

LONAVLA SAHAKARI BANK
MARYADIT.K.K.APARTMENT
LONAVLA, TAL-MAVAL,
PUNE-410 401.
D-5/STP(V)/C.R.1062/01/
06/200-203



SPECIAL
ADHESIVE
महाराष्ट्र
SEP 11 2007

19:26

R.0083800/-PB5545

INDIA STAMP DUTY MAHARASHTRA

नाव -	Katwale Raju D.
पत्ता -	Mumbai
हस्ते -	Osha Salve
सही -	
पावती नं.	35

Bar LONAVLA SAHAKARI BANK MARYADIT

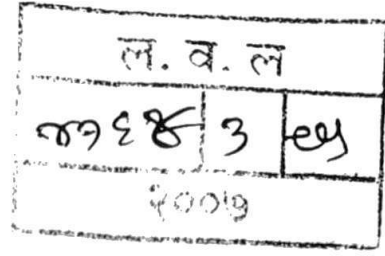
Authorised Signatory



ल. व. ल		
०७६४	२	६५
२००७		

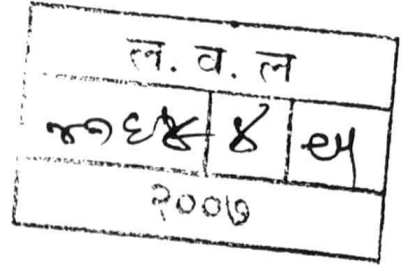
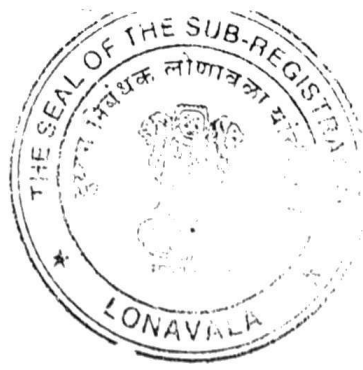
THIS INDENTURE OF SALE made at Lonavla this 13th day of September in the Year Two Thousand Seven.

BETWEEN 1) KUSUMBEN MAFATLAL SHAH, aged 77 yrs, (2) Mr. MUKUND MAFATLAL SHAH, aged 57 yrs, No.1 through her C.A. Mr. MUKUND MAFATLAL SHAH (3) Mr. PRAKASH KARSANLAL SHAH, aged 55 yrs, (4) Mr. RITESH PRAKASH SHAH, aged 27 yrs, (5) PRAMODINI BIPINCHANDRA SHAH, aged ____ yrs, (6) SURYAKANT POPATLAL SHAH, aged __ yrs (7) RAJESH SURYAKANT SHAH, aged 34 yrs, (8) RAHUL SURYAKANT SHAH, aged 32 yrs, No.5 to No.8 through their C.A. Mr. PRAKASH KARSANLAL SHAH (9) PRAMILA LALCHAND SHAH, aged ____ yrs, (10) SARLA CHANDRAKANT SHAH, aged ____ yrs, (11) USHA VIJAYKUMAR SHAH, aged ____ yrs, (12) PRAMILA CHANDRAKANT SHAH, aged ____ yrs, (13) Mr. NITIN CHANDRAKANT SHAH, aged 50 yrs, (14) Mrs. ANURADHA PARAG GUJAR, aged 45 yrs, (15) Mrs. SANGEETA AJAY VORA, aged 43 yrs, (16) Mrs. ANITA PARESH SHAH, aged 42 yrs, (17) Dr. SEEMA SANJAY DAFTARY, aged 37 yrs, No.9 to No.12, No.14 to No.17 through their Constituted Attorney Mr. NITIN CHANDRAKANT SHAH



(18) Mr. NIKHIL CHANDRAKANT SHAH, aged 39 yrs, through his Constituted Attorney Mr. VIKRAM SURYAKANT SHAH (19) SUHASINI SURYAKANT SHAH, aged 67 yrs, (20) Mr. ASHISH SURYAKANT SHAH, aged 44 yrs, (21) Mr. VIKRAM SURYAKANT SHAH, aged 31 yrs, (22) Mrs. ANJALI AJAY GUJAR, aged 43 yrs, (23) Mrs. SUNITA VIKRAM SHAH, aged 42 yrs, No.19, 22 & 23 through their Constituted Attorney Mr. VIKRAM SURYAKANT SHAH, all residing at 50, 'F' Ward, New Bazaar, Lonavala—410 401, Taluka Maval District Pune, Indian Inhabitants, hereinafter referred to as the " VENDORS " (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors and administrators) of the One Part AND Mr. RAJU DEEPAKLAL KATWALA, aged 49 yrs, residing at A/33, Vishnubaugh, 137, S.V.Road, Andheri (W), Mumbai—400 058, Indian Inhabitant, hereinafter referred to as the " PURCHASER " (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the Other Part ;

WHEREAS by Conveyance dt.19th August 1960 registered under Serial No.612/60 at the office of Sub-Registrar of Maval made between Shri.Anant Alias Vasant Narayan Ghamande therein called the Vendor of the First Part and Smt.Gangabai, Wife of Laxman Bhonde and Smt.Satyabhamabai, Wife of Narayan Ghamande therein called the Confirming Party of the Second Part and Chandrakant Himatlal Shah, One



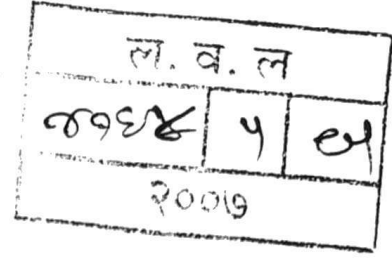
of the Vendors therein called the Purchaser of the Third Part, the Vendor therein for the consideration mentioned therein sold, transferred and conveyed unto the Purchaser therein all that piece and parcel of land or ground admeasuring bearing R. S. No.43 area admeasuring A.15=37 Gunthas and assessed at Rs.12=50 Ps. situate at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval, District Pune and more particularly described in the First Para of the said Conveyance and in the First Schedule hereunder written (for brevity's sake hereinafter referred to as the ' said land ');

AND WHEREAS even though the said land was purchased in the name of Shri.Chandrakant Himatlal Shah alone, the same was purchased out of the Funds belonging to joint Family ;

AND WHEREAS the Vendors are the members of the Joint and undivided Family ;

AND WHEREAS the said Shri.Chandrakant Himatlal Shah & Others Sub-divided the said land into Sub-Plots and obtained the sanction for said Sub-Division from Lonavala Municipal Council under its Order No.ENG / LYT / BP /213 / 82-83 dt.12th September 1985 for Industrial user ;

AND WHEREAS the necessary Non-Agricultural permission has been obtained from the Collector, Pune District under Order No.NA /SR / PRA /121 III dt.19th December 1985 ;



AND WHEREAS the said Shri.Chandrakant Himatlal Shah & Others as per the sanction of the Collector and N.A. Permission had Sub-divided the land into Plots by demarcating them on site and constructed the Roads and informed the Tehsildar of the same by letter dt.13th January 1986 ;

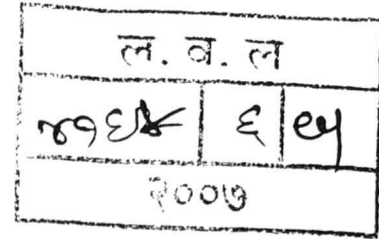
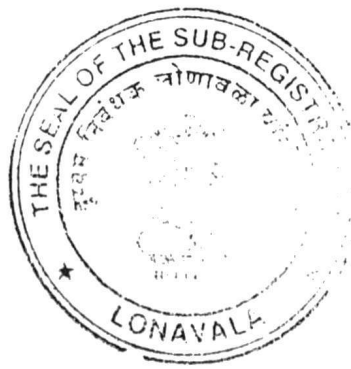
AND WHEREAS by Release Deed dt.01-04-1997 registered under Serial No.1746 / 1997 at the Office of Sub- Registrar Maval Taluka District Pune, Vasumati Rasiklal Shah has released all her right, title, interest and share in favour of Mafatlal Deochand Shah & Others ;

AND WHEREAS Mafatlal Deochand Shah died on or about 19-11-1998 leaving behind him his legal heirs his Wife Kusumben Mafatlal Shah and Mukund Mafatlal Shah entitled to his share ;

AND WHEREAS Lilabai Himatlal Shah died on or about _____ leaving behind him her legal heirs her Two Sons Chandrakant Himatlal Shah & Suryakant Shah and three married daughters namely Pramila Lalchand Shah, Sarla Chandrakant Shah, Usha Vijaykumar Shah entitled to her share ;

AND WHEREAS Chandanbai Karsanlal Shah died on or about _____ leaving behind him her legal heirs his son Prakash Karsanlal Shah, and two married daughters namely Pramodini Bipinchandra Shah and Mangala Suryakant Shah entitled to her share ;

AND WHEREAS Mangala Suryakant Shah died on about _____ leaving behind him her legal heirs her Husband Suryakant Popatlal Shah and two Sons namely Rajesh Suryakant Shah & Rahul Suryakant Shah entitled to her Share ;

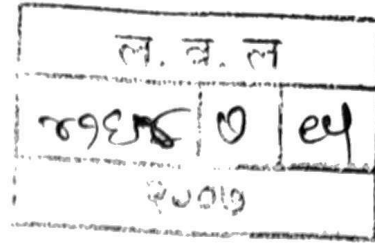


AND WHEREAS Suryakant Himatlal Shah died on 26-08-2003 leaving behind him his legal heirs his Wife Suhasini Suryakant Shah, his Two Sons Ashish Suryakant Shah & Vikram Suryakant Shah And Two Married Daughters Namely Mrs. Anjali Ajay Gujar, Mrs. Sunita Vikram Shah entitled to his share ;

AND WHEREAS Chandrakant Himatlal Shah died on 20-06-2004 leaving behind him his legal heirs his Wife Pramila Chandrakant Shah, his Two Sons . Nitin Chandrakant Shah & Nikhil Chandrakant Shah And Four Married Daughters Namely Mrs. Anuradha Parag Gujar, Mrs. Sangeeta Ajay Vora, Mrs. Anita Paresh Shah & Dr. Seema Sanjay Daftary entitled To his Share ;

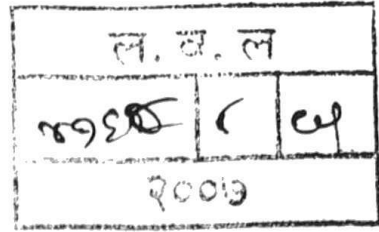
AND WHEREAS the Vendors are well seized and possessed of and sufficiently entitled to all that piece and parcel of Non-Agricultural land or ground situate at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune bearing Plot No.34 admeasuring 1060 Sq.meters out of the sanctioned lay-out of R. S. No.43 and more particularly described in the Schedule hereunder written (for brevity's sake herein after referred to as the 'said Plot ') ;

AND WHEREAS the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor the said Plot at or for the lumpsum price of Rs.7,00,001/- (Rupees Seven Lacs and One only) free from encumbrances ;

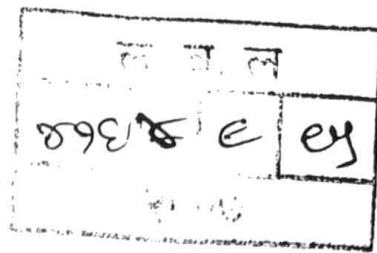


AND WHEREAS the Purchaser has requested to the Vendor to execute conveyance in his favour which the Vendor has agreed to do in the manner herein appearing ;

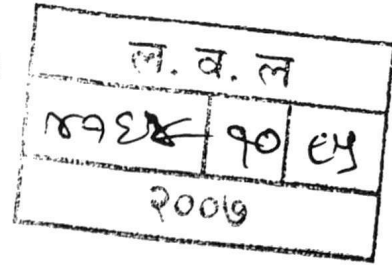
NOW THIS INDENTURE WITNESSTH that in pursuance of the said Agreement and in consideration of the sum of Rs.7,00,001/- (Rupees Seven Lacs and One only) paid by the Purchaser to the Vendors on or before execution of these presents being the full consideration money (the payment and receipt whereof the Vendors DO hereby and each of them DOTH hereby admit and acknowledge and of and from the same and every part thereof DOTH hereby acquit, release and discharge the Purchaser forever) HE the Vendor DOTH hereby GRANT, CONVEY, SELL, TRANSFER, RELEASE ASSIGN AND ASSURE unto the Purchaser absolutely and forever ALL that piece and parcel of Non-Agricultural land or ground Plot being bearing Plot No.34 admeasuring 1060 Sq.meters out of the sanctioned lay-out of R. S. No.43 situate at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune and more particularly described in the schedule hereunder written TOGETHERWITH the areas, paths, ways, trees, fences, hedges, compounds, ditches, passages, wells, waters, water-courses, plants, lights, liberties, easements, profits, advantages, privileges, rights, members and appurtenance whatsoever to the said Plot or any part thereof belonging or in anywise appurtenant to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto AND TOGETHERWITH the benefit of



covenant for production of title deeds contained in the Original Conveyance AND ALSO TOGETHERWITH the benefit of commencement certificate issued by Lonavala Municipal Council under Order No. ENG / LYT/ BP / 213 / 82-83 dt.12-09-1985 AND ALSO TOGETHERWITH the full and free right and liberty and benefit in common of the use of the roads and Open Space shown in the lay-out for all purpose, types with or without carts, carriages, motors laden or unladen at all times either by day or by night by the Purchaser and by his agents, servants, inmates and all persons seeking access to the said Plot AND TOGETHERWITH all copies of deeds, documents, writing, vouchers and other evidences of title relating to the said Plot or any part thereof in possession of the Vendors AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendor into out of or upon the said Plot or any part thereof free from encumbrances TO HAVE AND TO HOLD all and singular the said Plot hereby granted, released, conveyed, sold, transferred or intended and assured or expressed so to be with their rights and every part of their rights, members and appurtenances UNTO AND TO THE USE AND BENEFIT of the Purchaser forever SUBJECT HOWEVER to the payment of rents, rates, taxes, assessments, dues and duties now chargeable upon the same or which may hereafter become payable to the Government of Maharashtra or to the Lonavala Municipal Council or to any other Public authority empowered to levy such charges, rates, taxes or assessments in respect thereof AND SUBJECT to the bearing proportionate development charges AND SUBJECT to the conditions contained in Order of the Collector bearing No.



NA / SR / PRA / 121 III dt. 19th December 1985 AND the Vendors DO hereby and each of them DO hereby for themselves their heirs, executors, administrators covenant with the Purchaser THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by them the Vendors or by any of them or by any person or persons lawfully or equitably claiming, by, from, through under or in trust for them done committed or omitted or knowingly suffered to the contrary THEY the Vendors now have in themselves good, right, full power and absolute authority to grant, convey, sell, release, transfer and assure the said Plot hereby granted, conveyed, released, sold, transferred and assured or intended so to be UNTO AND TO THE use of the Purchaser in the manner herein appearing AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy, possess and enjoy the said Plot hereby granted with their appurtenances and receive the rents, rates, issues and profits thereof and every part thereof for his use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors their heirs or any of them from or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND THAT free and clear, freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed, occasioned or suffered by the Vendors or by any person or persons lawfully

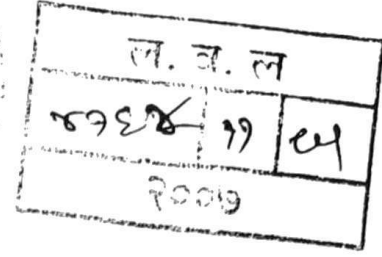
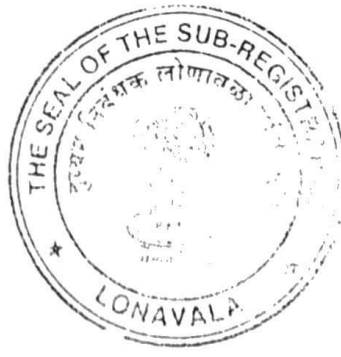


or equitably claiming or to claim by, from, under or in trust for them AND FURHTER THAT THEY the Vendors and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity of the said Plot hereby granted or any part thereof by from under or in trust for them the Vendors or any of them shall and will from time to time and at all times hereby at the requests and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for the better further and more perfectly and absolutely assuring the said Plot and every part thereof hereby granted unto and to the use and benefit of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, his heirs, executors, administrators or assigns or his Counsel in law.

IN WITNESS WHEREOF the Vendor and the Purchaser hereto have set and subscribed their respective hands and seals the day and year first herein above mentioned.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parcels of land situate lying and being at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune being Revision Survey No.43 admeasuring H.6=44 Ares assessed at Rs.12=50 Ps. and bounded as follows : that is to say -



On or towards the East by : Nala & Boundary of Village Dongargaon

On or towards the South by : R.S.No.44 & 46

On or towards the West by : R.S.No.41

On or towards the North by : R.S.No.39

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land or ground situate at village Nangargaon within the limits of LonaVala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune admeasuring 1060 Sq. Meters bearing Plot No.34 out of the sanctioned lay-out of R.S.No.43 and bounded as follows : that is to say -

On or towards the East by :

On or towards the South by :

On or towards the West by :

On or towards the North by :

SIGNED SEALED & DELIVERED by)

the withinnamed VENDORS)

1) KUSUMBEN MAFATLAL SHAH)

(2) Mr. MUKUND MAFATLAL SHAH)

No.1 through her C.A.)

Mr. MUKUND MAFATLAL SHAH)

(3) Mr. PRAKASH KARSANLAL SHAH)

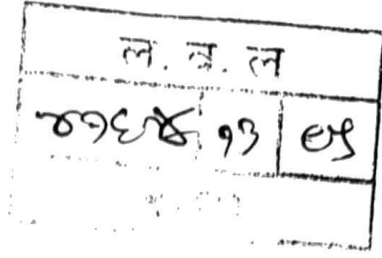
(4) Mr. RITESH PRAKASH SHAH)

[For self & C.A. for
Kusumben Mafatlal Shah]



ल. व. ल		
०९९४	१२	०५
१९९९		

- (5) PRAMODINI BIPINCHANDRA SHAH)
(6) SURYAKANT POPATLAL SHAH)
(7) RAJESH SURYAKANT SHAH)
(8) RAHUL SURYAKANT SHAH)
No.5 to No.8 through their C.A.)
Mr. PRAKASH KARSANLAL SHAH)
(9) PRAMILA LALCHAND SHAH)
(10) SARLA CHANDRAKANT SHAH)
(11) USHA VIJAYKUMAR SHAH)
(12) PRAMILA CHANDRAKANT SHAH)
(13) Mr. NITIN CHANDRAKANT SHAH)
(14) Mrs. ANURADHA PARAG GUJAR)
(15) Mrs. SANGEETA AJAY VORA)
(16) Mrs. ANITA PARESH SHAH)
(17) Dr. SEEMA SANJAY DAFTARY)
No.9 to No.12, No.14 to No.17)
through their Constituted Attorney)
Mr. NITIN CHANDRAKANT SHAH)
(14) Mr. NIKHIL CHANDRAKANT SHAH)
Through his Constituted Attorney)
Mr. VIKRAM SURYAKANT SHAH)
(19) SUHASINI SURYAKANT SHAH)
(20) Mr. ASHISH SURYAKANT SHAH)
- Shah*
- For self & C.A. for
Pramodini Bipinchandra Shah
Suryakant Popatlal Shah
Rahul Suryakant Shah & Rajesh
Suryakant Shah
- Shah*
- For self & C. A. for
Pramilal Lalchand Shah
Sarla Chandrakant Shah
Usha Vijaykumar Shah
Anuradha Parag Gujar
Sangeeta Ajay Gujar
Anita Pareesh Vora
Seema Sanjay Daftary
Pramilal Chandrakant Shah
- AS*



(21) Mr. VIKRAM SURYAKANT SHAH)

(22) Mrs. ANJALI AJAY GUJAR)

(23) Mrs. SUNITA VIKRAM SHAH)

No.19, 22 & 23 through their)

Constituted Attorney)

Mr. VIKRAM SURYAKANT SHAH)

in the presence of ...)

Vikram Shah

(For self & C. A. for
Nitin Chandrakant Shah
Suhasini Suryakant Shah
Anjali Ajay Gujar
Sunita Vikram Shah

1) *Hajir*
Abhay M. Palnitkar
Sahyadri Nagar, Hudco colony,
Lonavala.

2) *Deer* ..

SIGNED SEALED & DELIVERED by)

the withinnamed PURCHASER)

RAJU DEEPAKLAL KATWALA)

Pan No. AACP K 3479P)

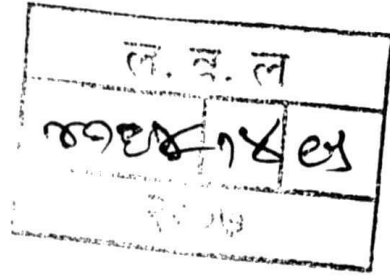
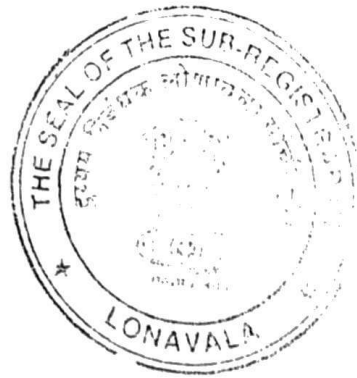
in the presence of ...)

R. J. Katwala

1) *Hajir*

2) *Deer* ..

[Usha K. Solve]
(Bhangarwad: Lonavala)



RECEIVED the day and year first)

Hereinabove mentioned of and from the)

same within named Purchaser a sum of) Rs.7,00,001/-

Rs.7,00,001/- (Rupees Seven Lacs and)

One only) being the full consideration)

money to be by him to us by cheque No. 031670
dt. 06/09/2007 drawn on Bank of India, Mumbai

WITNESS

1)

2)

WE SAY RECEIVED

1)
[For self & C.A. for No. 1]

2)
[For self & C.A. for No 5 to No. 8]

3)

4)
[For self & C.A. for No. 9 to No. 12
& No. 14 to No. 17]

5)

6)
[For self & C.A. for 18, 19, 22, 23]

गा. न. क्र. ७, ७ अ व १२.

शिवका

गाव जांभळगाव लाहोला - मावड

सर्वे नं. मट क्रमांक	हि. क्र.	धारणा प्रकार	गा. नं. क्र. ७	खाते क्र.
४३	३४	खेती	मालकाचे नाव महाराज मजगाव पंढरपूर एकूण जतिंद्र नथुबाळ कपडाकार ६६६६ निताप्रण शिबळ काचनेकर ६६६६ हरामण हरामण वापकार ६६६६ जतिंद्र जतिंद्र पंढरपूर एकूण दशरथ मारुत पंढरपूर ६६६६ जतिंद्र मारुत पंढरपूर ६६६६ जतिंद्र कुळाजी पंढरपूर ६६६६ हरामण शिबळ कपडाकार ६६६६ जतिंद्र शिबळ कपडाकार ६६६६ महाराज मजगाव पंढरपूर ६६६६ महाराज मजगाव पंढरपूर ६६६६	कुळाचे नाव खंड इतर अधिकार अकृषिक अकृषिक (५०९९५१) खेती ९८९९
भू.मा. क्रमांकाचे स्थानिक नाव				
लागवड योग्य क्षेत्र	हेक्टर	आर		
जिरायत	१०६०	००		
बागाईत				
भात शेती				
एकूण	१०६०	००		
पो.ख.				
वर्ग (अ)				
वर्ग (ब)				
एकूण	१०६०	००		
आकार	रुपये	पैसे		
जुडी अथवा विशेष	०	३९		
आकार पाण्याबाबत				
एकूण	०	३९		

THE SUB-DIVISIONAL OFFICE
LONAVALA
१९९५
११ ९५

LONAVALA

२००७



दुय्यम निबंधक: लोणावळा

दस्तक्रमांक व वर्ष: 4164/2007

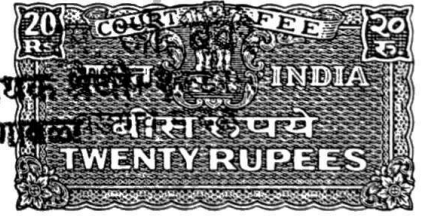
Thursday, September 13, 2007

4:24:51 PM

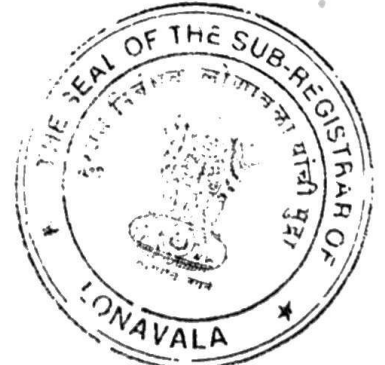
सूची क्र. दोन INDEX NO. II

गावाचे नाव : नांगरगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहरतातरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 700,001.00
बा.भा. रु. 1,395,560.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र. 43 वर्णन गाव मोजे नांगरगाव येथील सर्वे नं. 43 चे मजूर वेभ्राजत एवढे प्रमाण 34 क्षेत्र 1060 चौ मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) मुकुंद भगतलाल शहा हे स्वतःकरीता व कुरुमबेन भगतलाल शहा तर्फे कु.मु.म्हणून - ; घर/फ्लॅट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेठ/वसाहत - ; शहर/गाव - ; लोणावळा; तालुका: मावळ; पिन: - ; पॅन नम्बर: -
(2) प्रकाश करसनलाल शहा हे स्वतःकरीता व प्रमोदिनी बिपीनचंद्र शहा,सुर्यकांत पोपटलाल शहा,राजेश सुर्यकांत शहा,राहुल सुर्यकांत शहा यांचे तर्फे कु.मु.म्हणून - ; घर/फ्लॅट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेठ/वसाहत - ; शहर/गाव: सदर; तालुका: पिन: - ; पॅन नम्बर: -
(3) रितेश प्रकाश शहा - ; घर/फ्लॅट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेठ/वसाहत - ; शहर/गाव: सदर; तालुका: - ; पिन: - ; पॅन नम्बर -
(4) नितीन चंद्रकांत शहा हे स्वतःकरीता व प्रमिला लालचंद्र शहा,सरला चंद्रकांत शहा,उषा विजयकुमार शहा,प्रमिला चंद्रकांत शहा,अनुराधा पराग गुजर,संगिता अजय वोर, अनिता परश शहा,डॉ सिमा सजय दफ्तरी - ; घर/फ्लॅट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं. - ; पेठ/वसाहत: - ; शहर/गाव: सदर; तालुका: - ; पिन: - ; पॅन नम्बर -
(5) आशिष सुर्यकांत शहा - ; घर/फ्लॅट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेठ/वसाहत - ; शहर/गाव: सदर; तालुका: - ; पिन: - ; पॅन नम्बर -
(6) विक्रम सुर्यकांत शहा हे स्वतःकरीता व सुहासिनी सुर्यकांत शहा अजय गुजर सुनीता विक्रम शहा व निखील चंद्रकांत शहा तर्फे कु.मु.म्हणून - ; घर/फ्लॅट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेठ/वसाहत - ; शहर/गाव: सदर; तालुका: - ; पिन: - ; पॅन नम्बर: -
(1) राजू दिपकलाल काटवाला; घर/फ्लॅट नं: ए/33; गल्ली/रस्ता: 137 एस व्ही रोड; ईमारतीचे नाव: विष्णुबाग; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: अवेरी प मुंबई; तालुका - ; पिन: 58; पॅन नम्बर: AACPK3479P.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 13/09/2007
- (8) नोंदणीचा 13/09/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 4164 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 3733.60
- (11) बाजारभावाप्रमाणे नोंदणी रु. 13960.00
- (12) शेरा



Amrikumar
दुय्यम निबंधक. श्रणीतः
लोणावळा:



From,
CHIEF OFFICER,
Lonavla Municipal Council

FORM No. 2
(Rule No. 5)

197

Commencement Certificate

Subject: Proposed construction of factory shed on plot bearing
No. 34 of S.No. 43 of village Nagargaan Lonavla Tal.
Naval Dist Pune .

Lonavla For Shri/Smt C. H. Shah

Referencd : Application / Letter dated 26-12-88 198
from Shri C. H. Shah

Sir,
COMMENCEMENT CERTIFICATE under section 45 of the
Maharashtra Regional Town Planning Act 196 is hereby granted to

Shri C. H. Shah
of factory shed on plot bearing No. 34 of S.No. 43
of village Nagargaan Lonavla .

Lonavla as per the accompanying plan as amended by
this office in _____ & on the following conditions :-

(P. T. O.)

1 That the commencement certificate shall remain valid for period first year from the date of its issue.

2. that the applicant owner should intimate the commencement of the construction works this office in writin.

3. that the construction work should be done strictly as per the sanctioned plan & as amended by this office in.

4. that the applicant owner should give advance intimation to the collector of Poona (Revenue Branch) before commencing Non-Agriculture use of land.

5. that the applicant owner should be inform this office after the completion certicat before the built up structures are brought into use.

6. If it is noted that the information Plan/other details supplied by the applicant is false or wrong the commencement certificate shall stand cancelled & applicant will be liable for action under such consequences as mentioned in relevant provisions of Chapter Iv of the Maharashtra Regional Town Planning Act 1966.

7. the undersign reserve the right to revoke or modify the permission granted

8. that the Municipality is not responsible for any Government, Teehnica. or Private dispute are arises.

9. this Municipal Guneil will not supply water for construction or drinleing punuse.

10. that the applicant should submit details of

toilet block before commencing of the work &
get it approval from this office.

To,
 Shri/Smt. C. H. Shah

41 F ward Lonavla .

[Signature]
 Chief Officer,
 Lonavla Municipal Council

Copy F. W. to :- 1 The Collector of Poona (R B)
 2 City Survey Officer, Lonavla (With plan).
 3 The Engineer, L. M. C. for informatioo

LONAVLA MUNICIPAL COUNCIL
OCCUPANCY CERTIFICATE



From: - Chief Officer
Lonavla Municipal Council

No: ENG / BP /213/1982-83/2098
Date:-08 /02/2016

To,
Mr. Raju Deepaklal Katwala,
C/o. Ganesh Associates- Ganesh Dattaram Gurav
Bhangarwadi, Lonavla.Tal. Maval,Dist- Pune – 410401.

Sub: -Occupation Certificate for Industrial Factory Building constructed on
Plot No.34,land Bearing R.S. No.43,Nangargaon, Lonavla,Tal- Maval,
Dist- Pune

Ref: - 1) ENG/BP/213/1982-83/34 dated 14/02/1989
2) Strudcom Consultants Pvt. Ltd., J.V.Inamdar, Structural Engineer, Pune
Structural Stability Certificate's No.8239/COMP/2015/RI dated 04/09/2015.
3) your application for occupation certificate dated 29/01/2016

With reference to your above application I am pleased to grant you a Occupation
Certificate for Industrial Factory Building constructed on Plot No.34,land Bearing R.S.
No.43,Nangargaon, Lonavla,Tal- Maval,Dist- Pune

For which building permission was granted vide this letter No. ENG/BP/213/
1982-83/34 dated 14/02/1989. This occupation certificate is granted on the following
conditions.

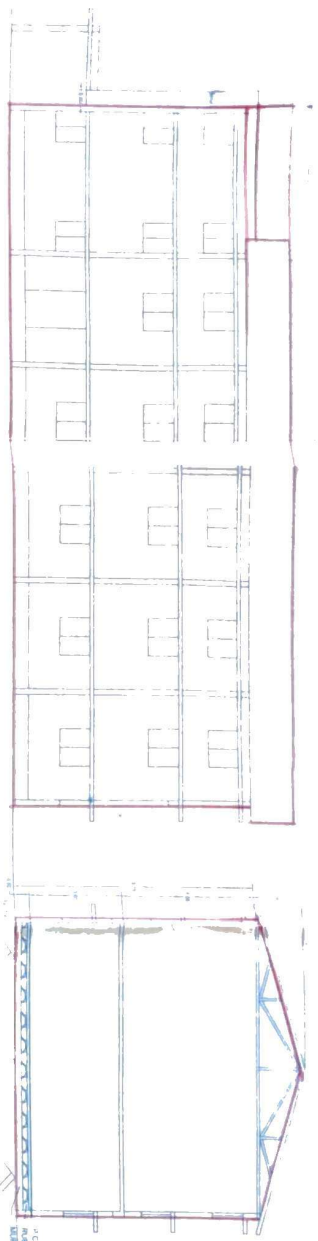
1. All Portion of the Industrial Factory Buildings shall be used for the specific purpose as shown on The sanction / Record Plans.
2. If it is noted that the information, Record Plans and other details supplied by the Owner/Architect/Engineer is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provisions of M.R.T.P.Act 1966 & M.M. Act 1965 and the undersigned reserved the right to revoke or modify the occupation certificate granted.
3. If any Calculation mistake will be responsibility of Architect./ Owner/Engineer.
4. Owner / Developer should comply all required conditions before actual occupation as per any other laws.
5. Stilt area should be used for parking only.

Now this office want's to assess your above said construction of above building.
I have therefore request you to supply this office the following information within 8
days from receipt of this letter, failing of which the letting value will be decided by the
officer according to Municipal Estimation.

Where the house is meant to rented, if so that the rental expected exclusive of
furniture and electricity.

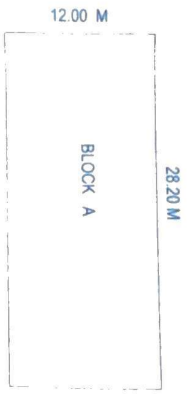

Chief Officer
Lonavla Municipal Council

Encl-Record Plan
C.C. To :
Tax Inspector, L.M.C.



SIDE ELEVATION

SECTION AT-AA

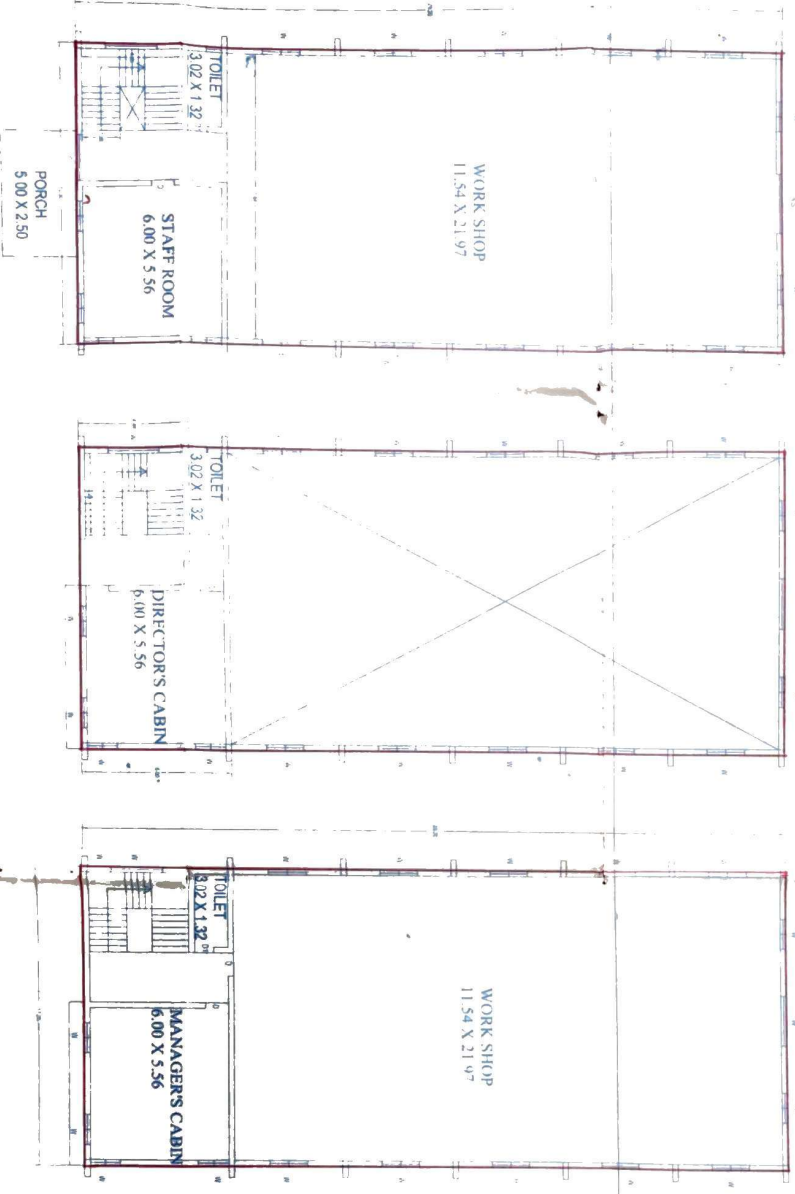


BLOCK PLAN

AREA CALCULATION FOR BLOCK A = 28.20 X 12.00 = 338.40 SQ M

AREA CALCULATION FOR MEZZANIN FLOOR
BLOCK B = 6.00 X 12.00 = 72.00 SQ M

AREA STATEMENTS
BUILT AREA - G.F. = 338.40 SQ M
BUILT AREA - F.F. = 338.40 SQ M
BUILT AREA MEZZANIN F.F. = 72.00 SQ M
TOTAL BUILT AREA = 748.80 SQ M



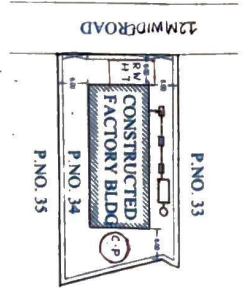
GROUND FLOOR PLAN

MEZZANIN FLOOR PLAN

FIRST FLOOR PLAN



LOCATION PLAN



SITE PLAN

STAMP OF APPROVAL



Jt. Planning Assistant
Karnataka Municipal Council

Chief Officer
Karnataka Municipal Council

This approved subject to the unmodified
EPD. 1677
to the conditions and done as the entry
of permission vide No. ENG/BB/213/1452 & 3/2468
Dated 26/02/2015

FOR MR. RAJU DEEPAKAL KATWALA

REPROD PLAN FOR FACTORY BUILDING
CONSTRUCTED ON PLOT NO. 34, ANE
PLOT NO. 33, PLOT NO. 43, NARAYANA, BANGALURU
KARNATAKA MUNICIPAL COUNCIL

SCALE: 1:100

SCHEDULE OF OPENINGS

NO.	DESCRIPTION	AREA (SQ. M)
01	TOTAL AREA OF PLOT	1080.00 SQ. M
02	PERMISSIBLE FLOOR AREA (0.50 OF 1)	540.00 SQ. M
03	PERMISSIBLE F.F. AREA (1.00 OF 1)	1080.00 SQ. M
04	FLOOR AREA	338.40 SQ. M
05	CONSTRUCTED FIRST FLOOR BUILT UP AREA	338.40 SQ. M
06	CONSTRUCTED MEZZANIN FLOOR AREA (12 X 6)	72.00 SQ. M
07	TOTAL CONSTRUCTED BUILT UP AREA	748.80 SQ. M

NOTES

1. ALL MEASUREMENTS ARE IN METERS.
2. THE AREA OF THE PLOT IS 1080.00 SQ. M.
3. THE PERMISSIBLE FLOOR AREA IS 540.00 SQ. M.
4. THE PERMISSIBLE F.F. AREA IS 1080.00 SQ. M.
5. THE FLOOR AREA IS 338.40 SQ. M.
6. THE CONSTRUCTED FIRST FLOOR BUILT UP AREA IS 338.40 SQ. M.
7. THE CONSTRUCTED MEZZANIN FLOOR AREA IS 72.00 SQ. M.
8. THE TOTAL CONSTRUCTED BUILT UP AREA IS 748.80 SQ. M.

OWNERS SIGN

MR. RAJU DEEPAKAL KATWALA
DIR. MONISHA CORP PVT LTD

TITLE: MR. RAJU DEEPAKAL KATWALA

DRAWN BY: GANESH

CHECKED BY: GANESH

DATE: 13.12.2015

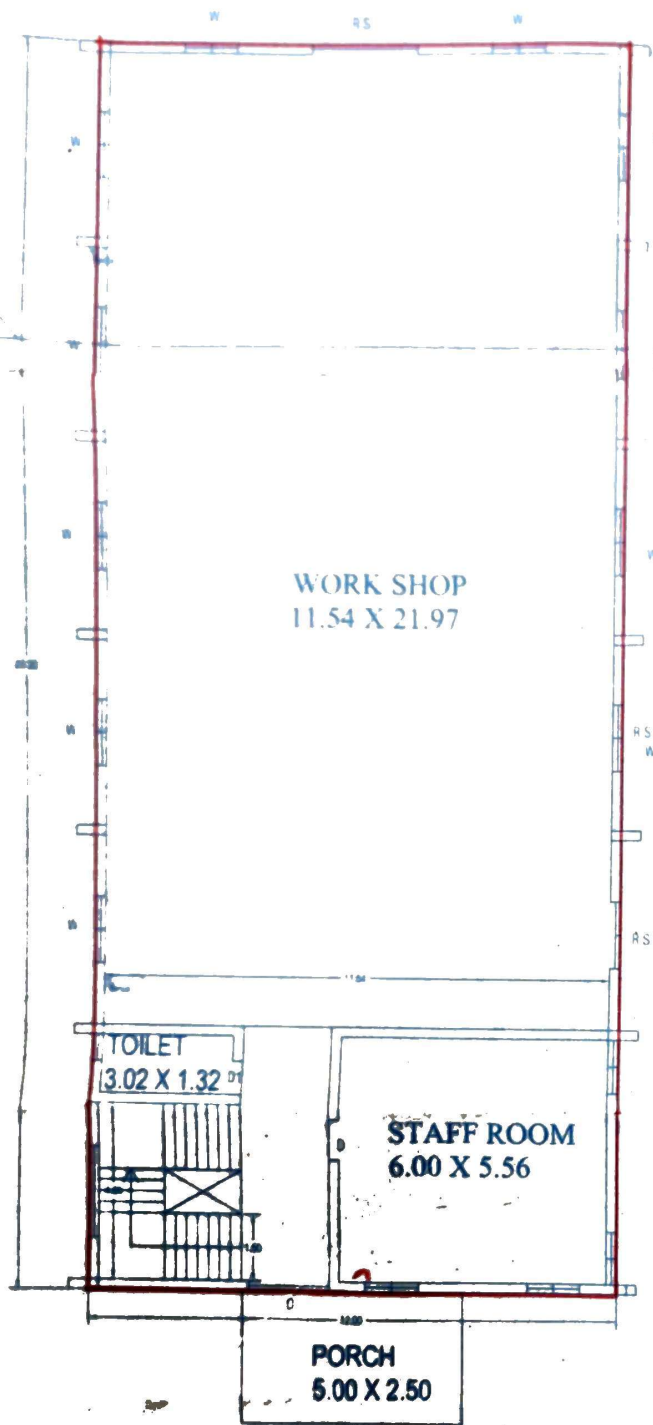
SCALE: 1:100



SIDE ELEVATION

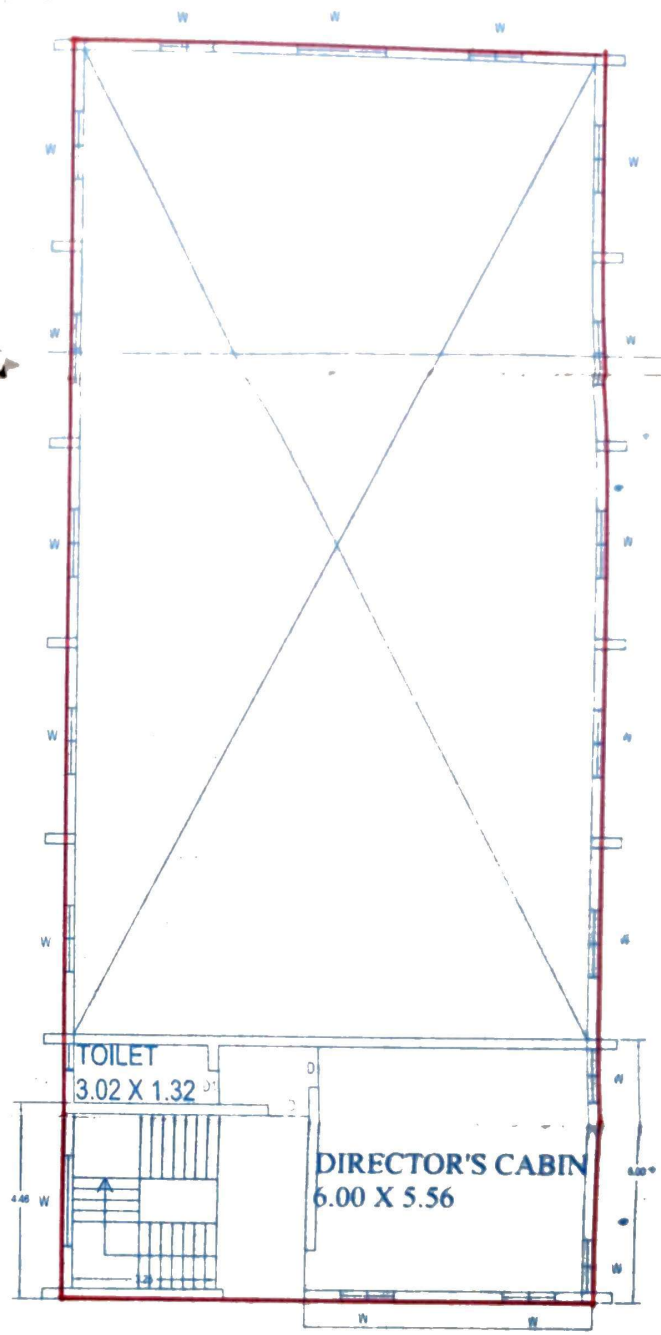
SCALE 1:100

A



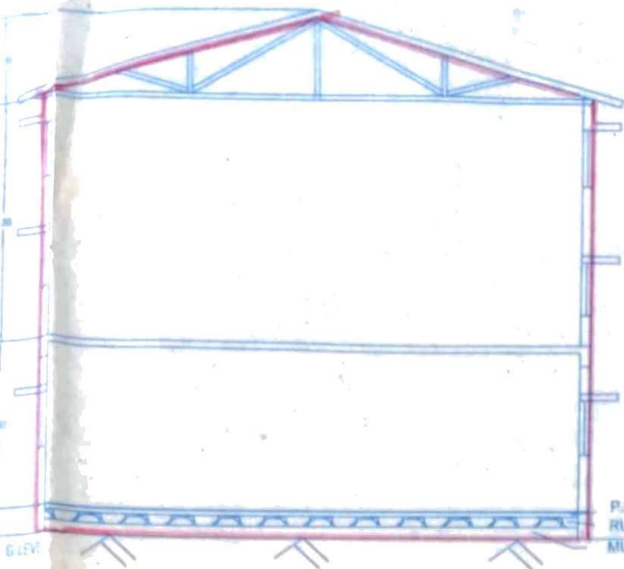
GROUND FLOOR PLAN

SCALE - 1:100



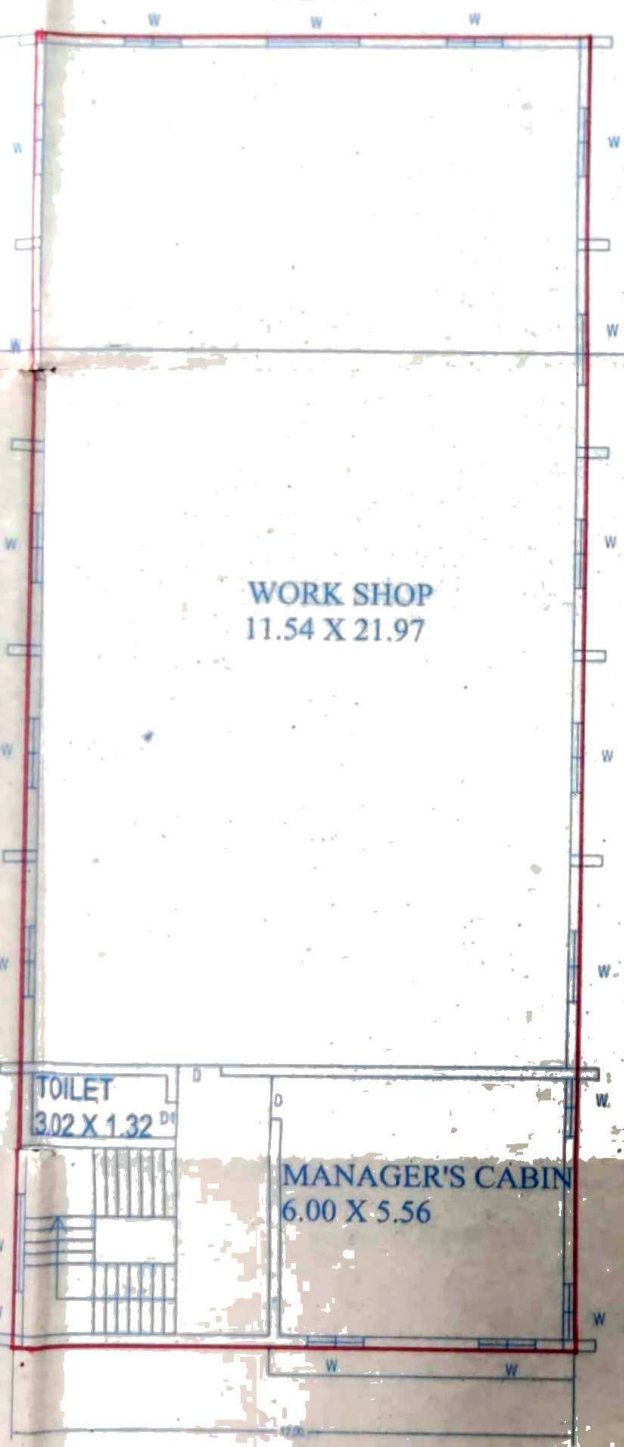
MEZANIN FLOOR PLAN

SCALE - 1:100



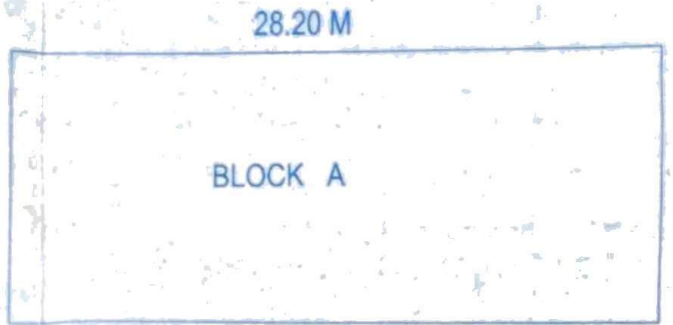
SECTION AT -AA

SCALE - 1:100



FIRST FLOOR PLAN

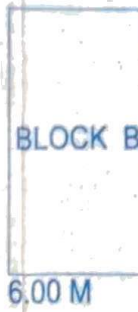
SCALE - 1:100



BLOCK PLAN

SCALE - 1:200

AREA CALCULATION FOR BLOCK A = 28.20 X 12.00 = 338.40 SQ. M



AREA CALCULATION FOR MEZANIN FLOOR
BLOCK B = 6.00 X 12.00 = 72.00 SQ. M

AREA STATEMENTS

- BUILT AREA (G. F) = 338.40 SQ.M
- BUILT AREA (F. F) = 338.40 SQ.M
- BUILT AREA (MEZANIN . F) = 72.00 SQ.M
- TOTAL BUILT AREA = 748.80 SQ.M**

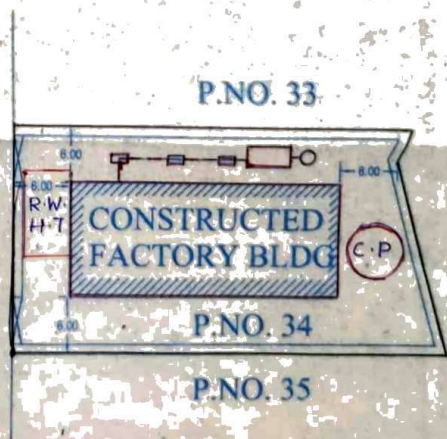


LOCATION PLAN

SCALE - 1:4800

PROPOSED SITE

12M WIDEROAD



SITE PLAN

SCALE - 1:500

SCHEDULE OF OPENINGS :-

B ₁	0.91 X 2.21	T W PANELLLED
W	0.76 X 2.21	T W. PANELLLED
V	1.22 X 1.22	M.S WINDOW
RS	0.61 X 0.91	VENTILATER
	2.44 X 2.44	M.S ROLLING SHUTTER

AREA STATEMENTS

01	-TOTAL AREA OF PLOT	1060.00 SQ.M
02	- PERMISSIBLE PLITH AREA (0.50 OF 1)	530.00 SQ.M
03	- PERMISSIBLE F.S.I (1.00 OF 1)	1060.00 SQ.M
04	- PLINTH AREA	338.40 SQ.M
05	- CONSTRUCTED FIRST FLOOR BUILT UP AREA	338.40 SQ.M
06	- CONSTRUCTED MEZANIN FLOOR AREA (12 X 6)	072.00 SQ.M
07	- TOTAL CONSTRUCTED BUILT UP AREA	748.80 SQ.M

NOTES

PREVIOUS APPROVALS

- * A.D.T.P - PB / LYT / NAG 3684 dt - 7-7- 83
- * ENG / LYT - BP -213 /82-83 Dated - 12 - 9- 85
- * NA.COL - NA / SR / DRA / III Dt. 19 - 12 - 85 & 17- 10 - 86

01 - LAND UNDER REFERANCE SHOWN	THIS	<input type="checkbox"/>
02 - PROPOSED WORK SHOWN	THIS	<input type="checkbox"/>
03 - SEWER LINE SHOWN	THIS	<input type="checkbox"/>
04 - WASTE WATER LINE SHOWN	THIS	<input type="checkbox"/>
05 - IRRIGATION AREA SHOWN	THIS	<input type="checkbox"/>
06 - COMPOUND WALL SHOWN	THIS	<input type="checkbox"/>


* ONLY WRITTEN DIMENSIONS TO BE FOLLOWED

OWNERS SIGN

Mr. Raju Dipaklal Katwala

**MR. RAJU DIPAKLAL KATWALA
DIR. MONISHA CORP.PVT.LTD**

TITLE - **M. D. B. P.**

DRAWN BY -	GANESH	GANESH ASSOCIATES	
CHECKED BY -	GANESH	GANESH NIVAS, 210 A WARD BHANGARWADI, LONAVALA 410401 MOB. NO 9871143359, 9704548310	SEAL
DRG NO -	01		
JOB NO -	05		
DATE -	13-12-2015	ER. GANESH & GURAV	<i>Gurav</i>

STAMP OF APPROVAL



Recd

Plan approved subject to the amended there in permission granted subject to the conditions said down in the letter of permission vide No.ENG/BP/213/1982-83/2098 Dated...08/02/2016..

[Signature]
Jr. Planning Assistant
Lonavala Municipal Council

[Signature]
Chief Officer
Lonavala Municipal Council

RECORD PLAN FOR FACTORY BUILDING
 CONSTRUCTED ON PLOT NO.34 LAND
 BEARING R.S.NO.43 NAGARGAON, LONAVALA
 TAL-MAVAL, DIST-PUNE.

FOR :- MR. RAJU DEEPAKLAL KATWALA

SCALES :

BUILDING PLAN	_____	1:100	LOCATION PLAN	_____	1:4000
BLOCK PLAN	_____	1:200	COMPOUND WALL SECTION	_____	1:100
SITE PLAN	_____	1:500			

SCHEDULE OF OPENINGS :-

_____	0.91 X 2.21	_____	T.W. PANELLLED
B1	0.76 X 2.21	_____	T.W. PANELLLED
W	1.22 X 1.22	_____	M.S. WINDOW
V	0.61 X 0.91	_____	VENTILATER
R.S.	2.44 X 2.44	_____	M.S ROLLING SHUTTER

AREA STATEMENTS

01	-TOTAL AREA OF PLOT	_____	1060.00 SQ.M
02	- PERMISSIBLE PLITH AREA (0.50 OF 1)	_____	530.00 SQ.M

28.20 M

BLOCK A

BLOCK PLAN

SCALE - 1:200

AREA CALCULATION FOR BLOCK A = 28.20 X 12.00 = 338.40 SQ. M

AREA CALCULATION FOR MEZANIN FLOOR
BLOCK B = 6.00 X 12.00 = 72.00 SQ. M

AREA STATEMENTS

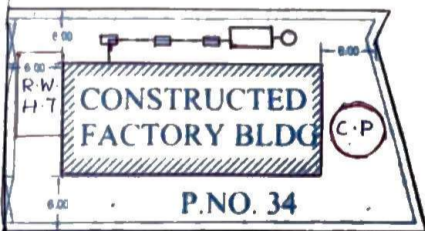
BUILT AREA (G. F) = 338.40 SQ.M
BUILT AREA (F. F) = 338.40 SQ.M
BUILT AREA (MEZANIN F) = 72.00 SQ.M

TOTAL BUILT AREA = 748.80 SQ.M

LOCATION PLAN

SCALE - 1:4000

P.NO. 33



P.NO. 34

P.NO. 35

SITE PLAN

SCALE - 1:500

STAMP OF APPROVAL



Plan approved subject to the amended there in permission granted subject to the conditions said down in the letter of permission vide No.ENG/BP/213/1982-83/2098 Dated... 08/02/2016...

Jr. Planning Assistant
Lonavala Municipal Council

Chief Officer
Lonavala Municipal Council

RECORD PLAN FOR FACTORY BUILDING
CONSTRUCTED ON PLOT NO.34 LAND
BEARING R.S.NO.43 NAGARGAON, LONAVALA
TAL-MAVAL, DIST-PUNE.

FOR :- MR. RAJU DEEPAKLAL KATWALA

SCALES :

BUILDING PLAN	1:100	LOCATION PLAN	1:4000
BLOCK PLAN	1:200	COMPOUND WALL SECTION	1:100
SITE PLAN	1:500		

SCHEDULE OF OPENINGS :-

D	0.91 X 2.21	T.W. PANELLED
W	0.76 X 2.21	T.W. PANELLED
V	1.22 X 1.22	M.S WINDOW
R.S.	0.61 X 0.91	VENTILATER
	2.44 X 2.44	M.S ROLLING SHUTTER

AREA STATEMENTS

01	- TOTAL AREA OF PLOT	1060.00 SQ.M
02	- PERMISSIBLE PLITH AREA (0.50 OF 1)	530.00 SQ.M
03	- PERMISSIBLE F.S.I (1.00 OF 1)	1060.00 SQ.M
04	- PLINTH AREA	338.40 SQ.M
05	- CONSTRUCTED FIRST FLOOR BUILT UP AREA	338.40 SQ.M
06	- CONSTRUCTED MEZANIN FLOOR AREA (12 X 6)	72.00 SQ.M
07	- TOTAL CONSTRUCTED BUILT UP AREA	748.80 SQ.M

NOTES

- PREVIOUS APPROVALS
- * A.D.T.P. - PB / LYT / MAG 3684 dt - 7-7-83
- * ENG / LYT - BP - 213/82-83 Dated - 12-9-85
- * MA COL - NA / SR / DRA - II Dt 19-12-85 & 17-10-86

01 - LAND UNDER REFERENCE SHOWN	THIS	<input type="checkbox"/>
02 - PROPOSED WORK SHOWN	THIS	<input type="checkbox"/>
03 - SEWER LINE SHOWN	THIS	<input type="checkbox"/>
04 - WASTE WATER LINE SHOWN	THIS	<input type="checkbox"/>
05 - IRRIGATION AREA SHOWN	THIS	<input type="checkbox"/>
06 - COMPOUND WALL SHOWN	THIS	<input type="checkbox"/>

* ONLY WRITTEN DIMENSIONS TO BE FOLLOWED

OWNERS SIGN

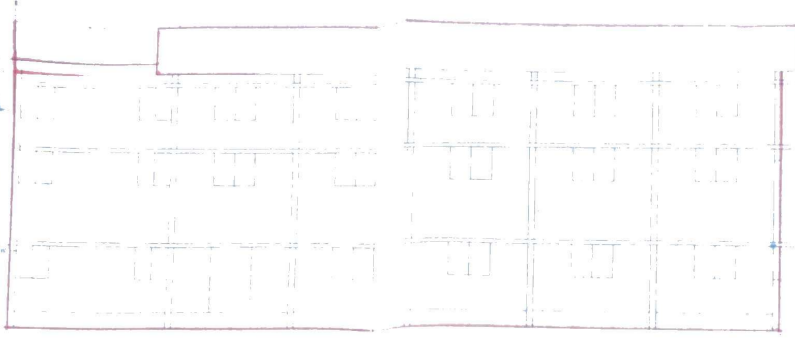
R. J. Katwala

MR. RAJU DIPAKLAL KATWALA
DIR. MONISHA CORP.PVT.LTD

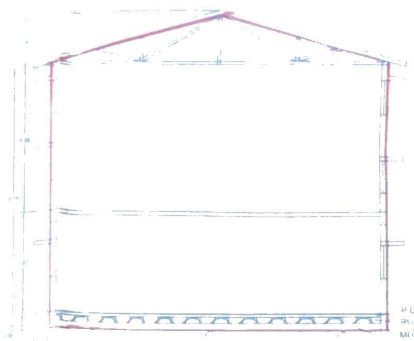
TITLE - M. D. B. P.

DRAWN BY	GANESH	GANESH ASSOCIATES
CHECKED BY	GANESH	GANESH NIVAS 210 A WARD BHANGARWADI LONAVLA 410801 MOB NO 987143259 976648810
DRG NO.	01	
JOB NO.	05	
DATE	13-12-2015	FR GANESH D GURAV



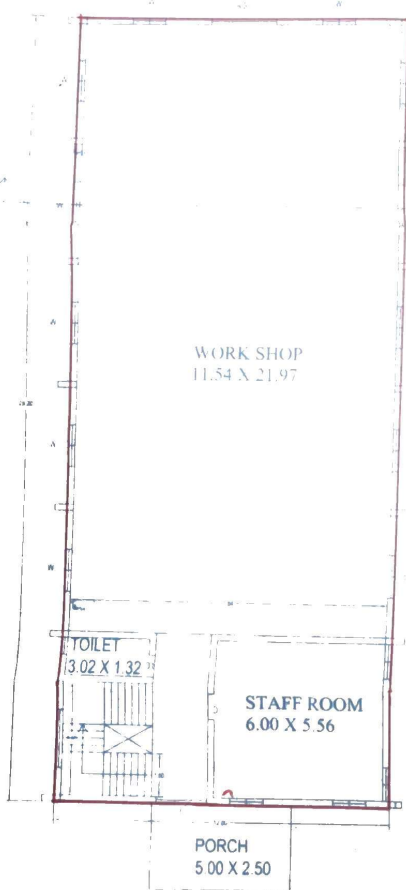


SIDE ELEVATION



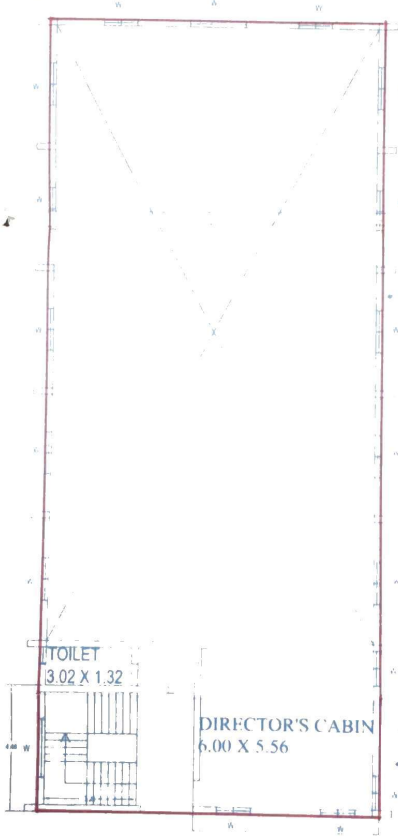
SECTION AT-AA

P.C.C. IS 20 CM THICK
 ROOF IS 10 CM THICK
 MARBLE FLOORING



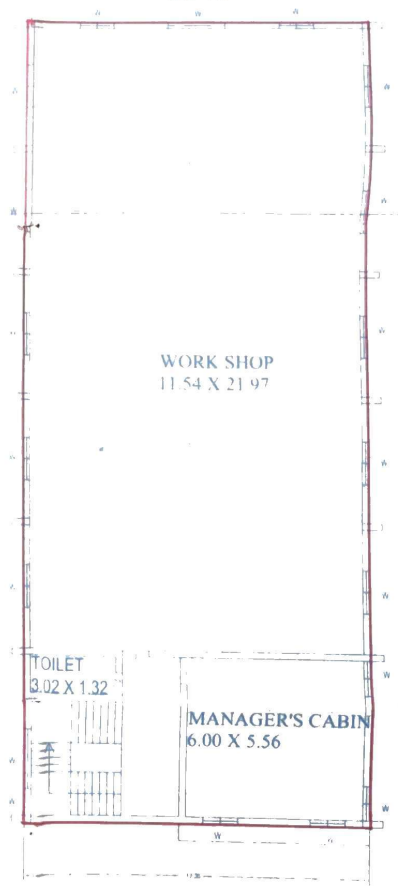
GROUND FLOOR PLAN

SCALE: 1:100



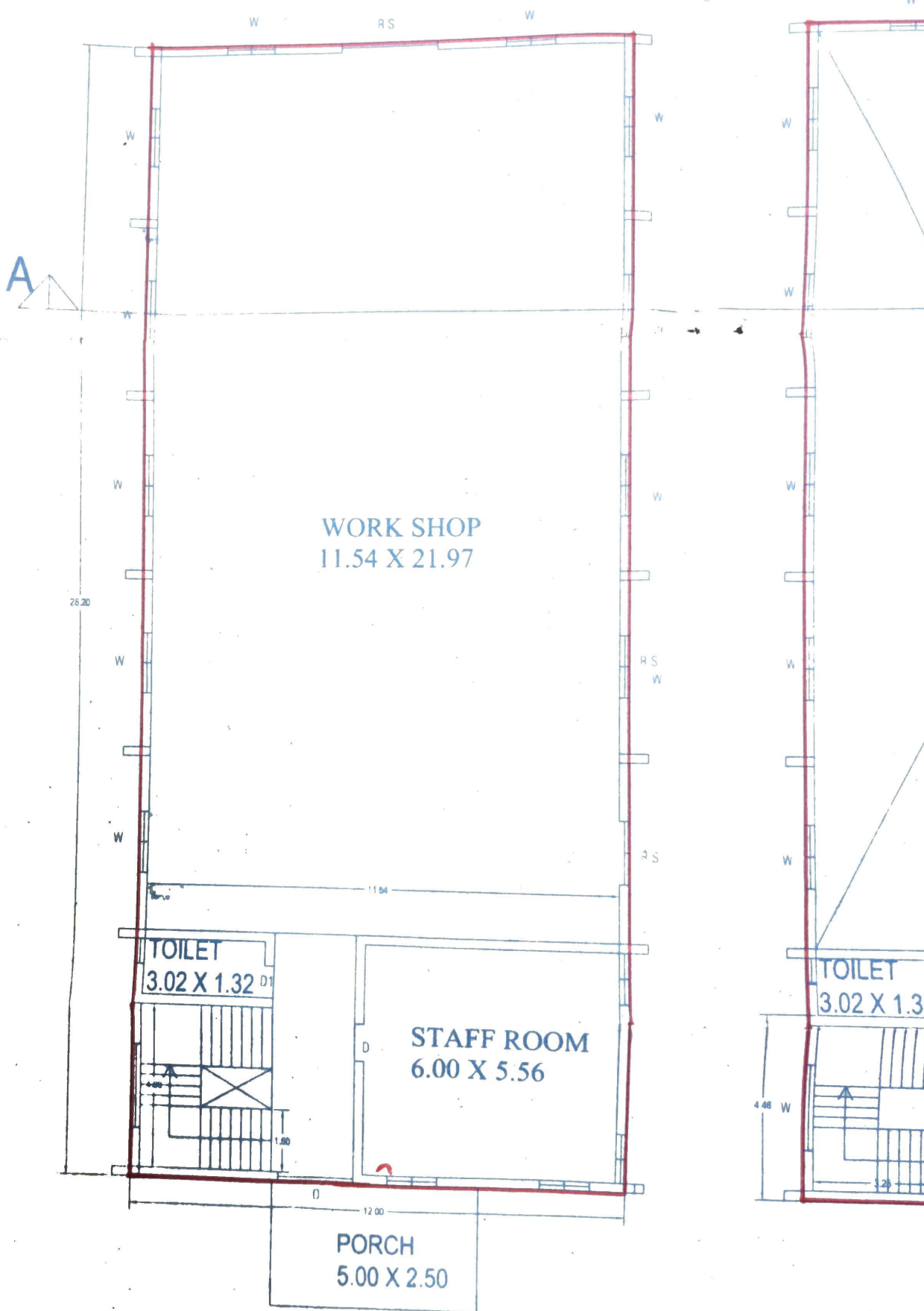
MEZANIN FLOOR PLAN

SCALE: 1:100



FIRST FLOOR PLAN

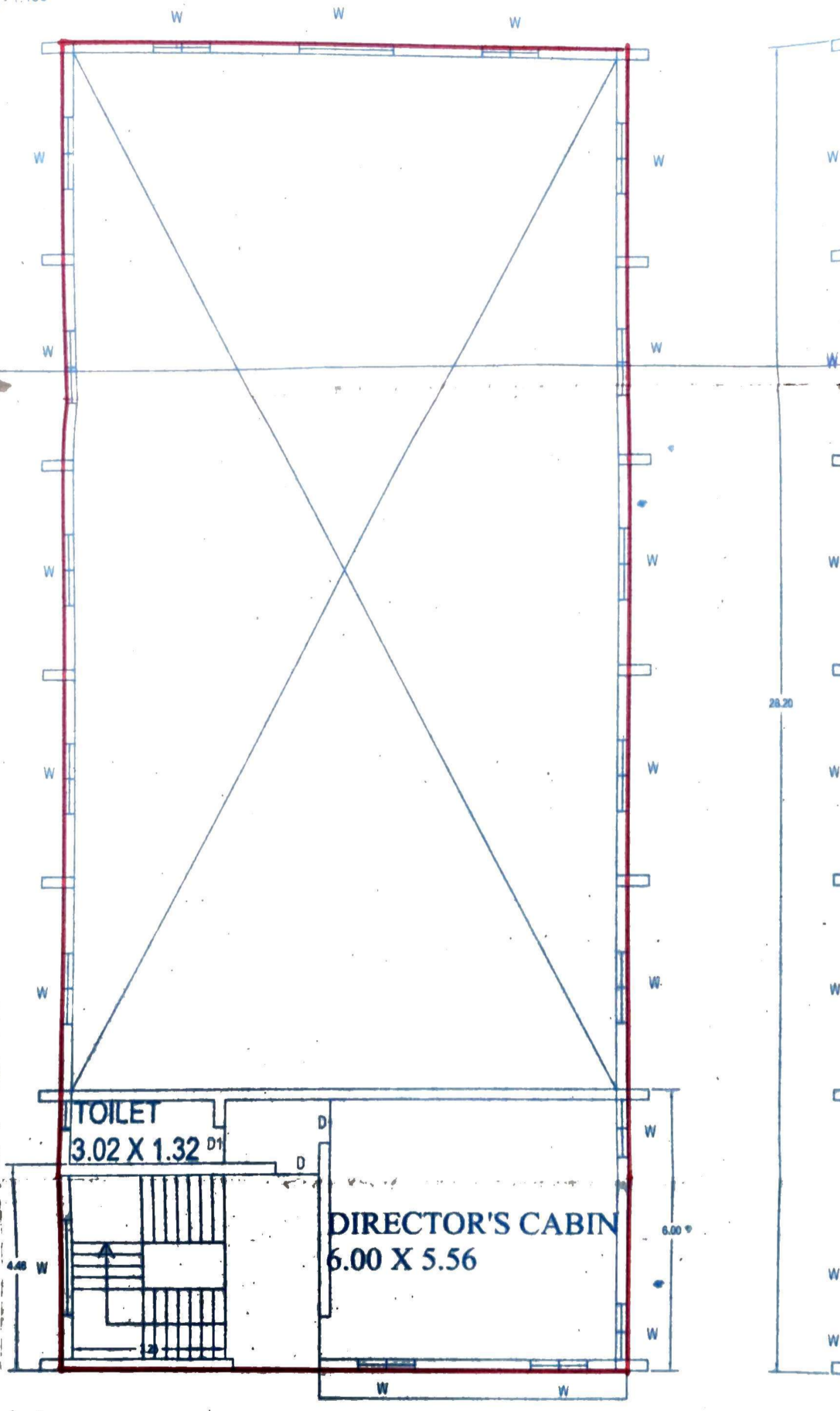
SCALE: 1:100



GROUND FLOOR PLAN

MEZAN

SCALE - 1:100

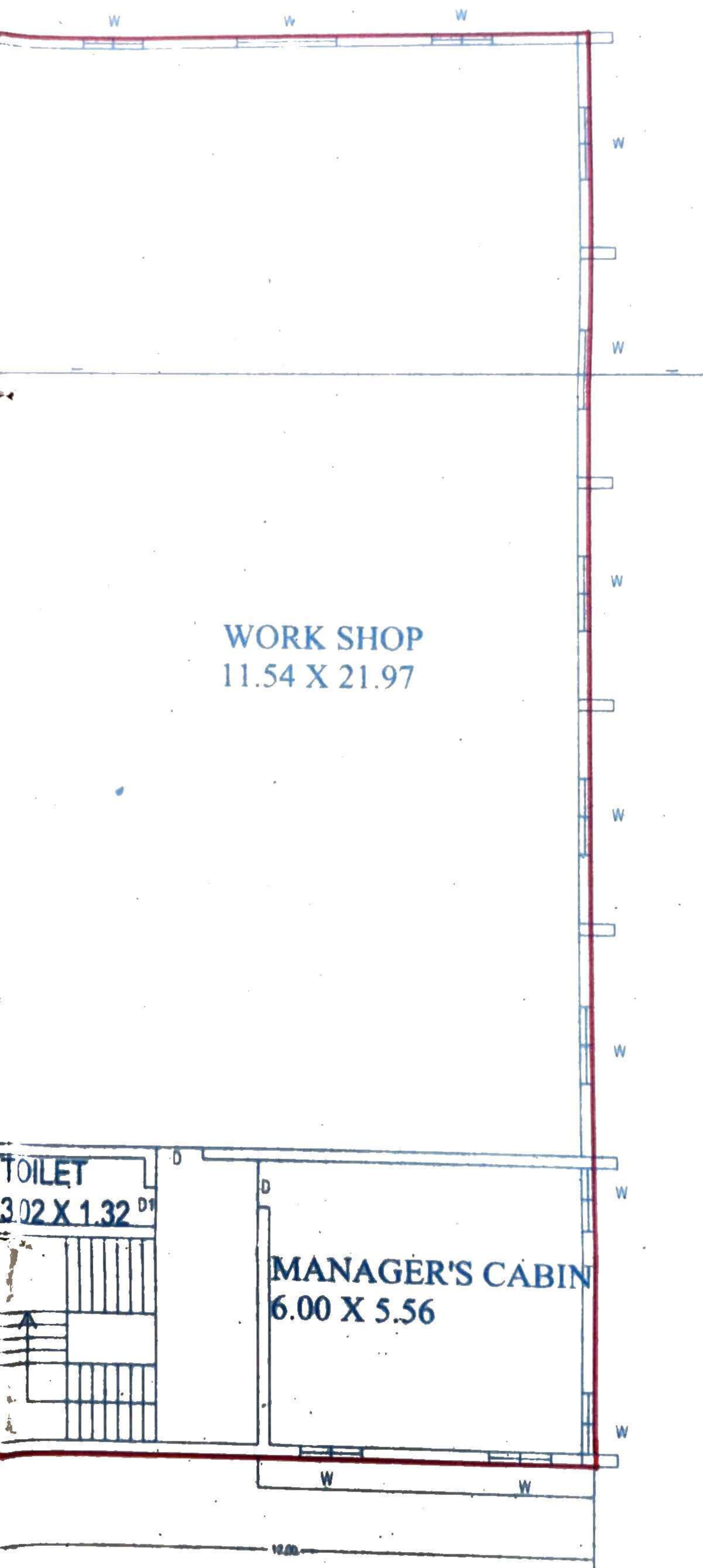


MEZANIN FLOOR PLAN

SCALE - 1:100

SECTION AT-AA

SCALE - 1:100



FIRST FLOOR PLAN

SCALE - 1:100