वसाधारण कर	२०००
		पूर्व विक्रीकरण	२०००
		एकूण रक्कम	४२००

खरी नक्कल

बंदर भूमापन अधिकारी

DSK MADHUBAN
ANNEXURE - B4

बकर-३
२००९

मालमत्ता पत्रक

दिभाग/मोजे -- मोहिली

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा शासनाला दिलेल्या आकाराच्या किंवा भाड्याचा तपशील आणि त्याच्या फेर/प्रसिध्दीची प्रत वळ

नगर/गाव/पंचायत/प्रा.पंच.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा
६६२/३	६६२/३		६४७४.३	C	र.रू.३५७७.८०दि.

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	न.भू.अ.क्र. (धा) किंवा भू.अ.क्र. (धा)	साक्षात्कन
०१/१०/१९८५	जि.नि.भू.अ.तथा न.भू.अ.क्र.२ मुंबई यांचेकडील आदेश क्र. न.भू./मोहिली/६६२/८५ दि.१-१०-८५प्रमाणे व मंजूर लेआऊट प्रमाणे नवीन उपविभाग झाल्याने नवीन मिळकत पत्रीका उघडल्या व मोजणी करून कायम केलेले क्षेत्र व मूळ मिळकत पत्रीके प्रमाणे धारकांची नांवे दाखल.		(H) १)श्री.धरमलाल मेहरा २)श्री.वेदप्रकाश मेहरा ३)श्री.देवप्रकाश मेहरा	सही - १९८५-१०-२८ जिनिभूअ तथा नभूअक्र.२मु.
०१/१०/१९८५	जि.नि.भू.अ.तथा न.भू.अ.क्र.२ मुंबई यांचे कडील आदेश क्र.न.भू./मोहिली/६६२/८५दि.१-१०-८५व रजिस्टर खरेदी खताप्रमाणे धारक सदरी नांव दाखल.	S.I. S.R. Bombay ८६ --- १९७३	(H) मेसर्स-सुभाष सिल्क मिल्स प्रा.लि.	सही - १९८५-१०-२८ जिनिभूअ तथा नभूअक्र.२मु.
०१/१०/१९८५	मा.अप्पर तहसिलदार(बिनशोती)कुर्ला यांचे कडील आदेश क्र.AT/NAA/KRL/५७८१/८४दि.१५-७-१९८५अन्वये कारखान्यासाठी बिनशोतीकडे वर्ग. दि.१-८-७९पासून वि.शे.आंकार दरसाल रू.३५७७.८०.			सही - १९८५-१०-२८ जिनिभूअ तथा नभूअक्र.२मु.
२८/०७/१९९२	न.भू.क्र.६६२/२प्रमाणे.			सही - १९९२-०७-२८ जिनिभूअ तथा नभूअक्र.२मु.
२२/११/२००५	विन्नीचे प्रमाणपत्राने संपूर्ण क्षेत्र	र.द.क्र. ३२१५/२००५	धा. मेसर्स डी.एस.कुलकर्णी डेव्हलपर्स लिमिटेड	फेरफार क्र.११३ प्रमाणे सही - २२/११/२००५ न.भू.अ.कुर्ला

DSK MADHUBAN

बकर-३	
५५५	३५
२००१	

मालमत्ता पत्रक

विभाग/मौजे -- मोहिली

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

ग्राम भूमापन शिट नंबर प्लॉट नंबर

क्षेत्र धारणाधिकार चौ.मी.

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

६६२/३ ६६२/३

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

सज. सं.९९...अर्जादाराचे नाव... श्री. मधुबन मधुबन



आल्याची तारीख 23/9/00

नकाशा नंबर 920/2

प्लॉट नंबर 312000

धारणा अधिकार ६

चौ.मी. ६१

१२६००

खरी नक्कल

२३/९/००

कुर्ला

DSK MADHUBAN
ANNEXURE - B5

मालमत्ता पत्रक

बदर-३	
२००९	३९

विभाग/मोजे -- मोहिली

तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा

नगर भूभागन क्रमांक / फा. पत्ती. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आदेशाची किंवा भाड्याची तपशील आणि त्याच्या फेर तपासणी (नियत वेळ)
६८४/२	६८४/१		१३२.२	C	सि.स.नं.६८४ प्रमाणे

सुविधाधिकार

हचकाचा मुळ धारक वर्ध

- १) श्री. रामप्रकाश मेहरा.
- २) श्री. धर्मपाल मेहरा.
- ३) श्री. वेदप्रकाश मेहरा. आणि
- ४) श्री. देवप्रकाश मेहरा. खरेदीने. सि.स.नं.६८४ प्रमाणे.

पट्टेदार

सि.स.नं.६८४ प्रमाणे.

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (पट्टेदार) (उप) इतर भार (अ)	साक्षात्कन
२२/०९/१९८२	बिनशेती सारा नोंद न.भू.क्र.६८४ प्रमाणे.			सही - १९८१-०९-२१ न.भू.अ.क्र. Dwb. २ मु.उ.मु. x ZnB



तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

अज. क्र. २००९ अजंदासचे नाव... *श्री. देवप्रकाश मेहरा*

अजंदासचे नाव	२३११०७	मकालचा लपभरती	२
अजंदासचे तपशील	३१२००९	मकालचे शुल्क	४१०
अजंदासचे दिनांक	६	मकालचे शुल्क	२
अजंदासचे करणारा		मकालचे शुल्क	
अजंदासची करणारी		मकालचे शुल्क	
		मकालचे शुल्क	४२०

खरी नक्कल

नगर भूभागन अधिकारी

कुर्ला

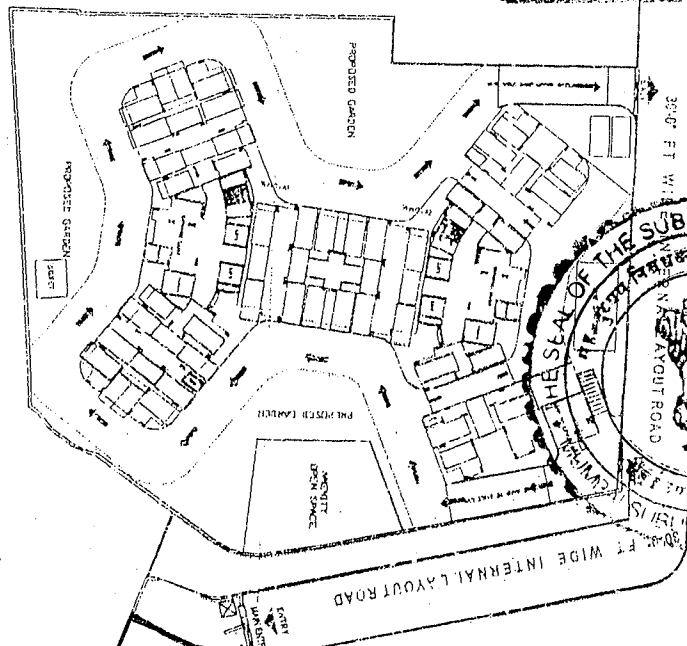
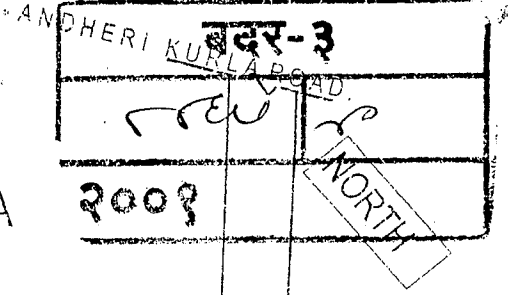
ANNEXURE

DSK. MADHUBAN PLOT 3 (PLOT A) & PLOT 6 (PLOT B)
LAYOUT PLAN

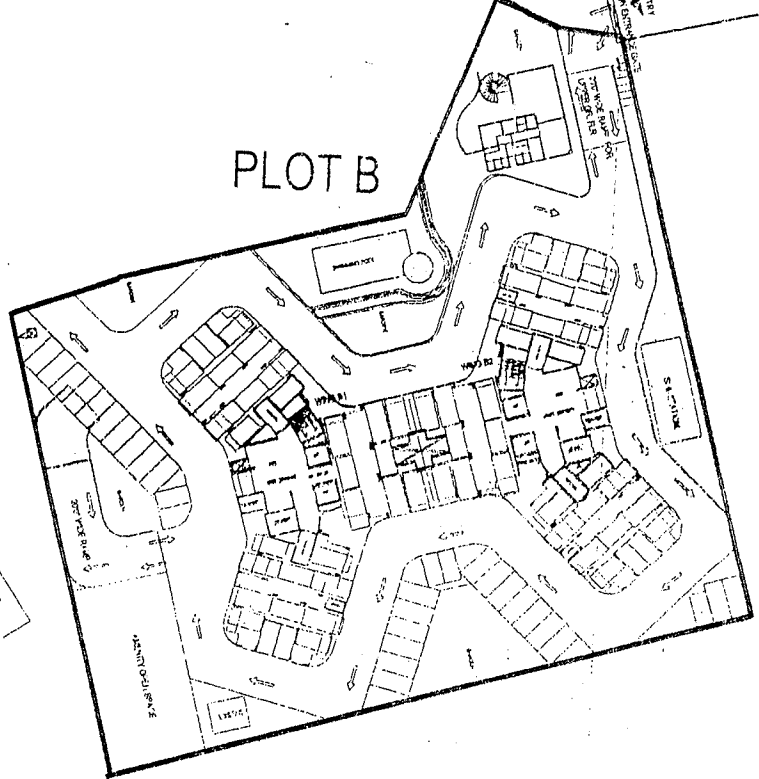


परमार्थ परमार्थ तृतीया मयुगी

WEST

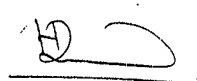


PLOT B



SOUTH

EAST



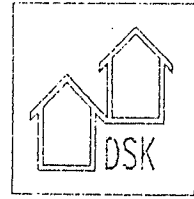
OWNER



Kasheera
PURCHASER

ANNEXURE

DSK MADHUBAN



PLOT 6 WING B1 FLOORS PLAN

ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH

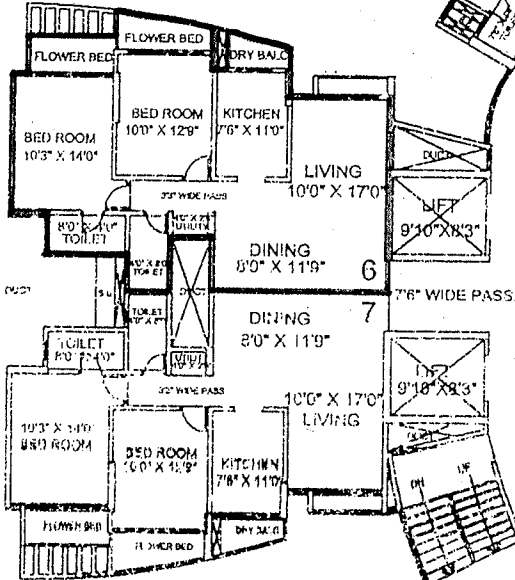
धरमल चरण देवारी माणसे

EAST

SOUTH

105	205	305	405	505
605	705	805	905	1005

106	206	306	406	506
606	706	806	906	1006



104	204	304	404	504
604	704	804	904	1004

103	203	303	403	503
603	703	803	903	1003

102	202	302	402	502
602	702	802	902	1002

107	207	307	407	507
607	707	807	907	1007

WING B1

101	201	301	401	501
601	701	801	901	1001

NORTH

WEST



[Signature]

[Signature]
Kaseberg
PURCHASER

OWNER

ANNEXURE

DSK. MADHUBAN PLOT 6

PLOT. B

LOWER GROUND FLOOR

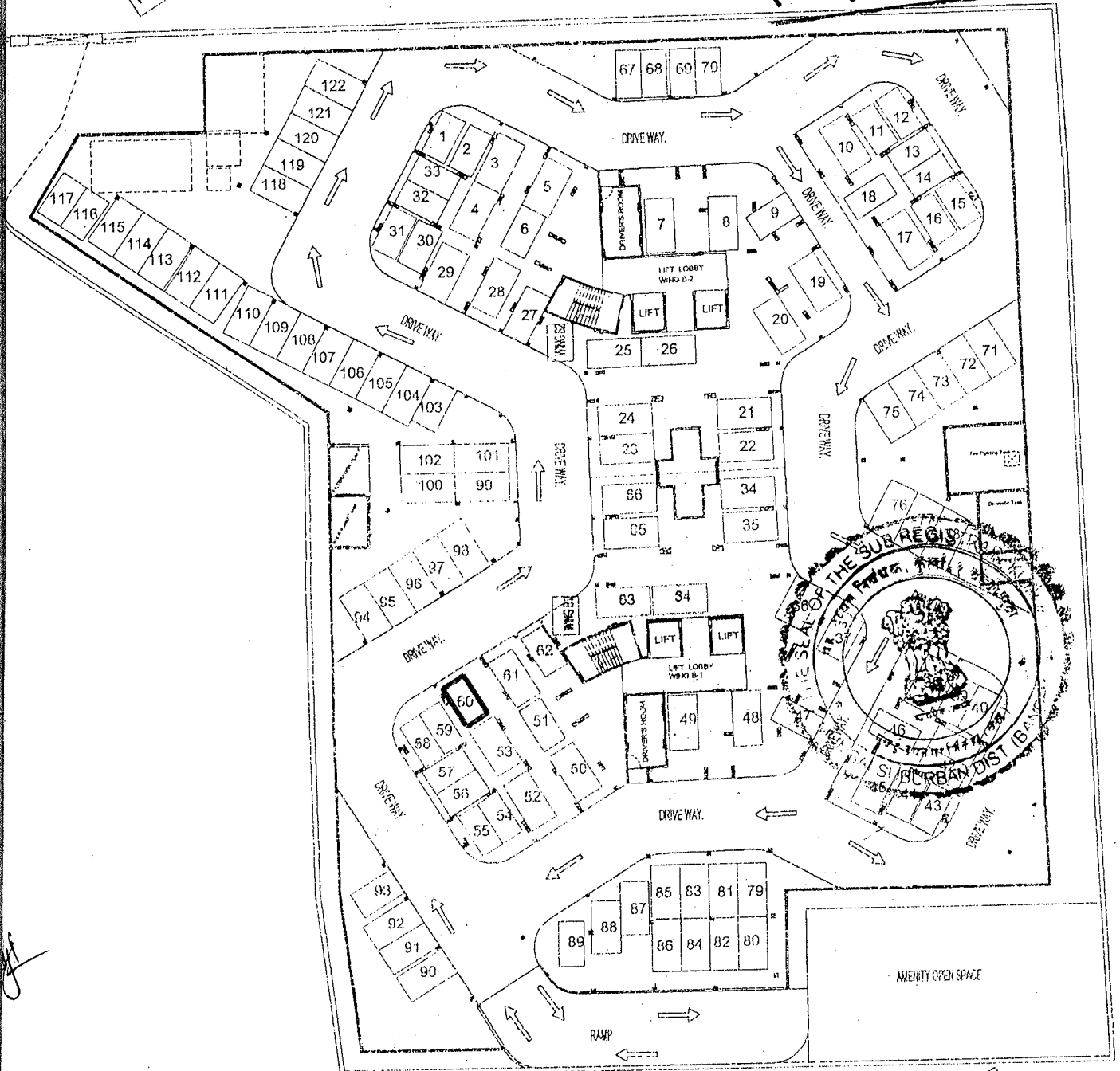


बदर-३
२००९

Handwritten signature and date

NORTH

EAST



WEST

SOUTH

OWNER

PURCHASER

ANNEXURE - G

LIST OF PROPOSED AMENITIES AT "DSK MADHUBAN"

बंदर-३
२००९

1. BUILDING

- (a) The building is of R.C.C. framed structure.
- (b) All internal and external walls are 6" / 4" bricks.

2. DOORS :

Flush doors to rooms and Marine ply waterproof doors to all toilets.

3. WINDOWS

Powder coated Aluminium sliding windows.

4. FLOORING :

Vetrified / Ceramic tile flooring.

5. PLASTER :

- (a) Internal: POP finished plaster with OBD paint.
- (b) External: Sand faced plaster with cement paint.

6. KITCHEN :

Granite kitchen platform with stainless steel sink and provision for geyser and water purifier.

7. WATER SUPPLY:

Through underground tank to overhead water tank.

8. ELECTRIFICATION :

All electric work is carried out as per rules and regulations.

10. FITTING

All doors external and internal fittings are of s.s..

11. OTHERS :

2 Lifts per wing.



Kishore
Kishore

ANNEXURE - F
(DSK MADHUBAN)

Cen-116-3000-2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO CE / 4027

/BPES/A L

3 FEB 2006

COMMENCEMENT CERTIFICATE

To,
M/s D.S. Kulkarni Developers Ltd.

7759-3	
CEU	85
2009	

Sir,

With reference to your application No 7759 dttd 24/6/05 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No - on plot No. - C.T.S. No 662/3 Divn./Village / Town Planning Scheme No - situated at Road / Street Mohini, Kurla West Ward 10 the Commencement Certificate / Building permit is granted on the following conditions

- 1] The land vacated on consequence of the endorsement of the set back line road planning line shall form part of the public street.
- 2] That ^{no} new building or part thereof shall be occupied or allowed to be occupied or used, permitted to be used by any person until occupation permission has been granted.
- 3] The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4] This permission does not entitle you to develop land which does not vest in you.
- 5] This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6] This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.



बकर-३	
रुल	४
२००९	

Cen-116

- 2 -

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


The Municipal Commissioner has appointed Shri R.S. Kulkarni Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 2 FEB 2007

CC upto plinth level i.e Basement top level

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

R. Kulkarni
21/12/06
Assistant Engineer Building Proposal
Eastern Suburbs
Executive Engineer Building Proposal
Eastern Subs
FOR



CE/4029/BPESIAL 27 JUL 2006

CC upto Basement ^{top} slab level as per approved plans dt 15-4-06

Signature
28/7/2006

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/4029/BPESIAL 20 DEC 2006

Full C.C. for wing 'B' Facing to 13.40 m wide D. road as per approved amended plans dt 15-4-2006

Signature
28/12/2006
Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/4029/BPESIAL - 8 FEB 2007

Full CC for wing B-2 as per approved amended plans dt 15/4/06

Signature
8/2/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)

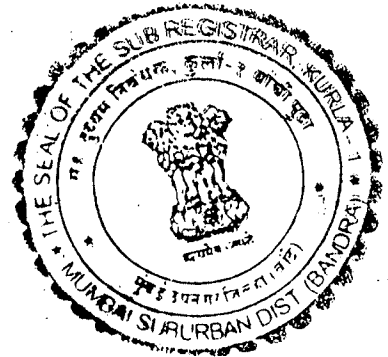
4027 /BPES/AL 29 MAR 2008

Full c.c. for wing B1 & B2 as per approved amended

plans dated 19-3-2008

[Signature]
28/3/2008
Executive Engineer Building Department
(Eastern Suburbs)

बदर-३	
ATEU	<i>[Signature]</i>
२००९	



1
1
1
3
5
9
9

Form 346
88

in replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.B./CE/

CE/ 4027 /BPES/A/ BS/A

30 AUG 2005

of 200 - 200

MEMORANDUM

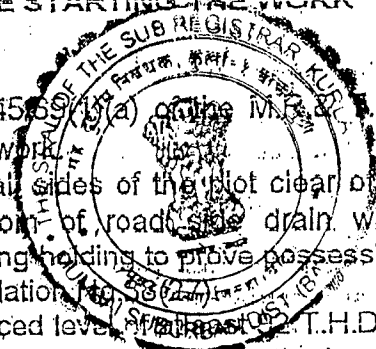
30-3	
Municipal Office,	
Mumbai	200
2009	

M/s. D. S. Kuikarni Developers Ltd.

With reference to your Notice, letter No. 3224 dated 24.6.2005 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Prop: Bldg. on plot bearing GTS No. 662/3 of village Mohili furnished to me under your letter, dated Kuria (W) 200. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended up to date, my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec. 45 (a) of the M.B. & C.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation 102.
3. That the low lying plot will not be filled up to reduced level of 0.2 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 1893 and 4526 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.



() That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 29 AUG 2008, but not so as to contravene the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special instructions and Note accompanying this Intimation of Disapproval.

New Edifice
Executive Engineer, Building Proposals,
Zone, E/S Words.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUIED UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that part of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or then after to be laid in such street.

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (1.60 m) of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your permises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

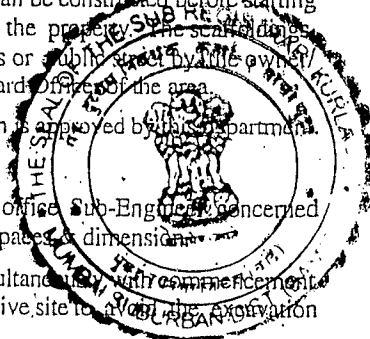
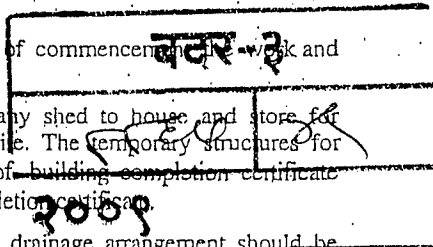
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of, latest approved plans shall be displayed on-site at the time of commencement of work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffolding, bricks metal, sand preps, debris, etc. should not be deposited over footpaths or public places by the owner, architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office, Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site for the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on-hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of adjoining building and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal Corporation Act.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 234 of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought-iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and hinge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet prefabricated dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 10mm in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
- (b) Lintels or Arches should be provided over Door and Window opening.
- (c) The drains should be laid as require under Section 234-1 (a).
- (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

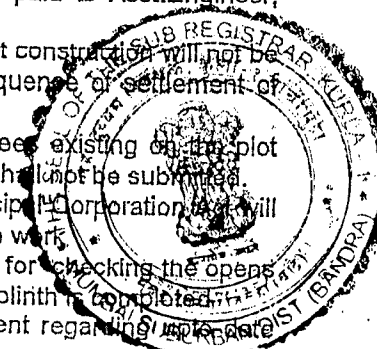
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Executive Engineer, Building Proposals
Zones ETS Wards.

Brihanmumbai Mahanagarpalika

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7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc.and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
11. That the requirements of N.O.C. of Reliance Energy Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
12. That the basement will not comply with the Basement Rules and regulations regarding height, ventilation users, etc and registered undertaking for not misusing the basement will not be submitted before C.C.
13. That the conditions mentioned in release letter of Executive Engineer (D.P.) under no. ChE/302/DPES dt. 31.5.05 will not be complied with.
14. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No.duly revalidated will not be submitted.
15. That the extra water and sewerage charges will not be paid to Asst.Engineer, Water Works, 'L' Ward before C.C.
16. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequences of settlement of floors and plinth filling etc.
17. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
18. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
19. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
20. That the clearance certificate from assessment Department regarding the date of payment of Municipal taxes etc.will not be submitted.
21. That the requirement of bye law 4© will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
22. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
23. That the N.A. permission from the Collector of Bombay shall not be submitted.
24. That a Janata Insurance Policy or policy to cover the compensation, claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.

NW 29/8/05
Executive Engineer Building Projects
(Eastern Suburbs.)



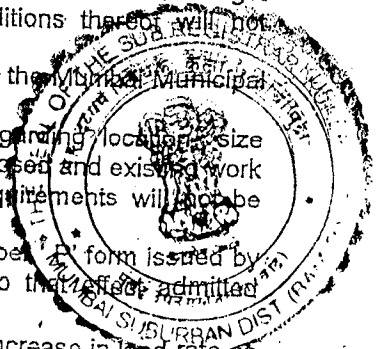
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30 AUG 2015

25. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
26. That the carriage entrance shall not be provided before starting the work.
27. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
28. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
29. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
30. That separate P.R.Cards for each sub-divided plots, road etc.will not be submitted.
31. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
32. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
33. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
34. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
35. That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with
36. That the proposal will contravene the section 251 (A)(A) of the Municipal Corporation Act.
37. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
38. That the capacity of overhead tank will not be provided as per form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
39. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
40. That the N.O.C. from Insecticide Officer shall not be obtained.
41. That the board mentioning the name of Architect/Owner shall not be displayed on site.
42. That specific remarks from H.E. deptt. for pipe line shall not be submitted.
43. That status of existing road shall not be submitted.



B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the requirement of N.O.C. from C.A.U.L.C. & R. Act will not be complied with before starting the work above plinth level.

MW 30/8/15
 Executive Engineer Building Projects
 Eastern Suburbs.

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Brihanmumbai Mahanagarपालिका

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C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the separate vertical drain pipe, soil pipe with a separate gully tap, water main, overhead tank, etc. for maternity home/nursing home user will not be provided and the drainage systems or the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I. pipes.
3. That the conditions mentioned in the clearance under No.C/ULC/D-III/Sec 22 dt. 13.7.05 obtained from the competent authority under U.L.C.&.R. Act 1976 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.
4. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
5. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
6. That the existing well will not be covered with R.C.C. slab
7. That 10 ft. wide paved pathway upto staircase will not be provided.
8. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
9. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
10. That the parking spaces shall not be provided as per D.C. Regulation No. 36.
11. That B.C.C. will not be obtained and I.O.D. and debris deposit, etc. will not be claimed for refund within a period of 6 years from the date of its payment.
12. That the provision will not be made for making available water for washing and other non-potable purposes through a system of borewell and pumping the water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
13. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages, through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
14. That three sets of plans mounted on canvas will not be submitted.
15. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
16. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
17. That the adequate provision for post mail boxes shall not be made at suitable location on ground floor /stilt.
18. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
19. That the final NOC from S.G. shall not be submitted.
20. That the requisitions of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.
21. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.

Executive Engineer Building Projects
Eastern Suburbs. I

Brihanmumbai Mahanagarpalika

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- 22. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 23. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

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BEFORE B.C.C.	No
2005	

- D) CONDITIONS TO BE COMPLIED WITH
- 1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

MW 30/8/05
Executive Engineer
(Building Proposals)(Eastern Suburbs)



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ACKNOWLEDGMENT**

Serial no. 344 17/03/06

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Rs. 100/-

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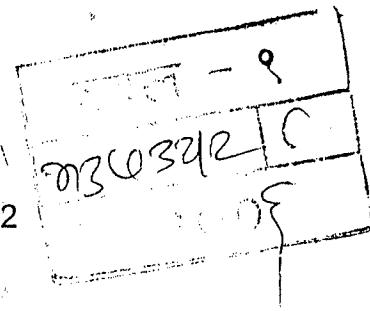
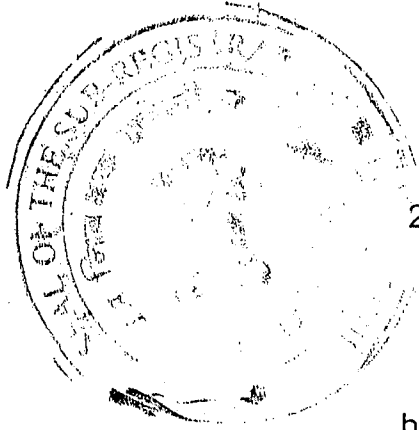
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Authorised Signatory



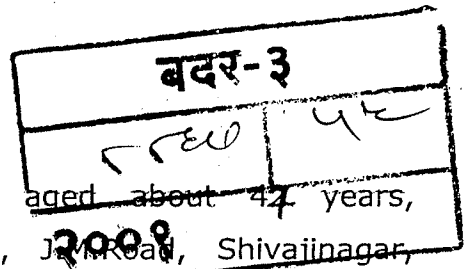
POWER OF ATTORNEY

This POWER OF ATTORNEY is executed on this 24th day of
March month of the year 2006;



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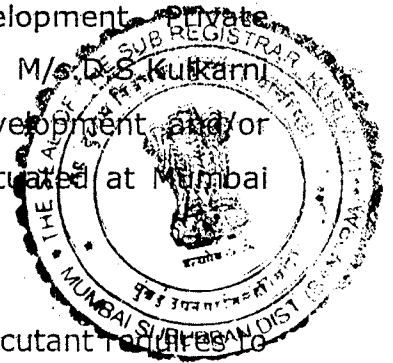
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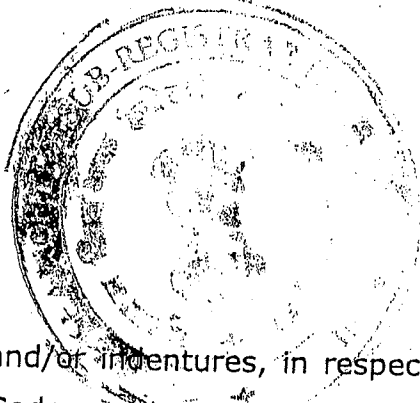


Mrs. **Hemanti Deepak Kulkarni**, aged about 47 years, occupation: business, of 1187/60, ~~J. Road~~, Shivajinagar, Pune: 411 005hereinafter called as the "**Executant**",

WHEREAS,

- a. The Executant herein, is authorised signatory and/or partner in the companies/ firms viz. M/s.D.S.Kulkarni Developers Limited, M/s.Ambience Ventures Estate and Development ^{Private} Limited, M/s.D.S.Kulkarni and Company and M/s.D.S.Kulkarni Associates, engaged in the business of development and/or construction etc. of the Lands/ Properties; situated at Mumbai and suburban area.
- b. As a part of business of the said firms, the Executant requires to sign and execute various agreements and/or indentures of Sale, in respect of Flats/ Apartments/ Shops/ Godowns etc. constructed/ developed by the said firms and also to register the same in the concerned registration office/s.
- c. However, due to engagements and other activities of the Executant, it is not possible for the Executant to remain present personally and to present the such agreements and/or indentures of Sale for registration and/or get registered the same, from time to time.
- d. the Executant, therefore, decided to appoint **Mrs.Suvarna Sandeep Wagh**, as her Attorney for performing following acts, deeds and things concerning the registration of agreements





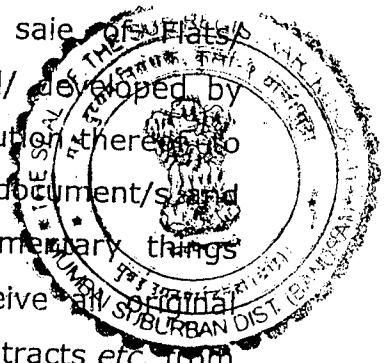
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and/or indentures, in respect of the Flats/ Apartments/ Shops/ Godowns etc. constructed/ developed by the said firms

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NOW THIS POWER OF ATTORNEY WITNESSETH AS UNDER:

The Executant hereby appoints, nominates and constitutes, **Mrs.Suvarna Sandeep Wagh**, aged about 34 years, occupation: Service, residing at B-2, Sejal Co-op. Hsg. Society, Vishnu Nagar, Dombivali (W) 421 202, as the attorney for, in the name of, and on behalf of the Executant, to remain present in the concerned sub registrar office/s, of Mumbai and suburban areas, to present the agreement/s, indenture/s, document/s; executed by the Executant, in respect of sale of Flats/ Apartments/ Shops/ Godowns etc. constructed/ developed by the said firms; for registration, admit the execution thereof to get registered such agreement/s, indenture/s, document/s and to do and perform, all ancillary and supplementary things thereto, such as to procure, obtain and receive original documents, certified copies, receipts, Index.II extracts etc. from the concerned sub registrar office/s, of Mumbai and suburban areas; as the Executant may have done in person.



The Executant hereby ratify and agrees to ratify, all above acts, deeds and things done or which would be done by the said attorney and further agree that all such acts, deeds and things shall always be binding upon the Executant, as if the Executant did the same in person.

In witness whereof the Executant has executed this Power of Attorney on the day and year hereinabove first written.



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Mrs. Hemanti Deepak Kulkarni

As the Authorised Signatory/ Partner of

M/s.D.S.Kulkarni Developers Limited, M/s.Ambience Ventures Estate and Development Private Limited, M/s.D.S.Kulkarni and Company and M/s.D.S.Kulkarni Associates

EXECUTANT

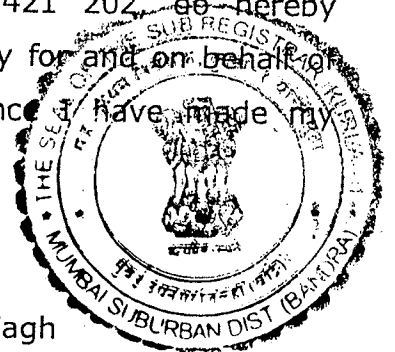
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STATEMENT OF ATTORNEY

I, **Mrs.Suvarna Sandeep Wagh**, aged about 35 years, occupation: Service, residing at B-2, Sejal Co-op. Housing Society, Vishnu Nagar, Dombivali (W) 421 202, do hereby express my consent to act as the attorney for and on behalf of the Executant and in token of acceptance I have made my specimen signature here at Mumbai.

Suvarna

Mrs.Suvarna Sandeep Wagh
 (Attorney)



WITNESSES

[ADV.THAKUR/ DRAFTS/ REG-POA]

Witnesses:

1) Shri. Manuti Shinde
 385, Prabhadevi
 Mumbai-25



Manuti



Manuti

2) Mr. Parag Sawant
 187, Sai Anand Bldg.
 Fort,
 Mumbai-1



Parag



Parag

5/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

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दस्त क्र 3732/2006

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5/1

क्रमांक : 3732/2006

चा प्रकार : मुखत्यारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

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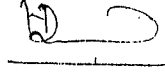
अंगठ्याचा ठसा

नाम: डी. एस. कुलकर्णी डेव्हलपर्स लि., मे. अम्बाईन्स
 चर्स इस्टेट अँड डेव्हलपमेंट प्रा. लि., डी. एस.
 कुलकर्णी अँड कं., डी. एस. कुलकर्णी अँड असो. तर्फे
 अधिकृत स्वाक्षरीकर्ता म्हणुन सौ. हेमंती दिपक कुलकर्णी

लिहून देणार

वय 47

सही




खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

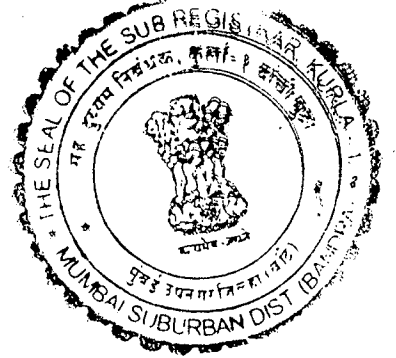
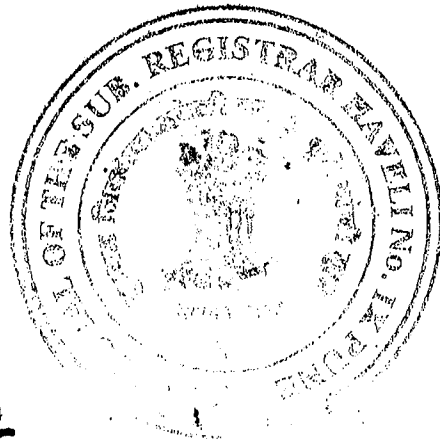
क्र. पक्षकाराचे नाव

सौ. सुवर्णा संदिप वाघ

मदर 3



२००९



ऐवज करुन देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

हवल९
दस्त क्रमांक (3732/2006)
६/८

दस्त क्र. [हवल९-3732-2006] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 22/05/2006 04:59 PM
निष्पादनाचा दिनांक : 24/04/2006
दस्त हजर करणा-याची सही :

पावती क्र.: 3823 दिनांक: 22/05/2006
पावतीचे वर्णन
नांव: डी. एस. कुलकर्णी डेव्हलपर्स लि., मे.
अम्बाईन्स वेंचर्स इस्टेट अँड डेव्हलपमेंट प्रा. लि.,
डी. एस. कुलकर्णी अँड कं., डी. एस. कुलकर्णी
अँड असो. तर्फे अधिकृत स्वाक्षरीकर्ता म्हणुन सौ.
हेमंती दिपक कुलकर्णी - -

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 22/05/2006 04:59 PM
शिकका क्र. 2 ची वेळ : (फी) 22/05/2006 05:02 PM

100 : नोंदणी फी
160 : नक्कल (अ. 11(1)), पृष्ठांकाचाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

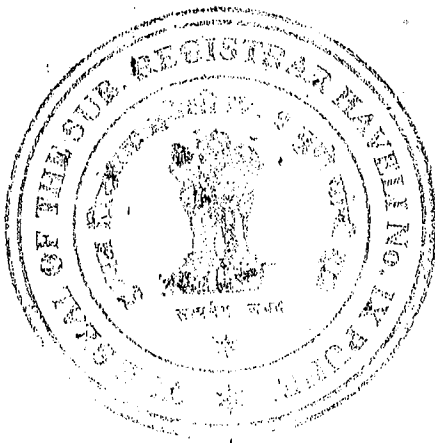
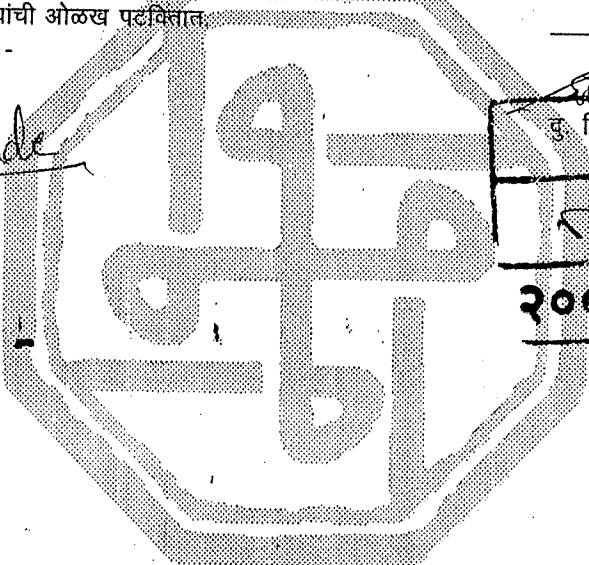
ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्ताऐवज करून
देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पुढेवित्त.

- 1) रविंद्र श्रीरंग बोबडे, घर/फ्लॅट नं: -
- गल्ली/रस्ता: -
- ईमारतीचे नाव: -
- ईमारत नं: -
- पेठ/वसाहत: धनकवडी
- शहर/गाव: पुणे
- तालुका: -
- पिन: 411043

Bobade

दु. निबंधकाची सही, हवेली 9 (कात्रज)
2006

[Signature]
दु. निबंधकाची सही
हवेली 9 (कात्रज)



हवल9

दस्त क्र 3732/2006

01/6

दस्त गोषवारा भाग-1

13/06/2006

दुय्यम निबंधकः

11:18:43 am

हवेली 9 (कात्रज)

दस्त क्रमांक : 3732/2006

दस्ताचा प्रकार : मुखत्यारनामा

नु क्र. पक्षकाराचे नाव व पता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

2 नाव: सौ. सुवर्णा संदिगा वाघ
पत्ता: घर/फ्लॅट नं: बी-2
गल्ली/रस्ता: -
ईमारतीचे नाव: सेजल हो. सोसा.
ईमारत नं: -
पेठ/थसाहत: विष्णुनगर
शहर/गाव: डोंबिवली नॅस्ट
तालुका: -
पिन: 421202
पॅन नम्बर: -

लिहून घेणार

वय 35

सही

[Signature]



बदर-3

[Handwritten signature]

२००६



दस्तऐवज करून देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

हवेली 9

दस्त क्रमांक (3732/2006)

ल/ल

दस्त क्र. [हवेली 9-3732-2006] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 3823 दिनांक: 22/05/2006

पावतीचे वर्णन

नांव: डी. ए. कुलकर्णी डेव्हलपर्स लि., मे.
अम्बाईन्स वेंचर्स इस्टेट अँड डेव्हलपमेंट प्रा. लि.,
डी. एस. कुलकर्णी अँड कं., डी. एस. कुलकर्णी
अँड असो. तर्फे अधिकृत स्वाक्षरीकर्ता म्हणून सी.
हेमंती दिपक कुलकर्णी - -

दस्त हजर केल्याचा दिनांक : 22/05/2006 04:59 PM

निष्पादनाचा दिनांक : 24/04/2006

दस्त हजर करणा-याची सही :

100 : नोंदणी फी

160 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल

(अ. 11(2)),

रुजवात (अ. 12) चा आयाचित्रण (अ. 13) ->

एकत्रित फी

260: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 22/05/2006 04:59 PM

शिवका क्र. 2 ची वेळ : (अ.) 22/05/2006 05:02 PM (कार्यवाही पूर्ण)

शिवका क्र. 3 ची वेळ : (समुली) 13/06/2006 11:19 AM

शिवका क्र. 4 ची वेळ : (ओळख) 13/06/2006 11:19 AM

दस्त नोंद केल्याचा दिनांक : 13/06/2006 11:19 AM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना दु. निबंधकाची सही, हवेली 9 (कात्रज)
व्यक्तीशः ओळखण्या व सही जोळख पटवितात.

1) रविंद्र श्रीराम मोहोदय पॉस्ट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: धनराववाडी

शहर/गाव: पुणे

तालुका: -

पिन: 411043

प्रमाणित करणेत येते की या दस्तऐवजात एकूण पृष्ठे आहेत.

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. - ९

दु. निबंधकाची सही
हवेली 9 (कात्रज)

पहिले नंबरचे पुस्तकाचे

3732 नंबरची नोंदला

सह दुय्यम निबंधक (वर्ग-२)

दिनांक - 9/3/06





23/09/2009

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

11:15:44 am

कुर्ला 1 (कुर्ला)

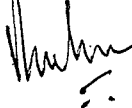
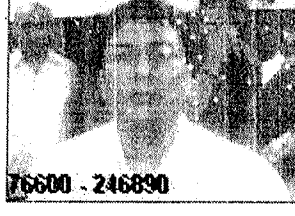

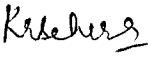





वदर3

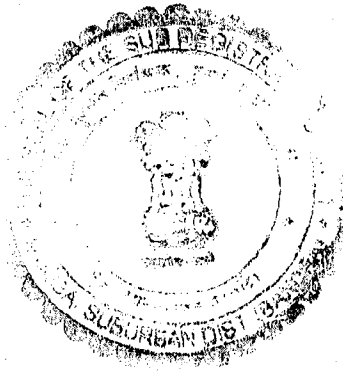
दस्त क्र 8867/2009

EY

दस्त क्रमांक : 8867/2009

दस्ताचा प्रकार : करारनामा

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राज कुमार बेहेरा - - पत्ता: घर/फ्लॅट नं: ए 601, टाटा कम्युनिकेशन स्टाफ वसाहत, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पु 51 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- ताल	लिहून घेणार वय 37 सही 	 76600 - 246890	
2	नाव: खिलोना राज बेहेरा - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AEPPD9165G	लिहून घेणार वय 37 सही 	 76600 - 246891	
3	नाव: मेसर्स डी.एस.कुलकर्णी डेव्हलपर्स लि. तर्फे अंधो सिग्नेटरी हेमंती दिपक कुलकर्णी यांच्यावतीने मुखत्यार म्हणून सुवर्णा संदीप वाघ AAACD6413H - - पत्ता: घर/फ्लॅट नं: 14,उपासना लेडी जमशेदजी रोड द	लिहून देणार वय 38 सही 	 246	





दस्त गोषवारा भाग - 2

वदर3

दस्त क्रमांक (8867/2009)

el

दस्त क्र. [वदर3-8867-2009] चा गोषवारा
बाजार मूल्य :3485405 मोबदला 7246000 भरलेले मुद्रांक शुल्क : 344900

पावती क्र.:9158 दिनांक:23/09/2009
पावतीचे वर्णन
नांव: राज कुमार बेहेरा - -

दस्त हजर केल्याचा दिनांक :23/09/2009 11:10 AM
निष्पादनाचा दिनांक : 17/09/2009
दस्त हजर करणा-याची सही :

[Handwritten signature]

30000 :नोंदणी फी
1340 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 23/09/2009 11:10 AM
शिकका क्र. 2 ची वेळ : (फी) 23/09/2009 11:14 AM
शिकका क्र. 3 ची वेळ : (कबुली) 23/09/2009 11:15 AM
शिकका क्र. 4 ची वेळ : (ओळख) 23/09/2009 11:15 AM

31340: एकूण

[Handwritten signature]
दु. निबंधकाची सही, कुर्ला 1 (कुर्ला)

दस्त नोंद केल्याचा दिनांक : 23/09/2009 11:15 AM

ओळख :

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

1) मारुती शिंदे - ,घर/फ्लॅट नं: 14,उपासना लेडी जमशेदजी रोड दादर मु 16

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

[Handwritten signature]



2) राजाराम शिंदे - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

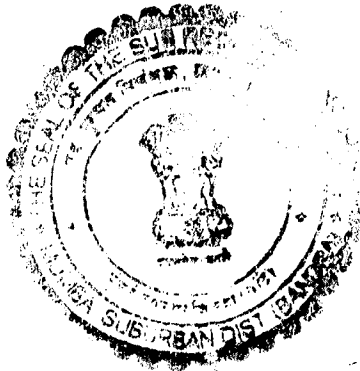
तालुका: -

पिन: -

[Handwritten signature]



[Handwritten signature]
दु. निबंधकाची सही
कुर्ला 1 (कुर्ला)



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण *[Handwritten number]* पाने आहेत.
वदर-3/ *[Handwritten number]* /2009

पुस्तक क्रमांक व क्रमांकावर

नोंदला

दिनांक

[Handwritten signature]

राज कुमार निबंधक कुर्ला-१
मुंबई उपनगर जिल्हा.



दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

दस्तक्रमांक व वर्ष: 8867/2009

नोंदणी 63 म.

Wednesday, September 23, 2009

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

11:16:00 AM

गावाचे नाव : मोहिली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 7,246,000.00
बा.भा. रु. 3,485,405.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 686 वर्णन: विभागाचे नाव - मोहिली - कुर्ला , उपविभागाचे नाव - 109/521 - भुभाग: उत्तरेस साकी नाका ते घाटकोपरकडे जाणारा 45 मि. रुंद रस्ता, पुर्व, दक्षिण व पश्चिमेस गावाची सीमा. सदर मिळकत सि.टी.एस. नंबर - 686 मध्ये आहे. -----प्लॉट नं.206, 2 रा मजला , बी 1 विंग, ,डी.एस. के.मधुवन , कुर्ला अंधेरी रोड,अंधेरी पु मु 72 सिटीएस नं 662/3, व स्मॉल साईज लोअर ग्राऊंड फ्लॉअर कार पार्किंग नं 60 बी 1 विंग क्षेत्र 8.36 चौ मि सहित
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 88.44 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स डी.एस.कुलकर्णी डेव्हलपर्स लि. तर्फे अथो सिग्नेटरी हेमंती दिपक कुलकर्णी यांच्यावतीने मुखत्यार म्हणून सुवर्णा संदीप वाघ AAACD6413H - ; घर/प्लॉट नं: 14, उपासना लेडी जमशेदजी रोड दादर मुं 16 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राज कुमार बेहेरा - -; घर/प्लॉट नं: ए 601, टाटा कम्युनिकेशन स्टाफ वसाहत, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पु 51 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACZPB 2201K.
(2) खिलोना राज बेहेरा - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AEPPD9165G.
- (7) दिनांक करून दिल्याचा 17/09/2009
- (8) नोंदणीचा 23/09/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 8867 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 344900.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



खरी प्रत

दुय्यम निबंधक, कुर्ला-1
मुंबई उपनगर जिल्हा

