

उल्हासनगर महानगरपालिका, उल्हासनगर



उमपा निरवि/जा.क्र. १५७/०४/२०२६

उल्हासनगर महानगरपालिका
कार्यालय, उल्हासनगर.

दिनांक २२/२/२००७

बांधकाम पूर्णतेचा दाखला

प्रति,

श्री / श्रीमती लक्ष्मी जशवान्नी
चावता नं. ६९ बरेली २९२४
जवळ बोर नं. ६४

उल्हासनगर-५

श्री / श्रीमती लक्ष्मी जशवान्नी यांचे

दिनांक २६/२/०७ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी उल्हासनगर
महानगरपालिका हद्दीत, सर्वे नं. द्वि. नं. सी. नं. ६४/५

खंड/बरेक नं. २९२४ जवळ चावता नं. ६९ प्लॉट नं.

मौजे उल्हासनगर-५

उल्हासनगर महानगरपालिका यांचे कडील बांधकाम परवानगी जावक क्रमांक उमपा निरवि/जा.क्र. १५७/०४/२०२६ दिनांक २२/२/२००७ अन्वये मंजूर केलेल्या नकाशा प्रमाणे राहणेसाठी / वाणिज्य / औद्योगिक बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशा मध्ये हिरव्या रंगाने दुरुस्ती दाखवल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

- १) जवळ तळ मजला : ४ दुकाने पुरवेल्या
- २) पहिला मजला : १४ शेकळ्या
- ३) दुसरा मजला : १४ शेकळ्या
- ४) तिसरा मजला : ५ शेकळ्या
- ५) चौथा मजला :

अटी : १)

२)

श्रीमती जयश्री श्रीधर साठवे,

विक्रय कार्यकारी अधिकारी (न.क.)
सहरी पर्यावरण विभाग, उल्हासनगर,
उल्हासनगर-२, वि. ठाणे

सहस्र संञ्चालक नगररचना

उल्हासनगर महानगरपालिका, उल्हासनगर

प्रत माहितीसाठी अग्रेषित

- १) उप आयुक्त, अतिक्रमण विभाग
- २) उप आयुक्त, कर विभाग
- ३) उप आयुक्त, पाणी विभाग

सी. एफ. सी. नं. सी. नं. २९९३३-४०७०००९९७४ दि. २६/२/०७

Completion Year 11/25
Acceptance Certificate OC

Local Building Note

YASH PLAZA CO-OP HSG

PROPOSED

Bk .No 2126, Room No .1& 2 , Ration Office , Ulhasnagar 421005.

The Branch Manager
Punjab National Banks
Khar Road, Mumbai.

Dear Sir,

Reg – Permission to Mortgage, flat no 202 & 302

1. This is to confirm that we have sold/propose to sell flat no 202 & 302 on second and third floor in the building "yash plaza" situated at Bk .No 2126, Room No .1& 2 , Ration Office , Ulhasnagar 421005.

To Mr. **Amit L Jashnani** for a total consideration of Rs. **7,90,000/- (Rupees Seven lacs and ninty thousands Only)** under an agreement dated **22/08/2003**. which is duly stamped and has been lodged for registration in the office of sub registrar of **Ulhasnagar** vide their acknowledgement / receipt no **1527/2003** dated **22/08/2003**.

2. The conveyance deed in favour of the cooperative housing society will be executed upon its formation in due course and when the same is executed and registered, we shall forward a true certified copy of the same to the Bank directly.

3. We confirm that we have obtained necessary permission/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of building as well as flat is in accordance with the approved plan. We assure you that the said flat as well as said building and the land appurtenant thereto are not subject to any change or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear, legal and marketable title to the said property and in respect of the plot thereof.

4. We have no objection to your giving a loan to the above buyers and his/her their mortgaging the said flat with you by way of security for repayment not withstanding anything to the contrary contained in the said agreement. We confirm that to the best of our knowledge MR. **Amit L Jashnani** has not raised any finance from any other source to buy the said flat and the said flat no 202 & 302 is not charged in any way and free from all encumbrances.

5. We also undertake not to allow to transfer the said flat to any their party whether by any way of lease, leave and license or on any other basis without your prior written permission

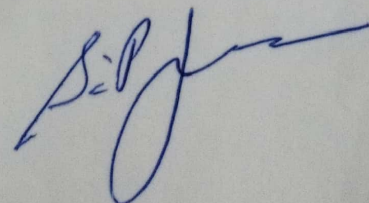
6. We undertake to inform and give prior notice to the Co-op. Housing Society as and when formed about the said flat being so mortgaged to your and will also instruct / advise the society to forward to you directly the share certificate in respect of the said flat.

7. We are aware that relying on what is stated therein above you have agreed to process the loan application of and/or grant loan to **Mr.Amit L Jashnani**.

8. We undertake not to cancel the allotment of flat to the above borrower without your consent and if the borrower/s withdraw/s from the scheme or fail/s to pay the balance amount representing the difference between the housing loan allowed by the Bank and the actual cost of the house/flat (including escalation) or die/s or allotment of the flat/house is otherwise cancelled, the entire amount standing to the credit of the borrower/s (including margin money and borrower's contribution) will be refunded by us (builder) to the Bank.

9. We have noted your lien in our records and also undertake to inform the Co-op. Housing Society as and when formed about the lien on the said flat.

Yours faithfully





Mobile No. 3233879
Fax No. 2533540

YASH ENTERPRISES

BUILDERS & DEVELOPERS.

21/01/04

POSSESSION LETTER

Peaceful & vacant, possession of flat No. 202 & 302 is handed over to AMIT.

L. JASHNANI. Received all the payment there is no dues against to MR AMIT. L. JASHNANI.

Thanks

For Yash Enterprises,

PROPRIETOR



उल्हासनगर महानगरपालिका

कर भरल्याची पावती

मालमत्ता क्र.	पावती क्र.	पावती दिनांक
54DI013694500	50216	17-03-2023
घर मालकाचे नाव	(Occupier : AMIT JASNANI)	
मालमत्तेचा पत्ता	YASH PLAZA, ON BK.2126/ROOM NO.1,2 2ND FLOOR, FLAT NO.202 ULHASNAGAR 5	

अनु क्र.	कराचे प्रकार	देय रक्कम	भरलेली रक्कम
(१)	सर्व साधारण कर	4005	4005.00
(२)	महानगरपालिका शिक्षण कर	715	715
(३)	मलप्रवाह कर	1001	1001
(४)	पथ कर	1144	1144
(५)	वृक्ष कर	72	72
(६)	पाणीपुरवठा लाभ कर	715	715
(७)	मलप्रवाह सुविधा लाभ कर	429	429
(८)	शासकीय शिक्षण कर	858	858
(९)	शासकीय रोजगार हमी कर	0	0
(१०)	मोठ्या निवासी जागेवरील कर	0	0
(११)	पाणी पट्टी (प्रति महिना)	3600	3600
(१२)	विशेष साफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	286	286
(१४)	उपयोगकर्ता शुल्क	695	695
(१५)	अनाधिकृत बांधकाम शास्ती	0	0
(१६)	विलंब शास्ती	0	0
(१७)	शिक्षण हमी करावरील (पेनल्टी)	0	0
(१८)	पेनल्टी (रोजगार हमीकर)	0	0
(१९)	नोटीस फी	0	0
(२०)	Dishonour chq Penalty	0	0
(२१)	व्याज	0	0
(२२)	एकूण	13520	13520

देय रक्कम	सूट रक्कम	अधिक रक्कम	भरलेली रक्कम
13520	0	0	13520

Print this page



Friday, August 22, 2003

4:41:16 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1526

गावाचे नाव उल्हासनगर कॅम्प क्र.5

दिनांक 22/08/2003

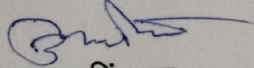
दस्ताऐवजाचा अनुक्रमांक उहन1 - 01527 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्री. अमित लखी जशनानी. - -

नोंदणी फी	:-	7900.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)	:-	700.00
एकूण रु.		8600.00

आपणास हा दस्त अंदाजे 4:56PM ह्या वेळेस मिळेल

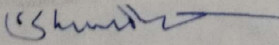

दुय्यम निंबधक
उल्हासनगर 1

णी

बाजार मुल्य: 780632 रु. मोबदला: 790000रु.
भरलेले मुद्रांक शुल्क: 27000 रु.

- (7)
- (8)
- (9)
- (10)
- (11)
- (12)

DOR REGISTRATION VERSION 3.0.0



दुय्यम निंबधक उल्हासनगर-१.





दुय्यम निबंधक: उल्हासनगर 1

सक्रमांक व वर्ष: 1527/2003

Friday, August 22, 2003

4:43:31 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : उल्हासनगर कॅम्प क्र.5

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 790,000.00
बा.मा. रू. 780,632.00

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

(1) सर्वे क्र.: - गट क्र.: - फायनल प्लॉट क्र.: - मिळकत क्र.: - टिपीएस व डीपीएस क्र.:
26205 ग्रामपंचायत क्र.: - वर्णन: विभागाचे नाव - [एच] कॅम्प 5:- भुविभाग कॅम्प 5 मधील सर्व मिळकती (उल्हासनगर महानगरपालिका), उपविभागाचे नाव - 1/8 - [एच] कॅम्प 5:- भुविभाग कॅम्प 5 मधील सर्व मिळकती. सदर मिळकत सि.टी.एस. नंबर - 26205 मध्ये आहे. बॅरेक नं. 2126, रुम नं. 1 आणि 2 आणि अधिकतर जागा शीट नं. 64, उ.नगर-5, यावर बांधलेल्या यश प्लाझा मधील डयफ्लेक्स सदनिका क्र 202 आणि 302 एकूण क्षेत्र- 1328 चौ. फुट बांधीव.

(3) क्षेत्रफळ

(1) बांधीव मिळकतीचे क्षेत्रफळ 123.42 चौ.मी. आहे.

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) यश एन्टरप्रायजेस तर्फे प्रोप्रा. श्रीमती. प्रिती सुनिल जशानानी.; घर/फ्लॅट नं: बॅ. नं. 2124; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन: 421005.

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

(1) श्री. अमित लखी जशानानी. -; घर/फ्लॅट नं: बॅ. नं. 2124; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन: 421005.

- | | | |
|--------------------------------------|---------------|-------------|
| (7) दिनांक | करून दिल्याचा | 22/08/2003 |
| (8) | नोंदणीचा | 22/08/2003 |
| (9) अनुक्रमांक, खंड व पृष्ठ | | 1527 /2003 |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क | | रू 26150.00 |
| (11) बाजारभावाप्रमाणे नोंदणी शुल्क | | रू 7900.00 |
| (12) शेरा | | |



खरो प्रत:

[Signature]

दुय्यम निबंधक उल्हासनगर-१.



[Signature]

महाराष्ट्र
22/08/2003
0024
ARASHTRA



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

सर्वसा. ११३ मई.

Gen 113 me.

मूळ प्रत

[अहस्तांतरणीय]

ORIGINAL COPY

[NON TRANSFERABLE]

७/११

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... कल्याण/दिनांक/Date..... 22/1/2003

Received from..... अमित एस मसगानी

रु./Rs..... 20000/रुपये/Rupess. सत्तीवीस हजार

याकरिता मिळाले.

on account of.....

रोखपाल वा लेखापाल

Cashier or Accountant.

PROPER OFFICER
(सही/Signature)
SUB-REGISTRAR KALYAN
(पदनाम/Designation)
DIST. THANE



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

सर्वसा. ११३ मई.
Gen 113 me.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

७/११

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... कुल्ल्याण/दिनांक/Date..... 22/8/2003

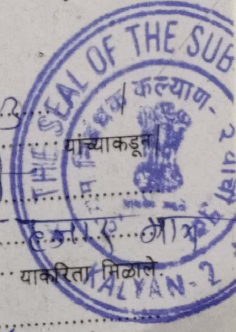
Received from..... श्री.मि.न. एस. जसनाणी

रु./Rs..... 26000/रुपये/Rupess. सन्तोषी

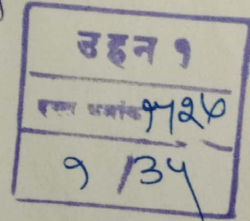
on account of.....

रोखपाल वा लेखापाल
Cashier or Accountant.

PROPER OFFICER (Signature)
SUB-REGISTRAR KALYAN
पदेनाम/Designation
DIST. THANE



Receipt No. 5127859



Receipt No. 5127859
Mr./Mrs. श्री.मि.न. एस. जसनाणी
Rs. 27000 in Words (Rs.)
Twenty seven thousand
Paid by State Bank of India, Kalyan.
Challan No. 7/11 Date 22/8/2003.

Proper Officer
Registrar Kalyan - 2
Dist. Thane.

Ulhasnagar No. 5
Division "H"
C.T.S. No. 26205 & 26206
Actual Value : Rs. 7,80,000/-
Market Value : Rs. 7,84,000/-
Stamp Duty : Rs. 27,000/-

--: FLAT SALE AGREEMENT :-

THIS ARTICLE OF FLAT SALE AGREEMENT is
made & entered into at Ulhasnagar, Dist.
Thane, M.S. India, on this 22nd day of August,
2003, BETWEEN :

Handwritten signature

OFFICE OF THE SUB-REGISTRAR
KALYAN - II, THANE
MAHARASHTRA
AUG 2003

शुद्ध
INDIA
R. 0027000
STAMP DUTY MAHARASHTRA
6788 SPECIAL
133701 ADHESIVE
AUG 22 2003
PB 0024

रहिन १
वस्तु क्रमांक १५२५
2/34
PRITI

YASH ENTERPRISES, A PROPRIETOR, MRS. W/o SUNIL JASHNANI, Hindu, Adult, a resident of Brk. No.2124, Ulhasnagar-5, Dist. Thane, hereinafter called as the "BUILDER/DEVELOPER" (which expression shall mean include his heirs, executors, successors, assigns, administrators & representatives) Party of the FIRST PART.

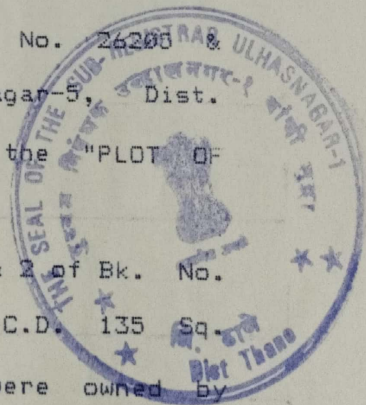
A N D

SHRI AMIT LAKHI JASHNANI, Hindu, Adult, aged about 27 years, Occupation: Business, a resident of Barrack No.2124, Ration Office, Ulhasnagar-5, Dist. Thane, M. S. India, hereinafter called as the "VENDEE/PURCHASER" (which expression shall mean include their heirs, executors, successors, assigns, administrators & representatives) Party of the SECOND PART.

W H E R E A S :

(A) THE Builders are seized & possessed of Plot to Bk. No.2126, Room No.1 & 2, & adjacent land thereto C.S.T. No. 26200 & 26206, Sheet No.64, Ulhasnagar-5, Dist. Thane, hereinafter called as the "PLOT OF LAND.

(B-i) That original Room No. 1 & 2 of Bk. No. 2126, Ulhasnagar-5 area as per C.D. 135 Sq. Yds + 66 Sq. Yds =201 Sq. Yds were owned by Smt. Menghibai Chellaram Thakkar vide C.D. issued under PC No. 295 and after the death of late Smt. Menghibai chellaram all remaining legal heirs shri Yogesh Devji Thakkar & others



[Handwritten signature]

रहिन १

बसल नमबरी १५१२५

2126 3/34

have sold Room No. 1 & 2 of Bk. No. 2126
Ulhasnagar-5 sold to the (i) Shri Kanayalal
Newandram Jeevanani & (ii) Smt. Kamlabai
Kanayalal Jeevnani, by registered Sale Deed
Sr. No. 3440/89, and said (i) Shri Kanayalal
Newandram Jeevnani & (ii) Smt. Kamlabai
Jeevnani have given Development Rights &
Irrevocable General Power of attorney to the
present Builder & Developer on 22/5/2003.

(ii) That C.D. for Plot adjacent to Bk. No.
2126, Room No. 1 & 2, Sheet No. 64,
Ulhasnagar-5 are issued in the name one Mr.
Haresh Pribhdas Bhojwani vide C.D. Sr. No.
SDO/C-5/Plot/CDR, Dtd. 17/11/1999 and said Mr.
Haresh pribhadas Bhojwani have sold the same
to Mr. Gope Madhavdas Rochlani by registred
Sale Deed Sr. No. 3743/99, Dtd. 30/11/1999 and
said Mr. Gope Madhvdas Rochlani have give
Development rights & Irrevocable Power to
Attorney to the present Builder on 22/5/2003.

WHEREAS the Builder have started
costruction work as per plan approved
sanction under commencement Certificate Sr.
No. UMC/NRV/Sr No.191/02/924, Dtd. 27/2/2003.

(C) THAT as per sanctioned plan the Builder
have started construction over the said plot
of land & building is to be known as "YASH
PLAZA", (hereinafter called as the said
"Building").

(D) THE Purchaser has approached to the
Builder for purchasing a Residential Flat

Rajan

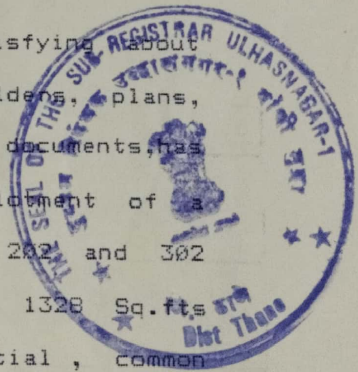
उहिन १
कुल क्षेत्रफल १५२०
total area १५३५

bearing No. 202, & 302 (Duplex),
 admeasuring 1328 Sq.fts. (Built Up
 (C+10%) in the Building known as "YASH PLAZA"
 construction on Plot of Room No. 1 & 2 and
 adjacent land there to of Bk. No.2126, Sheet
 No.64, Ulhasnagar-5,, hereinafter referred as
 the "SAID PROPERTY UNDER SALE".

(E) THE Purchaser have seen and approved
 the Shape, design, of the said building and
 also the purchasers have no objection in any
 about the title of said of land and Building.

(F) THE Purchaser is/are aware and have
 full knowledge of F.S.I. used for which the
 Purchaser has/have no grievance and or any
 objection in respect thereof.

(G) THE Purchaser after satisfying about
 the marketable title of the Builders, plans,
 approval and other relevant documents, has
 requested the Builders for allotment of a
 Residential Flat bearing No. 202 and 302
 (DUPLEX STYLE) total area about 1328 Sq.fts
 (Built up area) alongwith essential , common
 amenities Light Meter and extra amenities for
 the total consideration of Rs.7,90,000/-
 (Rupees Seven Lac Ninety thousand Only) in
 the Building known as "YASH PLAZA", hereinafter
 reffered as "under sale property" more
 particularly described in the Schedule.



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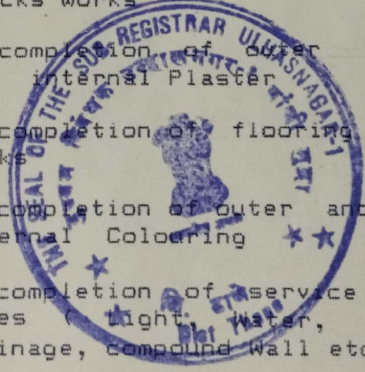
रहिन १
क्रमा संख्या ११२७
५/३१

(H) AND WHEREAS relying upon the said agreement the Builders have agreed to sell and transfer to the Purchaser the Flat at the price as mentioned hereinabove on the terms and conditions as hereinafter appearing:

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

1) The Purchaser have paid part/payment of Rs. 90,000/- (Rupees Ninety Thousand Only) to the Builder by various easy installment till today. And Balance amount of Rs. 7,00,000/- (Rupees Seven Lacs Only) are to be paid by the purchaser to the Builders on or before completion of following works :

- (i) Rs. 1,00,000/- on registration of this agreement
- (ii) Rs. 1,00,000/- on completion of Third Floor Slab Works.
- (iii) Rs. 1,00,000/- on completion of Bandkam Bricks works
- (iv) Rs. 1,00,000/- on completion of outer and internal Plaster
- (v) Rs. 1,25,000/- on completion of flooring Works
- (vi) Rs. 50,000/- on completion of outer and internal Colouring
- (vii) Rs. 50,000/- on completion of service lines (Light, Water, Drainage, compound Wall etc)
- (viii) Rs. 75,000/- at the time of possession.



2) That possession of said Flat will be given by the Builder to the Purchaser on or before the balance amount are to be paid by the purchaser and the Builder have given

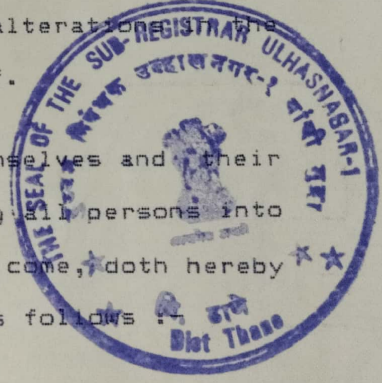
उद्दन १
१५२६
६/३५

confirmation and assurance that Flat will be ready for possession much prior to 31/3/2004.

3) THAT Purchaser shall not use the said flat for any other purpose other than as a private residence and shall not act in any manner so as to cause any nuisance or annoyance to the occupiers of the other flats in the said building.

4) The Purchaser shall maintain the said Flat at their own cost and in good tenable repair and conditions and shall act in or suffer to be done anything or in the building or the said staircase and common passage which may be against the rules of Ulhasnagar Municipal Corporation or any other authority made to be known, the Purchaser shall change alter or make any additions/alterations in the said flat or any part thereof.

5. The Purchaser for themselves and their heirs with intention to bring all persons into whatsoever hands the Flat may come, doth hereby covenant with the Builder as follows



(a) To maintain the flat at Purchaser own cost in good tenable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the flats is situated, staircase or any which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the flat is situated and the Flat itself or any part thereof or make any such addition or alternation in the flat.

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रहन १
रहन नंबर १५२६
६०/३५

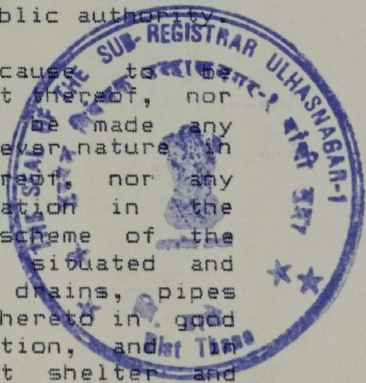
(b) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or either authority and shall not carry or cause to be carried heavy packages to the upper floors, which may damage or likely to change the staircases, common or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser/s shall be liable for the consequences of the Purchaser of parking space will not article or and shall use the same for parking only his own motor vehicle.

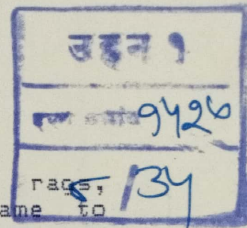
(c) To carry at their own costs all internal repairs to the said Flat and maintain the Flat in the same conditions, state or order in which it was delivered by the Builder to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations and bye-laws of the concerned legal authority or either public. And in the event of the Purchaser any act in contravention of the above the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the flat and appurtenances thereto in good tenantable repair and condition, and let them particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C., Pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

(e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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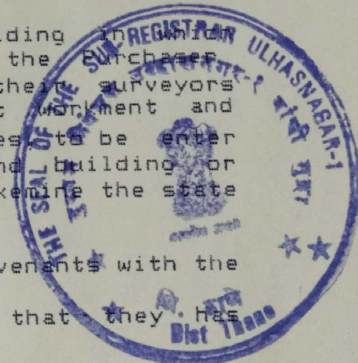
(f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the said flat in the Compound or any portion of the said land the building in which the Flat is situated.

(g) In been and pay in local taxes, Maintenance Chagres, other outstanding charges, insurance and such other any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of Change of user of the Flat viz. user for any purposes other than for the purpose for which it is sold.

(h) The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its Inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and public bodies. The Purchaser observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Flat in the building on the parking space and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(i) Till conveyance of building Flat situated is executed the Purchaser shall permit the Builder and their surveyors and agents, with or without workmen and others, at all reasonable times, to be enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof.

6. AND that the Builder covenants with the Purchaser and makes it clear that they has clear and marketable title to the said property and the said property does not have any encumbrances nor stand surety for any person or whatsoever and that the Builder has neither entered any agreement for sale in respect of under sale unit nor have not created, mortgage, gifted, leased of whatsoever with any other person and he



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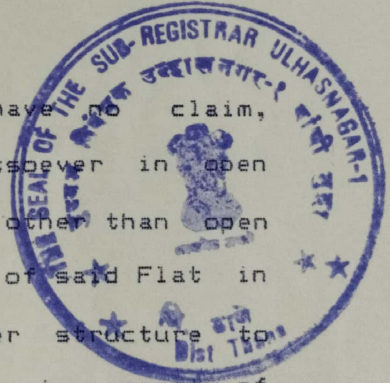
उद्दन १
एलन नं० १५२५
२/३५

(Builder) is sole and exclusively owner of the said under sale property and the Purchaser have purchased the said property on these specefic assurance given to them by the Builder. And Builder further hereby declare that from today onwards Builder shall not act deal or communicate with any one else as a owner of said property.

7. In case at any time if Development or Betterment charges or any other taxes are levied or imposed and or to be recovered by the Ulhasnagar Municipal Corporation or any Government or any other Public Authority or Authorities in respect of the said Building the same shall be responsibility and liability of the purchasers to pay in proportionate and the Builders shall not be responsible and lilable under any circumstances whatsoever in respect therrof.

8. The Purchaser shall have no claim, right, title or interest whatsoever in open spaces, lobbies, staircases, other than open terrace in possession of the of said Flat in front of booked Flat and other structure to the said Bulding which will remain property of the Builder until the Society is to be registered by the members of said building.

10. THAT all expenses registration fees, Shares Certificate charges, etc., for forming of Co-operative Housing Society are to be jointly borne by the Purchaser of respective Flats.



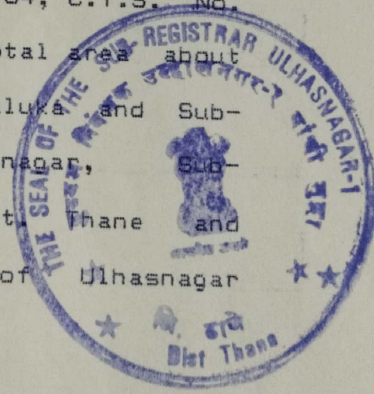
उहिन १
दस्तावेज क्रमांक ११२५
१०/३५

11. All costs, charges, including stamps, Registration charges and other expenses in connection with the preparation and execution of this Agreement, shall be borne and paid by the flat Purchaser of the Building in proportionate.

12. That in case of flat this Agreement is subject to the Provision of Maharashtra Flat Ownership Act, 1963 and all Unit holders at their own cost shall form the Co-operative Society as deem fit.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF a Residential Flat (Duplex Style) Nos. 202 - 302, in "YASH PLAZA", lying, situated and constructed on Plot of Room No. 1 & 2 and adjacent Land there to of Bk. No. 2126, adjacent land hereto Sheet No. 64, C.T.S. No. 26205 & 26206 Ulhasnagar-5, total area about 1328 Sq. Fts., (Built Up) Taluka and Sub-Dist. Registration Ulhasnagar, Sub-Dist. Registration Thane, Dist. Thane and bounded within the limits of Ulhasnagar Municipal Corporation.



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IN WITNESS WHEREOF, the parties have set their respective hands on the day, month & year hereinabove mentioned.

SIGNED SEALED READ HEARD)
 UNDERSTOOD & DELIVERED BY)
 THE WITHINNAMED BUILDERS)
 IN THE PRESENCE OF)
)

Jashnani
 २६ न १
 ११२६
 ११/३५

YASH ENTERPRISES
 PROPRIETOR MRS. PRITI
 W/O SUNIL JASHNANI
 "BUILDER/DEVELOPER"

SIGNED SEALED READ HEARD)
 UNDERSTOOD & DELIVERED BY)
 THE WITHINNAMED PURCHASERS)
 IN THE PRESENCE OF)
)

Jashnani
 SHRI AMIT L. JASHNANI
 "VENDEE/PURCHASER"

RECEIPTS

RECEIVED a sum of Rs. 90,000/- (Rupees Ninety Thousand Only) of from withinnamed Purchaser by Various easy installments being earnest money/ Part Payment towards the sale of above said property.

I SAY RECEIVED
 Rs. 90,000/-

Jashnani

YASH ENTERPRISES
 PROPRIETOR MRS. PRITI
 W/O SUNIL JASHNANI
 "BUILDER/DEVELOPER"



WITNESSES :
 1. *Sunil Jashnani* 26
 2. *S.P. Jashnani* 20 21/24/11
Shiv Bahadraj Jashnani 33
 11 704 Karuna Am

APPENDIX XXIV Dated: 17/11/1999.
[Rule 9(8)] 87

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37

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY PUBLIC AUCTIONS

THIS INDENTURE made the 17th day of November, 1999 one thousand and Ninety Nine BETWEEN THE PRESIDENT OF INDIA hereinafter called "Vendor" (which expression shall unless repugnant to the context or meaning thereof include successors and assigns) of the one part AND Shri. Hareish (which expression shall unless repugnant to the context or meaning thereof be deemed to include his executors and administrators) of the other part;

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises particularly described in Schedule I, hereunder written;

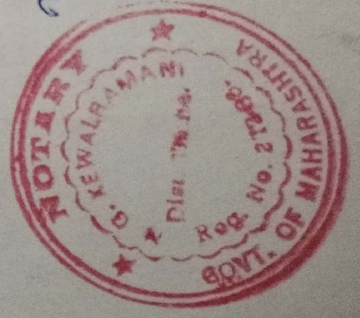
AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. 3445/- (Three thousand four hundred and forty five) in cash, and by adjustment against the compensation payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his assigns whose names are given in Schedule II hereunder written on or before the execution of this presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the date hereby release the Purchaser and whereas the said associates have agreed to the price being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule 87 of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as Plot Adj. to BK. No. 2126, Room No. 1 & 2, Sheet No. 64, Camp No. 2, hereunder written TOGETHER

WITH all buildings, commons, fences, hedges, ditches, ways waters, water-courses, liberties, privileges, easements, and appurtenance whatsoever to the said piece or parcel of land below or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lie to or under the said premises together with full liberty at all times for the Vendor, his agents and workmen to enter all or any part of the said premises, to search for, make merchantable and carry away the mines and minerals under or upon the said premises or any adjoining lands of the Vendor together with the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereunto granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as are assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises in any way incumbered or affected AND THAT the Purchaser shall and may at all times receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming thereunder, or in trust from him. AND FURTHER THAT, HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them or any part thereof, from, under, or in trust for him, the Vendor shall and will from time to time, and at all times hereafter, at the request and cost of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds, and things whatsoever, further and more perfectly assuring the said land, hereditaments and premises, and every part thereof, unto and to the use of the Purchaser, in manner aforesaid, as shall or may be reasonable required. Cost Rs. 3445/- paid vide receipt No. A-006662, dt. 15/11/99.

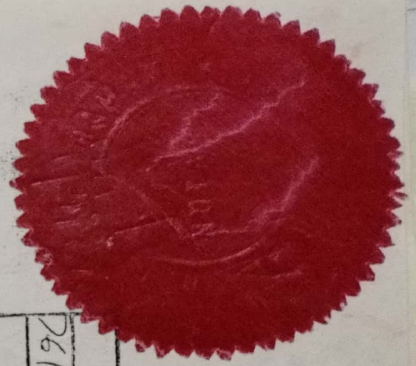
(G.C.P.) Rg 2245 (50,000-2-79)

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TRUE COPY
22/08/2003
G. KEWALRAMANI
NOTARY, DIST. THANE



22 AUG 2003



The property the compensation of which has been adjusted against the value of this property was mortgaged with Shri [Name] in West Pakistan *and/or Shri [Name] from Shri [Name] purchaser had obtained a debt of Rs. [Amount] from Shri [Name] in West Pakistan. The said mortgagee/creditor has obtained a [Name] from the Tribunal constituted under the Displaced Persons (Adjustment) Act, 1951, the intimation of which has been received by the Chief Settlement Commissioner from the Tribunal concerned. The mortgagee/creditor would, therefore, have [Name] over this property to the extent of mortgage charge/debt of Rs. [Amount] according to the provisions of the above Act until the mortgage charge/debt is satisfied or is [Name] by the mortgagor/debtor."

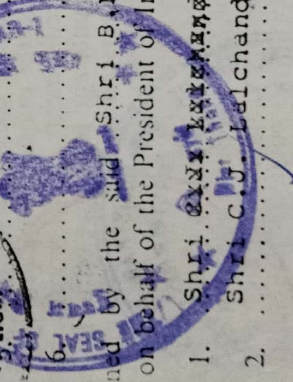
IN WITNESS WHEREOF the Vendor has caused Managing Officer & [Name] on his behalf to set his hand hereunto the day and year first above written
 Managing Officer,
 Ulhasnagar Div. Ulhasnagar.

SCHEDULE I

All that piece or parcel of land *and/or building(s) situated at I Ulhasnagar [Name] measuring by admeasurement 265 sq. yards, [Name] or thereabouts and bounded (Two hundred sixty five sq. yards only).
 on the North by Plot adjacent to BK. No. 2126, [Name]
 Room No. 1 & 2, Sheet No. 64,
 on the South by Ulhasnagar Camp No. 5,
 on the East by Dist. Thane,
 on the West by [Name]

SCHEDULE II
Note

Line of the associates--
 1. passed by the Authorised Chief Settlement Commissioner, [Name] Maharashtra, Bombay in writ Petition No. 1/95.
 2. This plan deed is issued as per terms and conditions mentioned in this office allotment order No. SDO/Plot/C-3/WS-400, dated 11/11/99 and an undertaking executed by the party on [Date].
 3. [Name] site plan is enclosed herewith.



Witnessed by the said Shri B. L. Giri, [Name] Managing Officer & [Name] on behalf of the President of India in the presence of Sub-Divisional Officer, Ulhasnagar Div. Ulhasnagar.
 1. Shri [Name] A. C. Sutar, Clerk.
 2. Shri C. J. Lalchandani, Clerk.

Shri Hareesh Pribhdas Bhojwani,
 Plot adjacent to BK. No. 2126,
 Room No. 1 & 2, Sheet No. 64,
 Ulhasnagar Camp No. 5, Dist. Thane.

TRUE COPY

[Handwritten signature]

*Strike out whichever is not applicable

387-1
3083/90/9C
11-ee

A. G. KEWALRAMANI,
 NOTARY, DIST. THANE

22 AUG 2003

Nature of Account No. _____
 DEPOSIT
 F.O. _____
 Nomination in respect of Bank Account No. _____
 1985 in respect of Bank Account No. _____
 I/We @ Name(s) _____
 Notify the following person to whom the amount should be paid in case of my/our death:
 Name _____
 Address _____

CA/UT-12361
 andla
 abilitatation,
 Sommissioher,
 Building, 3rd
 l Road, Balland
 t Bombay-1.
 3.2.1961.

Per: _____
 a-Bungelev
 load, Malund, P.
 56/5 x 91-1-5-23,
 for information
 his office letter
 dated: 23.11.60

SETTLEMENT

उल्हासनगर महानगरपालिका, उल्हासनगर

जावळ क. उ. म. पा. नरसि/बाप/99/02/1928

उल्हासनगर महानगरपालिका कार्यालय
 उल्हासनगर - ४२१ ००१
 दिनांक : १२.११.६०
 ४४११
 १६/३५

बांधकाम प्रारंभ प्रमाणपत्र

श्री. कनैयालाल एन. जीवानी व इतर,
 बरेक नं. २१२६, रुम नं. १, २,
 शिट नं. ६४/५, उल्हासनगर - ५

विषय : बरेक नं. २१२६, रुम नं. १, २, शिट नं. ६४/५, मोजे उल्हासनगर - ५.
 येथे इमारतीचे बांधकाम करण्याच्या नकाशे मंजुरी बाबत.

संदर्भ : आपला दि. १४/०२/२००३ चा श्री. एस. जे. पोतनीस (वास्तु विशारद)
 याचे मार्फत सादर केलेला अर्ज.
 महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

बरेक नं. २१२६, रुम नं. १, २, शिट नं. ६४/५, मोजे उल्हासनगर - ५, मध्ये ३८३.८५ चौ. मी. भूखंडाचा विकास करण्यासाठी मुदत संपणे आधी करणे आवश्यक राहिले. अशा प्रकारचे मुदतीकरण फक्त, तीन बांधकाम करण्यासाठी केलेल्या दि. १४/०२/२००३ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिच्या रंगाने दुरुवली वसविल्यापासो व्हिदट, तळमजला, पहिला मजला, दुसरा मजला, तिसरा मजला रचिवास वापरसाठी वाडे शितीच्या इमारतीच्या बांधकाम प्रदाना/प्रारंभ प्रमाण पत्र सोदिले जावस अधिन राहून देण्यात येत आहे.
 १) ज्योदचे एकूण क्षेत्र ३८३.८५ चौ. मी.
 २) बांधकामाचे एकूण क्षेत्र २८०.०११ चौ. मी. अ) तळमजला ७०.४ चौ. मी. आ) १ ला मजला १६५.१ चौ. मी.
 ३) २ वा मजला ६६.६८ चौ. मी. इ) ३ वा मजला ८३.८६ चौ. मी.

अटी

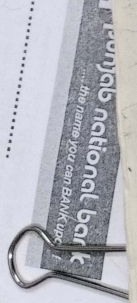
- बांधकाम प्रदानाची दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी पुनर्जागृतीचे मुदतीकरण मुदत संपणे आधी करणे आवश्यक राहिले. अशा प्रकारचे मुदतीकरण फक्त, तीन वर्षे करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. मुदतीकरण करताना किंवा नवीन प्रदानाची घेताना त्यावेळी अस्तित्वात असलेल्या नियमांच्या व निरोधित विकास आदेशांच्या अनुषंगाने घननी करव्यात येईल.
- नगरपालिका हिच्या रंगाने कोलेच्या दुसऱ्या आपल्यावर बंधनकारक राहिली.
- मालकीचे विक्रीकारांनी ताने, अचिकटून बांधकाम चालू करतयाचे अगोदर विनवोती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिली व विनवोतीच्या परवानगीची एक सत्य प्रत काम सुरू करण्याचे पंधरा (१५) दिवस अगोदर महापालिकेकडे पाठविणे आवश्यक राहिले.
- बांधकाम चालू करण्यापूर्वी सात (७) दिवस आधी महापालिका कार्यालयात कळविण्यात यावे.
- श्री. परवानगी आपल्या मालकीच्या कळवतील घननी व्यतिरिक्त घननीवर बांधकाम अगार विकास करण्यास हक्क देत नाही.
- बांधकाम त्या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल. जोत्या पर्यंत बांधकाम झाल्यानंतर वास्तु विशारदने द्यावयासह मोजे मालकीच्या बांधकाम मालकीच्यावरचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे त्यानंतर प्रत्यक्ष बांधकाम सुरू करावे. महापालिकेच्या दखला पाव करून नंतरच जोत्यावरील बांधकाम करावे.
- ज्योदचे हद्दीत इमारती भोवती मोकळ्या सोडावयाचे जागेत वटवृक्ष नसे व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. कोलेच्या अर्जावर आल्यास सारखी बांधकाम प्रदानाची रद्द झाली असे समजावयाचे आहे.
- इमारतीच्या बांधकामाच्या सुशिक्षितेची (व्हिदटप्रमाणे) जबाबदारी सारखी आपल्या वास्तु विशारद व स्थापत्य अभियंता यांचेवर राहिले.
- बांधकाम पूर्णतेचा दखला वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी अगोदर न्यायप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तु विशारद व स्थापत्य अभियंता यांच्या विहित प्रदानाच्या (३ प्रतीत) इतर आवश्यक कागद पत्रांसह सादर करावयात यावे.
- न्यायतील दखल्यासह (३ प्रतीत) इतर आवश्यक कागद पत्रांसह सादर करावयात यावे.
- बांधकाम चालू करण्यापूर्वी नगर भूमान अधिकारी/भूमी अधिलेखन कार्यालय/न्यायीकी अदालती करून घेण्यात यावे.
- नकाशात दाखविलेल्या गाळ्याच्या संख्येमध्ये, निरोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये.
- नवीन इमारतीत मंजूर नकाशाप्रमाणे सोप्टीक रोक घेणे पाहिजे व संध्यास भविष्य काळत जावल्यास मानसिद्धारण नलिकेस रचनाचर्चिने नगर अधिवंता यांचे परवानगीने जोडणे आवश्यक राहिले. सोप्टीक रोक विहिरी पासून कमीत कमी ५० फूट अंतरावर असेणे आवश्यक आहे.
- संध्याच्याचे व पावळ्याचे पाणी महानगरपालिकेच्या गटारत स्वच्छाचने शहर अभियंता यांच्या परस्तीप्रमाणे सोडावे लागते. संध्याच्याच्या वाटदलीत आरेख्य साध्याचे प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.
- बांधकामाचे मटेरियल रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिले व त्याकरिता नियमाप्रमाणे जाग्यारी रस्तरा (व्हिदटप्रमाणे) भरवावे लागते.
- बांधकामाच्या वेळी निरूपयोगी माल (मटेरियल) महानगरपालिकेत सोदोले त्या दिकाणी स्वच्छाचने घाहून लावला पाहिजे.
- बांधकामाच्या सभोवतालची सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक २) गुलाबोदर ३) शिव ४) निलगिरी ५) करज येथी प्रकृत दहा परवानगी घेणे बंधनकारक आहे.
- अस्तित्वात असलेली झाडे तोडण्यापूर्वी वापर रचिवासादरीत बंधनकारक राहिले.
- नकाशात दाखविल्याप्रमाणे बांधकामाच्या बांधकामाच्या बांधकामास राहिले.

(संपण्या माले पत्र)

A. G. KEWALRAMANI
 NOTARY, DIST THANE 22 AUG 2003

Norminate the following person, to whom in
by Punjab National Bank, B.O.
FORM DA-1: NOMINATION
1949 and Rule 2(1) of the Banking Companies (Nomination)

Dist. No.
Branch Office



No. ASO_CA/GBP.Comp.Allot/CA/UT.1236-1
Government of India
Ministry of Rehabilitation,
Office of the Regional Settlement Commissioner,
Contractor Building, 3rd
Floor, Acol Road, Ballard
Estate, Fort Bombay.-1.
Dated:- 3.2.1961.

23/31
11/20/61

Copy forwarded to Shri/Smt, Manghibai Chellarekar
Jivrani Cheevla Bungalow
REG.A.D.
Mahatma Gandhi, Road, Mulund, P

2. ULHASNAGAR KALYAN. for information
and, necessary action incontinuation of this office letter
No. ASO.CA/GBP.Comp.Allot/CA/ UT.1236/61, dated: 23.11.61

3. The Sub-Registrar KALYAN.
for necessary action.
MANAGING OFFICER
OFFICE OF THE REGIONAL SETTLEMENT
COMMISSIONER, BOMBAY.



TRUE COPY
24/8/61
A.G. KEWALRAMANI
NOTARY. DIST. THANE
22 AUG 2003

302681811
विशेष
श्री. कन्हैयालाल एन.
बरेक नं. 2926, रुम
शिड नं. 68/5, गलहा
विषय: बरेक
चेहे इ
संदर्भ: आपला
राते गा
महाराष्ट्र
बरेक नं. 2926, रुम
शिड नं. 68/5, गलहा
विशेष: बरेक
चेहे इ
संदर्भ: आपला
राते गा
महाराष्ट्र
वि. 15 भुखंडाचा विकास करणे
बांधकाम करण्यासाठी कोलेज
मालकीच्या जागेत हिरव्या
तिसरा मजला रचिवास वापर
अधिन. राहून देण्यात येत आ
9) प्लॉटचे एकुण क्षेत्र 228.7
3) बांधकामाचे एकुण क्षेत्र 2
इ) 2 रा मजला 6822चौ म म
1) बांधकाम परवानगी देणे
परवानगीचे मुदतीकरून बांधकाम
वर्ष करता येईल. वे
परवानगी घेताना त
अनुषंगिक छाननी कर
2. नगरपालिका क्षेत्राच्या रंग
3. नगरपालिका क्षेत्राच्या रंग
जबाबदारी तुमच्यावर
विषय अगोदर महापौरास
बांधकाम चालू करणे
ही परवानगी आपल्या
करण्यास हुकूम देत
बांधकाम त्या सोबत
ही परवानगी घेताना त
कोल्याबायतेचे प्रमाणे
महानगरपालिकेच्या द
प्लॉटचे हद्दीत इमार
प्रकारचे बांधकाम कर
आल्यास सदरची बां
बांधकामातील बांधकाम
स्थापत्य अभियंता या
बांधकाम पूर्णतेचा दा
नमुन्यातील बांधकाम
बांधकाम चालू करणे
घेण्यात यावी.
नकाशात दाखविलेल
नवीन इमारतीत मं
मन्विनिःसारण नकिले
हेक विहिरी पासून व
सांडपाण्याचे व पा
परवाना देण्यात येण
बांधकामाचे मटेरियल
आवश्यक राहिल व
लागेल.
बांधकामाच्या लेले वि
टांकला पाहिले.
बांधकामाच्या समोसा

३६७१
 ३९/३५

Attorney shall be available or exercised by him during my/our absence. And I/We do hereby agree to ratify and confirm all and whatever other acts my/our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the said property or its development. I/We have hereunto set

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT PIECE AND PARCEL OF property bearing Plot adjacent to Bk.No.2126, Room No.1 & 2, Sheet No.64, Ulhasnagar-5, area adm. 265 Sq.Yds., Taluka & Sub-Dist.Registration Thane, Dist. Ulhasnagar, Sub-Dist.Registration Thane, Dist. Thane and bounded within the limits of Ulhasnagar Municipal Council.

IN WITNESS WHEREOF, the parties hereto have set their respective hands on the day, month & Year hereinabove mentioned.



SIGNED SEALED AND DELIVERED by the withnamed EXECUTANTS

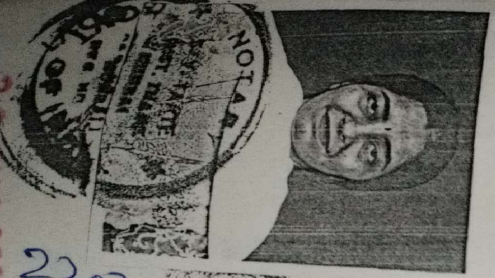
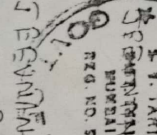
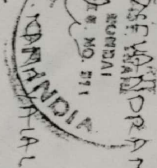


(L.H-T) K.N. Jivani



IDENTIFIED BY ME:

31 BMT. KANAKA BAS...



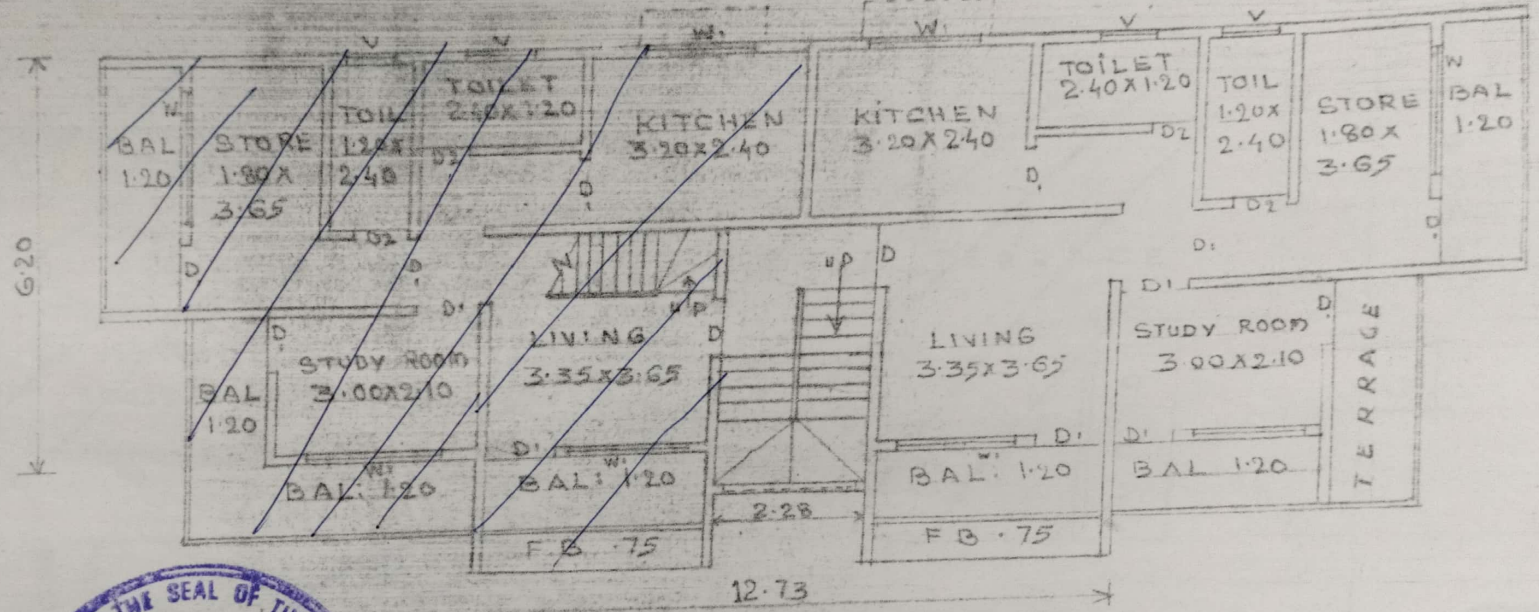
22 AUG 2003
 TRUE COPY
 27/8/03

S. Y. TARTE
 ADVOCATE & NOTARY
 Pahoka Mkt., Near Tehsil Ulhasnagar-5
 Vaibhav Bldg., Mandada Road,
 Dombivli (East) 449397.
 22 MAY 2003

EARTH FILLING

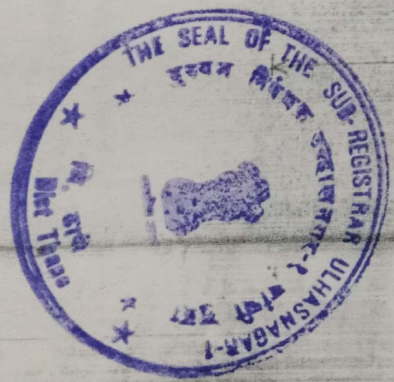
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SECTION XX
SCALE 1:100



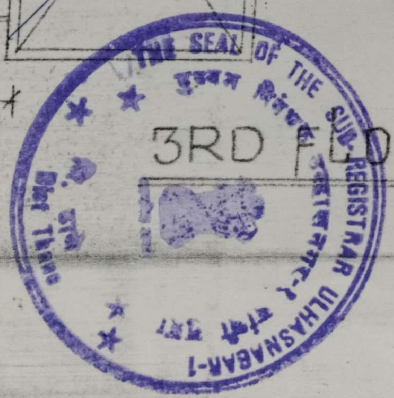
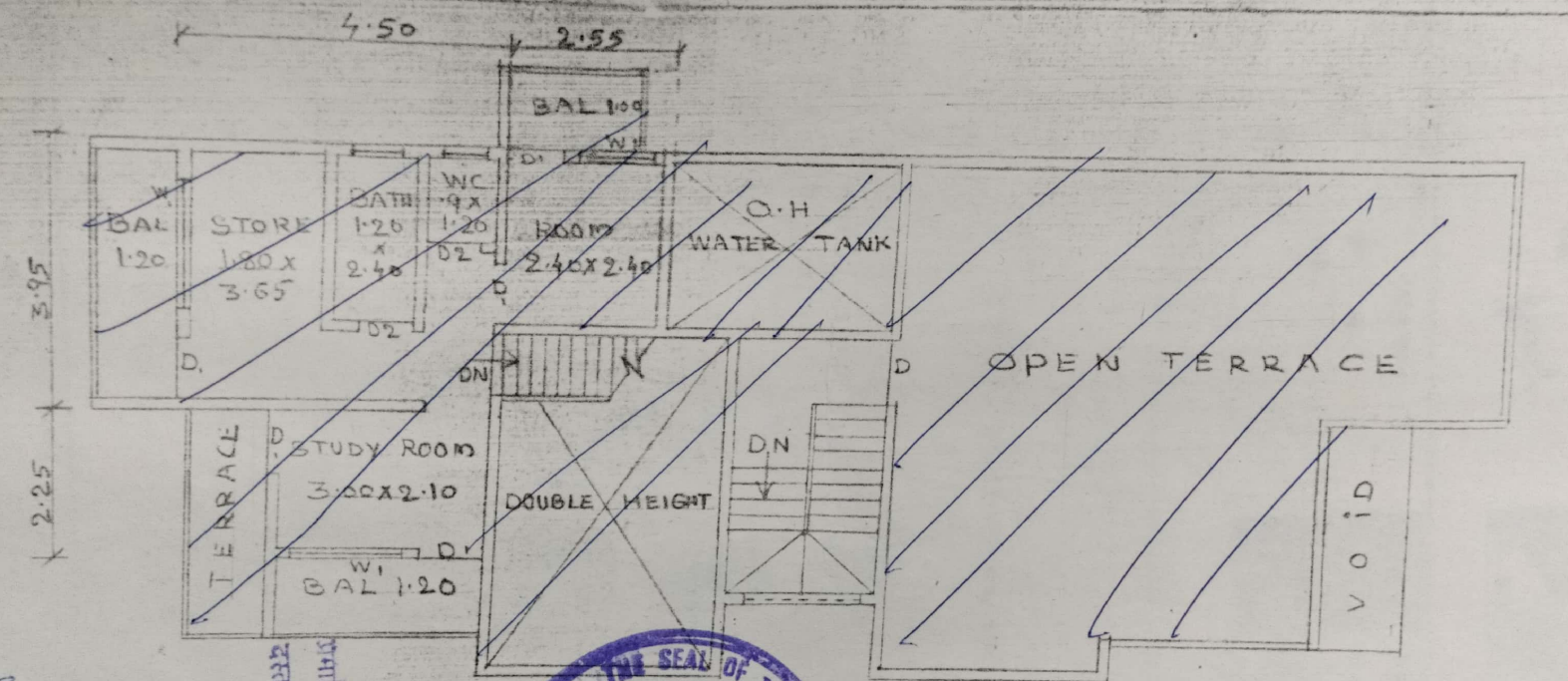
2ND FLOOR PLAN (SCALE 1:100)

Pashwan
M. J. J.



39/34	3879
-------	------

SITE PLAN (SCALE 1:500)



3RD FLOOR PLAN (SCALE 1:100)

Prashant

महानगर कायदा अन्तर्गत येथील बांधकामाबाबतची 33. वी. अर्जात. 33/34

33/34

Nomination under Section 45 ZA of Banking Regulation Act, 1985 in respect of Bank Deposits, by Name(s) R/O Nominant



दस्ता गोषवारा भाग-1

उदन1
दस्ता क्र 1527/2003
38137

22/08/2003
4:43:01 pm
उल्हासनगर 1

दुय्यम निबंधक:

दस्ता क्रमांक : 1527/2003

दस्ताचा प्रकार : करारनामा

उ. क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

1 नाव: श्री. अशित लखी जशाननी,
पत्ता: घर/फ्लॉट नं. ब. नं. 2124

लिहून घेणार



गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: उल्हासनगर
ता.नुका: -
पिन: 421005

वय 27
सही

Handwritten signature

2 नाव: यश एन्टरप्रायजेस लॉक प्रोधा. श्रीमती. भिती सुनिल
जशाननी,
पत्ता: घर/फ्लॉट नं. ब. नं. 2124

लिहून देणार

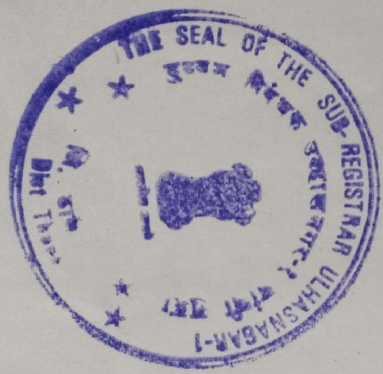


गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: उल्हासनगर
ता.नुका: -
पिन: 4

वय 25
सही

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दुय्यम निबंधक उल्हासनगर-१:





दस्त गोषवारा भाग - 2

उहना

दस्त क्रमांक (1527/2003)

34134

दस्त क्र. [उहना-1527-2003] चा गोषवारा

बाजार मूल्य : 780632 मोबदला 790000 भरलेले मुद्रांक शुल्क : 27000

दस्त हजर केल्याचा दिनांक : 22/08/2003 04:39 PM

निष्पादनाचा दिनांक : 22/08/2003

दस्त हजर करणा-याची सही :

पावती क्र.: 1526 दिनांक: 22/08/2003

पावतीचे वर्णन

नाव: श्री. अमित लखी जशानी. - -

7900 : नोंदणी फी

700 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).

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

8600: एकूण

दु. निबंधकाची सही, उल्हासनगर 1

दस्ताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 22/08/2003 04:39 PM

शिवका क्र. 2 ची वेळ : (फी) 22/08/2003 04:41 PM

शिवका क्र. 3 ची वेळ : (कबुली) 22/08/2003 04:42 PM

शिवका क्र. 4 ची वेळ : (ओळख) 22/08/2003 04:42 PM

दस्त नोंद केल्याचा दिनांक : 22/08/2003 04:42 PM

ओळख :

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

1) श्री. सुनिल मोतीलाल जशानी, घर/फ्लॅट नं: बं. नं. 2124

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: उल्हासनगर

तालुका: -

पिन: 421005

2) श्री. शिव पहिलाजराय जशानी, घर/फ्लॅट नं: 704

गल्ली/रस्ता: -

ईमारतीचे नाव: करुणा अपा.

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: उल्हासनगर

तालुका: -

पिन: 421005

दु. निबंधकाची सही

उल्हासनगर 1

दस्त क्रमांक

9426 क्रमांकाने नोंदला

दिनांक 22-8-2003

दय्यम निबंधक उल्हासनगर-१

