

Cosmos B, Mulund (E)

(Rakhi Deval) ¹⁰³

Seehin Parthekar - Cosmos Mulund (E)

2381

DELIVERED



Friday, December 04, 2009

11:54:39 AM

Original

नोंदणी 39 भ.

Regn. 39 M

पावती

पावती क्र. : 7056

गावाचे नाव मुलुंड

दिनांक 04/12/2009

दस्तऐवजाचा अनुक्रमांक वदर7 - 07034 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सचिन मधुकर पैठणकर

नोंदणी फी :- 28000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (59) :- 1180.00

एकूण रु. 29180.00

आपणास हा दस्त अंदाजे 12:09PM ह्या वेळेस मिळेल

समाशोधनाच्या अधिन राहून

दुय्यम निबंधक
कुर्ला 2 (विक्रोळी)

बाजार मूल्य: 2016372 रु. मोबदला: 2790600 रु.

भरलेले मुद्रांक शुल्क: 122200 रु.

दुय्यम निबंधक, कुर्ला-२
शुद्धी उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: इंडियन बँक मुं;

डीडी/धनाकर्ष क्रमांक: 976409; रक्कम: 28000 रु.; दिनांक: 03/12/2009

DELIVERED

No. 22634

खातेदाराची प्रत/ Party Copy

दि सी.के.पी. को ऑप. बँक लि.

The CKP Co.Op. Bank Ltd.



शाखा/ Branch: Dombivli दिनांक / Date: 03.12.2009

मुद्रांक शुल्क/Stamp Duty रु./Rs. 1,22,200/-

सेवा आकारणी शुल्क / रु./Rs. 10

Service Charges

No. of Documents: 1

एकूण / Total रु./Rs. 1,22,210/-

अक्षरी रूपये / Amount in Words One Lac

Twenty Two Thousand Two

hundred & Ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty

paying party Mr. Sachin Madhukar

पत्ता / Address Paithankar

Mr. Manjusha Sachin

Paithankar.

समोरच्या पक्षकाराचे नाव/Name of Counter party

Sadguru Developers

व्यवहाराच्या उद्देशाचे कारण/Purpose of transaction

Agreement for Sale

घनादेश / चे.ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे

नाव /Name of the Drawee Bank

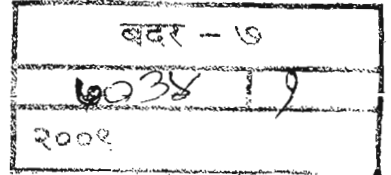
रोखपाल/Cashier

Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आपणे

आवश्यक आहे./This counterfoil has to be presented

at the time of delivery of stamps.



THE CKP CO-OP. BANK

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this 4th Day of December 2008/2009 BETWEEN M/S. SADGURU DEVELOPERS, a Partnership firm, carrying out the business of building construction and property Developers having their office at 12/1, Sudama Tower, Behind Kasturi Plaza, Manpada Road, Dombivli (East)-421201, District: Thane, represented through its Partner Shri. Jagdish S. Raje, hereinafter for the sake of brevity and convenience called and referred to as "THE DEVELOPER" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include all the partners & for the time being and their respective legal heirs executors administrators and assigns) of the

Jagdish S. Raje
Sadguru

The C.K.P. Co-Operative Bank Ltd.
Verdant Building, Keshkar Road,
Dombivli (East).

Signature

143
441

No. 22634

खातेदाराची प्रत/Party Copy

दि सी.के.पी. को ऑप. बँक लि.

The CKP Co.Op. Bank Ltd.

शाखा/ Branch: Dombivli दिनांक / Date: 03.12.2009मुद्रांक शुल्क/Stamp Duty रु./Rs. 1,22,200/-सेवा आकारणी शुल्क / रु./Rs. 10

Service Charges

No. of Documents 1एकूण / Total रु./Rs. 1,22,210/-अक्षरी रूपये /Amount in Words One lacTwenty two thousand Two hundred & Ten onlyमुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party Mr. Sachin Madhutarपत्ता / Address Mr. Manjusha Sachin Patthantar.

समोरच्या पक्षकाराचे नाव/Name of Counter party

Sadguru Developers

व्यवहाराच्या उद्देशाचे कारण/Purpose of transaction

Agreement for sale

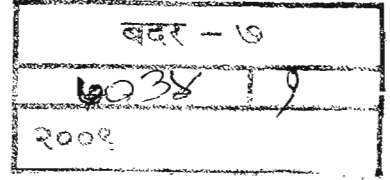
धनादेश / चे.ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे

नाव /Name of the Drawee Bank



रोखपाल/Cashier

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे./This counterfoil has to be presented at the time of delivery of stamps.



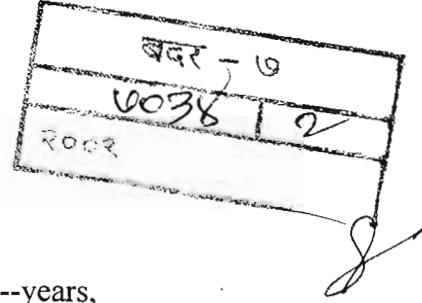
AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this 4th Day of December, 2008/2009 BETWEEN M/S. SADGURU DEVELOPERS, a Partnership firm, carrying out the business of building construction and property Developers having their office at 12/1, Sudama Tower, Behind Kasturi Plaza, Manpada Road, Dombivli (East)-421201, District: Thane, represented through its Partner Shri. Jagdish S. Raje, hereinafter for the sake of brevity and convenience called and referred to as "THE DEVELOPER" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include all the partners for the time being and their respective legal heirs executors administrators and assigns) of the

Jagdish S. Raje
S. Raje

The C.K.P.Co-Operative Bank Ltd.
Vardaan Building, Kulkarni Road,
Dombivli (East).

भारत 4411
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AND

(1) **SHRI.** SACHIN MADHUKAR PATIHANKAR Age 36 years,

Occupation: SERVICE.

(2) **MRS.** MANJUSHA SACHIN PATIHANKAR Age 34 years,

Occupation: CONSULTING DIETICIAN

Residing at FLAT NO. 401, BLDG NO. 9, ROYAL RESIDENCY
ADHARWADI, KALYAN (WEST) 421301.

hereinafter for the sake of brevity and convenience called and referred to as "**THE PURCHASERS/S**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS

Shri. T. B. Punamiya (2) Shri. Diwdya N. Mhatre, (3) Smt. Rukminibai B. Mhatre, (4) Shri. Ashok B. Mhatre, (5) Shri. Krishna B. Mhatre, (6) Smt. Lata P. Mumbalkar, (7) Smt. Rajani B. Mhatre, (8) Smt Babibai Damodar Mhatre and (9) Shri. Namdeo D. Mhatre (Hereinafter for the sake of brevity called and referred to as "**the said Land Owners**") are the joint owners with all rights, title in respect of the land, lying, being and situated at Village Mulund (East), Taluka Kurla, District Mumbai, Suburban and bearing City Survey No. 1057, Survey No. 113, Hissa No. 4 admeasuring 1025.20 Sq. Mtrs and more particularly described in the schedule annexed hereto (hereinafter for the sake of brevity and convenience called and referred to as the "**SAID PLOT OF LAND**")

AND WHEREAS the said plot of land, more particularly described in the Schedule hereunder written is a Non Agricultural Land.

AND WHEREAS as a result of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as "the Ceiling Act") which came into force on 17th February 1976, the Land Owners were not entitled to hold any vacant land in excess of ceiling limit except as otherwise provided in the Ceiling Act.

AND WHEREAS the said Land Owners have obtained the exemption order from the Competent Authorities as per the provisions of the Urban Land (Ceiling and Regulation) Act,

Share Certificate No. 04 Member's Regn. No. 04 No. of Shares 10

Share Certificate

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital RS. 500/- Divided into 10 Shares of RS. 50/- each

Registration No. MUM/WT/HSG/TC/10146/2011

Date: _____

This is to certify that Shri / Smt / M/s SACHIN MADHUKAR PAITHANKAR
& MRS MANJUSHA S. PAITHANKAR is the Registered Holder of 10 fully paid up shares
of FIFTY each numbered from 31 to 40 both inclusive, in SHRI -
SADGURU (FLAT - 103) CO-OPERATIVE HSG. SOCIETY LTD., MULUND
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at _____
this 1ST day of SEPT(09) 2014



[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/4761/BPES/AT

11 JUN 2010

To,

M/s. Sadguru Developers,
C.A. to Owners,
12/1, Sudama Towers,
Manpada Road, Behind Kasturi Plaza,
Dombivli (East).

Sub - Full Occupation permission to the residential building on plot bearing C.T.S. No 1057 A of village Nanepada, Mulund (East)

Gentleman,

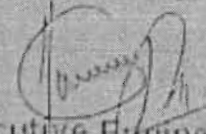
The full development work of residential building comprising (Pl) Still + (Pl) Gr. + 1st to 5th floors + (Pl) 6th floor + 7th floor on plot bearing C.T.S. No.1057 A of village Nanepada, Mulund (East), is completed under the supervision of Licence Surveyor, Shri Ketan Belsare, having Licence No. B/245/LS and Licensed Structural Engineer Shri Ketan Belsare, having licence No STR/B/63 and Site Supervisor, Shri Jitendra Deulkar, having licence No D/142/SS-III may be occupied on the following conditions.

1. That certificate under sec. 27B-A of the MMC Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.

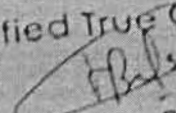
A set of certified completion plans is returned herewith in token of approval

Note - This permission is issued without prejudice to actions under sections 30/353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer 11/06/10
(Building Proposals) E.S. - II

Certified True Copy


Ketan K. Belasara
B/245/LS

AND WHEREAS the said Land owners by and under Development Agreement dated 20/10/2003, registered in the office of the Sub-Registrar of Assurances at Kurla, under Serial No.9874/03, agreed to grant, assign, sale the development rights in respect of the said the said plot of Land to the Developer on the terms and conditions and consideration mentioned therein.

AND WHEREAS by and under the said Development Agreement, the said Land Owners agreed to get the said plot of land developed through **M/S SADGURU DEVELOPERS**, the Developer herein and also given them all the rights of construction of building thereon consisting of ownership basis flats/units/Shops. By the said Agreement the said Land Owners also gave all the rights to the said Developers to sell and transfer, dispose off in any other manner the various flats, units in the said building proposed to be constructed by the said Developer on the said plot of land and the said owners also gave all the rights, to the said Developer to demand, accept receive, money consideration, sale price, of various flats shops, units premises.

AND WHEREAS the said Land Owners have also executed General Irrevocable Power of Attorney dated 20th October 2003 in favour of the Developer **M/S SADGURU DEVELOPERS**, registered in the office of the Sub-Registrar of Assurances at Kurla under Serial No.9875/03 and authorised the Developer to do many Acts, things in respect of the said plot of land and property, more specifically stated therein.

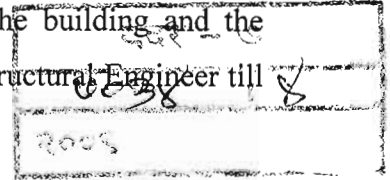
AND WHEREAS the Municipal Corporation of Greater Mumbai has approved and sanctioned the subdivision/ layout of the said land vide letter No. CE/569/BPES/LOT dated 31st March 2004.

AND WHEREAS the Municipal Corporation of Greater Mumbai has approved and sanctioned the building plans to be constructed on the said land vide I.O.D. CE/4761/BPES/AT Dated 18th March 2004. and also given the commencement certificate dated 22nd April, 2004 and copy of the said building construction permissions are enclosed herewith.

AND WHEREAS as a result of the said order, the said Agreements, the Developer alone are entitled and enjoined upon to construct building/s on the said plot of land in accordance with the rules and regulations of the municipal authorities.

AND WHEREAS the Developer proposed to construct on the said Land multistoried buildings with a view to sell the components thereof in the open market. (hereinafter referred

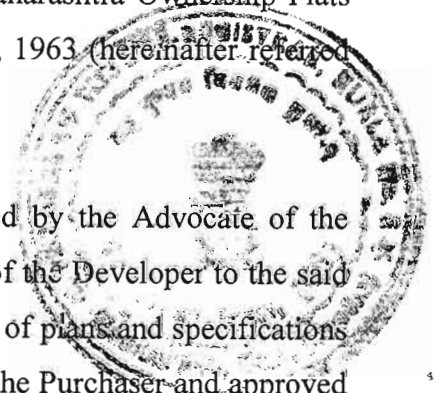
AND WHEREAS the Developer have arrived at arrangement with an Architect, who are registered with the Council of Architect of Architects and such agreement is as per the agreement prescribed by the Council of Architects and the Developer appointed a Structural Engineer for the preparation of the structural design and drawing of the building and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Building.



AND WHEREAS the Developer alone have the exclusive rights to sell the Premises in the said buildings to be erected in the said property and to enter in to Agreements with the purchasers of premises and to receive the sale price in respect thereof.

AND WHEREAS the Purchaser/s demanded from the Developer and the Developer have given inspection to the Purchaser/s of all the documents of title relating to the said property. the said Agreements, plans, designs and specifications prepared by the Developer's Architects and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion, sale, management and transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the Developer, copies of the Revenue Records showing nature of title of the Developer to the said property on which the said building is to be constructed and Copies of plans and specifications of the Shop/office/commercial Premises agreed to be purchased by the Purchaser and approved by the concerned municipal authorities have been annexed hereto and marked as Annexures "A", "B" and "C" respectively.



AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said piece of land and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS the Developer have accordingly commenced construction of the said building/s in accordance with the said plans.

AND WHEREAS the purchaser/s is/are interested in purchasing the Flail Shop /Office/ Commercial premises more particularly described in the Second schedule hereunder written and applied for the allotment of the Flat/Shop/ Office/Commercial Premises No. 103 on the 1st floor and the parking space No. - having area Of 400 Sq. ft. carpet of the building to be erected on the said property and to be known as **SADGURU CO. OP. HSG. SOCIETY (PROP.)**

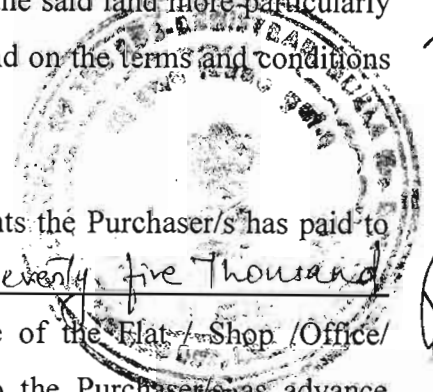
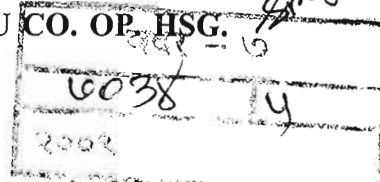
AND WHEREAS prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the said Ceiling Act, the Purchaser has made a declaration to the effect firstly that neither the Purchaser nor the member of the family (family as defined under the said Ceiling Act) Purchaser own a tenement, house or building within the limits of Mumbai Municipal Corporation.

AND WHEREAS relying upon the said application, the Developer agreed to sell to the Purchaser/s Flat/Shop/Office/Commercial Premises No. 103 on the 1st Floor and parking space - of the said Building to be constructed on the said land more particularly described in the First Schedule hereunder written at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these presents the Purchaser/s has paid to the Developer a sum of Rs. 2,75,600/- (Rupees Two Lacs Seventy five Thousand hundred only), being the part payment of sale price of the Flat / Shop /Office/ Commercial premises agreed to be sold by the Developer to the Purchaser/s as advance payment or deposit (the payment and receipt whereof the Developer Do and each of them DOTH hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer balance of the sale price in the manner hereinafter appearing.

AND WHEREAS under Section 4 of the Maharashtra Ownership Flat Act, the Developer are required to execute a written Agreement for sale of the said Premises to the Purchasers and also to register the same under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-



1. The Developer shall construct the said Building/s to be known as **SADGURU. CO. OP. HSG. SOCIETY (PROP.)** on the said plot of Land in accordance with the plans, designs and specifications prepared by their Architects **Shri Ketan Belsare** of P.K. Consultants and approved by the Municipal Authorities under I.O.D. No. CE/4761 /BPES/AT Dated 23rd March 2007 and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority, the Government to be made in them or any of them.

Provided that the Developer shall have to obtain prior consent in writing to the Purchaser/s in respect of only such variations or modifications which may adversely affect the Premises of the Purchaser/s.

2. The Purchaser/s hereby agrees to purchase from the Developer and the Developer hereby agree to sell to the Purchaser/s one Flat/ ~~Shop/Office/Commercial~~ premises being premises No. 103 of ~~Built-up~~/Carpet area admeasuring 400 sq.ft. carpet or thereabouts (inclusive of the area of balconies) on the 1st floor of the Buildings and shown in the floor plan thereof hereto annexed and marked annexure "C" (hereinafter referred to as "the Said Premises")

The total price of the said premises inclusive of the proportionate price of common areas and facilities appurtenant to the premises to be paid by the purchaser/s to the Developer works out to Rs. 27,90,600/- (Rupees Twenty Seven Lacs Ninety Thousand Six Hundred only).

The said amount of the consideration of the said premises shall be paid by the Purchaser/s to the Developer in the following manner that is to say-

a. 20% viz. Rs. /- paid on or before execution hereof. (the payment and Receipt whereof the Developer DOTH hereby admit and acknowledge).

b. 10% viz. Rs. /- on completion of plinth.

c. 20% viz. Rs. /- on completion of slabs viz. (total slabs viz. viz. Rs. /- on completion of each slab).

d. 10% viz. Rs. /- on completion of brick walling.

e 10% viz. Rs. /- on completion of plastering

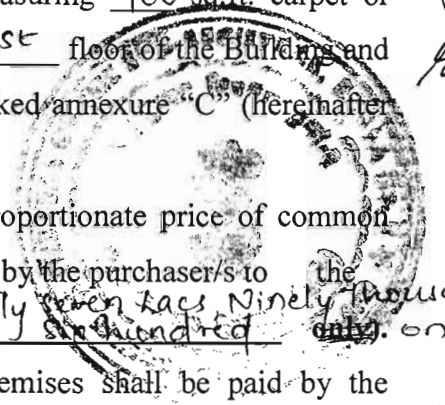
(internal & external)

f. 10% viz. Rs. /- on fitting of doors and Windows. of Flooring.

g. 10% viz. Rs. /- on completion of Flooring.

h. 6 % viz. Rs. /- on completion of sanitary fittings and plumbing.

i. 4% viz. Rs. /- or balance on or before at the



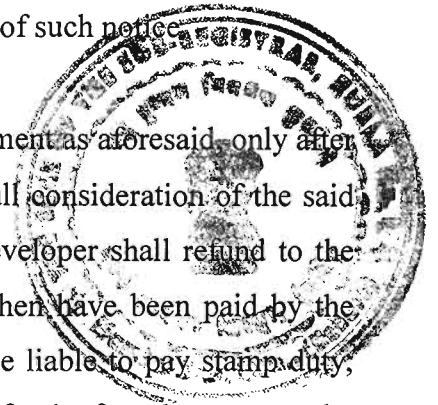
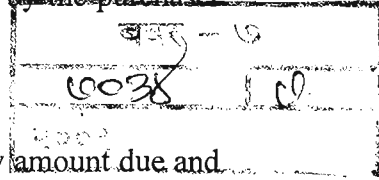
P. Belsare
Smajis

3. The Purchaser/s agrees to pay to the Developer interest at the rate of 18% per annum on all amounts which become due and payable by the Purchaser/s to the Developer under the terms of this Agreement from the date the said amount is payable by the purchaser to the Developer.
4. On the Purchaser/s committing default in payment on due dates of any amount due and payable (including his/her proportionate share of taxes levied by the concerned local Authority) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Developer shall be entitled at their option to terminate this Agreement.

PROVIDED always that the power of termination shall not be exercised by the Developer unless and until the Developer shall have given fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which they intend to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon the termination of this Agreement as aforesaid, only after sale of the said premises to third party and on receiving full consideration of the said Premises from the said new prospective Purchaser, the Developer shall refund to the Purchaser/s the installments of sale price which may till then have been paid by the Purchaser/s to the Developer but the Developer shall not be liable to pay stamp duty, registration fee and any interest on such amount. On refund of such amount, the Developer shall be at liberty to dispose of and sell the premises to such person and at such price the Developer may in their absolute discretion think fit.

5. The Developer declare that as on this day the said Land Owners are the absolute owner of the said plot of land more particularly described in the first Schedule hereunder written and their title to the said property is clear marketable and free from encumbrances and reasonable doubts. The Developer has obtained the title certificate of the said property from **SHRI SAMIR K. VAIDYA**, Advocate, Copy whereof is hereto annexed and marked as Annexure "A".



6. The Developer hereby declare that no part of the Floor Space Index (F.S.I.) available for construction in respect of the said plot of land has been utilized by the Developer elsewhere for any purpose whatsoever. The Developer shall have the right to make additions and / or alterations and raise or put up additional structures as may be permitted by the concerned authorities by using permissible F.S.I. in any form including utilization of F.S.I. under T.D.R. Scheme or grant right of way from the said property for development of adjoining properties. If any portion of the said piece of land is acquired or notified to be acquired by the Government or any other public body or authority, the Developer shall be entitled to receive all benefits in respect thereof and/ or compensatory F.S.I. and all other benefits which may be permitted in lieu thereof. The residual F.A.R. (F.S.I) not consumed will be available to the Developer till the registration of the conveyance and transfer of the said land together with the building/s thereon to the society. Whereas after registration of the conveyance in favour of the Society the residual F.A.R. (F.S.I) shall be available to the society.

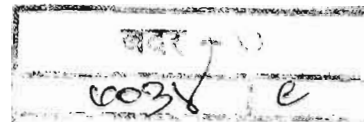
7. The Developer hereby agree that they shall before handing over possession of the premises to the Purchaser/s make full and true disclosure of the nature of their title to the said property as well as encumbrance, if any, including any right, title, interest or claim of any third party in or over the said plot of land and shall as far as practicable ensure that the said plot of land is free from all encumbrances.

8. The fixtures, fittings and amenities to be provided by the Developer in the said Premises are those that are set out in Annexure " D" annexed hereto.

9. As far as possible, the Developer shall give possession of the said premises to the Purchaser/s ~~xxxxxx~~. If the Developer fail or neglect to give possession of the said Premises to the purchaser/s on account of reasons beyond his control and of his agents as per the provisions of Section 8 of Maharashtra Ownership Flat Act, by the aforesaid date or the dates prescribed in Section 8 of the said Act, then the Developer shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said Premises with simple interest of 9% P.A. from the date the Developer received the sum till the amounts and interest thereon is repaid.

PROVIDED that the Developer shall be entitled to reasonable extension of time for giving delivery of premises on the aforesaid date, if the completion of building in which

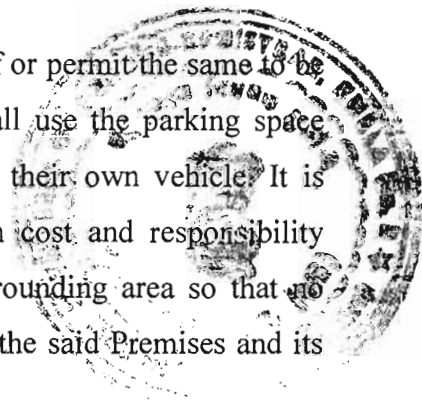
- (ii) War, civil Commotion or act of God;
- (iii) any notice, order, rule, notification of the municipal authorities, Government and/other public or competent authority.
- (iv) any other reasons beyond control of Developer



10. The Purchaser/s shall take possession of the said Premises within 15 days of the Developer giving written notice to the purchaser intimating that the said premises are ready for use and occupation.

PROVIDED within the period of one year from the date of handing over the said premises to the Purchase, purchaser brings to the notice of the Builders/Developer any defect in the said premises or the building in which the premises are situated or the material used therein or any unauthorised change in the construction of the building then wherever necessary such defects or unauthorised changes shall be rectified by the Developer at their own cost.

11. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for the purpose of residence. The Purchaser/s shall use the parking space allotted if any, only for purpose of for keeping or parking their own vehicle. It is specifically clarified that the Purchaser/s shall at their own cost and responsibility maintain cleanliness in the said premises as well as its surrounding area so that no nuisance or un-healthy atmosphere is created. To keep clean the said Premises and its surrounding area is the essence of this Agreement.



12. The Purchaser/s along with other purchasers of the components in the said building shall join in forming and registering the Society or a Limited Company to be known by such name as the Developer may decide and for this purpose also from time to time sign and execute the application for registration and/or Membership and other papers and documents necessary for formation and registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developer within 8 days of the same being forwarded by the Developer to the Purchaser/s, so as to enable Developer to register the organization of the Premises Purchasers under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, Management and Transfer) Rules, 1964. No objection

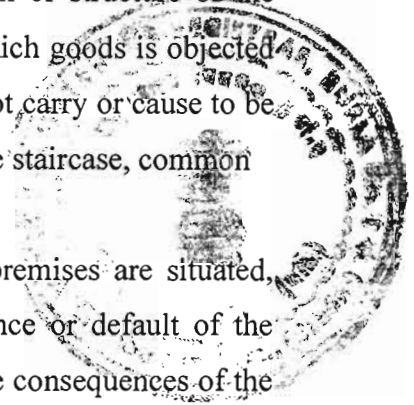
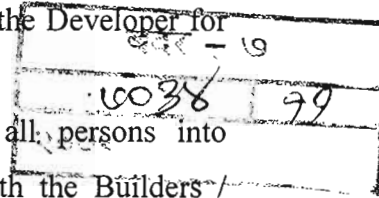
13. Unless it is otherwise agreed to by and between the parties hereto the Developer shall within the reasonable time of registration of the Society or Limited Company, as aforesaid cause to be transferred to the Society or Limited Company all the right, title and interest of the Owners in the aliquot part of the said land together with the said Building by obtaining/or executing the necessary conveyance in favour of such Society or Limited Company as the case may be and such Conveyance shall be in keeping with the terms and provisions of this Agreement.

14. Commencing a week after notice in writing is given by the Developer to the Purchaser/s that the Premises are ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of Premises) of outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies by the concerned local authority/Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, Chowkidars, Sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and Building until the Society/Limited company is formed and the said land and building transferred to it, the Purchaser shall pay to the Developer such proportionate share of outgoings as may be determined. The Purchaser agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Developer provisional , minimum monthly contribution of Rs.3,000/- (Rupees Three Thousand only) per month towards the outgoings. The amount so paid by the Purchaser/s to the Developer shall not carry any interest and remain with the Developer until a conveyance in favour of Society. Limited Company as aforesaid. On such conveyance being executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Developer to the Society! Limited Company as the case may be. The Purchaser undertakes to pay such monthly contributions and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. It is further agreed that if the amount collected by the Developer is not sufficient to meet the aforesaid charges/expenses , the Purchaser/s undertakes to pay additional amount as demanded by the Developer immediately on such demand without any dispute.

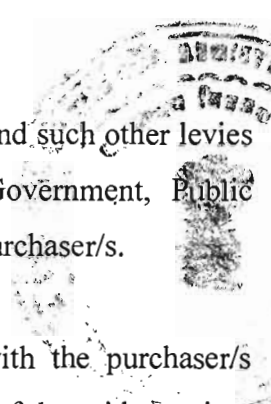
15. At the time of registration the Purchaser/s shall pay to the Developer the Purchaser/s share of stamp duty and registration charges payable if any under this Agreement . The Stamp Duty and registration charges of Conveyance and other writing to be executed

16. The Developer shall utilise the said Sum paid by the Purchaser/s to the Developer for the purpose for which they are received.
17. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, DOTH hereby covenant with the Builders/Developers as follows:

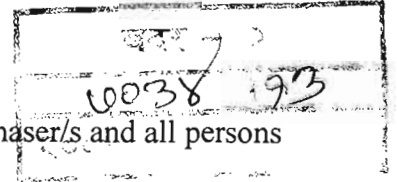
- a. To maintain the said premises at purchaser's own cost in good tenable condition from the date of taking over possession of the said premises and shall not do or suffered to be done anything in or to the building, staircase or any passage which may be against the rules, regulations, or bye-laws of concerned local authorities or change/ alter or make any additions or alterations in or to the building in which the said premises are situated and the said premises itself or any part thereof.
- b. Not to store in the premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the same premises are situated or storing of which goods is objected or prevented by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passage or any of the structures of the building in which the premises are situated, including entrances of the building. On account of the negligence or default of the purchaser/s in this behalf, the purchaser/s shall be liable for all the consequences of the breach.
- c. To carry at their own cost all internal repairs of the said premises and maintain the same in good condition and order in which it was delivered by the Developer and shall not do or suffering to be done anything in or to the said building. In the event Purchasers committing any act in contravention of the municipal or any their legal provisions of the appropriate authorities, the purchaser/s shall be responsible and liable for the consequences thereof to the concerned authority and/ or other public authority.
- d. Not to demolish or caused to be demolished the said premises or any part thereof, not in any time make or caused to be made any addition or alteration of whatsoever nature in the elevation and outside colour scheme of the building in which the premises are



shelter and protect the other parts of the building and shall not chisel or in any other manner columns, beams, walls, slabs or R.C.C. parts or other structural members in the said premises without the prior written permission of the Developer.

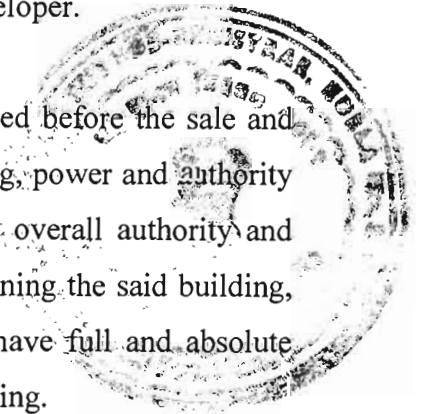
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- e. Not to do or permit to be done any act or thing which may rendered void or voidable any insurance of the said property and the building whereby any increased premium shall become payable in respect of the insurance.
- f. Not to throw dirt, rubbish, rags, garbage or other refuse for permit the same to be thrown from the said premises in the compound, gutter or in the portion of the same building.
- g. Pay to the Developer within 7 days of demand by the Developer his share of Security Deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Premises are situated.
- h. To bear and pay increase in local taxes, water charges, Insurances and such other levies which may be imposed by the concerned local authorities, Government, Public authority on account of change of user of the said premises of the Purchaser/s.
- i. The Purchaser/s shall not let, sub-let, transfer, assign or part with the purchaser/s interest or benefit factor of this Agreement or part with possession of the said premises in any manner until all dues payable by the Purchaser/s under this Agreement are fully paid up to the Developer and only if the Purchaser/s had not guilty of breach of or non-observance of any of the terms and condition of this Agreement and until the Purchaser has intimated in writing to the Owner / Developer.
- j. The Purchaser/s shall observe and perform all the rules and regulations which the Society or Limited Company may adopt at its reception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the
- 

- k. Till a conveyance of building in which the said premises are situated is executed the Purchaser/s shall permit the Developer and their surveyors and agent, with or without workmen at all reasonable times to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof and do the construction activities, if desired.

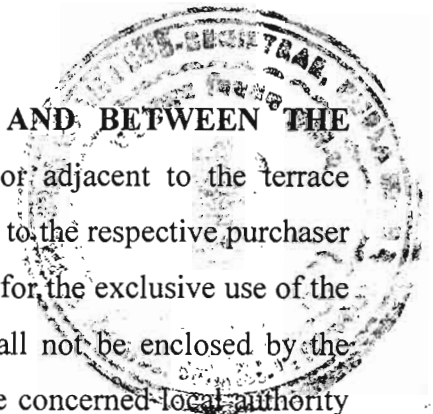
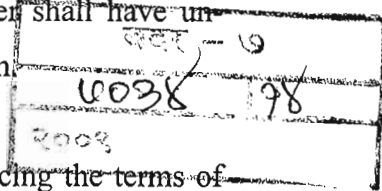


18. It is expressly agreed by and between the Developer and the Purchaser/s and all persons claiming under them that

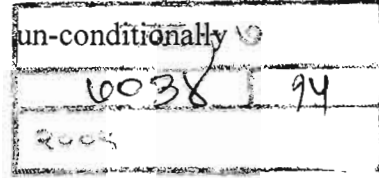
- (a) The Developer shall have unfettered full, free and complete right of way and means of access over, alone, across and under all the internal access roads at all times of the day and night, for all purposes and either on foot or with or without carts, carriages, trucks and other vehicles for the purposes of carrying on construction of the said building as well as the construction of additional floors on the said property for consuming the unconsumed F.S.I. and also full free and complete right and liberty to lay and connect drains, pipes, electricity, telephone, fax, cables and services facilities for full and proper use and enjoyment of the said property and/or the neighboring properties that may have been or that may hereafter be agreed to be developed by the Developer.
- (b) In the event of Co-operative Society being formed and registered before the sale and disposal by the Developer of all the Premises in the said building, power and authority of the Co-operative Society so formed shall be subject to the overall authority and control of the Developer in respect of any of the matters concerning the said building, construction and completion thereof and the Developer shall have full and absolute authority and control as regards unsold Premises in the said building.
- (c) In case, the Deed of Conveyance hereby contemplated is executed in favour of the Co-operative Society before the disposal by the Developer all the Premises and other premises then in such case the Developer shall join in as the promoters/members in respect of such unsold premises and when such Premises are sold at the discretion of the Developer, Co-operative Society shall admit such purchasers as members of the Society on payment of entrance fee of Rs. 100/- and share money of Rs.250/- only without charging any premium or other extra amount whatsoever.
- (d) The Purchaser/s hereby gives his/her express consent to the Developer to raise any loan against the said property and the building under construction and to mortgage the same



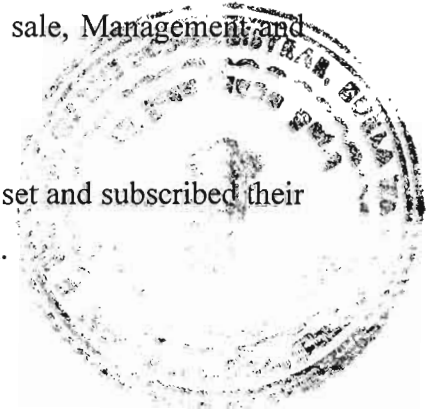
19. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law of the said piece of land or any part thereof. The Purchaser shall have no claim save and except the said premises agreed to be sold to him and the stilt portion, parking space, open terrace (for any purpose or installation of equipments), balance F.S.I. etc. will remain the property of the Developer and the same shall not be the part of common services facility and the Developer shall have unconditional right to retain or dispose of the same at their own discretion.
20. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Developer of any breach or non compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developer.
21. The Purchaser/s shall present this Agreement at the proper registration office of Registration within the time limit prescribed by the Registration Act, and the Developer will attend such office and admit execution thereof.
22. **IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES** hereto that the terrace space in the front of or adjacent to the terrace premises in the said building, if any shall belong exclusively to the respective purchaser of the terrace Premises and such terrace spaces are intended for the exclusive use of the respective terrace Premises purchaser. The said terrace shall not be enclosed by the purchaser till the permission in writing is obtained from the concerned local authority and the Developer or the Society.
23. It is specifically clarified that the Developer shall be entitled to allow or permit the concerned authorities to put cable station, hoardings, machineries etc. in the terrace or in the premises of the building to carry on telephone, cable , network or any other lawful activities and purchaser unconditionally undertake not to take any objection therefore. The Developer shall have right to lease out the said portion to any person/authority at their own discretion and the Purchaser/s consent to the same.
24. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D/



25. The Purchaser shall not be entitled to claim partition or any separate legal document in respect of the premises agreed to be acquired by him
26. The Developer shall be entitled to sell the components of the building for any lawful purpose viz. Bank, Marriage Hall, Hotel etc. and the Purchaser/s un-conditionally confirm this right of the Developer.
27. It is specifically clarified that the Developer shall have right to develop the said plot of land as well as adjoining land in one phase or in more than one phases and accordingly the Developer shall be entitled to utilize full F.S.I. of the said plot of land or part thereof as well as permissible additional F.S.I. under the T.D.R. Scheme or part thereof in the said plot of land or adjoining property as per their absolute discretion. It is further clarified that the purchaser or the Co-operative Society of the said Purchasers shall not claim any right, title or interest of whatsoever nature in the said un- consumed F.S.I as well as the components constructed in due course of time by utilizing such F.S.I.
28. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, Management and Transfer) Act, 1963 and the rules made there under.



IN WITNESSESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures and seal the day and year first hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE & PARCEL OF Non -Agricultural land, lying and situated at Nanepada, Village Mulund (East), Taluka Kurla, District Mumbai, Suburban and bearing City Survey No. 1057 A. Survey No.113, Hissa No. 4, admeasuring 1025.20 Sq. meters and within the limits of Municipal Corporation of Greater Mumbai and bounded as follows: -

ON OR TOWARDS WEST	:	C.T.S. No. 1042
ON OR TOWARDS SOUTH	:	C.T.S. No. 1056
ON OR TOWARDS NORTH	:	C.T.S. No. 1023

बदल - ७
७०३४ १७६
२००९

THE SECOND SCHEDULE ABOVE REFERRED TO

The Flat/Shop/Office/Commercial Premises being Premises No 103 admeasuring 400 sq. ft. carpet or thereabouts in carpet area viz. 37.17 Sq Meters ^{carpet} built up on the 1st floor of the building known as SADGURU consisting of Stilt plus 7 upper floors and to be constructed on the property more particularly described in the First Schedule hereunder written together with the benefit of common limited areas and facilities.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET & SUBSCRIBED THEIR HANDS AND SEALS TO THIS WRITING ON THIS

4th DAY OF December, 2008 / 2009.

SIGNED & DELIVERED)
 BY THE WITHINNAMED)
 M/S SADGURU DEVELOPERS)
 Through its Power Of Attorney Holder)
 Mr. Sandeep N. Sule)

In the presence of.....)

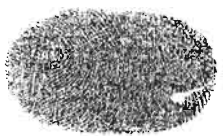
① Milind Bhagare)
 A/12, Neeta Apt -)
 Mithangon Road, Mulund (E).)

SIGNED & DELIVERED)
 BY THE WITHINNAMED)
 THE PURCHASER/S)

1) SHRI. SACHIN MADHUKAR PATHANKAR)
 2) Mrs. MANJUSHA SACHIN PATHANKAR)

in the presence of)

① S. J. Shinde)
 P/160, Cement Colony)
 Mulund (W) 180)



Sandeep N. Sule
Milind Bhagare

Sandeep N. Sule
Milind Bhagare

Sandeep N. Sule
Milind Bhagare

RECEIPT

बदर - ७
००३४ / १७
२००९

Received from the Purchaser a sum of Rs. 2,75,600 /-(Rupees
Two Lacs Seventy five thousand Six hundred) Only being part consideration of Flat
 premises No. 103 stated in Clause No. 2 a hereinabove as under.

Cheque No.	Date	Bank	Amount
112570	03.12.2009	ICICI Bank Ltd.	2,75,600/-



WE SAY RECEIVED

DEVELOPER.

Witnesses

1.

2.



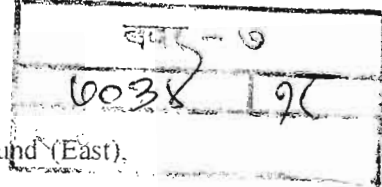
SAMIR K. Vaidya

B.Com., LL.B.

● ADVOCATE (HIGH COURT) ●

Akanksha, Sane Guruji Nagar, Mulund (East), Mumbai - 400 081. ● Tel. off. : 2568 65 31. Resi. : 5599 75 12.

REPORT ON TITLE OF LAND



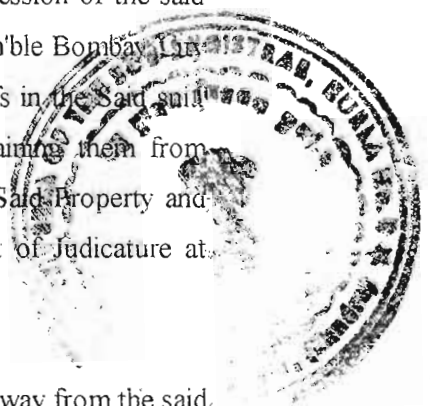
Land bearing Survey No.113, Hissa No.4, C.T.S. No.1057 of Village Mulund (East), Taluka Kuria, District Mumbai Sub-urban admeasuring 1025.20 Sq. Meters or thereabouts situate lying and being at Nane-pada, Mulund (East), Mumbai 400 081 and within the limits of 'T' ward of Brihanmumbai Municipal Corporation (hereinafter for the sake of brevity referred to as " The Said Property").

1. As on today the Said Property stands in the Record of Rights in the names of (1) Bhikamchand Okaji Punamiya (since deceased) and (2) Thakurchand Bhikamchand Punamiya. However Bhikamchand Okaji Punamiya died intestate, leaving Thakurchand Bhikamchand Punamiya, his son as his only heir and next of kin to inherit the Said Property according to the provisions of the Hindu Succession Act, 1956.

2. Shri Diwadya N. Mhatre and 3 others filed a Suit in the Bombay City Civil Court being S.C. Suit No. 1619 of 1982 against the said Punamiya, and one Shri Bhalekar and others, seeking declaration that they were the owners by adverse possession of the said property and other pieces of land mentioned therein and further the Hon'ble Bombay City Civil Court granted injunction in favour of the Mhatre Family, Plaintiffs in the Said suit against the Said Punamiya and the Said Bhalekar and others, restraining them from disturbing the possession of the Said Mhatre Family in respect of the Said Property and other pieces of land. In this suit Appeal was filed in the High Court of Judicature at Bombay Appellate side jurisdiction against the order No.741 of 1997.

3. The said Diwadya N. Mhatre and other have granted the right of way from the said property to Palkhi Co-operative Housing Society vide Agreement dated 15-10-1991.

4. Thereafter several disputes arose among the parties, having conflicting interest in the said property and adjoining plots of land i.e the said Mhatre family, the said



SAMIR K. Vaidya

B.Com., LL.B.

• ADVOCATE (HIGH COURT) •

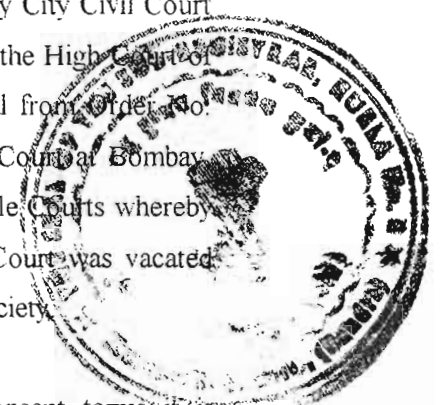
Akanksha, Sane Guruji Nagar, Mulund (East), Mumbai - 400 081. • Tel. off. : 2568 65 31. Resi. : 5599 75 12.

Bhalekar, the said Punamiya and the Chandralok Co-operative Housing Society Ltd. the Successors of the said Bhalekar in respect of the said property and some other pieces of land and for that reason, the proceedings were initiated by the Said Punamiya in the Bombay City Civil Court at Bombay being B.C.C.C. Suit No.1619 of 1982 and a suit was filed in the High Court of Judicature at Bombay in its Original side by the Said Chandralok Co-operative Housing Society Ltd. being suit No.1858 of 1997, against the said Mhatre Family, Punamiya, Bhalekar for establishing their title and interest in the concerned plots of land.

5. The said disputes were amicably settled or compromised with the result all the parties to the suit/s filed the consent terms confirming the settlement (A) Dated 6th April 1999 in the High Court of Judicature at Bombay in its Ordinary Original Civil Jurisdiction Suit No.1858 of 1997, (B) Dated 7-4-1999 in the Bombay City Civil Court at Bombay, S.C. Suit No.1619 of 1982 and (C) Dated 23-4-1999 in the High Court of Judicature at Bombay Appellate side Civil Jurisdiction in the Appeal from Order No. 741 of 1997 in the suit of Mhatre Family in the Bombay City Civil Court at Bombay being Suit No. 1619 of 1982 and orders were obtained from the Hon'ble Courts whereby the said injunction of Mhatre family in the said Bombay City Civil Court was vacated and also end was put to all other orders adversely affecting the said Society.

6. By virtue of the clause No.23 of the above mentioned consent terms it is confirmed by all the parties thereto that the Said Property is jointly owned by Thakurchand Bhikamchand Punamiya and the said Mhatre family in the ratio of 40% and 60% respectively and they are the joint owners thereof.

7. The Consent Terms filed in the said suits are very exhaustive and the same extinguish all rights, claims and disputes raised against the title of the said Shri Thakurchand Bhikamchand Punamiya and the Mhatre Family to the Said Property so also the disputes and objections of the parties against each other in the said litigation or



Samir

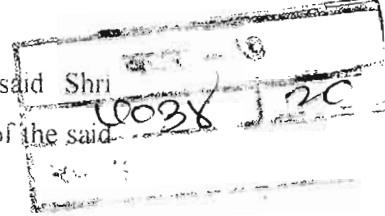
SAMIR K. Vaidya

B.Com., LL.B.

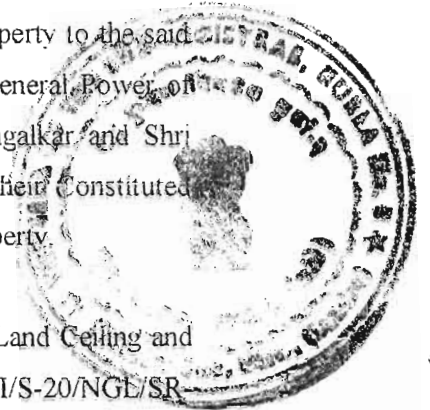
● ADVOCATE (HIGH COURT) ●

Akanksha, Sane Guruji Nagar, Mulund (East), Mumbai - 400 081. ● Tel. off. : 2568 65 31. Resi. : 5599 75 12.

otherwise and all the disputing parties confirm and declare that the said Shri Thakurchand Bhikamchand Punamiya and Mhatre Family are the joint owners of the said property.



8. By the Agreement dated 20th October 2003 made between the said Shri Thakurchand B. Punamiya of the First part. (2)(a) DIVDYA NARAYAN MHATRE (b)RUKMINIBAI BABU MHATRE (c)ASHOK BABU MHATRE (d)KRISHNA BABU MHATRE (e)LATA PRAKASH MUMBAIKAR (f)RAJANI BABU MHATRE (g)BABIBAI DAMODAR MHATRE (h)NAMDEO DAMODAR MHATRE, of the Second part and M/S Sadguru Developers, the Partnership Firm of the third part and registered in the office of the Sub-Registrar of Assurance at Kurla under serial No.9874, for the consideration and on the terms and conditions contained therein, the said Punamiya and Mhatre Family granted development rights of the said Property to the said Developers. The said Punamiya and Mhatre Family further executed General Power of Attorney dated 20th October 2003 and appointed Shri Vinayak S. Bagalkar and Shri Jagdish s. Raje, the partners of the said M/S Satguru Developers as their Constituted Attorneys to do various acts, deeds and matters in respect of the said property.



9. The Additional Collector and competent Authority under Urban Land Ceiling and Regulation Act. 1976 by order dated 12/4/2004 bearing No. C/ULC D-III/S-20/NGL/SR-1/30/C-90 exempted the said property on the terms and conditions stated therein under section 20 of the U.L.C. Act.

10. N.A. Permission in respect of the said property is granted by the Collector, Bombay Suburban District vide order bearing No. C/Desk-II-D/LND/NAP/SR.K 750 dated 2-6-2004.

11. Due to the 30 feet wide road passing through the said property, it is divided in three plots, i.e. (a)Sub plot A- area 592.86 Sq.Mtrs, (b)Sub Plot B-area 142.28 Sq.Mtrs.

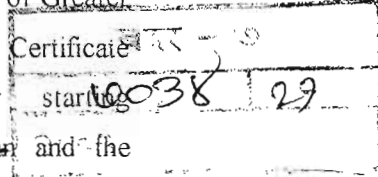
SAMIR K. Vaidya

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● ADVOCATE (HIGH COURT) ●

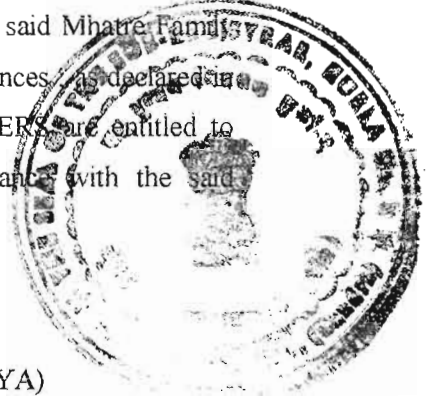
Akanksha, Sane Guruji Nagar, Mulund (East), Mumbai - 400 081. ● Tel. off. : 2568 65 31. Resi. : 5599 75 12.

and (c)30 feet wide Road, area 290.06 Sq. Mtrs. The Municipal Corporation of Greater Mumbai has approved the Building Proposal plan and Commencement Certificate bearing No. CE/4761/BPES/AT dated 22-4-2004 is being obtained for construction work on the said property according to the approved plan and the construction work accordingly is in progress on the site.




12. On causing to take the searches of the aforesaid property from the office of Sub-Registrar of Assurances having jurisdiction over the said property for last more than 30 years, it is observed that the said J.H. Bhailekar has executed undertaking in favour of Mumbai Mahanagar Palika, registered in the office of the Sub Registrar of Assurances at Kurla under No. BDR/3/1645/2001 but no encumbrances of adverse nature against the said property were noticed.

13. Therefore on perusal of the above referred documents and comments thereon in my opinion, the title of the Said Thakurchand B. Punamiya and the said Mhatre Family to the said property is clear, marketable and free from encumbrances, as declared in the said consent Terms and the Said M/SSADGURU DEVELOPERS are entitled to develop the said property by constructing building/s in accordance with the said Development agreement in conformity with the said sanctioned plan.



Mumbai Dated 05th July 2004


(SAMIR K. VAIDYA)
Advocate

गा. न. नं. ७, ७ - अव १२

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स. नं. ११३	हिस्सा नं. ४	कबजेदार अिकचंद मोकाजी			गांव - मुळुंड
		अिकचंद अिकचंद शेठ			तालुका - कुर्ला
क्षेत्र लावणी लायक	ए.	गू.	इतर हक्क - मुळुंड (23 ए०) अिकचंद मोकाजी लें कऱ्हा काळ दिमत काळ हाके 3/4 भाग खरेरी घेतकी (2012) 900000 वेजी (2019) सा.क. दिवस नासमण (2014) म.न. ह.क. दि. टी दिवकी कोर सुट 16/9/82 रोजी दिवसा 2/1/82 रोजी दिवसा नासमण म्हणे भागी भादक इंजेक्शन भादक घेतल्या उताणे कऱ्हा सुट्या अिकचं कागे		
पोट खराबा					
एकूण					
आकार	रूपये	आ.			
बुडी अथवा ...	2	90	0		
जादा आकार ..					
पाणी					

वर्ष	लागवड करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवड	पयग कोणता अिकचंद काद क्षेत्र
	कालो सुट्या इतले				
	तयार ठाटीक				

तलाठी सजा मुळुंड,
तहसिल-कुर्ला



अस्सल बरहुकुम खरी नक्कल असे तयार ता.

तलाठी.

मालमत्ता पत्रक

विभाग/मौजे -- मुलुंड (पूर्व) तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशील आणि त्याच्या अंतर्गत तपशील (नियत अळ)

क्रमांक / फा. प्लॉ. नं. चौ.मी.

१०५७ब २८९.९ फ [क]



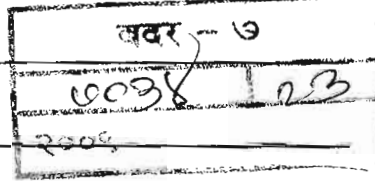
सुविधाधिकार --

हक्काचा मुळ धारक वर्ष --

पट्टेदार --

इतर भार --

इतर शेर --



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१४/०३/२००७	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडिल आदेश क्र.सी. / कार्या-२डी/पोवि/एस्.आर.के.- ८७६ दि.२४/१/०७ व इकडिल एकत्रि / पो.वि. /अ.ता.मो.र. नं.४१६अ/०७ अन्वये न.भू.क्र.१०५७ब ची स्वतंत्र मिळकत पत्रिका उघडुन सत्ता प्रकार क दाखल करून धारक सदरी नांव दाखल केले.	--	धारक १) भिकचंद ओकाजी. २) ठाकरचंद भिकचंद शेट.	फेरफार क्र.४५६ प्रमाणे सही - १४/०३/२००७ न.भू.अ.मुलुंड
२०/०७/२००७	सहा.अभियंता (मेन्टे.),टी वॉर्ड बृ.म.न.पा.यांचे पत्र दि.१/०५/२००७ व त्यासोबतची ताबेपावती दि. ५ / ०५ /२००७ आणि सहा दु.नि.कुर्ला -२ कडील नोंदणीकृत क्षतिपूर्ती बंधपत्र सुची क्र.२ अन्वये न.भू.क्र.१०५७ब क्षेत्र २८९.९ चौ.मी. ९.१५ मी.डि.पी.रोड या आरक्षणाकरीता ताब्यात घेतलेने धारक सदरी नाव दाखल केले व सत्ता प्रकार क ऐवजी फ असा दाखल केला आणि दिनांक १४/०३/०७ ची नोंद कमी केली.	क्र. बदल -७/२८०२/०७ १४/०५/२००७	H बृहन्मुंबई महानगरपालीका (९.१५ मी.डि.पी.रोड)	फेरफार क्र.४७७ प्रमाणे सही - २०/०७/२००७ न.भू.अ.मुलुंड



तपासणी करणारा -

खरी नक्कल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

३०/७/२००७

मालमत्ता पत्रक दिनांक २०/०७/२००७ वर पाठविलेले प्रमाणे सही केले आहे.

न.भू.अ. मुलुंड

मालमत्ता पत्रक

विभाग/मौजे -- मुलुंड (पूर्व)

नालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा --

मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.

शिफ्ट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणीची किंवा तपशील आणि त्याच्या फिर तपसणीची किंवा (वेळ)



१०५७अ

१०५७

१०२५.२

क

र.रू. १९२/- प्रति १०० चौ.मी. वार्षिक १९६८/- सन २००३-२००४ करीता

- ४८५.० न.भू.क्र. १०५७ब, १०५७क मि.पत्रिका उघडलेने.

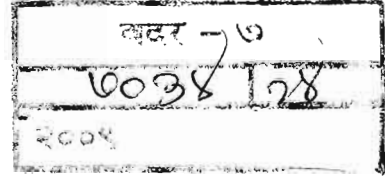
५४०.२

+ ४८५.० न.भू.क्र. १०५७ब व १०५७क चे क्षेत्र सामील.

१०२५.२

- ४७५.९ न.भू.क्र. १०५७ब व १०५७क च्या मि.प.उघडलेने.

५४९.३



सुविधाधिकार

हस्ताकाचा मुळ धारक

१९६४

पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	संक्षिप्त
१२/०७/२००४	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र सी/डेस्क २ड/एल् एन् डी/एन ए पी/एस् आर के. ७५० दि. २/६/०४ व इकडील मोरनं. १९अ/०४ अन्वये संपूर्ण क्षेत्र बिनशेतीकडे वर्ग झाल्याची नोंद घेतली. व बिनशेती सारा र.रू. १९२/- प्रति १०० चौ. मी. प्रमाणे एकूण १९६८/- वार्षिक सारा व ७/१२ प्रमाणे धारकांची नावे दाखल केली.		H) १) भिकचंद अगोजी. २) ठाकरचंद भिकचंद शेठ.	फ रफार क्र.३१० प्रमाणे सही - १२/०७/२००४ न.भू.अ.मुलुंड
१२/०७/२००४	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र. कार्या - २ड/एकत्रिकरण /पोटविभाजन /एस् आर ५३८ दि. १/६/२००४ व इकडील मोरनं. १९अ/०४ अन्वये न. भू. क्र. १०५७ब, व १०५७क च्या स्वतंत्र मिळकत पत्रिका उघडलेने एकूण ४८५.०० चौ. मी. क्षेत्र वजा केले. मूळ न.भू.क्र.१०५७ यांस न.भू.क्र.१०५७अ शेज दिला.			फ रफार क्र.३१० प्रमाणे सही - १२/०७/२००४ न.भू.अ.मुलुंड



मालमत्ता पत्रक

विभाग/मोजे -- मुलुंड (पूर्व)

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

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

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

१०५७अ १०५७

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१४/०३/२००७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडिल आदेश क्र. सी. / कार्या-२डी / पो. वि. / एस्.आर.के. - ८७६ दि. २४/१/०७ व इकडिल एकत्रि / पो. वि. अ. ता. मो. र. नं. ४१६अ/०७ अन्वये मुलुंड पूर्व न. भू. क्र. १०५७अ चे ५४०.२ चौ.मी. क्षेत्रामध्ये न. भू. क्र. १०५७ब चे २८८.० चौ.मी. व न.भू.क्र.१०५७क चे १९७.० चौ.मी.असे एकुण ४८५.० चौ.मी. क्षेत्र सामील करून न.भू.क्र. १०५७अ चे १०२५.२ चौ.मी.क्षेत्र नमुद केले.			फेरफार क्र. ४५५ प्रमाणे सहो - १४/०३/२००७ न.भू.अ.मुलुंड
१४/०३/२००७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडिल आदेश क्र.सी./कार्या-२डी/पोवि/एस्.आर.के.८७६ दि.२४/१/०७ व इकडिल एकत्रि /पो. वि. अ. ता. मो. र. नं.४१६अ/०७ अन्वये मुलुंड पूर्व न. भू. क्र.१०५७अ चे १०२५.२ चौ.मी. क्षेत्रातून २८९.९ चौ. मी. क्षेत्राची न. भू. क्र. १०५७ब व १८६.० चौ.मी. क्षेत्राची न. भू. क्र. १०५७क अशा स्वतंत्र मिळकत पत्रिका उघडुन न.भू.क्र.१०५७अ चे ५४९.३ चौ. मी. क्षेत्र नमुद केले.			फेरफार क्र. ४५६ प्रमाणे सहो - १४/०३/२००७ न.भू.अ.मुलुंड

तपासणी करणारा -

रे आरुण
पम्पु

खरी नक्कल -

न.भू.अ. मुलुंड

मुंबई उपनगर जिल्हा



प्रमाणपत्र

क्र. २५३०

जमीन मालकी दिनांक.....	२३/३/०५
नक्कल तयार दिनांक.....	कागाज चौ
नक्कल दिव्याची दिनांक.....	इसवी संवत् २०१०
वरील नक्कल	
नगर भू-मापन अधिकारी	मुलुंड

मिळकत पत्रिकेच्या प्रमाणित प्रतिवर दाखल क्षेत्र ५४९-३ औरस मिटर अक्षरी पाचव्या कोनापासून कोनाक तीन स्यास मिटर हे मूळ मिळकत पत्रिकेवर नसूद केलेल्या क्षेत्राच्या क्षेत्रात असल्याची खात्री केली आहे.

अविश्व
अविश्व मुम्बई अमिलेखा
मुंबई उपनगर जिल्हा-मुंबई.

मालमत्ता पत्रक

विभाग/मोजे -- मुलुंड (पूर्व)

तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड

जिल्हा --



नगर भूमापन क्रमांक / फा. प्लॉ. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकारणा किंवा तपशील आणि त्याच्या

१०५७ब

२८९-९

क

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१४/०३/२००७	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडिल आदेश क्र.सी. / कार्या-२डी/पोवि/एस्.आर.के.- ८७६ दि.२४/१/०७ व इकाडिल एकत्रि / पो.वि. /अ.ता.मो.र. नं.४१६अ/०७ अन्वये न.भू.क्र.१०५७ब ची स्वतंत्र मिळकत पत्रिका उघडुन सत्ता प्रकार क दाखल करून धारक सदरी नांव दाखल केले.	--	धारक १) भिकचंद ओकाजी. २) ठाकरचंद भिकचंद शेठ.	फेरफार क्र.४५६ प्रमाणे सही - १४/०३/२००७ न.भू.अ.मुलुंड

नतपासणी करणारा -

रे आ. सु. खरी नक्कल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

प्रमाणपत्र



क्र. २६३०

नक्कल दिनांक २३/३/०७ नक्कल शुल्क

नक्कल तयार दिनांक कागज की

नक्कल दिखवाची दिनांक वडुम रफकअ व.

खरी नक्कल

२६/३/०७

नगर नू-मापन अधिकारी

मुलुंड

मिळकत पत्रिकेच्या प्रमाणित प्रतिधर दाखल क्षेत्र २८९-९ चौरस मिटर अक्षरी दोमशे डोमोनचंद फुर्तिके न ७५ रखाबा मिटर हे मूळ मिळकत पत्रिकेवर नमूद केलेल्या क्षेत्राच्या मेल्यात असल्याची खात्री केली आहे.

अधिक्षक भूमि अभिलेखा
मुंबई उपनगर जिल्हा-मुंबई.

मालमत्ता पत्रक

विभाग/मौजे -- मुलुंड (पूर्व)

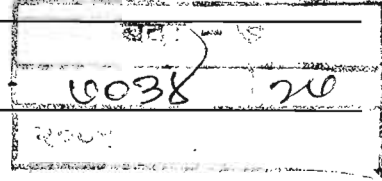
तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीची किंवा भागणीची तपशील आणि त्याच्या फोटो (आकारणीचे मालमत्ता)
१०५७क			१८६.०	क	



सुविधाधिकार	--
हक्काचा मुळ धारक वर्ष	--
पट्टेदार	--
इतर भार	--
इतर शेरे	--



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१४/०३/२००७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा योचकाडिल आदेश क्र. सी./कार्या-२डी/पोवि/एस.आर.के.-८७६ दि.२४/१/०७ व इकाडिल एकत्रि/पोवि/ अ.ता.मो.र.नं. ४१६/०७ अन्वये न.भू.क्र.१०५७क ची स्वतंत्र मिळकत पत्रिका उघडुन सत्ता प्रकार क दाखल करून धारक सदरी नांव दाखल केले.	--	धारक १) भिकचंद ओकाजी. २) ठाकरचंद भिकचंद शेट.	फेरफार क्र.४५६ प्रमाणे सह- १४/०३/२००७ न.भू.अ.मुलुंड

तपासणी करणारा - रे आ. सु. व प. भ. य. खरी नकल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा



प्रमाणपत्र

५०३ २६३०

जारी दिनांक २३/३/०७

नकल लघार दिनांक ३०/३/०७

नकल जिल्हाधी दिनांक ३०/३/०७

कार्य नकल

५३१० ३३३०

कार्य न.भू.अ.मुलुंड

मिळकत पत्रिकेच्या प्रमाणित प्रतिलिप दाखल क्षेत्र १८६-० चौरस मिटर अक्षरी मुकबे जालपेक्षा पूर्वीच जन्म ल्होफ मिटर हे मूळ मिळकत पत्रिकेवर नमूद केलेल्या क्षेत्राच्या मर्यात असल्याची खात्री केली आहे.

अधिक्षक भूमि अभिलेखा
मुंबई उपनगर जिल्हा-मुंबई

OFFICE OF THE COLLECTOR, M.S.D.

10th Flr, Administrative Bld., Govt. Colony Bandra (E), Mumbai-400 051
Ph.26556799,26550111 Fax :26556805 e-mail address:- collrmsd@yahoo.com

No:-C/Desk- II-D /LND/NAP/SR. K-750

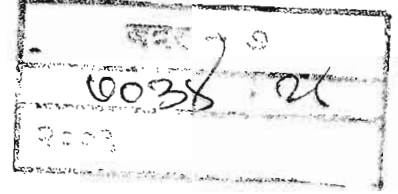
Date :- 2/ 6/2004

Read :- 1) Application dt. 25/3/2004 from Shri. Vinayak S. Bagalkar C.A.
to Owner.

Order :-

Land bearing C.T.S No.1057 of village Mulund, Taluka Kurla at Mumbai Suburban District belongs to following owners.

- 1) Shri. Thakarchand Bhikchand Sheth & other.
- 2) Shri. Diwadya Narayan Mhater & others



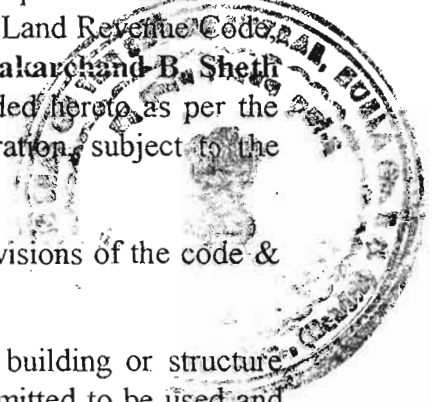
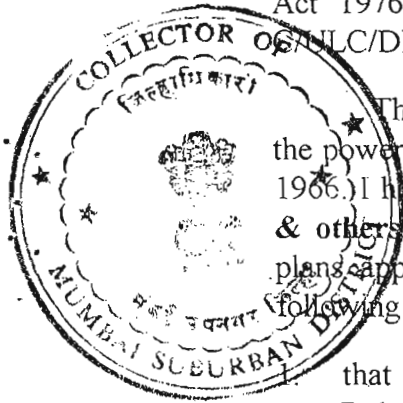
Shri. Vinayak S. Bagalkar C. A. to owner has applied for grant of Non-Agricultural Permission in respect of the above land for Residential purpose.

The building plans have been approved by the Greater Mumbai Municipal Corporation vide their IOD No.CE/4761/BPES/AT dt. 18/3/04 The applicant also produced a clearance under the provisions of Urban Land (Ceiling & Regulation) Act 1976 vide order No. C/ULC/DIII/Sec.20/(NGL)/SR-1/3 dt. 30/11/92 & C/ULC/DIII/ Sec.20/(NGL)/SR-1/30/C-90 dt. 2/2/01

The above lands are presently held for Agricultural purpose. In exercise of the powers delegated under section 44(i) of the Maharashtra Land Revenue Code 1966, I hereby regularise the unauthorised N.A. to **Shri .Thakarchand B. Sheth & others** to use the land specified in the schedule appended hereto as per the plans approved by the Greater Mumbai Municipal Corporation, subject to the following conditions:-

that the grant of permission shall be subject to the provisions of the code & Rules made thereunder

2. that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from this office.
3. that grantee shall construct the building according to the plans approved by the Greater Mumbai Municipal Corporation.



4. that the grantee shall not sub-divide the plot or sub-plot, if any, approved in this order, without getting the sub-division previously approved by the Collector, Mumbai Suburban District.
5. that the grantee shall pay the N.A. assessment in respect of the above land @ Rs.192/- per 100 sq.mtrs. per annum for Residential Purpose. The N.A assessment for the year 2003 -2004 comes to Rs.1968/-
6. that the present N.A rates mentioned in condition No. 5 above is guaranteed upto 31st July 2006 and will be revised thereafter for further guarantee period.
7. As mentioned in condition No.6 above, the grantee shall be liable to pay the amount of difference due to revision and fixation of rates of N.A assessment. उपर 7 10
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2006
8. that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N.A assessment within 30 days from the date of issue of this order, failing which the N.A permission shall be liable to be cancelled.
9. that the grantee shall pay the measurement fees to the concerned C.T.S. Officer immediately.
10. that the area and assessment mentioned in this order and sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the concerned C.T.S. Officer.
11. that the grantee shall construct substantial building and/or other structure, if any, as per the approved plan of G.M.M. Corporation on the land within a period of three years from the date of commencement of the N.A use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the Government orders in force from time to time.
12. that the grantee shall be bound to execute a sanad in form as provided in schedule VI appended to Maharashtra Land Revenue (Conversion of use of land & N.A assessment) Rules, 1969 embodying therein all conditions of this order, whenever called upon to do so.
13. that if the grantee contravene any of conditions mentioned in this order and those in the sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the grantee on payment of such fine and assessment as the Collector may direct.
14. that notwithstanding anything continue in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any building or structure erected or used contrary to the

provisions of this grant within such time as specified in that behalf by him and if no such removal or alteration not being carried out within the specified time, he may cause the same to be carried out and recover the cost thereof from the grantee as an arrears of Land Revenue.

15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevant other facts of the case i.e. the Urban Land (Ceiling and Regulation) Act 1976., Coastal Regulations Zone Development Control Rules, 1991, etc.
16. that the grantee shall plant 10 trees on this land, before the completion of the building and shall take adequate care of their proper and healthy growth.
17. that the set back area and its N.A. assessment if any will be reduced after handing over it's possession to the Greater Mumbai Municipal Corporation and also on receiving an intimation from Municipal Corporation to that effect.
18. that the grantee shall obtain prior permission for excavation & shall pay royalty to Government as per rules.
19. This permission is granted at the risk of applicant/Power of Attorney Holder/Occupant Company regarding Title of the land.
20. This permission is granted presuming that the papers submitted by applicant are genuine and for any dispute arising out of documents submitted the applicant/ Power of Attorney Holder will be held responsible.
21. This order of N.A.A is only for fiscal purposes of realisation of N.A. assessment as land has been put to Non-Agricultural use.
22. This order is issued subject to protection of rights, dispute or Court matter pending if any.

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DISTRICT

SCHEDULE

Name of the Holder :- Shri. Thakarchand Bhikchand & others

Village :- Mulund **Taluka :-** Kurla **District :-** M.S.D.

C.T.S.No. 1057 .

- 1) Area in sq.mtrs. -- purpose Commercial/Industrial
- 2) Area in sq.mtrs. 1025.20 purpose Residential
- 3) Rate of Annual N.A. Assessment Rs. 1968/-
- 4) Period of Revenue Year : 2003-04

D:\Desk \HDSRK 548



4) Conversion tax of Rs. 9840/- to be paid within a month.

2/- The grantee shall pay total amount of Rs. 11808/- in the office of the Tahasildar, Kurla within a period of one month from the date of this order.

Sd/-
Collector,
Mumbai Suburban District.

To,

✓ Shri. Thakarchand Bhikchand & others,
C/o., Shri Vinayak S. Bagalkar,
Mulund, Mumbai.

एकर - ७	
१०३४	३७
२००३	

Encl :- One copy of approved plan of Building.

1. Copy with a copy of approved plan, forwarded for information and necessary action to the Tahasildar, Kurla in duplicate.

2/- He should take an entry in Taluka form II and recover tax within a period of one month.

2. Copy to the S.D.O. , M.S.D. for information & necessary action.

3. Copy with a copy of approved plan forwarded to the C.T.S.Officer. Mulund

2/- He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N.A. assessment is levied, so that suitable corrigendum can be issued. He may also make entry in P.R.Card of all the holders, as shown in the schedule above, if it is not so done earlier.

4. Accounts Officer, (I.A.W) M.S.D. for information & necessary action

5. Master file.



For Collector,
Mumbai Suburban District.



Y. P. P.-1,00,000-4-64-WCA5-(Ca) 569
G. P. R. D., No. 8016, dated 16-9-26.]

C. T. S. 20 e.



मुद्रण - पूर्व

RULED CARD

10189

90450 अ	9024-2	क	रु. 122/ सा. 11/ 1944/ - सा. 2003-2004 कक्षा
90450 अ	9024-2	क	ग. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
90450 अ	9024-2	क	ग. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
90450 अ	9024-2	क	ग. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.

बदल - 19
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22.10.2007
मा. सि. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
अ. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
अ. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
अ. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
अ. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.

H) सि. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
1) सि. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
2) सि. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.
(स. प्र. 1045 व. 90450 अ. सि. प्र. 1045 अ. 139 अ. 139 अ.)





Y. P. P.—1,66,000—4-54—WOAS—(Ca) 503
(G. R., R. 10, No. 5316, dated 16-9-20.)

O. T. S. 20 e.

RULED CARD

11805

पुस्तक	संख्या	दि	

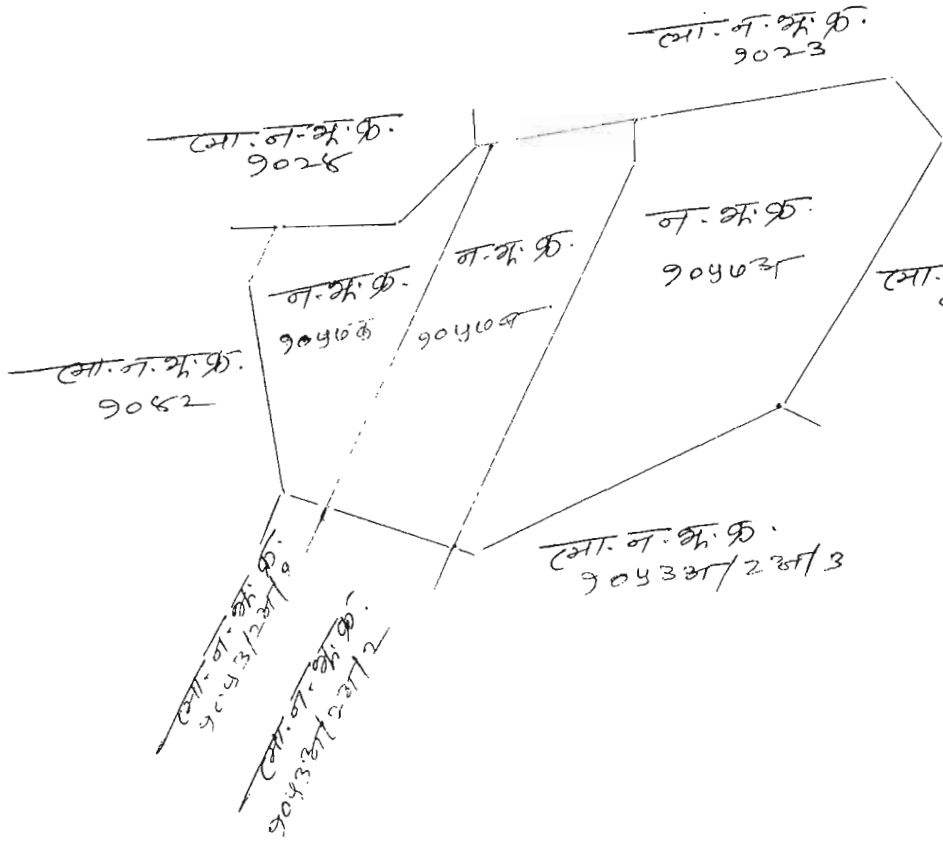
द्वार - ७
७०३४ ३४

१२१३१०००	मा. जि. शा. मि. वि. २०१३ मु. वि. २०१३	२०१३ -	१) मि. वि. शा. मि. वि.	२०१३
	मा. वि. शा. मि. वि. २०१३		२) मि. वि. शा. मि. वि.	२०१३
	मा. वि. शा. मि. वि. २०१३		३) मि. वि. शा. मि. वि.	२०१३
	मा. वि. शा. मि. वि. २०१३			
	मा. वि. शा. मि. वि. २०१३			
	मा. वि. शा. मि. वि. २०१३			
	मा. वि. शा. मि. वि. २०१३			
	मा. वि. शा. मि. वि. २०१३			
	मा. वि. शा. मि. वि. २०१३			
	मा. वि. शा. मि. वि. २०१३			



पुस्तक संख्या १२१३१०००
पुस्तक संख्या १२१३१०००
पुस्तक संख्या १२१३१०००
पुस्तक संख्या १२१३१०००
पुस्तक संख्या १२१३१०००
पुस्तक संख्या १२१३१०००

श्री. मिलिंद निरगुडकर यांचा दि. १७/१२/२००७ च्या अजविस्तर आज्ञे-मुंबई (पूर्व)
 त्या-द्वारे जि. मुंबई उपनगर येथील न.अ.क्र. १०५०अ व न.क्र. १०५०ब ची पुनर्गठित
 झालेले क्र. १२७ वरून निघलेली नकाशाची कावशाफरती नक्शा



बंदर - ७
 १०५०
 १०५०
 २००३



२०१९
 अज केल्याची तारीख १७/१२/२००७ एकूण शुल्क १
 नक्शा तयार तारीख २२/१/२००७ नक्शेचे शुल्क ११५०
 दिल्लीची तारीख २५/१/२००७ नक्शेचे धाडिभार शुल्क १
 तयार करणारा Bhatnagar तपासणी शुल्क १
 तपासणी करणारा [Signature] कागद शुल्क १५०
 खरी नक्शा रक्कम ११५०

- १) जमनीच्या नकाशावरून नक्शा तयार करणे
 - २) नक्शा तयार करणे
 - ३) नक्शा तयार करणे
- दुरुवता पाहणे व नक्शा तयार करणे विलंबी
 दर्शकणाच्या तपासणीसाठी मागणी करणे घेणे
 आवश्यक आहे.

नगर भूशासन अधिकारी
 मुलुंड

सिकिटाचे शुल्क १
 एकूण रक्कम १

VALID UPTO 27 APR 2005

Rota :5000 (Gen-520:15.9.99) DyChE c2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

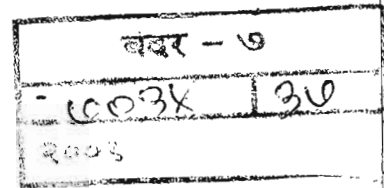
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 .

No.CE/ 4761 /BPES/AT 22 APR 2004

COMMENCEMENT CERTIFICATE

To :

M/S Sadguru Developers
C.A. - to owner



Sir,

With reference to your application No. 3457 dated 11/11/2003 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S.No. 1057 Divn/Village/Town Planning Scheme No. Mulund situated at Road/Street Mulund (E) Ward T the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if :

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.

707

(Gen-520)

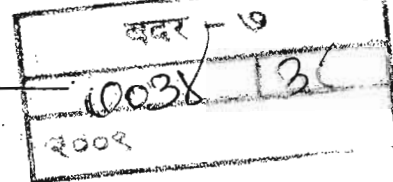
(c) The Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri D. R. Kamble ^{Asst} Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 21 APR 2005

C.C. upto plinth



CE 4761 /BPES/AT 22 SEP 2004

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay.

C.C. up to stilt level as per amended plan dt. 8-9-04

[Signature]
20.09.2004

Assistant Engineer Building Proposals
Eastern Suburbs (S. & T Ward)

[Signature]
22.04.04
Assistant Engineer Building Proposals
Eastern Suburbs (S. & T Ward)
Executive Engineer, Building Proposals
(Eastern Suburbs)

CE 4761 /BPES/AT 11 NOV 2004

C.C. upto 3rd Floor.

[Signature]
10/11/04

Assistant Engineer Building Proposals
Eastern Suburbs (S. & T Ward)

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

CE 4761 /BPES/AT 01 FEB 2005

Full C.C. as per amended Plan dated 25/1/05



[Signature]
01/02/05

Assistant Engineer Building Proposal
Eastern Suburbs (S & T Wards)

CE 4761 /BPES/AT

26 MAR 2007


C.C. up to 5th (cpt) floor as per amended plans approved dt. 23-3-2007

[Signature]
26/3/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE 4761 /BPES/AT 13 JUN 2007

2054



No. C/ULC/D-III/S-20/NGL/SR-I/30/C-
Office of the
Additional Collector and Competent
Authority (U.L.C.) Gr. Mumbai
Administrative Building, 5th floor,
Near Chetna College, Bandra Govt. Colony
Bandra (East) Mumbai- 400051

Date :- 12-4-2004

To,

1) Shri.T.B.Punnamia

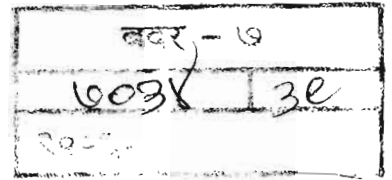
Punnamia House, Tombi Naka,
Edelji Road, Thane(W) Mumbai-61

2) Shri.Nandev Danodar Mhatre,
Danodar House, Hanepada, Mulund (E)
Mumbai- 400081

C/o. Sadguru Developers

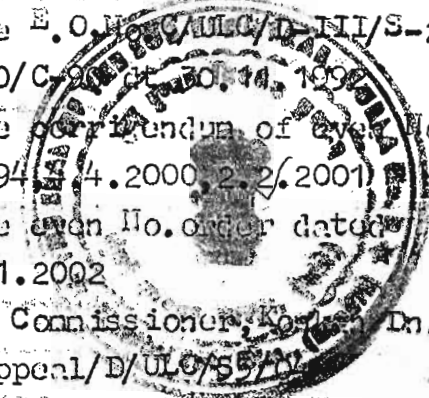
12/1 Sudana Towers

Kasturi Plaza, Manpada Road,
Dombivali(E)



Sub :- The U.L.(C&R)Act, 1976

Appeal u/s.33 of the ULC Act, 1976
against this office order No.C/ULC/D-
III/S.20/NGL/SR-I/C/90 dt. 23.1.2000

- Ref :- 1) This office E.O.No.C/ULC/D-III/S-20
NGL/SR-I/30/C-90 dt. 30.11.1999
- 2) This office corrigendum of appeal No.
dt 30.5.1994 dt. 4.2000, 2.2.2001
- 3) This office appeal No.order dated
23.1.2002
- 4) Additional Commissioner, Konkan Divn.
order No.Appeal/D/ULO/55/04
dt. 15.3.2004
- 

Sir,

In this case the Additional Commissioner, Konkan Division i.e.
Appellate Authority vide order No.Appeal Desk/ULC/55/04 dt.dated
15.3.2004 has set aside this office order No.C/ULC/D-III/Sec-20/
NGL/SR-I/C-90 dt. 23.1.2002 and restored this office corrigendum
No. C/ULC/D-III/Sec.20/NGL/SR-I/30/C/90 dt. 2.2.2001 the said
corrigendum is therefore now operative. As per condition No.5 A
as mentioned in the corrigendum dt. 2.2.2001 the construction
work was to be commenced within a period of one year and it was 33

However you are required to comply with the terms and conditions of the original exemption order dt. 30.11.1992 and subsequent corrigendum dt. 30.5.1994, 4.4.2000 and last corrigendum dt. 2.2.2001 and all the terms and conditions of the exemption and corrigendum remained unchanged.



[Signature]
Additional Collector and S.A.
(U.L.C.) Gr. Mumbai
[Initials]

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2005	



जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, सरकारी वसाहत, बांद्रा (पू) मुंबई-५१

Ph.6556799, 6550111

Fax : 6556805

email address:- collrmsd@yahoo.com

क्र. :-सी/कार्या- २डी/पोवि/एसआरके- ८७६

दिनांक :-२४/०१/२००७

वाचले :-

- श्री. भिकचंद ओकाजी व ठाकरचंद भिकचंद्र शेट यांनी श्री. जगदीश आर. राजे त्यांचे यांचे मार्फत दिनांक १८/१/२००७ रोजी सादर केलेला प्रस्ताव.
- महापालिकेकडील रस्त्याचे आखणी बाबत पत्र क्र. उपप्रअ/६१६०/इप्रपत्र/सर्वेक्षण दि. १५/९/२००५.
- नागरी जमीन कमाल धारणा अधिनियम १९७६ अंतर्गत आदेश क्रमांक सी/युएलसी/डी-३/कलम २०/एनजीएल/एसआर-१/३० दि. ३०/११/९२, दि.३०/५/९४, ४/४/२०००, सी/युएलसी/कक्ष-३/कलम-२०(न.मा.त.)/एसआर-३०/सी-९० दि. २/२/२००१ व १२/४/२००४.



आदेश :-

श्री. भिकचंद्र ओकाजी व ठाकरचंद भिकचंद्र शेट यांनी त्यांचे मुखत्यार श्री. जगदीश राजे यांचेमार्फत मौजे मुलंड (पूर्व) तालुक कुर्ला येथील न.भू.क्र. १०५७अ, १०५७ब व १०५७क हया मिळकतीचे रस्त्याच्या आखणीनुसार येणाऱ्या क्षेत्राचे एकत्रिकरण व पोटविभाजनांस परवानगी देणेची विनंती केलेली आहे.

उपरोक्त न.भू.क्र. १०५७अ, १०५७ब व १०५७क क्षेत्र १०२५.२० चौ.मी. ही मिळकत श्री. भिकचंद्र ओकाजी व ठाकरचंद भिकचंद्र शेट यांच्या मालकीच्या असून ते क्षेत्र त्यांचे नावी मिळकत पत्रिकेमध्ये नोंदविलेले आहे. त्या क्षेत्राचे रस्त्यांच्या आखणी प्रमाणे एकत्रिकरण व पोटविभाजन मिळावे, अशी अर्जदारांची विनंती आहे.

विषयांकित मिळकतीची पोटविभाजन मिळणेकामी अर्जदारांनी मुंबई उपनगर महानगरपालिकेचे वरील उद्देशिकेतील अ.क्र. २ कडील दिनांक १५/९/२००५ चे नियोजित रस्त्याचे रेखांकन व त्यासोबतच आराखडा सादर केलेला आहे.

तसेच विषयांकित मिळकतीस वरील उद्देशिकेतील अनु क्र. ३ कडील दिनांक ३०/१०/९२, ३०/५/९४, ४/४/२०००, २/२/२००१ व १२/४/२००४ चे आदेशाने नागरी जमीन कमाल धारणा अधिनियम अंतर्गत सूट मिळविली आहे.

वरील सादर केलेली कागदपत्रे अवलोकन करता पोटविभाजनास व एकत्रिकरण पोटविभाजन आवश्यक आहे.

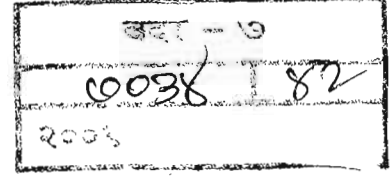
तरी मी जिल्हाधिकारी, मुंबई उपनगर जिल्हा, खाली दर्शविल्याप्रमाणे व खाली नमूद केलेल्या शर्तीवर एकत्रिकरण/पोटविभाजनांस मंजूरी देत आहे.:-

एकत्रिकरण

अ.क्र.	न.भू.क्र.	क्षेत्र चौ.मी.
१	१०५७अ	५४०.२०
२	१०५७ब	२८८.०
३	१०५७क	१९७.०
एकुण		१०२५.२०

पोटविभाजन

अ.क्र.	भूखंड क्र.	क्षेत्र चौ.मी.	तपशिल
१	अ	५४९.३४	शिल्लक क्षेत्र
२	ब	२८९.८९	डी. पी. रोड
३	क	१८५.९७	शिल्लक क्षेत्र
	एकूण	१०२५.२०	



शर्त :-

- १) नगर भूमापन अधिकारी, मुलुंड यांचेमार्फत प्रत्येक भूखंडाची मोजणी करुन प्रत्येक भूखंडाच्या स्वतंत्र हद्दी दाखवाव्यांत.
- २) आवश्यक ती मोजणी फी नगर भूमापन अधिकारी, मुलुंड यांचे कार्यालयांस त्वरीत भरणा करावी.
- ३) मिळकत पत्रिकेस दाखल क्षेत्रास अधीन राहून प्रत्यक्ष मोजणी अंती येणारे नियोजित भूखंडाचे क्षेत्र कायम करावे.
- ४) प्रत्यक्ष मोजणी पूर्वी सर्व संबंधितांना नोटीसा बजावून जर हरकती प्राप्त झाल्या तर तसा अहवाल या कार्यालयांस सादर करुन पुढील आदेश प्राप्त करावेत.
- ५) सदरची परवानगी अर्जदारांच्या वैयक्तिक जबाबदारीवर देण्यांत येत आहे. काही वाद निर्माण झाल्यास सदरची परवानगी रद्द करण्याचे अधिकार राखून ठेवण्यांत येत आहेत.
- ६) एकत्रिकरणाची व पोटविभाजनाची ही परवानगी आपण सादर केलेले कागदपत्र सत्य असल्याचे ग्राह्य समजून दिली आहे. कागदपत्राचे सत्यतेबाबत वाद उद्भवल्यास अर्जदार/मुखत्यार पत्रधारक जबाबदार राहतील.
- ७) एकत्रिकरणाचा व पोटविभाजनाचा आदेश केवळ महानगर पालिकेच्या आराखडयांत दर्शविलेल्या आरक्षणापुरताच मर्यादीत आहे.
- ८) हा एकत्रिकरणाचा व पोटविभाजनाचा आदेश जर या जागेस इतर कुठलेही हक्क, वाद किंवा नियमप्रविष्ट प्रकरण/दावे असलेस, त्याचे अधीन राहून देण्यांत येत आहे.



प्रति,

श्री. भिकचंद ओकाजी व इतर
द्वारा :- श्री. जगदीश राजे
मुलुंड (पूर्व) मुंबई - ८१

प्रत :- नकाशाच्या प्रतीसह नगर भूमापन अधिकारी मुलुंड/ तहसिलदार कुर्ला यांचेकडे योग्य त्या कार्यवाहीसाठी रवाना.

प्रत :- निवड नस्ती.



जिल्हाधिकारी,
मुंबई उपनगर जिल्हाकरिता.

23 MAR 2007

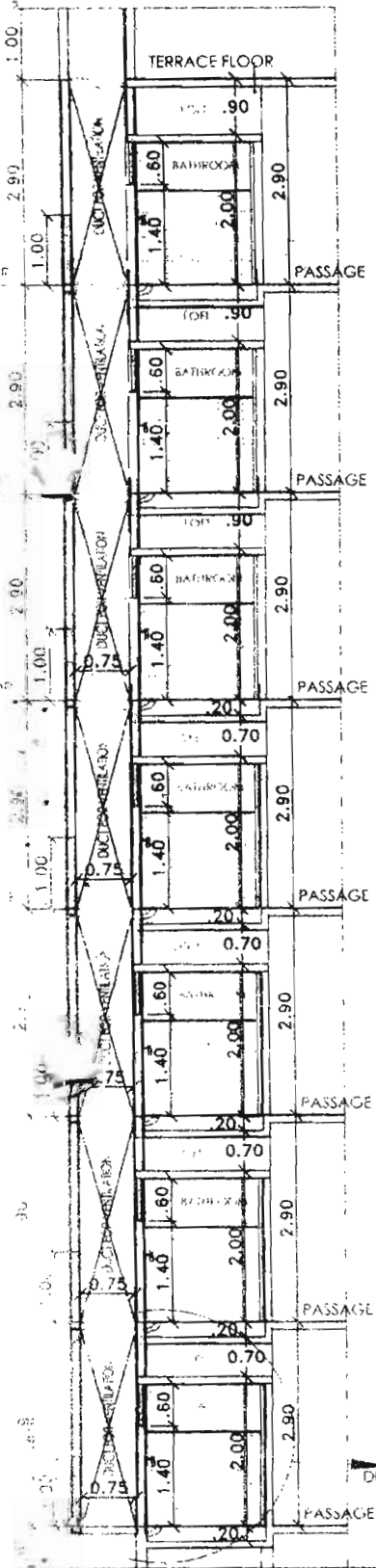
approved subject to the conditions mentioned
In this office No. / CE / 4761 BPES / AT

28/3/07
Executive Engineer Bldg. Prop. (E/S)

SE (BP) ES'T/B

This Cancels Approval
to the Previous Plans
Sanctioned under no/
CE/4761/BPES/AT
Dated. 25/1/2005

बृहन्मुंबई महानगर पालिका
उपप्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगर) यांचे कार्यालय
23 MAR 2007
डी वॉय सी एच डी वी सी



NOTES :-

- BOUNDARY OF PLOT SHOWN THUS -
- OPEN SPACE AREA SHOWN THUS -
- PROPOSED WORK SHOWN THUS -
- DRAIN WORK SHOWN THUS -
- WATER LINE SHOWN THUS -

CONTENTS OF SHEET

SECTIONS.

STAMP OF, DATE OF RECEIPT OF PLAN	STAMP OF, DATE OF APPROVAL OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. / CE / 4761 / BPES / AT

23 MAR 2007

approved subject to the conditions mentioned
In this office No./ CE/ 4761 BPES/AT

This Cancels Approval
to the Previous Plans
Sanctioned under no.
CE/ 4761 /BPES/AT
Dated. 25/1/2005

Executive Engineer Bldg. Prop. (E/S)

BB (BP) EST/P

बृहन्मुंबई महानगर पालिका
उपप्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगरे) चाचे कार्यालय
23 MAR 2007
डी वाच सी.एच.इ./बी.पी./

10038 88

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (1ST TO 5TH FLOOR)

B 26.30 X 10.70 X 1NO = 281.41 SQ.MT

TOTAL ADDITION = 281.41 SQ.MT

DEDUCTIONS

1	6.20	X	0.35	X	1NO	=	2.17	SQ.MT
2	2.45	X	2.25	X	2NOS	=	11.03	SQ.MT
3	2.70	X	1.45	X	1NO	=	3.92	SQ.MT
4	1.65	X	0.90	X	1NO	=	1.49	SQ.MT
5	2.00	X	2.25	X	1NO	=	4.50	SQ.MT
6	7.65	X	5.15	X	1NO	=	39.40	SQ.MT
7	1.85	X	1.90	X	1NO	=	3.52	SQ.MT
8	4.25	X	5.40	X	1NO	=	23.05	SQ.MT
9	1.50	X	2.50	X	1NO	=	3.75	SQ.MT
10	1.65	X	2.75	X	1NO	=	4.54	SQ.MT
11	2.55	X	5.40	X	1NO	=	13.77	SQ.MT
12	3.15	X	2.45	X	1NO	=	7.72	SQ.MT

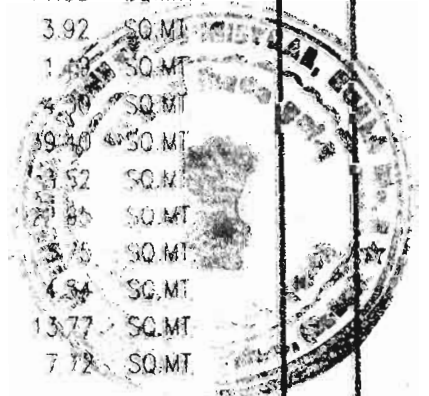
TOTAL DEDUCTION = 118.76 SQ.MT.

TOTAL PROPOSED BUILT UP AREA PER FLOOR = 162.65 SQ.MT

BALCONY AREA CALCULATION. FOR TYPICAL FLOOR (1ST TO 5TH FLOOR)

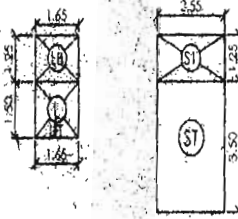
B1 2.45 X 0.80 X 1NO = 1.96 SQ.MT

B2 1.20 X 2.90 X 1NO = 3.48 SQ.MT



23 MAR 2007

Approved subject to the conditions mentioned
in this office No./CE/ 4761 BPES/AT



STAIRCASE AREA DIAGRAM.

बृहन्मंबई महानगर पालिका
उपप्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपवर्ग) वीथी कार्यालय
23 MAR 2007
डी. घाय सी. एच. डी. / वी. सी. / 1

Executive Engineer Bldg. Prop. (E/S)

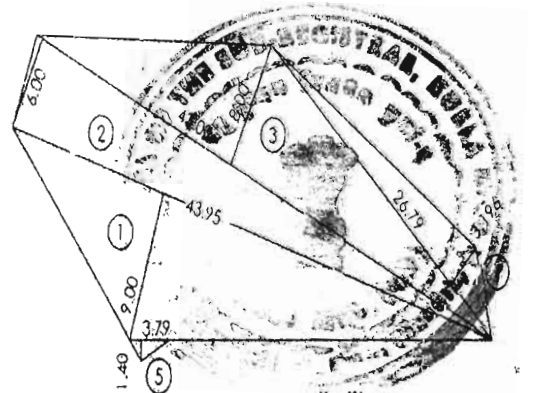
SB (BP) EST'/E

This Cancels Approval
to the Previous Plans
Sanctioned under no.
CE/4761/BPES/AT 1
Dated. 25/1/2005

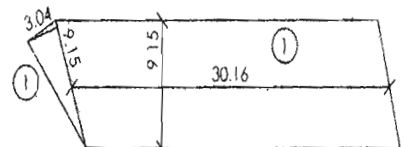
STAIRCASE AREA CALCULATION

LIFT	L	1.65	1.50	2.48	1	2.48
LIFT LOB.	LB	1.65	1.25	2.06	1	2.06
ST. CASE	ST	2.55	3.50	8.92	1	8.92
ST. LOBBY	SI	2.55	1.25	3.19	1	3.19
TOTAL						16.65
TOTAL AREA OF ST. CASE =						16.65 x 7 FLOORS = 116.55 SQ.M.

बकर - 9
0038184



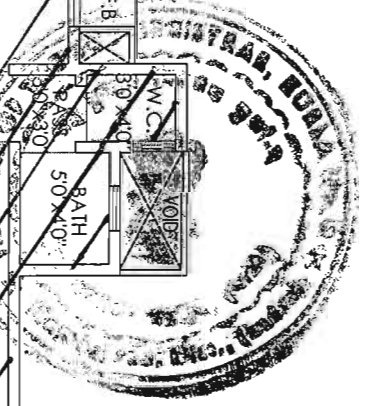
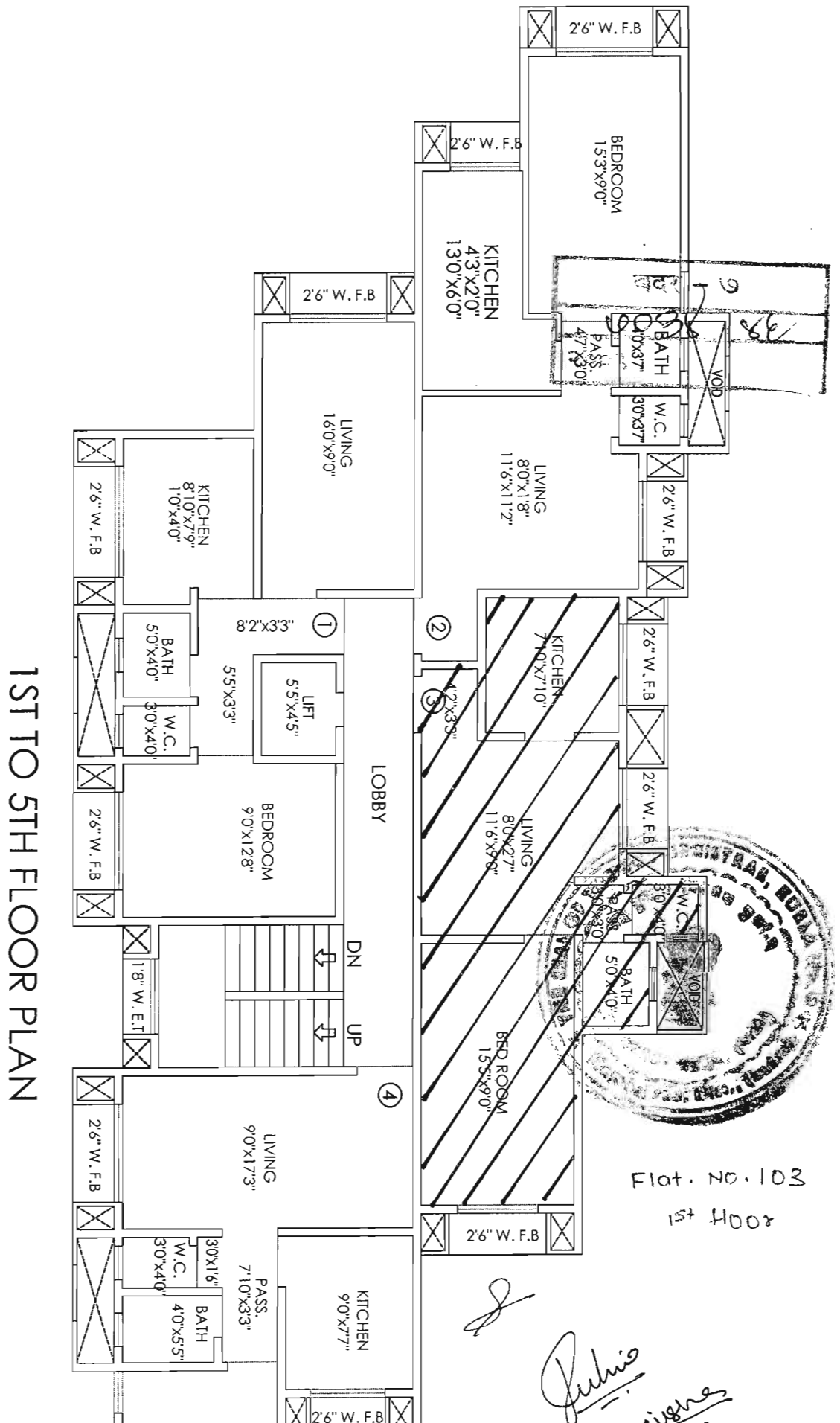
SUB-PLOT "A"
SCALE:- 1 : 500



INTERNAL ROAD
SCALE:- 1 : 500

C.T.S. NO. 10
COMP. WALL

A	
1	A
2	D
a	R
b	P
C	S
T	
3	B
4	D
5	N
6	A
a	2
b	2
7	1
8	1
9	1
10	
11	
12	
13	
14	
15	
B	
1	
2	
3	
4	
C	
1	
2	



Flat. NO. 103
1st Floor

Signature
S. Bhatnagar

1ST TO 5TH FLOOR PLAN

PROPOSED REDEVELOPMENT OF BLDG. ON PLOT 'A', S.NO. 113, H.NO. 4, C.T.S. NO. 1057,

VILLAGE OF NANEPADA, MULUND (EAST), TAL.- KURLA, MUMBAI - 400 081

NAME OF OWNER : M/S. SARDGURU	NORTH LINE
SIGNATURE NAME	
P.K.	
A/C	
BHAI	

AMINITIES

Flooring & Finishing :

- * Ceramic tiles flooring all over the flat.
- * Oil bond distemper with POP in all rooms.
- * Compound wall around building premises.

Bathroom and Toilet :

- * Ceramic tiles dado upto door height
- * Instant geyser of good quality.
- * Concealed plumbing
- * Superior quality sanitary fitting and fixtures.
- * Wash basin.

Doors and Windows :

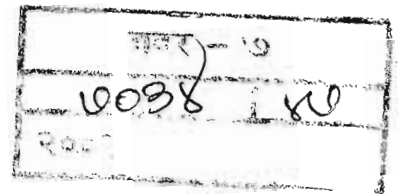
- * Main door teak wood frame.
- * Marble frame with bakelite door w.c. and bath
- * Powder coated aluminium sliding windows.
- * Marble frames in all windows.

Kitchen :

- * Kitchen platform of black granite and S built in granite.
- * Luster printed tiles dado upto beam level above kitchen platform.
- * Exhaust fan. point.

Electricals :

- * Laminated sheets and folding board of superior quality.
- * Electrical fittings with concealed copper wiring.
- * Adequate numbers of points in every flats.
- * One electrical bell in every flats.



बंदर-१४
४००४
०३-१२६

बंदर-१४
१५७१ १९
२००५

बंदर - ७
००३४ १४८
२००५

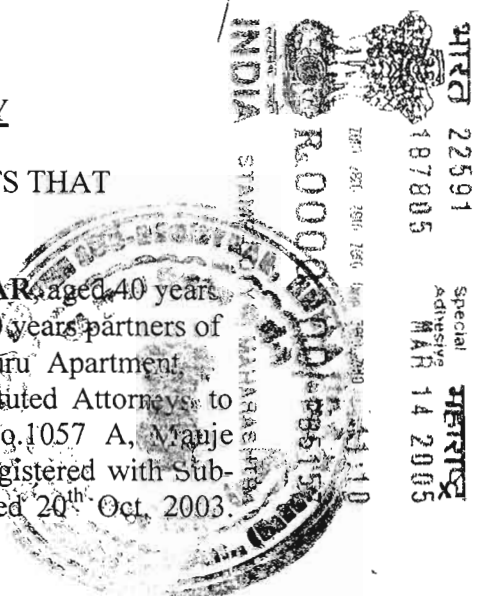


The Cosmos Co-operative
Bank Ltd., Thane
Branch, Thane
D-5/STPIV/C.R.1004/05/200
4/1765-57
For The Cosmos Co-op. Bank Ltd.
V. R. Bagalkar
Authorised Signatory

SPECIAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS THAT

WE **MR. VINAYAK SADANAND BAGALKAR**, aged 40 years and **MR. JAGDISH SHASHIKUMAR RAJE**, aged 40 years partners of Sadguru Developers having office situated at G1, Sadguru Apartment Nane Pada, Mulund (E), Both the Partners are constituted Attorneys to owner's of plot bearing S.No.113, H.No.4, C.T.S.No.1057 A, Manje Mulund (E), Tal. Kurla, Mumbai Suburban District, registered with Sub-Registrar, Kurla-2, by Regtn.No. BDR-7/9875/03, dated 20th Oct. 2003.
SEND GREETING :



Handwritten signature

बदर-१४	
१६७९	२
२००५	

..2..

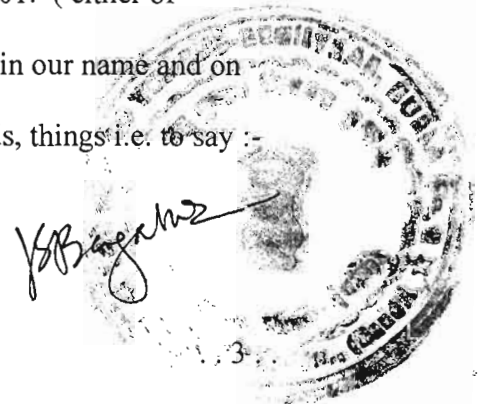
WHEREAS we have constructed a building at Survey No.113, Hissa No.4, C.T.S.No. 1057 A, admeasuring 1003.99 Sq.mtrs. of Village Mulund East, Tal. Kurla, Mumbai Suburban District in the building known as Sadguru Co-operative Housing Society (Proposed), Nane opp. Chandralok, Mulund (East), (hereinafter referred to as the building.



AND WHEREAS we have decided to sell the flats in Sadguru Co-operative Housing Society, but due to site supervision and business load we are unable to attend execution & Registration and therefore we hereby appoint nominate and constitute (1) MR. NAGESH KRISHNATH

बदर - ७
७०३४
२००५

PAWAR, age 36 years, residing at Shubhdevi Co-operative Housing Society Ltd., Opp, Ice Factory, Shivaji Udyog Nagar, Dombivli (E) – 421201. (2) MR. SANDEEP NISHIKANT SULE, age 29 years, residing at Shubhdevi Co-operative Housing Society Ltd., Opp, Ice Factory, Shivaji Udyog Nagar, Dombivli (E) – 421 201. (either of survivor) are our true and lawful Power of Attorney in our name and on our behalf to do all or any of the following acts, deeds, things i.e. to say :-



..3..

बदर-१४	
१५०९	३
२००५	

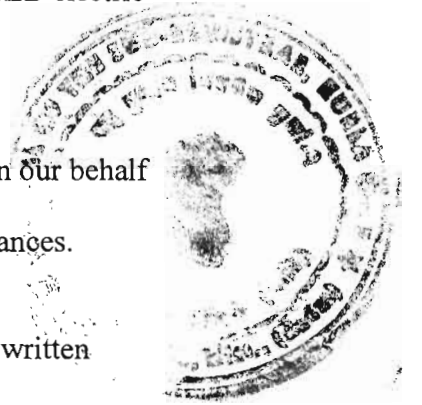
KNOW YE ALL MEN AND THESE PRESENT WITNESSETH

THAT WE :-

1. To negotiate and sell the Flats in Sadguru Co-operative Housing Society (Proposed) situated at C.T.S. No. 1057 A, Mauje, Mulund (E), Mumbai Suburban District.
2. To receive money on sale of the flats and to give proper receipt of the same.
3. To sign and execute the Agreement for Sale/Sale Deed of our flats.
4. To register the sale Agreement, Sale Deed of the flats, with the Registrar of Assurances.
5. To sign and execute all the papers/documents required/demanded by the Purchaser as and when required.
6. To sign required forms/documents for transfer of MSEB electric meter/Deposits etc. in the name of Purchaser of the flats.
7. To sign & execute any affidavit and/or declaration on our behalf of us before any authority as well as Sub-Registrar of Assurances.
8. To sign, verify, apply, present and declare petitions, written statements, replies, affidavits, declarations, Memorandum of appeal,



००३४	५०
------	----



..4..

बंद-१४
१५६१ / २
२००५

.. 4 ..

applications, complaints representations in court proceedings for the aforesaid

9. To copy / correspond on behalf of us..

10. To file suit for right of benefit on behalf of us before competent authority.

11. In case if we executed the document then to admit execution and present the same for registration before Sub-Registrar concerned.



This Special Power of Attorney is executed by us in favour of our upper said Attorney on this 21ST day of MARCH 2005.

७०३४ / ११
२००५

MR. VINAYAK S. BAGALKAR

MR. JAGDISH S. RAJEE

Partners of M/s. Sadguru Developers

In the Presence of :-

Power Granted to :-

(1) **MR. NAGESH KRISHNATH PAWAR**

(2) **MR. SANDEEP NISHIKANT SULE**

In the Presence of :- **M.D. NIRGUDKAR**





21/03/2005

दुय्यम निबंधकः

5:54:55 pm

सह दु.नि.का-कुर्ला 4

दस्त गोषवारा भाग-1

वदर14

दस्त क्र 1571/2005

वदर - 14

दस्त क्रमांक : 1571/2005

दस्ताचा प्रकार : मुखत्यारनामा

10098
2005

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मे/- सद्गुरु डेव्हलपर्स च भागीदार श्री. जगदिश एस.राजे - -
पत्ता: घर/फ्लॅट नं: 12/1, सुदामा टॉवर, कस्तुरी प्लाझाच्यामागे, मानपाडा रोड, डोंबीवली पु. लि. ठाणे 421201
गल्ली/रस्ता: -
ईमारतीचे नं: -

लिहून देणार
वय 40
सही



2 नाव: मे/- सद्गुरु डेव्हलपर्स च भागीदार श्री.विनायक सदानंद बागलकर - -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
र

लिहून देणार
वय 40
सही



3 नाव: संदीप निशिकांत सुळे - -
पत्ता: घर/फ्लॅट नं: गोग्रास वाडी, शुभदेवी, कल्याण
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार
वय 29
सही



4 नाव: नागेश कृष्णाथ पवार - -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: --
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार
वय 37
सही





दस्त गोषवारा भाग - 2

वदर14

दस्त क्रमांक (1571/2005)

६/६

दस्त क्र. [वदर14-1571-2005] चा गोषवारा
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :21/03/2005 05:47 PM
निष्पादनाचा दिनांक : 21/03/2005
दस्त हजर करणा-याची सही :

Handwritten signature

दस्ताचा प्रकार :48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/03/2005 05:47 PM
शिकका क्र. 2 ची वेळ : (फ्री) 21/03/2005 05:53 PM
शिकका क्र. 3 ची वेळ : (कबुली) 21/03/2005 05:54 PM
शिकका क्र. 4 ची वेळ : (ओळख) 21/03/2005 05:54 PM

दस्त नोंद केल्याचा दिनांक : 21/03/2005 05:54 PM

ओळख :

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

- मिलिंद निरगुडकर - - ,घर/प्लॉट नं: रामचंद्र नगर नं. 1, सांदीपनी , ठाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
- संतोष दातोबा पाटील - - ,घर/प्लॉट नं: यरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: --
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

Handwritten signature

Handwritten signature

पावती क्र.:1573 दिनांक:21/03/2005
पावतीचे वर्णन
नांव: मे/- सद्गुरु डेव्हलपर्स च भागीदार श्री.
जगदिश एस.राजे - -

100 :नोंदणी फी
120 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 2) व छायाचित्र (अ. 13) ->
एकत्रित फी
220: एकूण
२००३

Handwritten signature
दु.-निबंधकाची सही, सह दु.नि.का-कुर्ला 4

एस. सी. कदम

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण *६* (६) पाने आहेत.
वदर १४ *१५०९* / २००५
दु.वेतन क्रमांक १ क्रमांकावर
नोंदला *२१/०३/२००५*
दिनांक *२१/०३/२००५*

Handwritten signature
सह. दुय्यम निबंधक कुर्ला-४,
मुंबई उपनगर जिल्हा.

एस. सी. कदम

Handwritten signature

दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 4


एस. सी. कदम



घोषणापत्र

बदर - ७
७०३४ १५४
२००३

मी श्री. साहित्य एन. कुले याद्वारे घोषित करतो की कुव्यम निबंधक कुल - २ यांचे कायलियात कुलनामा या शिर्षकाचा दरत नोंदणीसाठी सादर करण्यात आला आहे मुद्रक ज्योतीपत्राचे पारित जगदीश एम. राजे यांनी दि. २१/३/०५ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दरत नोंदणीस सादर केला आहे निष्पाधीत करून कमुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही अयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दघातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.


कुलमुखत्यारपत्रधारकाचे नांव



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABBPP0105B

नाम / NAME
SACHIN MADHUKAR PAITHANKAR

पिता का नाम / FATHER'S NAME
MADHUKAR SAKHARAM PAITHANKAR

जन्म तिथि / DATE OF BIRTH
03-12-1973

हस्ताक्षर / SIGNATURE


आयकर आयुक्त-1, पुणे
 Commissioner of Income-tax-1, Pune

बंद - ७
 ००३४ ५५
 २००३

इस कार्ड को खो / गिरा जाने पर कृपया जोर से कहने वाले
 अधिकारी को सूचित / बतला कर मे
 आयकर आयुक्त-1 पुणे,
 "प्रतिष्ठान सदन" (संलग्न भवन),
 ८०/६१, एन.ए. रोड, फतेह रोड,
 पुणे - ४११ ००४


In case this card is lost/damaged, kindly inform/return to
 the issuing authority:
 Commissioner of Income-tax - 1 Pune,
 "Prasthhan Sadan" (Annex Building),
 80/61, N.A. Road, Fatah Road,
 Pune - 411 004




Sachin

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SULE SANDEEP
 NISHIKANT SUNDER SULE
 03/05/1977
 Permanent Account Number
 AXRPS7519Q


 Signature





अक्षर - ७
 ७०३४ ५७

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UFIISI,
 Plot No. 3, Sector II, CBD Belapur,
 Navi Mumbai - 400614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं
 आयकर पैन सेवा यूनिट, UFIISI,
 प्लॉट नं. ३, सेक्टर ०२, सी.बी.डी. बेलपुर,
 नवी मुंबई - ४०० ६१४.





THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE


DL No. MH03 2008008455 DOI: 27-05-1996
 Valid Till: 26-05-2016 (NT) 25-11-2011 (TR)
 DLR 26-11-2008

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 27-05-1996
 LMV-TR 20-10-2004

FORM 1
 RULE 16 (2)





Name: SUDHAKAR SHINDE
 S/D/W of JANARDHAN SHINDE
 Add: E.B.P. LTD, J.D. ROAD,
 P/RO. MULUND(W),
 MUMBAI.
 PIN: 400096

Signature & ID of Issuing Authority: MH03 2008274

Signature/Thumb Impression of Holder

DOB: 10-03-1976 BG:

बदर 7 10
 0038 JK


भारत सरकार / GOVT. OF INDIA
मध्य रेल / CENTRAL RAILWAY
D.R.M.'s Office, Mumbai CST


Card No. 0130000543


Name M.M. BHAGARE

Designation TECH. (E)

Department ELECT. (TRS)

Signature of Issuing Authority: *M.M. Bhagare*
 मध्य रेल विद्युत इन्जिनियर

9/12/2003





वदर7

दस्त क्र 7034/2009

4e

04/12/2009

दुय्यम निबंधकः







दस्त गोषवारा भाग-1

11:54:59 am

कुर्ला 2 (विक्रोळी)

दस्त क्रमांक : 7034/2009

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: सविन मधुकर पैठणकर - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: 401 बिल्डींगनं 9, रॉयल रेसीडेंसी, आधारवाडी, कल्याण प 421301 ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: -- पिन</p>	<p>लिहून घेणार वय 36 सही</p> <p><i>Jadhav</i></p>		
2	<p>नाव: मंजुषा सविन पैठणकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: वरीलप्रमाणे ईमारतीचे नाव: - ईमारत नं. - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन - पॅन नम्बर. फॉर्म न 60</p>	<p>लिहून घेणार वय 34 सही</p> <p><i>Manjusha</i></p>		
3	<p>नाव: मे/- सद्गुरु डेव्हलपर्स तर्फे संचालक जगदशी एस राजे यांच्या तर्फे कु मु म्हणुन श्री. संदिप निशीकांत सुळे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: 12/1, सुदामा टॉवर, कस्तुरी प्लाझा समोर, मानपाडा र</p>	<p>लिहून घेणार वय 32 सही</p> <p><i>Sandip</i></p>		





दस्त गोषवारा भाग - 2

वदर7

दस्त क्रमांक (7034/2009)

६०/६०

दस्त क्र. [वदर7-7034-2009] चा गोषवारा
बाजार मुल्य :2016372 मोबदला 2790600 भरलेले मुद्रांक शुल्क : 122200

पावती क्र.:7056 दिनांक:04/12/2009
पावतीचे वर्णन
नांव: सचिन मधुकर पैठणकर . -

दस्त हजर केल्याचा दिनांक :04/12/2009 11:49 AM
निष्पादनाचा दिनांक : 04/12/2009
दस्त हजर करणा-याची सही

[Handwritten signature]

28000 :नोंदणी फी
1180 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

29180: एकूण

[Handwritten signature]
डी. एम. खरटमल
दु. निबंधकाची सही, कुर्ला 2 (विक्रोळी)

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 04/12/2009 11:49 AM
शिकका क्र. 2 ची वेळ : (फी) 04/12/2009 11:54 AM
शिकका क्र. 3 ची वेळ : (कबुली) 04/12/2009 11:54 AM
शिकका क्र. 4 ची वेळ : (ओळख) 04/12/2009 11:54 AM

दस्त नोंद केल्याचा दिनांक : 04/12/2009 11:54 AM

ओळख .

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

1) मिलींद भगरे- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: ए 12. निता अपार्टमेंट मुलुड पु मुं

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) सुधाकर शिंदे- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: पी 160

ईमारतीचे नाव: सिमेंट कॉलनी, मुलुड प मुं

ईमारत नं: ---

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

[Handwritten signature: MBhagare]

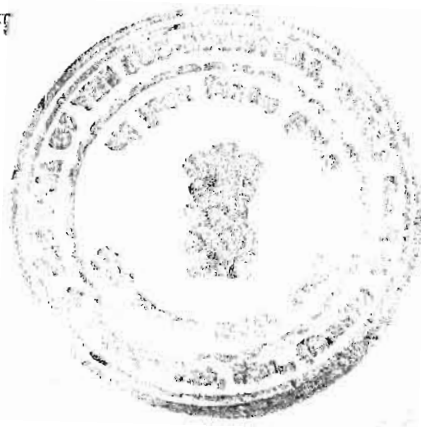
[Handwritten signature]



[Handwritten signature]

डी. एम. खरटमल

दु. निबंधकाची सही
कुर्ला 2 (विक्रोळी)



इनामिल त्वाण्यात येते कि या वस्तुमध्ये
एकूण *₹12* (६०) रकमे जाहेत
कार - ७/७०३४/२००९
मुद्रांक शुल्क १ क्रमांकावर
चास ०४/१२/२००९
दिनांक *[Handwritten signature]*
डी. एम. खरटमल

२