

PARTICULARS	Applicant
1. Full Name (In BLOCK LETTERS) Name of the Concern / Firm / Company Education Qualification	PROVEEN KUMAR MISHRINA RAWDL II
2. Present Residential Address (Attach address proof) (Native Place Address) Whether Ownership or Rental Email Id _____ Cell : _____ Tel.: 9892649137	HOG SHIV KUMAR APPAR NAGY NAGY SHALION ROAD BHAYANWAR (W)
3. Office Name & Address Cell : 9892649137 Tel.: _____	PROVEEN JEWELLERY HOG SHIV KUMAR APPAR BHAYANWAR (W)
4. Designation & Department & Employee No.	
5. Period of Service / Business	
6. Net Annual Income : a) Salary (P.M.) b) Business / Profession (PA) c) Pan No. d) Aadhar Card No.	a) Gross Salary _____ Sign: PROVEEN Net Salary _____ b) _____ Sign: PROVEEN c) AQQR1122H d) 2156 0692 1245
7. Income from other Sources (Specify)	a) ₹ _____
8. Is the Service : a) Permanent b) Pensionable with PF	a) _____ b) _____
9. a) Date of Birth _____ Age 46 b) Marital status c) No. of Dependants in family	a) 1-11-1978 b) _____ c) _____
10. Insurance policy a) Policy No. b) Amount c) Date d) Loan Taken If any	a) _____ b) _____ c) Issue _____ Maturity _____ d) _____
11. Particulars of assets owned a) Landed Property _____ b) Flat / Vehicle _____ c) Gold, Silver _____ d) NSC/PPF/Shares _____ e) Other pl. specify _____	₹ _____ ₹ _____ ₹ _____ ₹ _____ ₹ _____
12. Membership No. & No. of Shares	MR No. _____ Shares _____
13. a) Particulars of loans in this Bank, if any b) Amount of loans in this Bank for which you are surety.	
14. Bank/s where you have your Deposit Account and Amount of Deposit	

I / We hereby declare that I am related to Mr. Mrs. _____ Director as _____

I / We hereby declare that I am not related to any of the Directors.

I / We declare that the above information is correct. I / We have read the rules. I / We noted and agree to the pre-sanction / past sanction conditions for the proposed loan / credit limit.

PROVEEN
Applicant's Signature

Sreema

(5)

Co-Applicant

SREEMA SRIVASINI PAVAN

X

HQ SHIV KUTTA APPOR MANS
NEAR NOJAN BRUVAN PHATAK
ROAD BODYANODR LW

a) Gross Salary _____
Net Salary _____

Sign: *Sreema*

b)

Sign: *Sreema*

c) 918PR6802

d) 6043 3138 4511

a) ₹ _____

a)

b)

a) 08/11/1976

b)

c)

a)

b)

c) Issue _____ Maturity _____

d)

₹

₹

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₹

₹

MR No. _____ Shares _____

Co-Applicant

a) Gross Salary _____
Net Salary _____

Sign :

b)

Sign :

c)

d)

a) ₹ _____

a)

b)

a)

b)

c)

a)

b)

c) Issue _____ Maturity _____

d)

₹

₹

₹

₹

₹

MR No. _____ Shares _____

I / We hereby declare that I am related to Mr. Mrs. _____ Director as _____
I / We hereby declare that I am not related to any of the Directors.
I / We declare that the above information is correct. I / We have read the rules. I / We noted and agree to the pre-sanction / past sanction conditions for the proposed loan / credit limit.

Sreema
Co-applicant's Signature

I / We hereby declare that I am related to Mr. Mrs. _____ Director as _____
I / We hereby declare that I am not related to any of the Directors.
I / We declare that the above information is correct. I / We have read the rules. I / We noted and agree to the pre-sanction / past sanction conditions for the proposed loan / credit limit.

Co-applicant's Signature

05/09/2022

AGREEMENT
FOR
RE - SALE
OF

Shop No. 01, Ground Floor, A - Wing/Bldg,
Digvijay Chs Ltd, Near Saraswati School,
Cabin Road, Bhayander (East), Thane. 401 105.

BETWEEN

MRS. SAVITRIDEVI RAMBAHADUR MAURYA

MR. RAJKUMAR RAMBAHADUR MAURYA

(THE TRANSFERORS)

MR. PRAVINKUMAR MISHRIMAL RAWAL

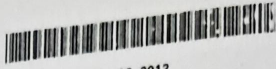
MRS. SEEMA PRAVINKUMAR RAWAL

(THE TRANSFEREES)

Printed by

Moksh Consultancy

Manish Jain. 9920346644



Friday, November 02, 2012
12:12:18 PM

पावती

Original
नोंदणी ३९ प.
Regn. ३९ M

गावाचे नाव खारी
दस्तऐवजाचा अनुक्रमांक टनन 7 - 07675 - 2012
दस्ता ऐवजाचा प्रकार करारनामा

पावती क्र. : 7686
दिनांक 02/11/2012

सादर करणाराचे नाव: प्रविणकुमार मिश्रीमल रावल - -

नोंदणी फी	: -	19250.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)	: -	500.00
एकूण	रु.	19750.00

आपणास हा दस्त अंदाजे 12:27PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.ठाणे ?

बाजार मूल्य: 1470000 रु. मोबदला: 1925000 रु.
भरलेले मुद्रांक शुल्क: 115500 रु.
देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: इंडियन बँक - भाईदर प.,
डीडी/घनाकर्ष क्रमांक: 579355; रक्कम: 19250 रु.; दिनांक: 01/11/2012

सह. दुय्यम निबंधक वर्ग २
ठाणे क्र. ७

Pravara

सूची क्र. दोन INDEX NO. II

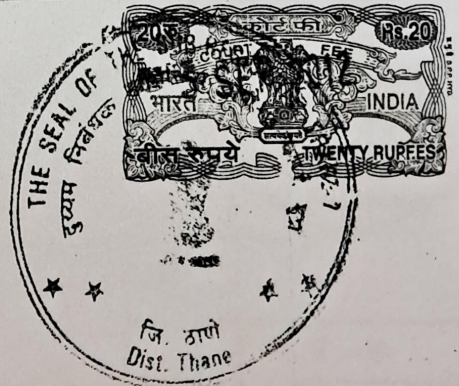
नोंदणी 63 न.

Regn. 63 m.e.

गावाचे नाव : खारी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,925,000.00
बा.भा. रु. 1,470,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 109/4पै वर्णना: वॉर्ड क्र.एल.विभाग क्र.2/17. दुकान नं.01,तळमजला,विंग/अ.बिल्डिंग दिग्विजय को ऑफ ही सोसा लि.,नियर सरस्वती स्कुल,केबीन रोड,भाईदर पु.ठाणे.
(1)20.44 चौ.मी. सुपर वि.अप
- (3)क्षेत्रफल (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सावित्रीदेवी रामबहादुर मौर्य - -; घर/फ्लॅट नं: दुकान नं.1; गल्ली/रस्ता: -; ईमारतीचे नाव: दिग्विजय ; ईमारत नं: -; पेठ/वसाहत: केबीन रोड; शहर/गाव: भाईदर पु; तालुका: -; पिन: -; पॅन नम्बर: BRFP0877C.
(2) राजकुमार रामबहादुर मौर्य - -; घर/फ्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AMFPM2245Q.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रविणकुमार मिश्रीमल रावले - -; घर/फ्लॅट नं: 402; गल्ली/रस्ता: -; इमारतीचे नाव: शिव कृपा अपार्टमेंट ; ईमारत नं: -; पेठ/वसाहत: नगर भवन समोर,फाटक रोड; शहर/गाव: भाईदर पु; तालुका: -; पिन: -; पॅन नम्बर: ADQPR1172H.
(2) सिमा प्रविणकुमार रावले - -; घर/फ्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AIBPR6820L
- (7) दिनांक करून दिल्याचा 31/10/2012
- (8) नोंदणीचा 02/11/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7675 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 115500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 19250.00
- (12) शेरा

सह. दुय्यम निबंधक वर्ग २
ठाणे क्र. १२





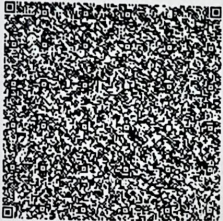
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by: Pradeep
Stock Holding Corporation of India Ltd.
Location: BORIVALI
Signatures: A.V. Madhukar
Details can be verified at www.shcilstamp.com

Certificate No. : IN-MH12434397710538K
 Certificate Issued Date : 31-Oct-2012 01:46 PM
 Account Reference : SHCIL (F)/ mhshcil01/ BORIVALI/ MH-MSU
 Unique Doc. Reference : SUBIN-MHMHSHCIL0113288179448606K
 Purchased by : PRAVINKUMAR M RAWAL
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : SHOP-01 GR FLR A-WING BLDG DIGVIJAY CHSL CABIN RD BHAYANDAR E
 Consideration Price (Rs.) : 19,25,000
 (Nineteen Lakh Twenty Five Thousand only)
 First Party : SAVITRIDEVI R MAURYA
 Second Party : PRAVINKUMAR M RAWAL
 Stamp Duty Paid By : PRAVINKUMAR M RAWAL
 Stamp Duty Amount(Rs.) : 1,15,500
 (One Lakh Fifteen Thousand Five Hundred only)



Please write or type below this line-----

Agreement For Resale

[Signature]
 L.H.T.
Pradeep
 PRADEEP
 Secm.

ट.न.न.-७
दस्त क्रमांक ७६७५ / २०१२
१/२५

ZK 0001933230

Statutory Alert:
 1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
 2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com"

Signature of Documentant	Agreement For Re-Sale
Name of S.P.O. (Franchising Unique No)	(Registrable / Non Registrable) S.R.Thane 7
Shop No. 01, 1st Floor, A Wing/Old-Digvijay CHS Ltd, Cabin Rd, Bhayandur	
Consideration Amount	19,25,000/2
Stamp Purchaser's Name	Mr. Pravin Kumar M. Rawal
Name of the other Party	Mrs. Savitridevi R. Maurya
(if through, Name & Address)	Moksh.com.
Stamp Duty Amt. (in words)	One Lacs Fiftyin thousands Five Hundred only
Stamp Duty Purchased By	MR. PRAVINKUMAR M. RAWAL
Stamp Duty Amount	₹ 1,15,500/2
Cheque/DD/PO/UTR/REF/Account No.	
Bank Name	
Counter Signature wth Seal	Branch Name

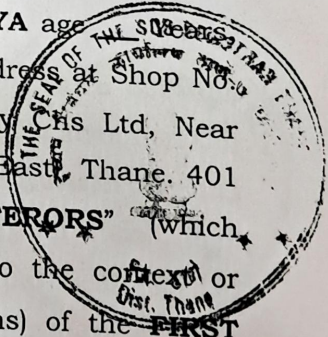
AGREEMENT FOR RE - SALE


THE ARTICLE OF AGREEMENT FOR RE - SALE is made and entered into at Bhayandar, the 31st day of October, in the Christian year **TWO THOUSAND TWELVE**.

B E T W E E N

MRS. SAVITRIDEVI RAMBAHADUR MAURYA age ___ Years & **MR. RAJKUMAR RAMBAHADUR MAURYA** age ___ Years

Both adults in Indian Inhabitant having address at Shop No. 01, Ground Floor, A - Wing/Bldg, Digvijay CHS Ltd, Near Saraswati School, Cabin Road, Bhayander (East), Thane. 401 105, hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to and assigns) of the **FIRST**



PART

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 Rajkumar
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दस्त क्रमांक ७६७५ १२०११
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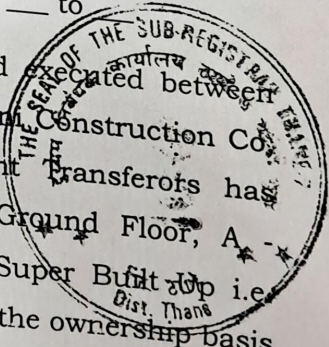
A N D

MR. PRAVINKUMAR MISHRIMAL RAWAL age 36 Years & **MRS. SEEMA PRAVINKUMAR RAWAL** age 34 Years, an adult in Indian Inhabitant of residing at Flat No. 402, Fourth Floor, Shiv Krupa Apartment, Opp Nagar Bhavan, Fatak Road Bhayander (West), hereinafter called "**THE TRANSFEREES**" (which expression shall unless be repugnant to the context or meaning thereof be deemed to include his / her / their heirs executors, administration and assigns) of the **SECOND PART.**

W H E R E A S : -

A) The Transferors hereto are joint and the absolute owner and is fully Seized and possessed of ownership Shop No. 01, on Ground Floor, A - Wing/Bldg. admeasuring 220 Sq. ft. Super Built Up i.e. (20.44 Sq. Meters Super Built Up) in the Building of the Society knows as "**DIGVIJAY**" **CO-OPERATIVE HOUSING SOCIETY LIMITED** at Near Saraswati School, Cabin Road, Bhayander (East), Dist. Thane. 401 105, Society Co-Operative Society Act. 1960. Vide Registration No. (TNA / (TNA) / HSG / (TC) / 5408 / 1992 - 1993 dated. 07/11/1992, the Transferors is the holder of Five fully paid shares of each Vide Share Certificate No. ____, Dist. Sr. No. ____ to

B) An Agreement for sale entered and executed between present Transferors and Shree Jay Bhavan Construction Co. on 13th day of April 2004, the present Transferors has purchased the said Shop No. 01, on Ground Floor, A - Wing/Bldg, in admeasuring 220 Sq. ft. Super Built Up i.e. (20.44 Sq. Meters Super Built Up) area on the ownership basis



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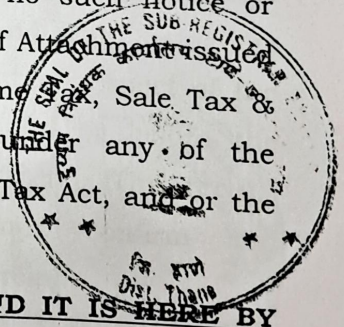
ट.न.न.-७
दस्त क्रमांक ७६७५ / २०१४
३ / २५

& wherein the present Transferors is now required the said Shop to sell.

C) And whereas the application to society/Builders to transfer the said shares which are held by the Transferors in the name of the Transferees & also to transfer the said Shop in the name of the Transferees will be applied and Transferees has agreed to acquire the said Shop in the said Building as having 220 Sq. ft. Super Built Up i.e. (20.44 Sq. Meters Super Built Up) bearing Old Survey No. 124/4p, New Survey No. 109/4p, Lying and being at **Village Khari**, Bhayandar (East), within the limit of Mira Bhayander Mahanagar Palika on ownership basis on the terms and condition here after appearing.


D) The Transferors have agreed to sell to Transferees the said Shop together with the said share certificate held by the Transferors in the share capital of the society.

E) The Transferors has not received nor have been served any notice of demand under Income Tax Act, sales Tax, Stamp Duty of the wealth Tax Act. And that no such notice or demand is pending and that no warrant of Attachment issued in respect of the said Shop by the Income Tax, Sale Tax & Stamp Duty, Wealth Tax authorities under any of the provision of the Income Tax and Wealth Tax Act, and/or the rules formed there under.



NOW, THESE PRESENTS BETWEEN AND IT IS HERE BY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1] That the Transferors is fully seized and possessed of Shop No. 01, on Ground Floor, A - Wing/Bldg, in "DIGVIJAY" CO-


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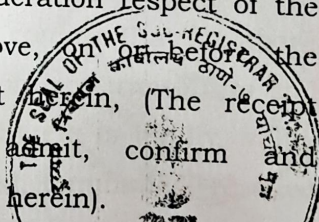
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दस्त क्रमांक ७६७५ / २०१२
४/२५

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OPERATIVE HOUSING SOCIETY LTD, at Near Saraswati School, Cabin Road, Bhayander (East), Thane, and they are absolute owner of the said Shop.

2] That the party of the **FIRST PART** i. e. the Transferors who intends to sell the Shop on the ownership basis and the party of the **SECOND PART** i. e. The Transferees has approached to the party of the **FIRST PART** and that the party of the **SECOND PART** has prior to the execution of this Agreement satisfied himself / herself / themselves about the title of the party of the **FIRST PART** and shall not be entitle to investigate the title of the party the **FIRST PART** and no objection shall be raised on the any matter relating thereto.

3) That the Purchaser have agreed to pay and the Vendor have agreed the accept the lumpsum consideration sum of Rupees 19,25,000/- (Rupees Nineteen Lacs Twenty Five Thousand Only) to wards the full & final value of the said Shop.

i) The Purchaser shall paid a sum of Rupees. 3,75,000/- (Rupees Three Lacs Seventy Five Thousand Only) being the part payment total agreed sale consideration respect of the said Shop premises referred to above,  (The receipt herein, (The receipt whereof the Vendor do hereby admit, confirm and acknowledge of and from the Purchaser herein).

ii) It is mutually agreed by & between the parties that the Purchaser shall pay the Balance amount of Rupees 15,50,000/- (Rupees Fifteen Lacs Fifty Thousand Only) being the Full & Final Amount total agreed sale consideration in



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respect of the said Shop premises referred to above, to the Vendor or Arrangement of Loan from the bank or Financial institution within 60 days from the dated executed of these presents.

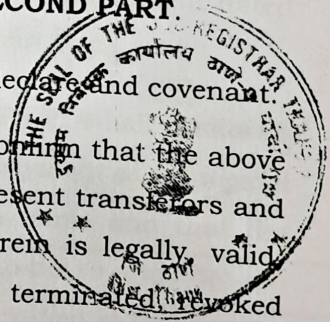
4] That the party of the **FIRST PART** has agreed to deliver to the party of the **SECOND PART** the share certificate in respect of the said share fully paid up of the said society together with the transfer form duly filled up and signed by the Transferors and application for such transfer to be submitted to the society for effecting the necessary transfer.

5] That the party of the **SECOND PART** is bound by the conditions contained in the Agreement for sale made by the present Transferors and Agreement which is given by the party of the **FIRST PART** to the party of the **SECOND PART**.

The membership and share certificate of the "**DIGVIJAY CO-OPERATIVE HOUSING SOCIETY LTD**", at Near Saraswati School, Cabin Road, Bhayander (East), Thane, shall be transferred in the name of the party of **SECOND PART**.

6] The Transferors hereby assure state declare and covenant.

A] That the present transferors herein confirm that the above said agreement, executed between the present transferors and Shree Jay Bhavani Construction Co. herein is legally, valid, exercising, subsisting and not cancelled, terminated, revoked and the present transferors herein has quiet, vacant and peaceful possession of the said Shop premises since the date they has purchased.



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B] That, the said Shop premises is free from all types of encumbrances, liabilities, claims and demands of any nature whatsoever, including lispense.

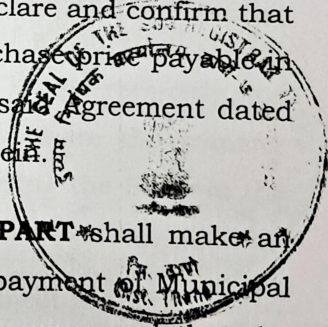
C] That no suit is pending in respect of the said Shop premises nor therein an attachment, proceedings going on, nor the said Shop is subject to any legal charges, attachment, lien, claim, in the favour of anybody or public authority, local body and no taxes, dues, rate and levied are pending.

D] That, after the possession of this Shop the Transferees is entitled to hold, possess, occupy and enjoy the said Shop premises without any interruption from the transferors herein.

7] That the parties of the **FIRST PART** agreed to handover the vacant possession of the said Shop at the time of Full & Final Payment.

8] That the party of the **FIRST PART** declare and confirm that she / he / they had paid the entire purchase price payable in the respect of the said Shop under the said Agreement dated 13th day of April 2004, to the builder therein.

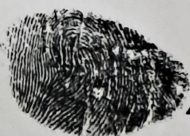
9] That the party of the **SECOND PART** shall make an application for making the assessment payment of Municipal Electricity Bill in her / his / their own name and that the



party of the **FIRST PART** shall consent to do so and that the party of the **SECOND PART** who will be entitled to dispose the said Shop any way she / he / they choose.

do so and that the
party of the SECOND PART who will be entitled to dispose the
दस्ता क्रमांक 19/24 / 2022
19/24

10] That the party of the **FIRST PART** has paid all the taxes and society dues of the said Shop up to the date of this



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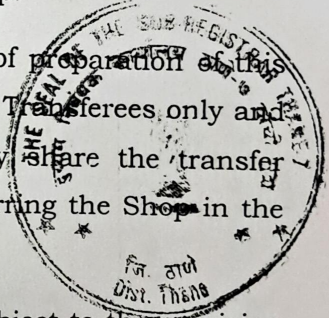
Seema.

agreement and those levied hence forth the party the **SECOND PART** shall make payment there of to concerned authorities.

11] That the party of the **FIRST PART** hereby declare that he / she / they has not pledged and / or mortgage to any loan from any of the bankers or financial institution against the said Shop Further the said Shop is also not sold by the party of the **FIRST PARTY** to anyone else and that no advance against the said Shop has been taken by the party of the **FIRST PART** for the said Shop is free from all encumbrances and reasonable doubt.

12] That the party of the **SECOND PART** hereby covenants to keep the said Shop its wall and partition wall, drains / pipes and appearances hereto in good turn condition and in particular so as to support repair and protect the part of the building other than her / his / their Shop.

13] All cost charge and expenses of preparation of this present Agreement shall be borne by the Transferees only and the Transferees and seller shall equally share the transfer charge payable to the society for transferring the Shop in the name Transferees.



14] This Agreement shall always be subject to the provision contained in Maharashtra ownership Maharashtra ownership Shop rule 1964 law for the time being which is applicable hereto.

Shops Act. 1963,
or any provision of 1964
दस्त क्रमांक ७६७५
C/24

15] The Transferees shall bear and pay the charges towards stamp duty and registration fees as may be in force and there after lodging this Agreement for Registration with the



C.H.T.

OPR/DEM

Seema.

Registered

concerned sub- Registrar of Assurance within the prescribed time limit and the Transferors have jointly to admit and attain execution thereof.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT SHOP PREMISES bearing No. 01, on Ground Floor, A - Wing/Bldg, admeasuring area 220 Sq. ft. Super Built Up i.e.(20.44 Sq. Meters Super Built Up), in the building of the society known as "**DIGVIJAY**" **CO-OPERATIVE HOUSING SOCIETY LIMITED**, at Near Saraswati School, Cabin Road, Bhayander (East), bearing Registration No. (TNA / (TNA) / HSG / (TC) / 5408 / 1992 - 1993 dated. 07/11/1992) situated bearing Old Survey No. 124/4p, New Survey No. 109/4p, **Revenue Village Khari**, Bhayander (East), Taluka & Dist: - Thane: - 401 105.



L.H.T.

Signature

to ween

Seema.



ट.न.न.-७
दस्ता क्रमांक ७६७५ / २०१२
e/24

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THE RESPECTIVE
HAND ON THE DAY AND YEAR FIRST HEREINABOVE
WRITTEN:

SIGNED SEALED AND DELIVERED
by the within named "TRANSFERORS" *(L.H.T. of Savitridevi R. Maurya)*
MRS. SAVITRIDEVI RAMBAHADUR MAURYA

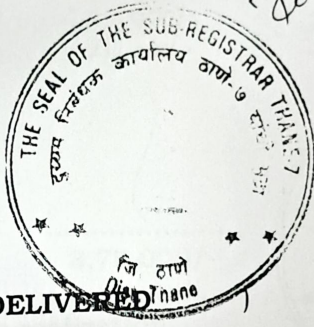


MR. RAJKUMAR RAMBAHADUR MAURYA *(L.H.T.)*
in the presence of



Rajkumar

1) *[Signature]*



2) *कांता यादव*

SIGNED SEALED AND DELIVERED
by the within named "TRANSFEREES"
MR. PRAVINKUMAR MISHRIMAL RAWAL



Pravinkumar

MRS. SEEMA PRAVINKUMAR RAWAL
in the presence of



Seema

1) *[Signature]*

2) *कांता यादव*

ट.न.न.-७
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१०/२५

R E C E I P T

RECEIVED from the within named the party of the **SECOND PART** the within mentioned Part Payment of Rs. 3,75,000/- (Rupees Three Lacs Seventy Five Thousand Only) by Cash / Cheque/s against Shop No. 01, Ground Floor, A - Wing/Bldg, Digvijay Chs Ltd, Near Saraswati School, Cabin Road, Bhayander (East), Taluka & Dist. Thane. 401 105 on the amount payable by the party of the **SECOND PART** to me in the terms of clause No. 3 of this Agreement as under:-

<u>CH. / NO.</u>	<u>DATE</u>	<u>AMOUNT</u>	<u>BANK/BR.</u>
① 767841	17/10/2012	1,01,000/-	O.B.C. Bank, Bhayander (W)
② 258173	13/11/2012	2,25,000/-	ICICI Bank, ———
③ 258185	17/11/2012	49,000/-	do ———

.....
3,75,000/-
.....



Cheque/s are subject to realization,

I / WE SAY RECEIVED:

Handwritten signature and stamp of the transferees.

**MRS. SAVITRIDEVI RAMBAHADUR MAURYA
MR. RAJKUMAR RAMBAHADUR MAURYA
TRANSFERORS**

WITNESS:

1) [Signature]
2) [Signature]

ट.न.न.-७
दस्त क्रमांक ७६७७ / २०१२
९९/२५

D. B. PATIL

B. A. LL. B. (Bom.)

Advocate High Court, Bombay.

Resi. :

4, Paradkar Bhavan, Joran Rodriks Wadi,
Gavdavi Road, Bhayandar (W. R.),
Dist. Thane. Toi.

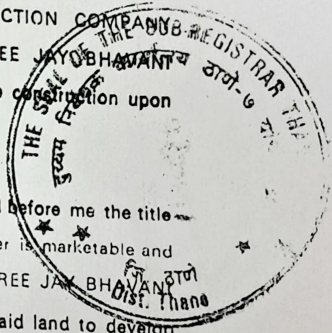
Office :

3, Narmada Smruti, Opp. Police Station,
Bhayandar (W) Dist - Thane.
Tel. No.

208/Kitty Villa, Opp. Hotel D'mello,
Chatrapati Shivaji Marg,
Bhayandar (W.), Dist. Thane 401101

CERTIFICATE

This is to certify that the landed property, situate and lying at Revenue Village, of Bhayandar (Navghar) Registration Sub. Dist. Thane bearing Survey No. 124 (old) i. c. Survey No 109, Hissa No 4pt (New) stands in the name of Shri Sadashiv Sandipan Kadam and Shri Prakash Dattu Kadam and that they have assigned their rights in respect of the said landed property to M/s. SHREE JAY BHAVANI CONSTRUCTION COMPANY and at present said land is in possession of M/s. SHREE JAY BHAVANI CONSTRUCTION COMPANY and they have started the construction upon the said land.



As per my best knowledge and the record produced before me the title of said land to Shri Sadashiv Sandipan Kadam and another is marketable and free from all encumbrances and doubts and that M/s. SHREE JAY BHAVANI CONSTRUCTION COMPANY has every rights upon the said land to develop the same.

Bhayandar
Date 4-1-1987

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दस्त क्रमांक ७६७५/२०१२
१२/२५

Sd/-

Shri D. B. PATIL

B. A. LL. B.

Advocate, High Court Bombay

क्र. नं. १०६१२४
 गी. नं. नं. १३, १३ व १३

१९२४ दिवस नं. २५

हेक्टर	भार	प्रती	र.	४.
—	—	—	—	६-३२१११
—	—	—	—	६-३२१११
—	—	—	—	०-५९

२६१० २६११ २६१२ २६१३

२६०६ २६१० २६११ २६१२

२६१३ २६१४ २६१५ २६१६

२६१७ २६१८ २६१९ २६२०

२६२१ २६२२ २६२३ २६२४

२६२५ २६२६ २६२७ २६२८

२६२९ २६३० २६३१ २६३२

२६३३ २६३४ २६३५ २६३६

२६३७ २६३८ २६३९ २६४०

२६४१ २६४२ २६४३ २६४४

२६४५ २६४६ २६४७ २६४८

२६४९ २६५० २६५१ २६५२

२६५३ २६५४ २६५५ २६५६

२६५७ २६५८ २६५९ २६६०

२६६१ २६६२ २६६३ २६६४

२६६५ २६६६ २६६७ २६६८



घासवर बंधनारारे तार

२६३३

६०-३२११

ट.न.न.-७

दस्तावेज संक्रमांक

१०३१०५

१२०१२

तलक

१०३१०५



SHREE VAMANI SALUNSI BHOIR
 SPECIAL EXECUTIVE OFFICE
 Shop No. 420, Bhamburda
 Shopping Center, Bhandarkar (W),
 Thane 401 101

ट.न.न.-४

दस्तावेज संक्रमांक १९८१/२००४

१९८१/२३

३२४८ ३
 १९८१/२३

1) The following order was issued on 12/11/78
dated 12/11/78
show cause notice
Sadashiv Sandipan Kadam & P.D. Kadam

ORDER

The land comprised in S.No. 197 village No. 4 of village Khari Taluka Thane District Thane, measuring 827-0 sq. mtrs. according to the record of Rights belonging to Shri S.S. Kadam & P.D. Kadam for agricultural purpose since the year 1950-1951. The accompanying site plan drawn by the surveyor is constructed by Shri S.S. Kadam & P.D. Kadam. The site plan was approved by the Grampanchayat Khari before starting the construction.

The Occupants and Holders have applied for non-agricultural purpose with out obtaining previous permission from the competent Revenue Authority as required under section 44 of the Maharashtra Land Revenue Code, 1966 and rules thereunder.

Show cause notice in this regard was issued to S.S. Kadam & P.D. Kadam and he/she/they has/have not appeared to it. However the Revenue Officer has recorded the statement of Sadashiv Sandipan Kadam Maintenance Surveyor of Khari Taluka dated 17/8/66 and are willing to pay Rs. 19.70/- etc. for authorized construction.

In this case the occupants and holders are occupying the land measuring 827-0 sq. mtrs. comprising of 197/0 sq. mtrs. for agricultural purpose in village Khari Taluka Thane District Thane. The land is being used for residential purpose without obtaining permission of the Revenue Officer of the Maharashtra Land Revenue Code, 1966. Therefore liable to the occupants mentioned under section 44 of the Maharashtra Land Revenue Code, 1966 and rules thereunder.

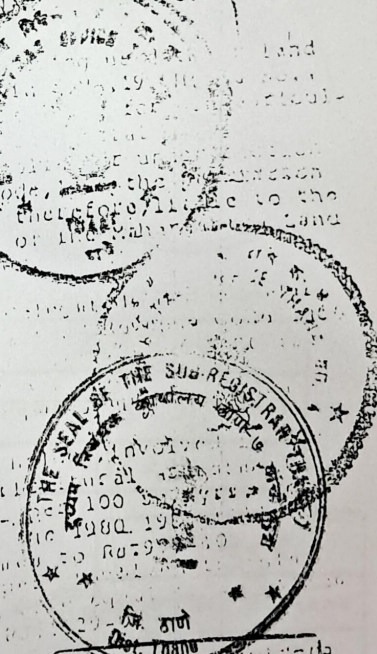
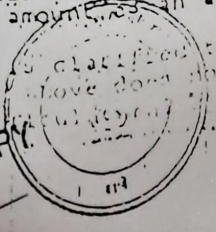
In exercise of the powers conferred by section 45 and 119 of the Maharashtra Land Revenue Code, 1966 and rules thereunder dated 27/6/78 the additional Revenue Officer has placed to order subject to the following terms:

- 1) that the occupants and holders should pay non-agricultural tax at the rate of Rs. 19.70/- per annum with effect from 1/1/78.
- 2) that occupants and holders should pay Rs. 19.70/- per annum which come to Rs. 19.70/- per annum.

It is further ordered that the occupants and holders should pay an amount of Rs. 19,700/- (Nineteen thousand six hundred and six rupees) within fifteen days from the date of receipt of this order, failing which the Revenue Officer may recover this amount as an arrear of tax.

It is clarified that the occupants and holders should pay the amount of Rs. 19,700/- (Nineteen thousand six hundred and six rupees) within fifteen days from the date of receipt of this order, failing which the Revenue Officer may recover this amount as an arrear of tax.

TRUE COPY



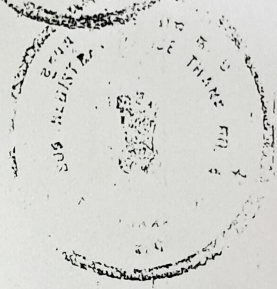
Administrative stamp with handwritten text: 'सुप्रीम कोर्ट', '1000', '12/11/78', and other official markings.

Administrative stamp with handwritten text: '2282', '94/22', and other markings.

without prejudicing in any way the rights of the Maharashtra Land Revenue Code, 1948, including demolition of structures, if the occupants are found to be unauthorized non-agricultural users. Section 47(b) of the said Code shall be read with necessary amendments.

- 1) NOC from the competent authority regarding Agglomeration Scheme/Plan
- (ii) NOC from N.A.A. Thane, Thane, Maharashtra.
- (iii) 5 copies of the plan/agglomeration plan along with...

Within six months from the date falling which he/she/they will be proceeded against in accordance with Maharashtra Land Revenue Code, 1948, for unauthorized demolition of structures.



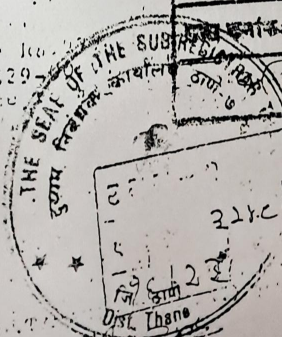
Sd/- Sudashiv Sandipun Kadam
along with approved plan
According to this N.A.A. should pay an amount of 3665-25

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दस्तावेजांक ७६७५/२०१२
१७/२५

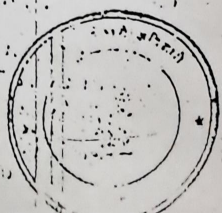
Copy forwarded to...
for taking a note...
form for recovery of...

Copy to Talathi Bazu
He should remove the...
of N.A.A. and fine Rs 1829-...
85 and report compliance...
also take a note...
from immediately.

ट.न.न.-४
दस्तावेजांक २६३१२००४
१/२५



22/2
19/6/23
Dist. Thane



TRUE COPY

SHREE...
OFFICER
Shopping Center (Opposite) (W)
Thane - 401 101.

1
3
7
3
5
1
4
1
0
1
0
1
1
1
1

UIN/TM/Thane/...

1-9-1986

Shri Madanlal...

Decision
The declarant

**ORDER UNDER SECTION 3(1) OF THE
URBAN LAND (CEILING AND REGULATION) ACT, 1976**

The declarant had filed a return...
Urban Land (Ceiling & Regulation) Act
of following land.

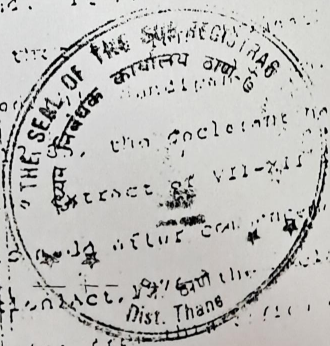
S.No.	Area
124/47	...



The holding of the declarant...
by City Survey Officer, who has also...
statement. The Applicant has also had
technical scrutiny sheet on the...
in Residential zone.

The notice under section 3(1) of the...
was issued to declarant calling upon...
to the draft statement if any within...
30 days and the matter was fixed for...
hearing on...

The declarant has filed objection...
dated 11-9-1986. In this...
construction on the land and the...
property, and hence his...
from this land. It is...

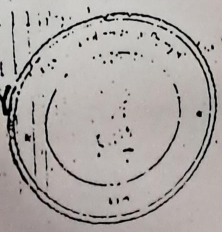


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१९८ / २५

ट.न.न.-४
दस्ता क्रमांक १९९४/२००४
१९८ / २९

२२५ / २३
१९८ / २२

TRUE COPY



3
3
7
8
5
4
3
2
1

...in land upto ceiling limit of 100-00 sq. m.
...ed property.

...of the above circumstances the surplus land held
...ent is worked out as under:

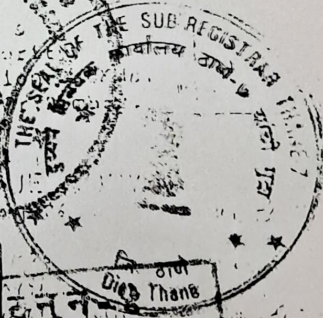
...holding
... built up area	...	217-00
...mentent	...	224-00
... Road	...	176-00
... land	...	253-00

ORDER

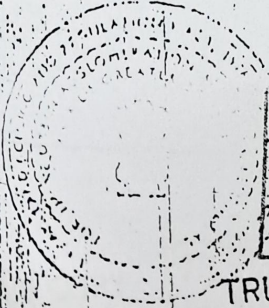
...declarant holds vacant land to the extent of 263-33 sq. m.
...less than the retainable land.

...therefore order that the declarant is not surplus...

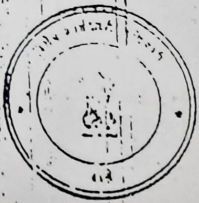
...the preceding. Declarant should be info...
...ngly.



Thane Maharashtra



ट.न.न.-७	
दस्ता क्रमांक ७२६७५/१२०९९	दिनांक ०१/१२/२००३
१२/२५	दस्ता क्रमांक २२६४/२००३
TRUE COPY	२०/१२/२००३



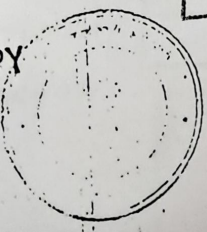
SHREE V. H. BHARAGI SHIR
SPECIAL EXECUTIVE OFFICER
Shop No. 3/23, Bhayandar
Shopping Center, Bhayandar (W).
Thane - 401 101.

७	
५	२२५८
७/१२३	



ट.न.न.-७	
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२०/२५	२९/२३

RUE COPY



SHREE VAM...
SPECIAL EXECUTIVE OFFICER
Shop No. 8/23, Bhayandar
Shopping Center, Bhayandar,
Thane - 401 101.

ट न न - ४	
दस्त क्रमांक २००३/१००४	
२९/२३	

घोषणापत्र/शपतपत्र

मी खालील सही करणार असे घोषित करतो कि, या घोषणापत्रासोबत जोडलेले दस्तऐवजा संबंधी मी स्वतः खात्रीपूर्वक व जबाबदारीने खालील बाबी तपासून दस्तऐवज पूर्ण करण्यात येऊन आपल्या कार्यालयात नोंदणी करण्यासाठी सादर करित आहे.

अ) मिळकतीचे मालकीबाबत.

मी स्वतः सदर जागेची/ मिळकतीची व जागा मालकाची व जागा मालक हे मिळकत आम्हास प्रथम विक्री करत असल्याची खात्री केलेली आहे. आमचे आर्थिक व्यवहार पूर्ण झाल्यावर साक्षीदार समक्ष दस्ताच्या निष्पादनावर सद्दा घेतलेल्या आहेत. व त्याच मुळ मालकांना आपल्या कार्यालयात कबुली जबाबासाठी ओळखदार समक्ष घेऊन दस्त नोंदणीसाठी आलेले आहेत.

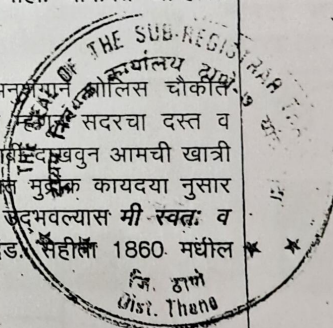
ब) कुलमुखत्यारपत्राबाबत.

मी स्वतः प्रथम मुळ जमिनीच्या / मिळकतीच्या मालकांची प्रत्यक्ष भेट घेऊन व मुखत्यारधारक यांची भेट घेऊन आम्हास मिळकत प्रथम विक्री होत असल्याची व मुखत्यारपत्र रद्द न होता आज ही अस्तित्वात असल्याची खात्री करून घेतली आहे. त्यानंतर आमचे आर्थिक व्यवहार पूर्ण झाल्यावर साक्षीदार समक्ष दस्ताच्या निष्पादनावर सद्दा घेतलेल्या आहेत. व त्याच मुळ मालकांनी नेमणुक केलेल्या कुलमुखत्यार धारकास आपल्या कार्यालयात कबुली जबाबासाठी ओळखदार समक्ष दस्त नोंदणीसाठी घेऊन आलेले आहेत.

नोंदणी कायदा 1961 चे नियम 44 नुसार दस्तातील वैधता पाहण्याची जबाबदारी दुय्यम निबंधकाची/नोंदणी अधिकार्यांची नाही. तसेच मुंबई उच्च न्यायालय मधील फौजदारी अर्ज क्र.821/2010 दाव्याच्या निकाला मध्ये देखील दस्ताची व मुखत्यारपत्राची वैधता पाहण्याची जबाबदारी दुय्यम निबंधक/ नोंदणी अधिकारी यांची नाही. याबाबत आम्हाला जाणीव आहे.

मिळकती विषयी सद्दा होत असलेली फसवणुक व त्याअनुषंगाने पोलिस चौकासि दाखल होत असलेले गुन्हे हे माझ्या मिळकती विषयी होऊ नये. सदरचा दस्त व त्यास जोडलेले सत्य कागद पत्र आमचे वकिल यांना कायदेशिर बाबत घेवुन आमची खात्री करून घेतली. त्यामुळे भविष्यात मी नोंदविण्यात आलेल्या व्यवहारास मुदत कायदया नुसार मुद्रांक कमी लावला गेल्यास अथवा काणत्याही कायदेशिर प्रश्न उदभवल्यास मी स्वतः व दस्तातील सर्व निष्पादक जबाबदार राहणार आहेत तसेच भा.दंड. सहीला 1860 मधील ननुद असलेल्या शिक्षेस देखील पात्र राहणार आहे.

हे घोषणापत्र/शपतपत्र लिहून दिले.



लिटुरा घेणार

ट.न.न.-७

लिहून देणार

दस्त क्रमांक ७६०५/२०१२

29/29

✓ - Traveon

✓ Same



L.H.T.
OF Mrs. S.R. Maurya

Traveon

INDIAN BANK
 (भारत सरकार / ISSUING BRANCH)
 कोड नं. CODE NO. 01522
 JOINT SJR REGISTRAR THANE A/C-SBI*****
 या उनके आदेश पर OR ORDER
 NINETEEN THOUSAND TWO HUNDRED AND FIFTY ONLY
 ह. Rs. **19250.00
 अदा करें। मूल प्राप्त VALUE RECEIVED
 MDDV579355
ACCOUNT PAYEE
इंडियन बैंक
Indian Bank
 SERVICE BRANCH (MUMBAI)
 (अदाकर्ता शाखा / Drawee Branch)
 T11/MDDV
 कोड नं. CODE NO. 01163
 एम.एम.सं. S.S. No. [Signature]
 एम.एम.सं. S.S. No. [Signature] 698
 प्राधिकृत हस्ताक्षरकर्ता / Authorised Signatories

"579355" 0000490001 66

9
8
7
6
5
4
3
2
1

आयकर विभाग
INCOME TAX DEPARTMENT
SAVITRI MAURYA
BHOLA MAURYA
 13/12/1964
 Permanent Account Number
BRFPM0877C
 Signature [Signature]

भारत सरकार
GOVT. OF INDIA
 [Stamp]
 [Signature] 20/12/2011

आयकर विभाग
INCOME TAX DEPARTMENT
RAJKUMAR R MAURYA
RAMBAHADUR RAMKISHOR MAURYA
 05/01/1983
 Permanent Account Number
AMFPM2245Q
 Signature [Signature]

भारत सरकार
GOVT. OF INDIA
 [Stamp]

आयकर विभाग / PERMANENT ACCOUNT NUMBER
ADQPR1172H
 नाम / NAME
PRAVINKUMAR MISHRIMAL RAWAL
 पिता का नाम / FATHER'S NAME
MISHRIMAL LADAJI RAWAL
 जन्म तिथि / DATE OF BIRTH
01-04-1978
 हस्ताक्षर / SIGNATURE
PARUL SEN

THE SEAL OF THE SUB-REGISTRAR
मुंबई नगरपालिका कार्यालय, ठाणे
 ज. ठाणे
 Dist. Thane
 02/11/1976
 Permanent Account Number
ABPR6820L

आयकर विभाग
INCOME TAX DEPARTMENT
SEEMA PRAVINKUMAR RAWAL
JASRAJ CHHOGAJI RAWAL
 02/11/1976
 Permanent Account Number
ABPR6820L
 Signature [Signature]

भारत सरकार
GOVT. OF INDIA
 [Stamp]

आयकर अधिकारी, मुंबई
 Commissioner of Income Tax, Mumbai
द.न.न.-6
दस्त क्रमांक 00169 / 2012
22/23

आयकर विभाग
INCOME TAX DEPARTMENT
REVASHANKAR M VYAS
MAGANLAL PUNMAJI VYAS
 20/05/1958
 Permanent Account Number
ADAPV7736R
 Signature [Signature]

भारत सरकार
GOVT. OF INDIA
 [Stamp]
 [Signature] 14/07/2011

भारत सरकार
GOVT. OF INDIA
INCOME TAX DEPARTMENT
KANTAPRASAD YADAV
JUGGAL BHAGESHWAR YADAV
 17/08/1958
 Permanent Account Number
ADAPV4529M
 Signature [Signature]

भारत सरकार
GOVT. OF INDIA
 [Stamp]

2012

ठाणे

93-मौजे (गाव) खारी कमाक 2 (मि.रा. भाईदर महानगरपालिका)

2/17-एल) भू-विभाग खारी गावानील तळघर मोठे घरा वाजूम दर्शनी भाग अखंडच्या भिन्नकमी व या रीतचे टाळिपत्र

Navi Mumbai/Thane

सर्व्हे नंबर-109

निवामी सरनिका

40000 00

कार्यालय

81300 00

दुकाने

71900 00

औद्योगिक

51300 00

20.44

तळमजल्यावरील दुकाने

वांछकामाचे वर्गीकरण

1-आर सी सी

वांछीय

उद्दवाहन सविधा

0 TO 2 वर्षे

वांछकामाचा दर

मिळकतीचा प्रति
दर मुल्यदर

= (वार्षिक मुल्यदर * घसा-यानसार नविन दर)

= (71900 00 * 100 / 100)

= 71900 00

मिळकतीचे मुल्य

= घसा गानुसार मिळकतीचा प्राप्ते वी मीटर मुल्यदर * मिळकतीचे क्षेत्र

= 71900 00 * 20.44

= 1469636 00

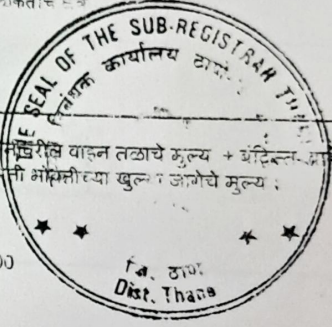
अंतिम मुल्य

= अंतिम मुल्य दर + तळघराचे मुल्य + पोटभाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + अटविल्ल्या जमिनी तळाचे मुल्य + लगतच्या गच्छीचे मुल्य + वरील गच्छीचे मुल्य + इतर जमिनी भागशीच्या खुल्या जमिनीचे मुल्य

= A + B + C + D + E + F + G + H

= 1 469 636 00 + 0 00 + 0 00 + 0 00 + 0 00 + 0 00 + 0 00 + 0 00

= 1 469 636 00/-



L.H.T.

Praveen

Seema

सह. दुय्यम विबंधक वर्ग २
ठाणे क्र. ७

ट.न.न.-७
दस्त क्रमांक (७६७५) 12099
23/24

02/11/2012
12:14:47 pm
दस्ता क्रमांक : 7675/2012
दस्ताचा प्रकार : करारनामा
नु.क्र. पक्षकाराचे नाव व पत्ता

दस्त गोषवारा भाग-1

टनन7
दस्त क्र 7675/2012
28/12

1 नाव: प्रविणकुमार मिश्रीमल रावल
पत्ता: घर/फ्लॅट नं: 402
गल्ली/रस्ता: -
ईमारतीचे नाव: शिव कृपा अपार्टमेंट
ईमारत नं: -
पेट/वसाहत: नगर भवन समोर, फाटक रोड
शहर/गाव: भाईदर प
तालुका: -

पक्षकाराचा प्रकार
लिहून घेणार
वय 36
सही *PRAVON*



2 नाव: सिमा प्रविणकुमार रावल
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: AIBPR6820L

लिहून घेणार
वय 34
सही *SIMMA*



3 नाव: सावित्रीदेवी रामबहादुर मौर्य
पत्ता: घर/फ्लॅट नं: दुकान नं.1
गल्ली/रस्ता: -
ईमारतीचे नाव: दिग्विजय
ईमारत नं: -
पेट/वसाहत: केबीन रोड
शहर/गाव: भाईदर पू
तालुका: -
पिन: -
पॅन नम्बर

लिहून देणार
वय 48
सही



4 नाव: राजकुमार रामबहादुर मौर्य
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: AMFPM2245Q

लिहून देणार
वय 29
सही *Rajkumar*



करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

दस्त गोपवारा भाग - 2

टनन7

दस्त क्रमांक (7675/2012)

24/12

दस्त क्र. [टनन7-7675-2012] चा गोपवारा
बाजार मुल्य :1470000 मोबदला 1925000 भरलेले मुद्रांक शुल्क : 115500

पावती क्र : 7686 दिनांक: 02/11/2012
पावतीचे वर्णन
नांव: प्रविणकुमार मिश्रीमल रावल - -

दस्त हजर केल्याचा दिनांक : 02/11/2012 12:07 PM
निष्पादनाचा दिनांक : 31/10/2012
दस्त हजर करणा-याची सही :

OPINION

19250 : नोंदणी फी
500 नक्कल (अ. 11(1)). पृष्ठाकनाची नक्कल
(अ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

19750: एकूण

दु. निबंधकाची सही. सह दु.नि.ठाणे 7

दस्ताचा प्रकार : (25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 02/11/2012 12:07 PM
शिवका क्र. 2 ची वेळ : (फी) 02/11/2012 12:13 PM
शिवका क्र. 3 ची वेळ : (कबुली) 02/11/2012 12:14 PM
शिवका क्र. 4 ची वेळ : (ओळख) 02/11/2012 12:14 PM

दस्त नोंद केल्याचा दिनांक : 02/11/2012 12:14 PM

ओळख :

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

1) रेवाशंकर एम. व्यास - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: बॉम्बे मार्केट

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: भाईदर प

तालुका: -

पिन: -

2) कांताप्रसाद जे. यादव - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: दिग्विजय अपार्ट

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: भाईदर पू

तालुका: -

पिन: -



कांता यादव

दु. निबंधकाची सही
सह दु.नि.ठाणे 7



पुस्तक क्रमांक 94
16164/92 क्रमांकावर नोंद

प्रमाणित करणेत येते की 24/12/12
या दस्तामये एकूण 24 पाने आहेत

सह. दुय्यम निबंधक ठाणे-७

सह. दुय्यम निबंधक ठाणे क्र. ७
तारीख 02 गा. 99. राम 2012

R E C E I P T

RECEIVED from the within named the party of the **SECOND PART** the within mentioned Full & Final amount of Rs. 15,50,000/- (Rupees Fifteen Lacs Fifty Thousand Only) by D.D / P.O against Shop No. 01, Ground Floor, A - Wing/Hldg, Digvijay Chs Ltd, Near Saraswati School, Cabin Road, Bhayander (East), Taluka & Dist. Thane. 401 105 on the amount payable by the party of the **SECOND PART** to me in the terms of clause No. 3 of this Agreement as under:

<u>CH. / NO.</u>	<u>DATE</u>	<u>AMOUNT</u>	<u>BANK/BR.</u>
287753	13-1-13	50,000	ICICI Bank Bhy.
001152	14-1-13	1500000	Janseva Bank

.....
15,50,000/-
.....

Cheque/s are subject to realization,

I / WE SAY RECEIVED;



Rekond



**MRS. SAVITRIDEVI RAMBAHADUR MAURYA
MR. RAJKUMAR RAMBAHADUR MAURYA
TRANSIGNORS**

WITNESS:

- 1) *R. P. Mawle*
- 2)

LETTER OF POSSESSION

We, **MRS. SAVITRIDEVI RAMBAHADUR MAURYA** & **MR. RAJKUMAR RAMBAHADUR MAURYA**, do hereby **CONFIRM, ADMIT AND ACKNOWLEDGE** that we have received the **FULL & FINAL SALE CONSIDERATION** as per Agreement and do hereby handover to the Transferees **MR. PRAVINKUMAR MISHRIMAL RAWAL & MRS. SEEMA PRAVINKUMAR RAWAL**, residing quiet, vacant and peaceful physical possession today of Shop No. 01, on the Ground Floor, A Wing/Bldg, society Known as "**DIGVIJAY**" **CO-OPERATIVE HOUSING SOCIETY LTD**, Near Saraswati School, Cabin Pond, Bhayander (East), Taluka & Dist. Thane, subject to realisation of the **FULL & FINAL** of the agreed sale Consideration given in Para 3 of the Agreement dated _____ 2012.

DATED THE _____ DAY OF _____ 2012.

**TAKEOVER QUIET
VACANT & PEACEFUL
PHYSICAL POSSESSION.**

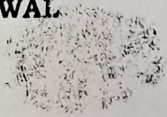
**HANDOVER QUIET
VACANT & PEACEFUL
PHYSICAL POSSESSION.**

Pravinkumar

MR. PRAVINKUMAR MISHRIMAL RAWAL,

Seema.

MRS. SEEMA PRAVINKUMAR RAWAL



MRS. SAVITRIDEVI RAMBAHADUR MAURYA

Rajkumar

MR. RAJKUMAR RAMBAHADUR MAURYA

TO WHOM SOEVER IT MAY CONCERN

This is to certify that **MRS. SAVITRIDEVI RAMBAHADUR MAURYA & MR. RAJKUMAR RAMBAHADUR MAURYA** are the bonfide member of the society. The Transferors and the Transferees have applied for society in connection with the transfer of Shop No. 01, on Ground Floor, A - Wing/Bldg, of our Building under Rule 24 of Maharashtra Housing Society Rule 1961 and the Transferees is being indicated or admitted as a member of the society.

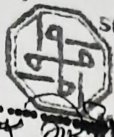
The Society has **NO OBJECTION** to the selling of their said Shop to **MR. PRAVINKUMAR MISHRIMAL RAWAL & MRS. SEEMA PRAVINKUMAR RAWAL**, Subject to their completing all the relevant formalities of Societies Act 1960 and Rule 1961 as applicable.

FOR "DIGVIJAY" CO-OP. HSG. SOC. LTD.

SECRETARY / CHAIRMAN.

Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whome Transferred	Sr. No: in the Share Registered at which the transfer of shares held by the transferor are registered	Sr. No. in the share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	Chairman	Hon. Secretary		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary	YADU	Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



SUB-REGISTRAR
THANE - 4

भारत

41190
141095 APR 13 2004
R.0040300
INDIA
STAMP DUTY MAHARASHITRA

1) प्लान नं. 92
2) प्लान नं. 223
3) प्लान नं. 92 दिनांक 23/1/04

MAH-CCRA/0076

श्री पर अधिकार

ARTICLES OF AGREEMENT

13th APRIL day of 2004

Between
Shree JAY BHAVANI CONSTRUCTION CO. a partnership firm Registered under
Indian Partner ship Act. 1932 and carrying on business at Near Satya Narayan
Mandir, Cabin Rd., Bhayandar (E), Dist. Thana hereinafter called 'the Vendors'
(which expression shall include the partners or persons for the time being of the
said firm and their respective heirs, executors administrators and assigns) of the

ONE PART And SMT. SAVITRIDEVI. RAMBAHADUR. MAURYA
& MR. RAJKUMAR. RAMBAHADUR. MAURYA (SON)

A/305, OSTWAL A.P.T, NEAR CONGRESS OFFICE, B.P ROAD,
BHAYANDAR (EAST), DIST-THANE - 401105 hereinafter called
"the Purchasers" (Which expression shall mean and include them and the

survivor or survivors of them, the heirs, executors and administrators, or the
last survivor, their, his or her assigns) of the OTHER PART.

WHEREAS :

1. By an Agreement for Sale dated 25/11/2003 the Vendors
plot of land of freehold tenure subject to payment of usual N A. assessment to
Government and situated at village Bhayandar bearing Survey No. 124/4PT
Hissa No. _____ Plot No. _____ containing by admeasuring _____
_____ Square Yards or thereabout within the registration sub-district of
Thana District.

2. The Vendors propose to sell Flats/Room/shops in the building on
ownership basis.

3. Purchasers have agreed to acquire Flats/Room/Shops No. 01/A'BL
on the GROUND floor of the said building. consisting of 220 S.B.
Room/Rooms and a kitchen on the terms and conditions hereinafter appearing.

Proper Officer,
Sub-Registrar, Thane-4;

Handwritten signature

Rajkumar.

MAH-CCRA/0076
INDIA
STAMP DUTY MAHARASHITRA
26786
26786
26786

NOW [THESE PRESENT WITNESS AND IT IS HEREBY AGREED by and between the Parties hereto as follows :

1. The Party of the First Part are constructing the said building on the said plots in accordance with the plans and specifications which have been kept at the building site for inspection and which the Party of the Second Part has seen and approved and also agreed that the Party of the First Part may make such variations and modifications therein as may be required to be done by the Government, the Nagar Parishad or any other local authority

2. The Party of the Second Part has prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Party of the First Part to the said Plot. The Party of the Second Part Shall not be entitled further to investigate the title of the Party of the First Part and on requisition or objection shall be raised on any matter relating thereto.

3. The Party of the Second Part hereby agrees to acquire. Flat/Room/Shop No. 01 on the GROUND floor of the said building Consisting of _____ Room/Rooms and kitchen as per the plan and specifications seen and approved by him. Rs. ONE LAC NINETY ONE THOUSAND ONLY. (Rs. 1,91,000/-) in the manner given below :

(a) By Payments of Rs. 31,000/- ^{25/11/03} on the execution of this Agreement. THIRTY ONE THOUSAND ONLY

(b) By making the following Part Payments towards the balance of the Purchase price which part payments shall be made in the manner and by installments specified bellow :

	DATE	
(i) Rs. <u>40,000/-</u>	<u>12/11/03</u>	By Cheque
(ii) Rs. <u>40,000/-</u>	<u>15/11/03</u>	By Cheque
(iii) Rs. <u>40,000/-</u>	<u>18/11/03</u>	By Cheque
(iv) Rs. <u>40,000/-</u>	<u>21/11/03</u>	By Cheque
(v) Rs. _____		against delivery of the possession of the premises.

4. The Party of the First Part agrees to hand over the possession of the said Flat/Room/Shop to the Party of the Second Part by the end of the month of _____ 19 _____ subject however to availability of cement, steel or other building materials and subject to any act of god such as earthquake, flood or any other natural calamity, act of enimity, war or any other cause beyond the control of the Party of the First Part.

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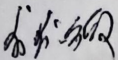
5. The Party of the Second Part shall have no claim save and except in respect of the Particular Flat/Room/Shop hereby agreed to be acquired i. e. all open spaces, Parking places, lobbies, staircases, lifts, terrace etc. will remain the property of the Party of the First Part until the whole property is transferred to the proposed Co-operative Housing Society or a Limited Company as herein after mentioned but subject to the right of the Party of the First Part as mentioned in Clause 3 herein.

6. The Party of the First Part Shall have a right until the execution of the Conveyance in favour of the proposed Society or Limited Company to make additions, raise moneys or put additional structures as may be permitted by Municipal and other competent authorities such additional, structures and storeys will be the sole property of the Party of the First Part who will be entitled to dispose it off in any way they choose and the Party of the Second Part hereby consents to the same.

7. Provided that the Party of the First Part does not in any way affect or prejudice the rights hereby granted in favour of the Party of the Second Part in respect of the Flat/Room/Shop agreed to be purchased by the Party of the Second Part, the Party of the First Part shall be at liberty to sell, assign or otherwise deal with dispose or their right, title and interest in the said land hereditaments and premises and the building constructed and herein after to be constructed thereon.

8. As soon as the building is notified by the Party of the First Part as complete each of the Flat/Room/Shop holders (including the party of the Second Part) shall pay the respective arrears of price payable by them within seven days of such notice, if any Flat/Room/Shop holders fails to pay the arrears as aforesaid, the Party of the First Part will be entitled to forfeit the amounts Previously paid by such defaulting Flat/Room/Shop holder who shall lose all rights in the Flat/Room/Shop agreed to be taken by him/her/them.

9. Under no circumstances possession of the Flat/Room/Shop shall be given by the Party of the First Part to the party of Second Part unless and until all payments required to be made under this Agreement by the Party of the Second part been made to the Party of the First Part.



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10. The Party of the First Part shall in respect of any amounts to be paid by the Party of the Second Part under the terms and conditions of this Agreement have a first lien and charge on the said Flat/Room/Shop agreed to be acquired by the Party of the Second Part.

11. The Party of the Second Part hereby agrees to contribute and pay his/her/their proportionate share towards the cost, expenses and outgoing in respect of the matters specified in the First Schedule hereto.

12. So long as each Flat/Room/Shop in the said building shall not be separately assessed for Nagar Parishad charges and water Tax, the Party of the Second Part shall pay a proportionate share of the G. P. Tax assessed on the whole building, such portion to be on the basis of each Flat RoomShop in the said building being of equal value. For such Payment of tax, the Party of the Second Part shall deposit Rs. 100/- with the Party of the First Part.

13. The Party of the Second Part hereby agrees that in the event of any amount by the way of premium to the Gram Panchayat or the State Government or betterment charges or development tax or any other tax or Payment of a similar nature becoming payable by the Party of the First Part the same shall be reimbursed by the party the of Second Part to the Party of the First part in proportion to the area of the Flat/Room/Shop agreed to be purchased by the party of the Second part and in determining such amount the decision of the party of the Frist part shall be conclusive and binding upon the party of Second part.

14. The party of the Second part shall maintain at his/her/their own cost the Flat / Room / Shop agreed to be acquired by him/her/them and shall abide by all bye-laws, rules and regulations of the Government, Gram Panchayat or any other authorities and local bodies and shall attend answer and be responsible for all notice, violation of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement and if at all the said allotted Premise/Premises are acquired by the Government.

15. The Party of the Second Part hereby agrees to pay all the amounts payable under the terms of this Agreement as and when become due and

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12/6/2011

payable, time in this respect being the essence of or its body under any provision, the Party of the First Part shall not be responsible for the same the contract. Further, the Party of the First Part is not bound to give any notice requiring such payment and failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due date.

16. The Party of the Second Part hereby agrees to deposit with the Party of the First Part a sum of Rs. 251-00 for Membership fee and subscription of shares and further undertakes to be a member of the Co-operative Housing Society or Limited Company to be formed in the manner hereinafter appearing and also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration, of the Society or Limited Company including the Bye-Laws of the proposed Society duly fill in, sign and return within ten day of the same being forwarded by the Party of the First Part to the Second Part. No objection shall be taken by the Party of the Second Part if changes or modification are made in the draft Bye-Laws as may be required by the Registrar of Co-operative Society or other competent Authority.

17. The Party of the Second Part shall be bound from time to time to sign all papers and documents and to do all other things as the Party of the First Part may require him/her/them to do from time to time for safeguarding the interest of the Party of the First Part and or other Purchasers of Flat/Room/Shop in the said building. Failure to comply with the provision of the clause will render this Agreement ipso facto void and the earnest money paid by the party of the Second Part shall stand forfeited to the Party of the First Part.

18. The Party of the Second Part hereby covenants to keep the Flat/Room/Shop walls, and partition wall drain pipes and appurtenances there te belonging in good tenatable repair and condition and in particular so is to support, Shelter and protect the parts of the building other than his/her/their Flat/Room/Shop.

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19. That the Party of the Second Part shall not let, sublet, sell, transfer convey mortgage charge or in any way encumber or deal with or dispose of the said Flat/Room/Shop nor assign, underlet or part with his/her/their interest under or the benefit of his Agreement or any party thereof till all his/her/their dues of whatsoever nature owing to the Party of the First Part are fully paid and only if the Party of the Second Part has not been guilty of breach of or non-compliance with any of the terms and conditions of this Agreement and until the Party of the Second Part obtains previous consent in writing of the Party of the First Part.

20. The Party of the Second Part shall permit the party of the First part of Society and their Surveyors or agents with or without workmen and others at all responsible time to enter into and upon the said Flat/Room/Shop or any part thereof to view and examine the state and condition thereof and to make good within three months of the given of such noticed, all defects decays and want of repair or which notice in writing shall be given by the Party of the First Part to the Party of the Second Part.

21. The Party of the Second Part shall not use the Flat/Room/Shop Permit the same to be used for any purpose whatsoever other than as private dwelling house, shopping premises, nor use the same in any manner for any purposes which may or is likely to cause nuisance or annoyance to occupiers of the other Flat/Room/Shop in the building or to the owner or occupiers of the neighbouring properties nor for any illegal or immoral purpose.

22. The Party of the Second part will not at any time demolish or cause to be demolish that Flat/Room/Shop agreed to be taken by him/her/them or any part thereof nor will be at any time make or cause to be make any additions or alteration of whatever nature to the said Flat/Room/Shop or any part thereof. The party of the Second Part shall not permit the closing of verandas or balconies or make any alterations in the elevation and outside colour scheme of Flat/Room/Shop to be acquired by him/her/them.

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23. The Party of the Second Part Shall not throw dirt, rubbish, rage or other refuse or permit the same to be thrown in his/her/their Flat/Room/Shop or in the compound or any portion of the building.

24. That the said building shall always be known as DIVIDYAY CO-OP. HSG. SOCI. and the name of the co-operative 'A' BLDG. Housing Society or Limited Company to be formed shall bear the Name CABIN ROAD, BHAYANDAR (E) and this name shall not be changed without the written permission of the Party of the First Part.

25. After the building is complete and ready fit for occupation and after the Society or Limited Company is incorporated and registered and after all the Flat/Room/Shop in the said building have been sold disposed off by the Party of the first part and after the Party of the First Part has received all dues payable to them under the terms of the Agreement with various Flat/Room/Shop holders, the Party of the First Part shall execute an Assignment in favour of the said Society or Limited Company.

26. In the event of the Society or Limited Company being formed and registered before the sale and disposal by the Party of the First Part of all the Flat/Room/Shop in the said building the powers and authority of the Society so formed or of the party of the Second part and other purchasers of the Flats/Rooms/Shops Shall be subject to the overall Authority and control of the party of the First Part over all or any of the matters concerning the said building construction and completion thereof and all amenities pertaining to the same and in particular the party of the First Part shall have absolute authority and control as regards the unsold Flat/Room/Shop and the disposal thereof.

27. Any delay or indulgency by the Party of the First Part enforcing the terms of this Agreement or any forbearance or giving of time to the Party of the Second Part shall not be constructed as a waiver on the part of the Party of the First Part of any breach or non-compliance of any of the terms and conditions of this Agreement by the party of the Second Part nor shall the same in any manner prejudice the rights of the party of the First Part.

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28. All letters, receipt and / or notices issued by the First Part despatched under certificate of posting to address known to them of the party of the Second Part will be sufficient proof for receipt of the same by the party of the Second Part.

29. If the party of the Second Part neglects, omits or fails for any reason whatsoever to pay to the party of the First Part any of the amounts due and payable by the party of the Second Part under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified or if the party of the Second Part shall in any other way fail to perform or observe any of the covenants and stipulations on his part herein contained or referred to the party of the First Part shall be entitled to re-enter upon and resume possession of the said Flat/Room/Shop and everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amounts already paid by the party of the Second Part to the party of the First Part shall stand absolutely forfeited to the party of the First Part and the party of the Second Part shall have no claim for refund or repayment of the said earnest money and/or the said other amounts paid by the party of the Second Part and the Party of the Second Part hereby agrees to forfeit all his/her/their right title and interest in the said Flat/Room/Shop and all amounts already paid and in such event the Party of the Second Part shall also be liable to immediate ejectment as trespasser. The right given by this clause to the Party of the First Part shall be without prejudice to any other rights remedies and claims whatsoever at law or under this Agreement available to the Party of the First Part against the Party of the second part.

30. All cost, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company as well as the cost of preparing engrossing stamping and registering all the Agreement, Conveyance Deed, Transfer Deed or any other document or documents required to be executed by the Party of the First Part to the Party of the Second part as well as the entire professional cost to the Attorneys of the Party of the First Part in preparing and approving all such documents shall be borne by the society or Limited Company or Proportionately by all the holders of Flat / Room / Shop and garages in the said building. The party of the First Part

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shall not contribute anything toward such expenses. The proportionate share of such costs, charges and expenses payable by the Party of the Second Part shall be paid by him/her/them immediately on demand.

31.

- (1) The expenses of maintaining, repairing redecorating etc. of the main structure and in particulars the roof, gutters and rain water pipe of the building, water pipes, gas pipes and electric wires in under or upon the building and enjoyed or used by the Party of the Second Part in common with the other occupiers of other Flat/Room/Shops and the main entrances, passages, landing and staircases of the building as enjoyed by the Party of the Second Part or used by him in common with other Flat/Room/Shops Holders and boundary walls of the building, compound terraces etc.
- (2) The cost of clearing and lighting, the passages, landings staircases and other parts of the building enjoyed or used by the Party of the Second Part in common with other Flat/Room/Shop holders.
- (3) The costs of decorating the exterior of the building.
- (4) The costs of salaries of Clerks, Bill Collectors, Chowkidar, Sweepers etc.
- (5) The costs of maintenance of lights and service charges.
- (6) Panchayat and other taxes, water charges, land revenue etc.
- (7) Insurance of the building.
- (8) Such other expenses as are necessary or incidental to the maintenance and upkeep of the Building.

32. This Agreement shall always be Subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable hereto.

33. The Party of the Second part shall pay a sum of Rs. 100/- as the cost, charges and expenses of the preparation of this Agreement in duplicate, and registering the same.

34. It is offisatorey for the purchasers to set this agreement Registered immediately on its execution as Registration of the same is compulsory and to inform the Vendors immediately, in that Respect failure of which, the purchasers Shall be held responsible for the consequences thereof.

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IN WITNESS WHEREOF the parties hereto have set their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of vacant land or ground situate lying and being at Village 124/4pt. in the Taluka - Thana, in the registration Sub District of Thana and Forming part of land described in the first Schedule herein above written and which piece or parcel of land being sub divided Plot No. _____ survey No. _____ H. No. _____ and admeasuring _____ sq. yards equivalent to _____ sq. meters, or thereabout and bounded as following :-

That is to say,

on or towards the North by _____

on or towards the South by _____

on or towards the East by _____

on or towards the West by _____

SPECIAL AMENITIES

1. BUILDING : The Building shall have R. C. C. frame structure.
2. DOORS & WINDOWS : Teakwood or ply panelled doors and Teakwood windows shall have W. I. Grills, Hinges of iron and aluminium Fittings.
3. MAIN DOOR : Main door teakwood Panelling or Ply Panelling or Flush door with Vinear from out side and French polished from inside with oil paint (a) Letter Slit (b) Aldrop (c) Peephole
4. BALCONIES : Balconies to be provided with R. C. C. Paldi or W. I. Grills as per design.
5. FLOORING : Marble Mosaic tiles in all rooms.
6. BATH ROOM : Tiles flooring with 2'-6" dado to be provided. Every bath shall have Towel Rod of 1'-6".
7. W Cs : Glazed tiles flooring with 1'-6" dado to be provided.
8. KITCHEN : Raised Kitchen Platform with Kadappa stone on top and 1'-0" glazed tile dado, glazed tile sink will be provided.
9. STAIR CASE : Staircase roof shall be of R. C. C. frame structure with brickwall and R. C. C. jali Tappa wooden hand rail shall be provided.
10. ELECTRICITY : Open wiring throughout the main in P. V. C. Cable will be provided. Each Flat shall have points as below -
 HALL : One fan point, one light point and one light plug.
 KITCHEN : One light point, in each bath and W. C.
 BALCONY & PASSAGE : One light point, one light point on each landing of the staircase and one light point on the main entrance of the building shall be provided.

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SIGNED SEALED AND DELIVERED
by the Withinnamed
Shree Jay Bhavani Const. Co.
by the hand of one of its
Partner in the presence of

For Shree Jay Bhavani
Construction Co.

MRS. SAVITRI DEVI RAMBAHADUR MAURYA
MR. RASKUMAR. RAMBAHADUR. MAURYA Partner/Proprietor

[Handwritten signature]

SIGNED SEALED AND DELIVERED

by the withinnamed :
MRS. SAVITRI DEVI RAMBAHADUR MAURYA
MR. RASKUMAR RAMBAHADUR MAURYA

Rajkumar.

in the presence of

Rajkumar.

MR. RAJENDRA PRASAD MAURYA

RECEIVED of and from the
withinnamed Party of the Second
Part the sum of Rs. 31,000/- 5/11/08
being the amount of earnest money
within mentioned to be paid to us.
(Rupees THIRTY ONE THOUSAND
ONLY -)

Witness :

WE SAY RECEIVED

1) MR. RAJENDRA PRASAD MAURYA

For Shree Jay Bhavani Const. Co.

2)

[Handwritten signature]
Partner/Proprietor