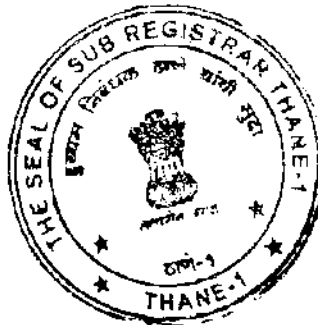


CHALLAN
MTR Form Number-6

GRN	MH000062895201819E	BARCODE	[Barcode]		Date	03/04/2018-13:19:06	Form ID		
Department				Inspector General Of Registration					
Registration Fee				Payer Details					
Type of Payment				TAX ID (If Any)		PAN No.(If Applicable)			
Ordinary Collections IGR						[Stamp: टलन - 9]			
Office Name				THN1_HQR SUB REGISTRAR THANE URBAN 1		Full Name			
Location				THANE		Rajdeo Co Operative Housing Society Ltd			
Year				2018-2019 One Time		opp Income tax office Naupada			
Account Head Details			Amount In Re.		Premises/Building				
0030063301 Amount of Tax			30000.00		Road/Street				
					Gokhale Road				
					Area/Locality				
					Thane West				
					Town/City/District				
					PIN				
					4 0 0 6 0 2				
					Remarks (If Any)				
					SecondPartyName=Virbala Reddy and Deepak Tekchand Verma and				
					Dharmendra Tekchand Verma-				
					Amount In				
					Thirty Thousand Rupees Only				
Total			30,000.00		Words				
Payment Details				STATE BANK OF INDIA					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		00040572018040309072	IK000AUJL6
Cheque/DD No.				Bank Date		RBI Date		03/04/2018-13:19:39	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 चदर चलन फेचक दुव्यम निबधक कार्यालयात नोंदणी करायत्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करायत्याच्या दस्त्यासाठी चदर चलन लागू नाही.

52 — 2408



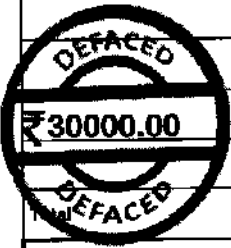


CHALLAN
MTR Form Number-6

टक्कन - १

०३/०४/२०१८

GRN	MH000082895201819E	BARCODE	[Barcode]		Date	03/04/2018-13:19:06	form ID	202		
Department					Inspector General Of Registration					
Type of Payment					Registration Fee Ordinary Collections IGR					
Office Name					THN1_HQR SUB REGISTRA THANE URBAN 1					
Location					THANE					
Year					2018-2019 One Time					
Account Head Details		Amount In Rs.		Premises/Building						
0030063301 Amount of Tax		30000.00		Road/Street						
				Gokhale Road						
				Area/Locality						
				Thane West						
				Town/City/District						
				PIN						
				4 0 0 6 0 2						
Remarks (If Any)										
SecondPartyName=Virbala Reddy and Deepak Tekchand Verma and Dharmendra Tekchand Verma-										
		Amount In		Words						
		30,000.00		Thirty Thousand Rupees Only						
Payment Details					FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA										
Cheque-DD Details					Bank CIN	Ref. No.	00040672018040309072		IK000AU1L8	
Cheque/DD No.					Bank Date	RBI Date	03/04/2018-13:19:39		Not Verified with RBI	
Name of Bank					Bank-Branch					
					STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date					
					Not Verified with Scroll					



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालय में नोंदणी के लिये वैध है। नोंदणी न करवायेया दस्तावेज़ी सावु आहे. नोंदणी न करवायेया दस्तावेज़ी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-73-5217	0000065192201819	04/04/2018-11:58:23	IGR113	30000.00
Total Defacement Amount					30,000.00

Sr 25cc

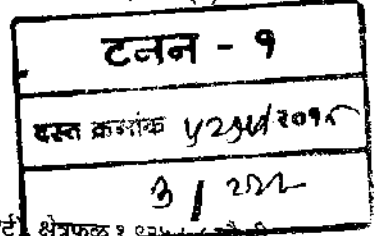


मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.
अर्जदार :- राजदिप को.ऑप. ही. सोसा.लि.

जा.क्र.अभिनिर्णय प्र.क्र. ५२१/१७/८०EY /२०१८
सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,
ठाणे (शहर) यांचे कार्यालय, खोली क्र.४०६,४ था माळा,
जिल्हाधिकारी कार्यालय इमारत. आचार, ठाणे (प).
दि.११/१३/२०१८.

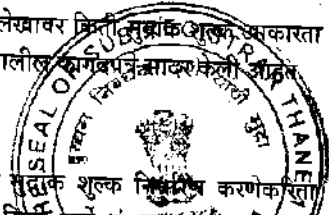
प्रस्तावना -

- १.संलेखाचा प्रकार :- सोसायटी खरेदीखत
- २.संलेख लिहून देणार :- श्रीमती. विरबाल रेड्डी आणि इतर
- ३.संलेख लिहून घेणार :- राजदिप को.ऑप. ही. सोसा.लि.
- ४.मिळकतीचे वर्णन :- १) सव्हे नं.२३, हिस्सा नं. २ (पार्ट), सिटी सव्हे नं ३१ (पार्ट), क्षेत्रफळ १,९२५.७८ चौ.मी,
२) सव्हे नं.२४ (पार्ट), सिटी सव्हे नं ३३ (पार्ट), क्षेत्रफळ १,१५४.१४ चौ.मी,
३) सव्हे नं.२५-ए, हिस्सा नं. ३ (पार्ट), सिटी सव्हे नं १४ (पार्ट), क्षेत्रफळ ८१३.५५ चौ.मी,
४) सव्हे नं. २५-ए, हिस्सा नं. २ (पार्ट), सिटी सव्हे नं ८ (पार्ट), क्षेत्रफळ ३६.०० चौ.मी,
एकूण क्षेत्रफळ ३,९२९.४७ चौ.मी., मौजे- नौपाडा, ता. जि.ठाणे.



२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचेकडे दिनांक २९/१२/२०१७ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले सोसायटी खरेदीखताचे प्रारूप व प्रतिज्ञापत्र, चे प्रारूप इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. अर्जदार यांनी अभिनिर्णय ऑनलाईन अर्ज दि. २९/१२/२०१७ रोजी केला असून त्यांनी अभिनिर्णय फी रु.१००/- पावती क्र.७३३६०६२ दि.२९/१२/२०१७ रोजी शासनाच्या लाभत जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत सोसायटी खरेदीखताचे हस्तांतरण संलेखावर दिनांक ११/१३/२०१८ रोजी मुद्रांक शुल्क निवडणुकी करणेकरीता येईल.या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम ३१ (२) नुसार खालील प्रमाणे प्रतीज्ञापत्र सादर केले आहे.
१. महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. सोसायटी खरेदीखताचे प्रारूप



४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निवडणुकी करणेकरीता सोसायटी खरेदीखतातील मिळकत १) सव्हे नं.२३, हिस्सा नं. २ (पार्ट), सिटी सव्हे नं ३१ (पार्ट), क्षेत्रफळ १,९२५.७८ चौ.मी, २) सव्हे नं.२४ (पार्ट), सिटी सव्हे नं ३३ (पार्ट), क्षेत्रफळ १,१५४.१४ चौ.मी, ३) सव्हे नं. २५-ए, हिस्सा नं. ३ (पार्ट), सिटी सव्हे नं १४ (पार्ट), क्षेत्रफळ ८१३.५५ चौ.मी, ४) सव्हे नं. २५-ए, हिस्सा नं. २ (पार्ट), सिटी सव्हे नं ८ (पार्ट), क्षेत्रफळ ३६.०० चौ.मी, एकूण क्षेत्रफळ ३,९२९.४७ चौ.मी., मौजे- नौपाडा, ता. जि.ठाणे येथील आहे. सदर सोसायटी मध्ये १०५ सदनिका व ३५ दुकाने असे एकूण १४० सदनिका/दुकाने आहेत.

५/- सदर सोसायटी मध्ये एकूण १४० सदनिका असून, त्यापैकी सदनिका क्र. अ/०३, अ/९४, अ/१०२, बी/०५, बी/०६, बी/७८, बी/८१, बी/८४, बी/८६, सी/१०५, डी/४९, डी/५०, डी/५१, डी/५३, डी/३७, डी/४६, डी/४७, एफ/३४, जी/२३, एच/०१, एच/०८, एच/१०, एच/१६, एच/१७, एस/०६, एस/०८, एस/१४, एस/१७, एस/१८, एस/१९, एस/२१, एस/२२, एस/२५, एस/२७, एस/२८, डी/६१ या सदनिकांचे अलॉटमेंट लेटर अनॉदणीकृत असलेने, त्याचे तत्कालीन तरतुदीनुसार बाजारमुल्य निश्चित करणे आवश्यक आहे. तसेच सदनिका क्र. अ/९७ चे दस्तऐवज दि. १०/१२/८५ पूर्वीचे असल्याने त्याचे सनर यांनी तत्कालीन तरतुदीनुसार रु. २,५०,५००/-

इतके निश्चित केले आहे. परंतु सदर सदनिकांवर EVN द्वारे रु. ५,३५०/- इतके योग्य मुद्रांक शुल्क अदा केले आहे.

६/- सोसायटीतील सदनिका क्र. एस/२३, बी/८०, अ/९९, अ/१०३, बी/७७ चे दस्त अनौदणीकृत असलेले तसेच घुनमन क्र. ए/०१ यावर EVN द्वारे मुद्रांक शुल्क अदा केलेले आहे, परंतु दस्त अनौदणीकृत असल्याने एवढेच मुद्रांक अधिनियमातील तरतूदीनुसार प्रचलित दरानुसार बाजारमूल्य निश्चित करणे आवश्यक आहे. तसेच सी/६८, अ/१०१, बी/७६, बी/८२, सी/६६, सी/६९, डी/६०, ई/३८, एफ/२९ व एस/१३ या सदनिकांचे दस्त सन १९८० पूर्वी निष्पादित मूल्यांनुसार सादर केले असलेले, सदर सदनिकांबाबत दस्तातील मोबदला म्हणून बाजारमूल्य गृहित घेऊन मुद्रांक शुल्क आकारणे आवश्यक आहे. उर्वरित सर्व सदनिकांचे दस्त योग्य मुद्रांक शुल्क अदा करून सदर दस्त निबंधक कार्यालय, ठाणे येथे नोंदणीकृत केलेले आहेत.

७/- प्रस्तुत प्रकल्पामधील मिळकतीवर सनर यांनी शिल्लक चटई निर्देशांकाचे रक्कम रु. १५,८४,५००/- इतके बाजारमूल्य निश्चित केले असून, यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- २५(b) नुसार ५ % प्रमाणे रु. ७९,२२५/- इतके मुद्रांक शुल्क तसेच १ % स्थानिक अधिभार रक्कम रु. १५,८४५/- इतके असे एकूण रक्कम रु. ९५,०७०/- इतके तसेच महाराष्ट्र मुद्रांक अधिनियमाचे कलम ४ चे तरतूदीस अनुसरून अनु- ५(h) नुसार रक्कम रु. १००/- इतके मुद्रांक शुल्क असे एकूण रु. ९५,१७०/- एवढे मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

८/- वरील अनौदणीकृत व अलॉटमेंट लेटर दिलेल्या सदनिकांचे तत्कालीन दरानुसार सनर यांनी बाजारमूल्य निश्चित केले नुसार मुद्रांक शुल्कातील फरक खालील विवरणपत्रा प्रमाणे -

अ.क्र.	सदनिका क्र.	अलॉटमेंट लेटर दिनांक	क्षेत्रफळ (कारपेट) चौ.मी.	बाजारमूल्य	आवश्यक मुद्रांक शुल्क	चुमुशु द्वारे अदा केलेले मुद्रांक शुल्क	वसुली योग्य मुद्रांक शुल्क
१	अ/०३	२८/०३/७९	५२८.८५	२०३५००	१२२१०		१२२१०
२	अ/९४	०२/०४/७८	६५९.६९	२५०५००	१५०३०		१५०३०
३	अ/१०२	२८/११/७७	५३०.७५	२०४०००	१२२४०		१२२४०
४	बी/०५	०४/०६/८९	३६२.९२	१३९५००	८३७०		८३७०
५	बी/०६	१८/०५/८०	३५८.९९	१३८०००	८२८०		८२८०
६	बी/७८	०९/०२/८०	३५६.५५	१३७०००	८२२०		८२२०
७	बी/८९	०२/१०/७९	३५९.३६	१३८०००	८२८०		८२८०
८	बी/८४	१०/०९/८८	३६२.९२	१३९५००	८३७०		८३७०
९	बी/८६	२०/०९/८०	३५६.५५	१३७०००	८२२०		८२२०
१०	सी/१०५	२९/१०/८०	५३३.३०	१९७५००	११८५०		११८५०
११	डी/४९	२६/०३/७८	४५०.१२	१७३०००	१०३८०		१०३८०
१२	डी/५०	१९/०९/८०	५५३.९२	२१३०००	१२७८०		१२७८०
१३	डी/५१	२९/०५/७८	३३८.२४	१३००००	७८००		७८००
१४	डी/५३	०३/०५/८०	३४६.१२	१३३०००	७९८०		७९८०
१५	ई/३७	२३/०७/७९	६६७.११	२५६५००	१५३९०		१५३९०
१६	ई/४६	२७/१२/८०	६०८	२३३५००	१४०१०		१४०१०
१७	ई/४७	१४/०५/८०	५५९	२१५०००	१२९००		१२९००
१८	एफ/३३	२४/०४/८०	५४२.९८	२०९०००	१२५४०		१२५४०
१९	जी/२३	०९/०९/७९	५२८.३८	२०३०००	१२१८०		१२१८०
२०	एच/०१	३०/०७/८०	६३३	२४३५००	१४६१०		१४६१०

२१	एच/०८	२८/०१/७८	६५५.५५	२५२०००	१५१२०		१५१२०
२२	एच/१०	०६/०८/८७	६७१.३९	२५८०००	१५४८०		१५४८०
२३	एच/१६	१८/१०/७७	६७१.३७	२५८०००	१५४८०		१५४८०
२४	एच/१७	२७/०३/८०	६६२.२३	२५४५००	१२७२५		१२७२५
२५	एस/०६	२९/१०/७७	२७७	१६००००	९६००		९६००
२६	एस/०८	२९/०५/७६	२९६	१७०५००	१०२३०		१०२३०
२७	एस/१४	२९/०८/७६	२८०	१६१५००	९६९०		९६९०
२८	एस/१७	३०/०६/८५	२२६	१९५५००	११७३०		११७३०
२९	एस/१८	३०/०३/८५	२८६	२४७५००	१४८५०		१४८५०
३०	एस/१९	३०/०३/८०	३८३	२२१०००	१३२६०		१३२६०
३१	एस/२१	१२/१२/७९	३५४	२०४०००	१२२४०		१२२४०
३२	एस/२२	२४/१२/८१	३५१	२०२५००	१२१५०		१२१५०
३३	एस/२३	--	४४.५०	६९८५०००	४१९१००		४१९१००
३४	एस/२५	२९/०७/७६	३३८	१९५०००	११७००		११७००
३५	एस/२७	२९/०७/७६	२७८	१६०५००	९६३०		९६३०
३६	एस/२८	३०/०७/८१	४५७	२६३५००	१५८१०		१५८१०
३७	एस/ए०१	--	२४.३८	३८२७०००	२२९६२०	६८००	२२२८२०
३८	बी/८०	--	३६०	३२३८०००	१९४२८०	३५००	१९०८७०
३९	ओ/९९	--	५३०.७३	४७७३५००	२८६४१०		२८६४१०
४०	ओ/१०३		७२.६७	५८६०५००	३५१६३०	२७२०	३४८९१०
४१	बी/७७	--	४००	२९९८०००	१७९८८०	२०९०	१७७७९०
४२	डी/६१	०६/०४/८१	३४९.८१	१३४५००	८०७०		८०७०
							२०,६९,९३५

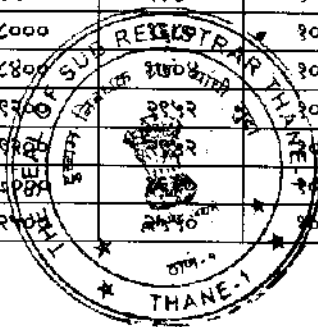
टक्का
१२७३५
९६००
१०२३०
११७३०
१४८५०
५/

वसूल विवरणपत्रानुसार रक्कम रु. २०,६९,९३५/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे. --- (१)

८/- उर्वरित सदनिकांचे दस्त सन १९८० पूर्वीचे निष्पादित केल्याचे पुरावा सादर केले असल्यामुळे सदर सदनिकांबाबत दस्तातील नमूद मोघदला बाजारमुल्य म्हणून गृहित धरून मुद्रांक शुल्क आकारणे आवश्यक आहे.

अ.क्र.	सदनिका क्र.	क्षेत्रफल (चिल्टअप)	बाजारमुल्य	आवश्यक मुद्रांक शुल्क	अदा केलेले मुद्रांक शुल्क	वसुली योग्य मुद्रांक शुल्क
१	सी/६८	५८.७७	४३५००	२६१०	१००	२५१०
२	ओ/१०१	५८.३३	४९५००	२९७०	१००	२८७०
३	बी/७६	३९.२६	२८०००		१००	१५८०
४	बी/८२	३९.६०	२८४००		१००	१६०४
५	सी/६६	७५.५६	४९२००		१००	२८५२
६	सी/६९	७०.४५	४९२००		१००	२८५२
७	डी/६०	३७.३६	२७०००		१००	१५२०
८	ई/३८	५९.११	४२५००		१००	२४५०

Adj 31 order N/A desh File



९	एफ/२९	५९.६७	४२४००	२५४४	१००	२४४४
१०	एस/१३	२४.६३	२००००	१२००	१००	११००
						२१७८२

वरील विवरणपत्रानुसार रक्कम रु. २१,७८२/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे. --- (२)

वरील अनु क्र. १ व २ विवरणपत्रानुसार एकूण र.रु. २०,९१,७१७/- इतके मुद्रांक शुल्क तसेच अनु क्र. ६ मध्ये परिगणित सनर यांनी चटई निर्देशांकाचे बाजारमूल्य रक्कम रु. ९५,१७०/- असे एकूण र.रु. २१,८६,८८७/- इतके म्हणजेच रक्कम रु. २१,८६,९००/- एवढे मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

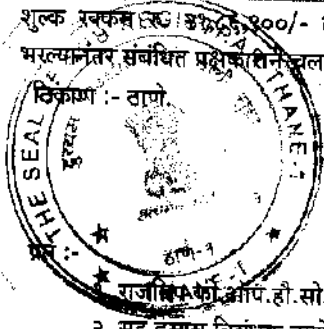
खालील अर्जाच्या अधिन राहून सदर प्रकरणांत अंतिम आदेश पारीत करण्यात येत आहेत.

२८ महाराष्ट्र मुद्रांक अधिनियम कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क /मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२अन्वये शास्तीची कार्यवाही करणे आधीन राहून आदेश देत आहे.

- कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे आधीन राहून आदेश देणेत येत आहे.
- दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या फागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.
- सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.

अंतिम आदेश

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्थाश्री करणार मुद्रांक जिल्हाधिकारी, ठाणे शहर प्रश्नाधिन सोसायटी खरेदीखताचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- २५(b) नुसार रक्कम रु. २१,८६,९००/- (अक्षरी रक्कम रु. एकवीस लाख शहाईशी हजार नऊशे मात्र) इतके मुद्रांक शुल्क आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्यापासून ६० दिवसांच्या आंत दस्तावर मुद्रांक शुल्क व कमी भरलेले मुद्रांक शुल्क व दंडाचा भरणा GRAS या प्रणालीद्वारे ऑन-लाईन <https://gras.mahakosh.gov.in/echallan> या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क रक्कम रु. २१,८६,९००/- लेखाशिर्ष (HEAD) ००४६०१०३ देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित प्रशासनाच्या वेबसाईटवर प्रत या मुद्रांक शुल्क प्राप्त झालेला आहे.



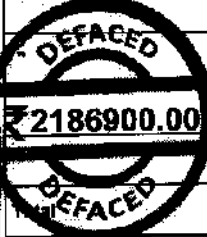
उदयराज चव्हाण
मुद्रांक जिल्हाधिकारी,
ठाणे (शहर)

२. सह दुय्यम निबंधक ठाणे क्र. ०१ ते १२.

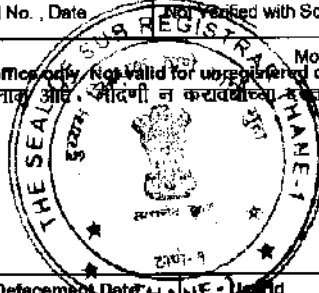


CHALLAN
MTR Form Number-6

GRN	MH012212354201718M	BARCODE			Date	22/03/2018-13:22:45	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM			TAX ID (If Any)				
Office Name	THD1_JT DIST REGISTRAR THANE URBAN			PAN No.(If Applicable)				
Location	THANE			Full Name	Rajdeep Co-operative Housing Society Ltd			
Year	2017-2018 One Time			Flat/Block No.	opp Income tax Office Naupada			
Account Head Details		Amount In Rs.		Premises/Building	Gokhale Road			
0030051701 Amount of Tax		2186900.00		Road/Street	Thane West			
				Area/Locality	Thane West			
				Town/City/District				
				PIN	4 0 0 6 0 2			
				Remarks (If Any)	Adj/521/17			
				Amount In	Twenty One Lakh Eighty Six Thousand Nine Hundred R			
				Words	upes Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332018032614056	159566541			
Cheque/DD No.		Bank Date	RBI Date	26/03/2018-14:18:17	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन फेबल दृश्यल निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.



Challan Defaced Details

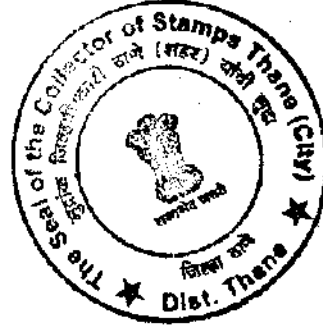
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1		0006738708201718	26/03/2018-16:35:40	2186900.00
Total Defacement Amount				21,86,900.00

टलन - १
क्रमांक ५२५०/२०१८
८/२२

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. ५२१/२०१७ करीता राजविप को.ऑप.ही.सो.लि. यांनी मुद्रांक शुल्क रक्कम रु. २१,८६,९००/- (अक्षरी रु. एकवीस लाख शहाईशी हजार नऊशे मात्र) GRAS प्रणाली अंतर्गत दिनांक २२/०३/२०१८ रोजी भरलेली असून, त्यांचा GRN NO. MH०१२२१२३५४२०१७१८M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २६/०३/२०१८ रोजी विरूपित (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे



Handwritten signature
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



CERTIFICATE

U/s 32 (1) (a) of the Maharashtra Stamp Act
Office of the Collector of Stamps, Thane (City)

Case No. Adj. 521117 Received Adj. Fee Rs. 100/-
vide Challan Receipt No. 7236062 Date 29/12/2017

Received from Shri. Paid up cooperative
housing society Ltd.

Residing at Thane

Stamp Duty of Rs. (21,86,900/-) Twenty one
lakh eighty six thousand nine hundred rupees
vide Challan No. Dated 22/3/2018
MHO/22/123542017/18m

Certificate under section 32 (1) (b) of
the Maharashtra Stamp Act that the full duty of
Rs. 21,86,900/- with which this instrument is
chargeable has been paid vide article No. 25(b) 5(h)
of schedule I of Maharashtra Stamp Act 1958.

This certificate is subject to the provision of
section 53 A of Maharashtra Stamp Act.

Place: Thane
Date: 13/2018

(Udayraj Chavan)
Collector of Stamps, Thane (City)

टनन - 9
दस्त क्रमांक 4230/2018
S/22

जा. क्र. 8364



सयवे प्रमाणपत्र

महाराष्ट्र मुद्रांक अधिनियम तरतुदी
अन्वये निर्गमित केलेले आहे परंतु उक्त
दस्त नोंदणीसाठी नोंदणी अधिकार्या समोर
दाखल झाल्यास नोंदणी अधिनियम १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी
अधिकारी दस्त नोंदणीची कार्यवाही करतील.

CONVEYANCE DEED

THIS DEED OF CONVEYANCE is made at Thane on this 3rd day of
April 2018.

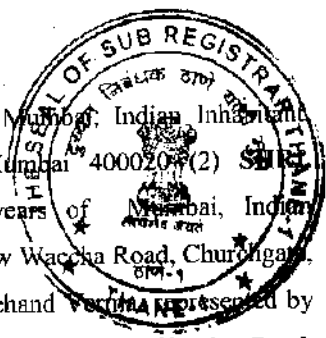
BETWEEN

1. Smt. VIRBALA REDDY age : 85 years, of Mumbai, Indian Inhabitant
residing at 15, Mayfair, Veernariman Road, Mumbai 400020 (2) AND
DEEPAK TEKCHAND VERMA age: 83 years of Mumbai, Indian
inhabitant, residing at 6, Ravindra Mansion, Dinshaw Waccha Road, Churchgate,
Mumbai - 400 020 AND (3) Shri Dharmendra Tekchand Verma represented by
Deepak Verma residing at 6, Ravindra Mansion, Dinshaw Waccha Road,
Churchgate, Mumbai - 400 020, hereinafter collectively referred to as the
Vendors (which expression shall, unless repugnant to the context of meaning
thereof, be deemed to mean and include their respective heirs, legal
representatives, executors and administrators) of the ONE PART

AND

(Handwritten signatures)

(Handwritten signatures)



M/S. RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Society registered under the provisions of Maharashtra Co-Operative Societies Act 1960 bearing Registration No. TNA(TNA)/HSG/666/75, having its office at Rajdeep Society, Opposite Income Tax Office, Gokhale Road, Naupada, Thane, 400 602 through its (1) Chairman, Shri. Arvind D. Sontakke, (2) Secretary, Shri. Sarjerao S. Sonmale and (3) Treasurer, Shri. Kamalakant K. Wadkar, the authorized signatories of the said Society, hereinafter referred to the Purchaser Society (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assignees) of the OTHER PART.

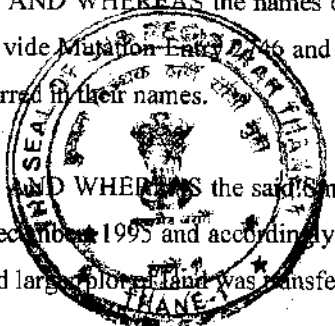
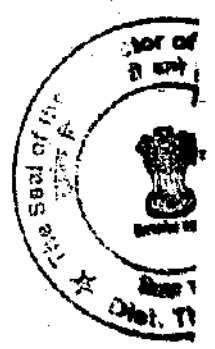
WHEREAS one Tekchand Charandas Verma was owner of all that pieces and parcel of land and premises bearing Survey No. 23 Hissa No. 2, Survey No. 24 (part), Survey No. 25 Hissa No. 1(part), Survey No. 25-A Hissa No. 3A (part), Survey No. 25-A Hissa No. 2 (part), Survey No. 26 (part), totally admeasuring about 14,781 sq. yards i.e. about 12,358.80 sq. mtrs., situated at Naupada, Taluka and District: Thane within the limits of Thane Municipal Corporation and within the Registration Sub-District and District Thane and which is more particularly described in the First Schedule written hereunder (hereinafter referred to as the 'Said Larger Plot').

AND WHEREAS the said Tekchand Charandas Verma died on 24th January, 1958 leaving behind his last Will and Testament dated 19/1/1957 by which he appointed the said Deepak Tekchand Verma and Kaushallyadevi Tekchand Verma as the executors and by which he devised and bequeathed inter-alia the larger plot to his wife, Smt. Kaushallyadevi Tekchand Verma, his daughter and his two sons (the Vendors herein) in equal shares.

AND WHEREAS the names of all the above three heirs were brought on record vide Mutation Entry No. 46 and accordingly the said larger plot of land was transferred in their names.

AND WHEREAS the said Smt. Kaushallyadevi Tekchand Verma died on 30th December 1995 and accordingly Mutation Entry No. 5022 was certified and the said larger plot of land was transferred in the name of the Vendors herein.

AND WHEREAS the Vendors thus became seized and possessed of and otherwise well and sufficiently entitled to the said larger plot which is more particularly described in the First Schedule written hereunder.



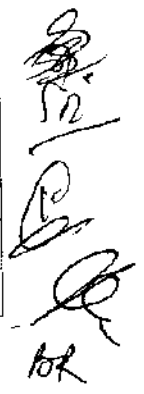
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AND WHEREAS the Vendors herein on 20th April, 1974 entered into an Agreement to Sell with one M/s. Ramesh Enterprises and agreed to sell out of the small portion out of the above referred larger plot admeasuring about 3,929.47 sq. mtrs. which is described in Schedule - II written hereunder (hereinafter referred to the 'Said Small Plot of Land'). The small plot of land agreed to be sold is bearing following Survey Nos.

टनन - 9
 3,929.47
 22/12/74

Sr. No.	Survey No.	Hissa No.	City Survey No.	Area (Sq. Meters)
1.	23	2 (Part)	31(Part)	1,925.78
2.	24 (Part)	-	33 (Part)	1,154. 14
3.	25-A	3 (Part)	14 (Part)	813.55
4.	25-A	2 (Part)	8 (Part)	36.00
Total				3,929.47

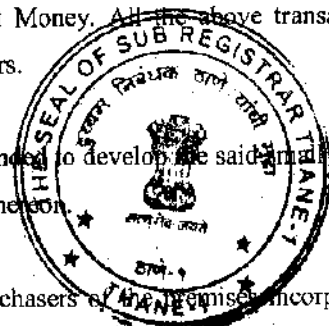

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M/s. Ramesh Enterprises, the Purchaser therein were granted liberty to sell the said small plot of land to any person of its choice.

AND WHEREAS one M/s. Ninad Builders entered into an Agreement dated 15th April 1975 with Mr. Mahendra M. Kapadia, acting as a Chief Promoter of the then proposed Rajdeep Co-operative Housing Society Ltd., by which the said M/s. Ninad Builders agreed to sell to the said Mr. Mahendra M. Kapadia, acting as the Chief Promoter of the proposed Rajdeep Co-operative Housing Society Ltd., the above referred the said small plot of land more particularly described in the II Schedule hereunder written, for lumpsum price of Rs. 13,52,000/- (Rupees Thirteen Lac Fifty Two Thousand only) and received from the Purchaser a sum of Rs. 4,13,760/- (Rupees Four Lac Thirteen Thousand Seven Hundred and Sixty only) as Earnest Money. All the above transactions were not within the knowledge of the Vendors.

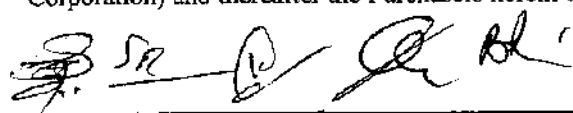


AND WHEREAS the Purchaser intended to develop the said small plot of land by constructing multi-storied building thereon.



AND WHEREAS the intending Purchasers of the said small plot of land incorporated and registered a Co-operative Housing Society on dated 8/11/1975 and registered under No. Tna/Hsg/666/1975 under the provisions of Maharashtra Co-operative Societies Act in the name of the Purchasers.

AND WHEREAS the Purchasers also got the plan of the building sanctioned from erstwhile Thane Municipal Council (Thane Municipal Corporation) and thereafter the Purchasers herein constructed building on the said


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Plot of land as per the plan sanctioned by Thane Municipal Council vide Commencement Certificate No. 72 dated 19/06/1972 and Commencement Certificate No. 93 dated 17/06/1975 and sold the various tenaments in the said building to various purchasers. After completion of the building, the Thane Municipal Council issued Occupation Certificate bearing No. V.P. 883 dated 26/03/1980 and 27/02/1981.

AND WHEREAS now the Vendors have agreed to sell and Purchasers have agreed to purchase the said piece and parcel of land more particularly described in the Schedule - II written hereunder.

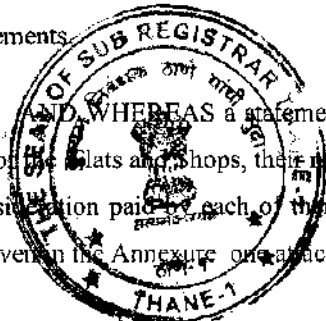
AND WHEREAS the Purchasers Society have also entered into an Agreement for sale of the Flats and Shops therein to the intending purchasers in terms of Agreement for Sale of Flats and Shops.

AND WHEREAS all the Flats and Shops in the said building constructed on the said plot of land are sold by the Purchasers and the Purchasers have received full consideration payable by each Flat and Shop purchasers in the said building in terms of several Agreements entered into by the flat / shop purchasers with the Purchaser. All the flats and shops purchasers have occupied their respective premises.

AND WHEREAS the Purchasers have constructed the said building on behalf of and for the benefit of the 105 Flats and 35 Shops purchasers and with the money fully paid by Flat and Shop Purchasers from time to time to the Purchaser Society under respective Agreements for purchase of Flat and Shop for the cost / price / consideration of the respective Flats and Shops inclusive proportionate share in the price of the said land and the price or cost of the common areas and amenities in the said building, as enumerated in the respective Agreements.

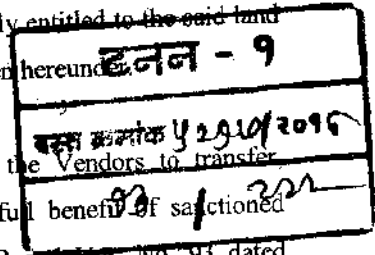
AND WHEREAS a statement of particulars of the Agreement relating to each of the Flats and Shops, their numbers, names of the Purchasers and the price / consideration paid by each of them and Stamp Duty paid on such Agreement are given in the Annexure one attached hereto.

AND WHEREAS since the year 1981 or thereabout the Flats and Shops Purchasers are in continuous and undisturbed possession of their respective Flats and Shops as of right as the owners thereof.



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AND WHEREAS the Vendor herein is absolutely entitled to the said land and premises described in the Schedule - I and II written hereunder.



AND WHEREAS the Purchasers requested the Vendors to transfer convey and assign the said plot of land alongwith full benefit of sanctioned Building plan bearing V.P. No. 72 dated 19/06/1972 and V.P. No. 93 dated 17/06/1975 sanctioned by Thane Municipal Council to the Purchasers.

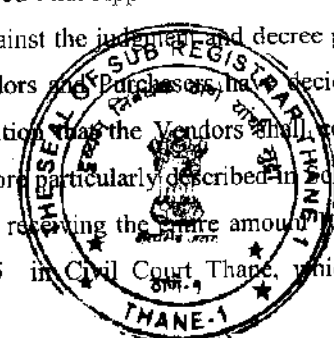
AND WHEREAS the Purchaser has deposited, from 23/07/1976 to 11/09/1980 the sum of Rs.9,20,000/- (Rupees Nine Lac Twenty Thousand only) with common Solicitor of M/s. Ninad Builders and Purchasers, M/s. Mahimtura and Co., Solicitors towards balance Sale Price of the said plot of land.

AND WHEREAS the Purchasers filed Spl. Civil Suit No. 35 of 1985 against the Vendors and other parties for specific performance in the Court of Civil Judge (S.D.), Thane. During pendency of the said suit, M/s. Mahimtura and Co., Solicitors deposited Rs. 9,20,000/- (Rupees Nine Lac Twenty Thousand only) alongwith interest accrued thereon in Civil Court, Thane, to the credit of the said Special Civil Suit No. 35/1985. The said amount was from time to time reinvested in Fixed Deposits and after accumulation of interest a sum of about Rs. 1,39,38,000/- (Rupees One Crore Thirty Nine Lacs Thirty Eight Thousand only) is lying to the credit of said Spl. Civil Suit No. 35/1985 in the Court of Civil Judge (S.D.) Thane.

AND WHEREAS the Court of Civil Judge (S.D.) Thane by its judgment and order dated 23/10/2007, dismissed the said Spl. Civil Suit No. 35/1985.

AND WHEREAS the Purchasers filed First Appeal No. 1419 of 2008 in the High Court of Judicature at Mumbai against the judgment and decree passed in Spl. Civil Suit No. 35/1985. The Vendors and Purchasers have decided to amicably settle their disputes on the condition that the Vendors shall convey, transfer and assign the said plot of land more particularly described in Schedule - II written hereunder to the Purchasers on receiving the said amount lying to the credit of Spl. Civil Suit No. 35/1985 in Civil Court Thane, which the Purchasers have agreed.

AND WHEREAS in consideration of the said amount of Rs. 1,39,38,000/- received by the Vendor and in consideration of the settlement arrived at between the Vendor and the Purchaser, the Vendor has agreed to sell, transfer, convey and assign and the Purchasers have agreed to purchase and acquire the said plot of land.



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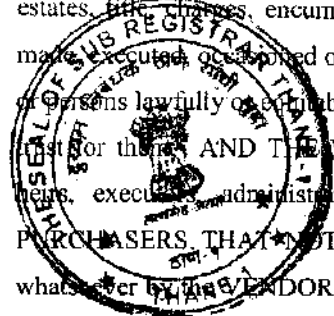
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 १९८५
 ३५/१९८५

NOW THIS INDENTURE WITNESSETH THAT in the premises and in

presence of the said agreement between the vendors and the purchasers and in consideration of the said amount of Rs. 1,39,38,000/- (Rupees One crore Thirty Eight Thousand only) being the total amount lying to the credit of the said Sp. Civil Suit No. 35/1985 in the Court of Civil Judge (S.D.)

Hence, the Receipt whereof the Vendors doth hereby admit and acknowledge, the Vendors do hereby grant, sell, convey, transfer, assure and assign unto the Purchasers their all rights, title and interest in the said plot of land together with all and singular the sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage, common gullies, wells, waters, water courses, rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot of land or any part thereof belonging to or in any way appertaining to, of with the same of any part thereof and the benefit that may arise to the said plot of land now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof; AND ALL THAT ESTATE right, title and interest, claim demand whatsoever at law and in equity of the VENDORS, into out of or upon the said plot of land or any part thereof TO HAVE AND TO HOLD all and singular the said plot of land hereby granted conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances; UNTO AND TO THE USE AND BENEFIT OF THE PURCHASERS forever, SUBJECT TO the payment of all rents, rates, assessments, taxes, dues and duties now chargeable and payable upon the same or hereafter to become chargeable and payable from time to time to the Government or the Corporation or any other local public body or authority in respect thereof; AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged saved, defended, kept harmless and indemnified of, from and against all former and other estates, title charges, encumbrances whatsoever either already or hereafter had made, executed, occupied or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming or to claim by from through, under or in trust for them; AND THE VENDORS do hereby for themselves and for their heirs, executors, administrators, assigns and successors covenant with the PURCHASERS THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the VENDORS or any person/s lawfully or equitably claiming by from through, under or in trust for them, made, done, committed, omitted or knowingly, or willingly suffered to the contrary; THEY THE VENDORS now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said plot of land hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid; AND THAT it shall be lawful for the PURCHASERS from



[Handwritten signatures and initials]

time to time and at all times hereafter peaceably and quietly ~~to hold~~, ^{to hold} upon, occupy, possess and enjoy the said plot of land hereby granted, conveyed, transferred and assured with their appurtenances and ~~receive the rents, issues and~~ profit thereof and of every part thereof to and for its ~~own use and benefit~~ ^{own use and benefit} without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS or their successors and assignees or any of them; AND FURTHER THAT THE Vendors and all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said plot of land hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASERS the said plot of land in the manner aforesaid as shall or may be reasonable required by the PURCHASERS or its successors or assignees or its Counsel in law AND the VENDORS do hereby covenant with the PURCHASERS that THEY the VENDORS have not at any time here tube made, done, executed, entitled or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the VENDORS are prevented from conveying, transferring and assuring the said plot of land in manner aforesaid or whereby or by reason or means whereof the same or any part thereof is or may be charged, encumbered, impeached or prejudicially affected.

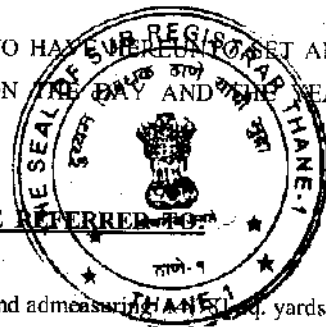
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels of land or ground admeasuring ~~12,358.80~~ ^{12,358.80} sq. yards or thereabouts (equivalent to 12,358.80 sq. meters) bearing Survey No. 23 Hissa No. 2, Survey No. 24 (Part), Survey No. 25-A (Part), Survey No. 25-A Hissa No. 3A (Part), Survey No. 25-A Hissa No. 2 (Part) survey No. 26 (Part) situate, lying and being at Village Naupada, Taluka and District: Thane within the limits of Thane Municipal Corporation within the Registration Sub - District and District: Thane and bounded as under:

On the East : Prashant Nagar Road.
On the West : Slum area.

[Handwritten signatures]



On the North : Prashant Nagar (Wader Wadi)

On the South : Gokhale Road.

टनन - १
THE SECOND SCHEDULE ABOVE REFERRED TO:
दस्तावेज क्रमांक ५२५५/२०१६
१६/२११

THAT piece or parcel of land or ground situate lying and being at Naupada, Taluka and District Thane within the limits of the Thane Municipal Corporation within Registration Sub - District and District: Thane, having following Survey No. and City Survey No.

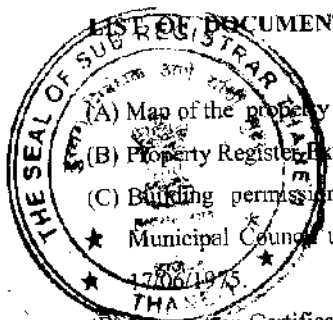
Sr. No.	Survey No.	Hissa No.	City Survey No.	Area (Sq. Meters)
1.	23	2 (Part)	31(Part) 19	1,925.78
2.	24 (Part)	-	33 (Part) 21	1,154.14
3.	25-A	3 (Part)	14 (Part) 21	813.55
4.	25-A	2 (Part)	8 (Part) 21	36.00
Total				3,929.47

(The above City Survey Nos. are shown in Sheet No. 19 of the Property Register of Thane City) together with the full benefit of the Building Plan sanctioned vide Commencement Certificate No. 72 dated 19/06/1972 and Commencement Certificate No. 93 dated 17/06/1975 by Thane Municipal Council. The said plot is bounded as follows:

On the East : by Prashant Nagar Road
On the West : by vacant plot
On the North : by Prashant Nagar (Wader Wadi)
On the South : by Gokhale Road



LIST OF DOCUMENTS ANNEXED TO THIS CONVEYANCE DEED



- Map of the property referred in Second Schedule above written.
- Property Register Extract of Survey No. described in Second Schedule.
- Building permission (Commencement Certificate) sanctioned by Thane Municipal Council under V.P. No. 72 dated 19/06/1972 and No. 93 dated 17/06/1975.
- Occupation Certificate bearing V.P. No. 883 dated 26/03/1980 and 27/02/1981.
- Certificate dated 15/07/2014 issued by Architect Mrs. Konkaushalya - Shri Sanjeev Mande, Architect regarding balance potential of the above property.
- List of Members of Purchaser Society showing particulars of stamp duty paid.

(Handwritten signatures)

SIGNED, SEALD AND DELIVERED

by the withinnamed VENDOR

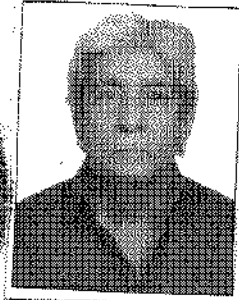
1) SMT. VIRBALA REDDY,

Handwritten: 4230/2055
90/100



2) DEEPAK TEKCHAND VERMA

Handwritten signature of Deepak Tekchand Verma



3) SHRI DHARMENDRA TEKCHAND VERMA

In presence of

Through C.A. MR. DEEPAK VERMA

1) Handwritten signature (Sachin N. Pandav)

2) Handwritten signature

Handwritten signature

SIGNED, SEALD AND DELIVERED

by the withinnamed "PURCHASER"

M/S. RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

through its :-

(1) Chairman, Shri. Arvind B. Sontakhe

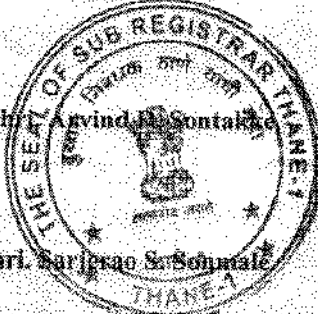
(2) Secretary, Shri. Sarjao S. Sasmale

(3) Treasurer, Shri. Kamalakant K. Wadkar

In presence of :-

1) Handwritten signature

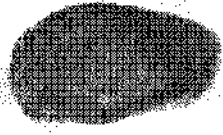
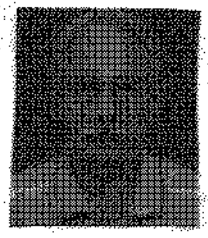
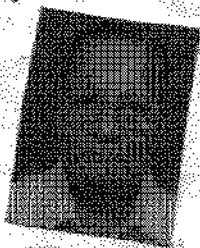
2) Handwritten signature (Sachin N. Pandav)



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RECEIPT

Received from Smt. Virbala Reddy and the sum of Rs 9,20,000 and Interest accrued as per bank account (Rupees Nine lakh twenty thousand and Interest only) being the full and final consideration amount in respect of sale of the plot of land described in Second Schedule written hereinabove.

2021 - 9
4290/209
9/22

We say Received

Virbala Reddy

1) SMT. VIRBALA REDDY,

Deepak Tekchand Verma

2) SHRI. DEEPAK TEKCHAND VERMA

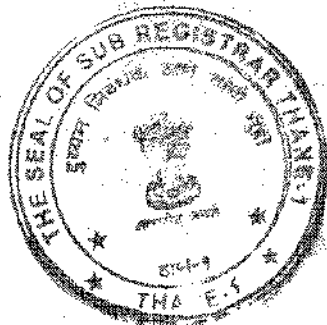
Dharmendra Tekchand Verma

3) SHRI. DHARMENDRA TEKCHAND VERMA

VENDORS

In presence of

- 1) *Sachin V. Pandav*
(Sachin V. Pandav)
- 2) *Harish*



RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA/HSG/666-Dt.-8-11-75)

Near Malhar Cinema, Gokhale Road, Naupada, Thane (W) - 400 602.

Ref. No.:RAJ /

Date : _____

दिनांक - २७/०३/२०१८

टनन - १

बस्त सं. नं. ५३४/२०१८

१९ / २३३

विशेष सर्वसाधारण सभेचे इतिवृत्त
रविवार दि. ३१ मे २०१९

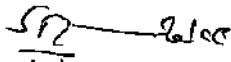
विषय क्र. २ -


सोसायटीचे खरेदी खत (Convence Deed) संबंधीत तयार केलेले ड्राफ्ट मंजूरी नंतर पुढील कायदेशीर कारवाईसाठी पाठविण्यासाठी लॅण्डलॉर्ड श्री. वर्मा यांच्या सही बरोबर राजदिप सोसायटीच्या तीन पदाधिकारी पैकी कोणतेही दोन पदाधिकारी सह्या करतील त्यासाठी विशेष सर्वसाधारण महासभेची मंजूरी घेणेबाबत ठराव करणेबाबत -

ठराव -

वरील विषयावर चर्चा होऊन असे ठरले की सोसायटीचे तीन पदाधिकारी
१) श्री. सोनटक्के - अध्यक्ष २) श्री. एस.एस. सोनमळे - सचिव
३) श्री. के.के. वाडकर - खजिनदार यांच्यापैकी कोणतेही दोन पदाधिकारी यांना सह्या करण्याचा अधिकार विशेष महासभेने दिलेले आहेत.
चर्चा करून वरील ठराव सर्वानुमते मंजूर झाला.

सूचक - १) श्री. येरुणकर - इ विंग
अनुमोदक - २) श्री. त्रिंबककर - सी विंग


श्री. अरविंद द. सोनटक्के
(अध्यक्ष)


श्री. सनेश्वर स. सोनमळे
(सचिव)



टलन - १
य२१७/२०१८
२० / २०२०

कोरे
पृष्ठ
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Page



RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA/HSG/666-Dt-8-11-75)



Near Malhar Cinema, Gokhale Road, Naupada, Thane (W) - 400 602.

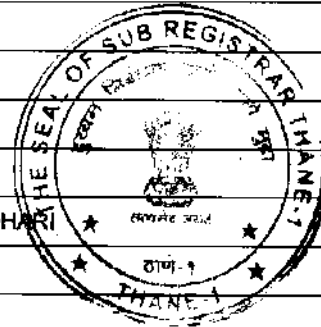
Ref. No.:RAJ/

Date : _____

LIST OF MEMBERS

टनन - 9
बस्त क्रमांक 2310 / 2095
23/1/20

SR. NO.	FLAT NO.	NAME
1	A/002	MRS. ASHWINI V. BAPAT
2	A/003	MR. ABHISHEKH H. BHATE
3	A/004	SMT. MAYA PARANJAPE
4	A/092	MR. M. HEGADE
5	A/093	MR. A. D. SONTAKKE
6	A/094	MR. R. D. KHANZODE
7	A/095	MR. S. N. KAREKAR
8	A/096	SMT. V. R. TILAK
9	A/097	MR. P.S. MUDHOLKAR
0	A/098	MRS. SHARADA S. PENDSE
11	A/099	MRS. V. V. SAHASRABUDDHE
12	A/100	MR. N. R. NIMKAR
13	A/101	MR. V. S. AROSKAR
14	A/102	SMT. S. S. ASARKAR
15	A/103	MR. O. R. PANDE
16	B/005	MRS. G. C. MAHASHABDE
17	B/006	MRS. A. M. WADEKAR
18	B/007	MR. J. D. YADAV
19	B/076	MR. K. G. SAWANT
20	B/077	MR. K. N. KUMTHA
21	B/078	SMT. SUMITRA U. CHOUDHARI
22	B/079	MR. AMOGH R. MATHURE



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RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA/HSG/668-Dt.-8-11-75)

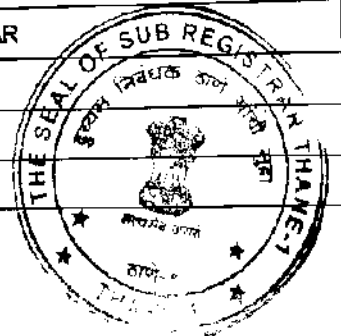
Near Malhar Cinema, Gokhale Road, Naupada, Thane (W) - 400 602.



Date : _____

Ref. No.:RAJ /

SR. NO.	FLAT NO.	NAME
23	B/080	SMT. C. P. REDKAR
24	B/081	MRS. S. M. MAHALE
25	B/082	MR. M. K. RATHOD
26	B/083	MRS. S. V. RAILKAR
27	B/084	MR. R. J. DEVANI
28	B/085	MR. K. V. MAHADIK
29	B/086	MR. A. K. PHADKE
30	B/087	MRS. A. A. SONTAKKE
31	B/088	MRS. B. R. DEVANI
32	B/089	MR. ANANT S. MULE
33	B/090	MR. A. R. SANNAKKI
34	B/091	MRS. ARTI S. AJGAONKAR
35	B/104	MRS. P. V. JADHAV
36	C/064	MR. U. V. BHIDE
37	C/065	MR. S. S. BANJAN
38	C/066	MRS. S. G. BHAT
39	C/067	SMT. M. A. JOSHI
40	C/068	MRS. J. M. MANOHAR
41	C/069	MR. K. D. GUPTA
42	C/070	KUM. ASHWINI JOGLEKAR
43	C/071	MRS. P. H. SHARMA
44	C/072	MRS. A. J. TEMKAR
45	C/073	MR. S. V. POTDAR



टोल - 9
वस्तु कर ५२९७/२०९७
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दिनांक 25/11/2020
28/2020

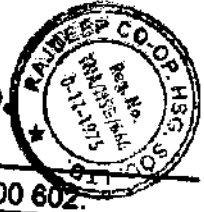
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RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA/HSG/666-Dt-8-11-75)

Near Malhar Cinema, Gokhale Road, Naupada, Thane (W) - 400 602.



Ref. No.:RAJ /

Date : _____

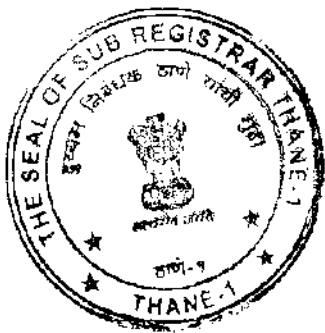
SR. NO.	FLAT NO.	NAME
46	C/074	MR. P. P. KARGUTKAR
47	C/075	MR. S. V. TRIMBAKKAR
48	C/105	MR. E. A. BHASTEKAR
49	D/048	SMT. VANITA JOSHI
50	D/049	MR. S. S. PALKAR
51	D/050	SMT. A. K. SHIVADE
52	D/051	MR. S. V. ROTHE
53	D/052	MRS. VEENA S. GADGIL
54	D/053	MR. MILIND RANE
55	D/054	MRS. M. K. PRADHAN
56	D/055	MR. K. K. WADKAR
57	D/056	MR. S. J. DALVI
58	D/057	MRS. S. D. VEDPATHAK
59	D/058	MRS. AMRUTA J. GOGRI
60	D/059	MR. R. S. MORE
61	D/060	MRS. D. D. RATHOD
62	D/061	MRS. SANDHYA V. GHOLKAR
63	D/062	MR. S. Y. TAMHANE
64	D/063	MR. SUSHANT S. ROTHE
65	E/036	MRS. M. D. RAMNATH
66	E/037	MRS. S. V. DESAI
67	E/038	MRS. S. V. RAJE
68	E/039	MR. A. V. JOSHI
69	E/040	MR. R. N. KULKARNI

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4240/2018
21/11/2018

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RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA/HSG/666-Dt.-8-11-75)

Near Malhar Cinema, Gokhale Road, Naupada, Thane (W) - 400 602.

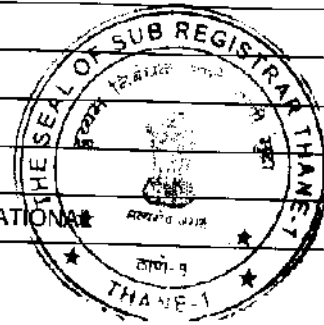


Ref. No.:RAJ /

Date : _____

SR. NO.	FLAT NO.	NAME
70	E/041	MR. A. A. GODBOLE
71	E/042	MRS. SWATI K. PUJARI
72	E/043	MRS. S. B. KHOPKAR
73	E/044	MR. S. Y. RAJE
74	E/045	MR. C. B. YERUNKAR
75	E/046	SMT. V. V. POTDAR
76	E/047	MRS. K. P. JOSHI
77	F/028	MR. C. R. DALVI
78	F/029	SMT. SUREKHA D. SAWANT
79	F/030	MR. R. S. PRABHUDESAI
80	F/031	MR. S. A. GOKHALE
81	F/032	MRS. K.K. HATKAR
82	F/033	MR. SUNIL V. GHAG
83	F/034	SMT. GEETA K. SAWANT
84	F/035	MR. S. N. MAYEKAR
85	G/020	SMT. JATINDER KOR C. JUSS
86	G/021	SMT. RUCHI R. NACHAVANEKAR
87	G/022	MR. SARJERAO S. SONMALE
88	G/023	SMT. S. D. SONALKAR
89	G/024	MR. H. V. MESTRY
90	G/025	MR. M. V. GHANEKAR
91	G/026	MR. HEMANT B. POTE
92	G/027	MRS. S. A. KADAM
93	H/001	M/S. TAYABBI INTERNATIONAL

2019 - 9
2019/2020
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वसत क्रमांक 4290/209
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RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA/HSG/666-Dt.-8-11-75)



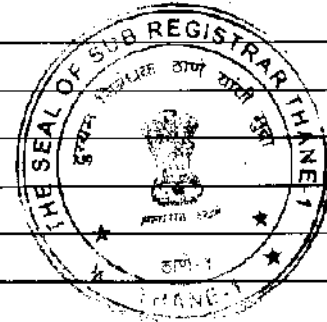
Near Malhar Cinema, Gokhale Road, Naupada, Thane (W) - 400 602.

Ref. No.:RAJ /

Date : _____

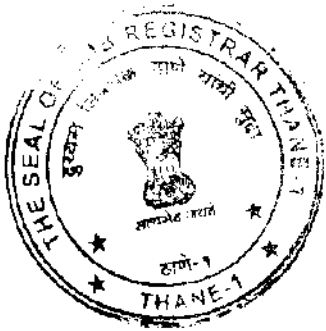
टनल - 9
परीकषा 4/29/2019
28/1/2020

SR. NO.	FLAT NO.	NAME
94	H/008	MR. VISHNU A. PHADNIS
95	H/009	MRS. J. S. JAMKHANDIKAR
96	H/010	MR. PRASAD V. KIRLOSAR
97	H/011	SMT. NILA A. DIVEKAR
98	H/012	MR. S. M. PAWAR
99	H/013	MR. R.V. KARKARE
100	H/014	MR. C. T. MAHASHABDE
101	H/015	MR. R. R. GALGALI
102	H/016	MRS. K. DHIR
103	H/017	MRS. PUSHPA H. KULKARNI
104	H/018	MR. K.R. PATWARDHAN
105	H/019	MR. T. A. ERANPURWALA
106	S/003	MR. P. S. DEODHAR
107	S/004	MR. ANIL R. BHOR
108	S/006	MR. J. C. SHAH
109	S/008	M/S. KAMDAR STONE
110	S/009	MR. SURAJ PANDE
111	S/010	MR. SURAJ PANDE
112	S/011	MR. SURAJ PANDE
113	S/013	MR. K. A. RAWAL
114	S/014	MR. V. W. KATHANE
115	S/015	M/S A. K. FOAM CENTER
116	S/016	MRS. N. R VAITY
117	S/017	MR. G. M. SHETTY



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RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. TNA/HSG/666-Dt.-8-11-75)



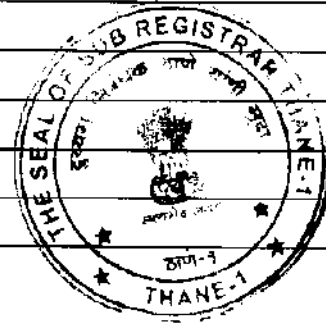
Near Malhar Cinema, Gokhale Road, Naupada, Thane (W) - 400 602.

Ref. No.:RAJ /

Date : _____

SR. NO.	FLAT NO.	NAME
118	S/018	MR. BHASKAR SHETTY
119	S/019	MR. PRITAMSING SAPRA
120	S/020	SMT. HARTINAR KOR P SAPRA
121	S/021	MR. P. B. PANDE
122	S/022	MRS. C. P. PANDE
123	S/023	MR. J. T. THANAWALA
124	S/024	MR. J. T. THANAWALA
125	S/025	MRS. C. G. RAWAL
126	S/026	SMT. PANNADEVI J. PATEL
127	S/027	MR. C.T. MAHASHABDE
128	S/028	M/S. S. V. TRADING & CO.
129	S/A01	MR. R. P. MUDHOLKAR
130	S/A02	DR. MILIND PATIL
131	S/A05	MR. R. M. YAVAGAL
132	S/A07	MR. S. T. MAHASHABDE
133	S/A12	MRS. M. N. MISTRI
134	S/B01	DR. MILIND PATIL
135	S/B02	MRS. R. A. RAMDAS
136	S/B05	MR. K. K. NALAWADE
137	S/B07	DR. NITIN POWAR
138	S/B12	MR. P. M. DEODHAR
139	S/C01	DR. MILIND PATIL
140	S/C12	MR. SURAJ PANDE

2021 - 9
दस्तावेज क्र. 2090/2090
39 / 2021



टलन - 9
पसत ११११० / २०१८
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पसत
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१२ / २२२
Page



003, Tara Niwas, Baji Prabhu Deshpande Marg, Near 3 Petrol Pump, Naupada, Thane (W)-400602
Tel.: +91-22-25421726 Fax: +91-22-25421716 Email: konkauhalaya@gmail.com

दस्तावेज - 9
दस्तावेज क्र. 4290/2010
33 / 200

July 15, 2014

TO WHOMSOEVER IT MAY CONCERN

Ref:- 1. Plan Approved by TMC vide Building Permit No. 93 Dt 17/6/75 (V.P. No. 833)

2. Occupation Certificate issued by TMC vide V.P. No. 833 Dt. 26/3/80

Sub:- Balance potential on Plot Bearing C.T.S. No. 8 (Pt), 14-A, 14-B,31(Pt) and 33 (Pt) housing Rajdeep Co-Op Housing Society Ltd., Gokhale Road, Naupada, Thane (W).

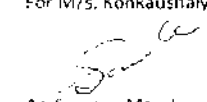
Sirs,

From the documents made available to us referred to in 1 & 2 above, following are the observations.

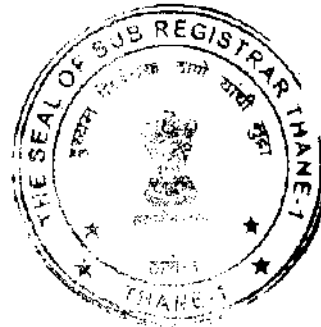
1. Area of the plot As Per Approved Plan	:- 3157.19	Sq. Mt.
2. Area of the plot as per physical possession	:- 3929.47	Sq. Mt.
3. Total FSI	:- 5607.03	Sq. Mt.
4. Permissible Floor Area	:- 5607.03	Sq. Mt.
5. FSI Consumed	:- 5578.86	Sq. Mt.
6. Balance FSI	:- 28.86	Sq. Mt.

From the aforementioned facts we are of the opinion that no further commercial benefit can be derived from the balance FSI on the subject mentioned plot

Yours Truly,
For M/s. Konkaushalya,

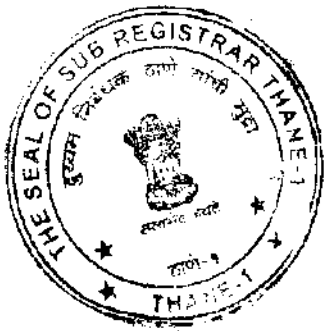

Anil Sanjeev Mande.

(Reg. No. CA/2000/25825)



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शासक नमूना

वापसी नमूना

भूमापन क्रमांक 23	भूमापन क्रमांकाचा उपविभाग 2	सू-वारणा पद्धती NA	भोगक्यादाराने नाव [डेकचेंद्र चरठादासवर्मा] (1113)	वाटे क्रमांक कुळाचे नाव - बंद
सोताचे स्थाविक नाव			1) दिपक डेकचेंद्र कर्णी (486)	टोलन - 8
सागवडीयोग्य क्षेत्र			2) कोबाव्यादेची टोकल (1113)	
हेक्टर		आर	3) [unclear] (4022)	दस्ता क्रमांक 4290/2090
एकूण		0-0-2	4) [unclear] (4029)	दर अधिकार 34/222
पोटखरान (सागवडीयोग्य गलकेचे) -			से. प्रेम डेकचेंद्र प्रा. लि.	
वर्ग (अ)			तर्फे जमावलेले दर देवता	
वर्ग (ब)			दस्त 4290/2090	
एकूण			दस्त 4290/2090	
आकारणी		रकमे पैसे	सीमा आणि भूमापन विन्ने	
जुडी किंवा विशेष आकारणी		97 [unclear] 00		
		97 [unclear] 00		

शासक नमूना वारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुविधित ठेवणे) विनियम 1974 च्या कलम 29]

वर्ष	हंशाम	पिकांखालील क्षेत्रांचा तपशील										वापवडीसाठी उपलब्ध नसलेली जमीन		एकूण क्षेत्र			
		मिथ पिकांखालील क्षेत्र					निर्मेल पिकांखालील क्षेत्र					एकूण	क्षेत्र				
		मिथ पिकांचा प्रकार	एकूण क्षेत्र	अन्न क्षेत्र	वटवट पिके व प्रत्येका-खालील क्षेत्र	पिकांचे नाव	एकूण क्षेत्र	अन्न क्षेत्र	वटवट पिकांचे क्षेत्र	एकूण क्षेत्र	क्षेत्र						
2018	2019																

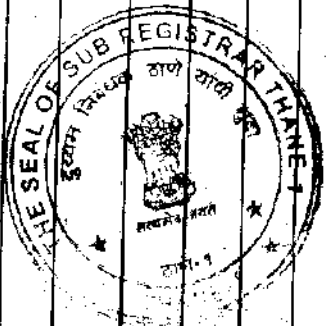


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20/12	रा. शिप									NA					
22/12	अ. शिप									0-43-2					23
23/10	रा. शिप									0-43-2					रुप
28/12	रा. शिप									NA 0-43-2					रुप
29/12	रा. शिप									NA 0-43-2					रुप
29/12	रा. शिप									NA 0-43-2					रुप
29/12	रा. शिप									NA 0-43-2					रुप
29/12	रा. शिप									NA 0-43-2					रुप

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6 JUN 2018

तेलारती सजा नोंपाडा
 ता. जि. ठाणे



गाव नोंपाडा तालुका ठाणे

भूमापन क्रमांक 28 वं	भूमापन क्रमांकाचा उपविभाग	भू-स्वरूप पद्धती	भोगवटावाचने नाव विठ्ठल चंद्रराजस कर्मा	खाते क्रमांक कुळाचे नाव बंद	35
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बात नौपाडा

तानुका २००

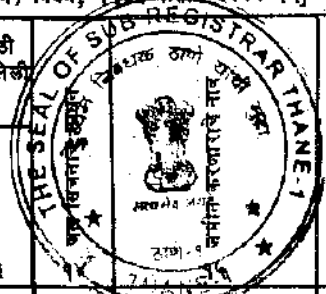
भूमापन क्रमांक २४ ०	भूमापन क्रमांकाचा उपविभाग	सु-खारणा पद्धती	भोववटादारणे नाव	घाते क्रमांक 35
मौलिक स्थानिक नाव			(1165) टिकचेंद्र चरणदास कर्ता प्रादिपक टेकचेंद्र कर्ता (1165) 25 कंधाळ्यादेकी टेकचेंद्र कर्ता 3 नागठितीनेरी हरदवाळ वग (2482) (3022) [Box with handwritten notes and numbers 1165, 3029] (1165) (3029)	कुळाचे नाव टलव - 9 दस्ता क्रमांक 9290/209 द्वार नमिणेरी 1/202 काठग 20 आठवे ऑक्सिडेशन पुनोत्पादन शुट गळोत इथ पट्टाकारणे क्रि.व.म. ह.म.म.म. क्र. 1 (4000)
वापवडीयोग्य क्षेत्र	हेक्टर	बट		
.....	9820	2		
.....				
.....				
एकूण	9820	2		
पोटखराब (जागवडीयोग्य नसलेले) -				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी	रुपये	पैसे		
जुडी किंवा विशेष आकारणी	3[2] 92			
	3[2] 92			

गाव नसुना बारा

विकाची गोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरक्षित ठेवणे) नियम, 1949 मधील नियम 29]

वर्ग	हंगाम	पिकाखालील क्षेत्रांचा तपशील										सायबडीसाडी उपसमूह नसलेली जमीन		जैरा
		मिथ पिकाखालील क्षेत्र					निर्याळ पिकाखालील क्षेत्र					एकरू	इतर	
		मिथपिका क्षेत्र क्रमांक	बल स्थिति	बळल स्थिति	बटक पिके व प्रत्येका-खालील क्षेत्र		पिकाचे नाव	बल स्थिति	बळल स्थिति	एकरू	इतर			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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0200														
0300														



१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			
२७/१२										कोस					
२२२७३										१६३०					
३३१६४										कोस					
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										कोस					

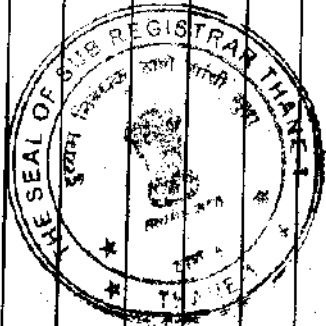
२७/१२
२२२७३
३३१६४
४१६५
४१६६

कोस -
१६३० - ४
कोस
१६३० - ४
कोस
१६३० - ४
कोस १६३० - ४
कोस १६३० - ४

२७
२४
२४

रकम - १
पत्र क्रमांक ५२५४/२०१८
१६/२०२२

६ JUN 2016
तलाठी सजा. नौपाडा
ता. जि. ठाणे



गाव नौपाडा			तालुका ठाणे		
भूमापन क्रमांक २४५	भूमापन कार्याकारना उपविभाग	भू-व्यवस्था पत्राची ४१६५	भोगवट्यादाराचे नाव विंडीदास नंदराव महेडोनर १६६	खाली क्रमांक	बंद ३७
शेत्याचे स्थानिक नाव				दुक्याचे नाव	४. ३६

सूचना क्रमांक	सूचना क्रमांक/उपविभाग	सू-धारणा पत्राची
२५४	२४-	NA

पंचे स्थानिक नाव

सातवडीयोग्य क्षेत्र	हेक्टर	वाट
	००५-०६	
एकूण	००५-०६	
पोटखराब (सातवडीयोग्य तयनेले)		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकारणी	वर्ग	फीट
जुनी किंवा विशेष आकारणी	१ = ०६	
	१ = ०६	

धोषदादाराचे नाव

① टिपक डेक येद्रवणी
 ② कोशीबाई डेक येद्रवणी
 ③ खासि हरदाबाळ वणी

सदरकाम इन्सक डेक वणी
 वर्षी नि. ६ नं. २६५
 १५२६ नो २३ नं ४/५१

५०२१
 ५०२२

म. थिम् डेक वणी प्रा. ठी.
 तर्फे तयारबाळ हनेष डेक वणी
 क्षेत्र ५२४-५४० वर्ग मी.

५०६१

खाते क्रमांक

कुळाचे नाव - बर १०५

र. फे

टोल - १

दतर अधिकार

५१५०/२०१५

३९/१००

सीमा वाणि मूपापन विन्हे

गाव नमुना द्वारा
 विक्राची नोंदवही

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुविधीय ठेवणे) नियम, १९७५

हंगाम	विक्राचीलील क्षेत्राचा तपशील										सातवडीसाठी उपलब्ध असलेली जमीन		वत विक्रीचे इतर	THE SEAL OF THE REGISTRAR, THANE-7
	दिश विक्राचीलील क्षेत्र							निर्मळ विक्राचीलील क्षेत्र			एकूण	वैत		
	विक्राचीलील क्षेत्राचा क्रमांक	पत्रा स्थिति	अवकाश स्थिति	पट्टक पिके व प्रत्यक्षातील क्षेत्र			विक्राचीलील क्षेत्र	पत्र स्थिति	अवकाश स्थिति					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३		
		हे. मा.	हे. मा.		हे. मा.	हे. मा.			हे. मा.	हे. मा.	१५	१५		

[सहाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७१ च्या तरतुदी नियम २, ५, ६ व ७]

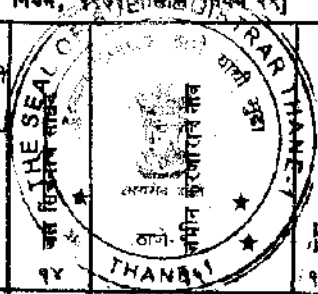
गाव..... कोपडा तालुका..... कोपडा

भूमापन क्रमांक	भूमापन कर्माकाचा उपविभाग	सू-धारणा पत्राची	मोगवटाधारणे नाव (165)	खाली क्रमांक
२५६४	३४	NA	१) दिपक डेवेंद्र कर्मा. (113)	कुळचे नाव
मोताचे स्वातिक नाव			२) शिवाजी देवी डेवेंद्र कर्मा	बंद 107
लागवडीयोग्य क्षेत्र			३) सावित्री देवी डेवेंद्र कर्मा (10-12)	र. पत्ते
हेक्टर		बार	४) मधुरा देवी डेवेंद्र कर्मा	दर भरकार
०.००		००	५) मधुरा देवी डेवेंद्र कर्मा	टन - 9
एकूण			६) मधुरा देवी डेवेंद्र कर्मा	दस्त क्रमांक ५२५०/२०१८
पोदखरान (लागवडीयोग्य मसलेके) -			७) मधुरा देवी डेवेंद्र कर्मा	११/२०१८
वर्ग (अ)			८) मधुरा देवी डेवेंद्र कर्मा	
वर्ग (ब)			९) मधुरा देवी डेवेंद्र कर्मा	
एकूण			१०) मधुरा देवी डेवेंद्र कर्मा	
भाकारणी	वर्ग	पैसे	११) मधुरा देवी डेवेंद्र कर्मा	
जुडी किंवा विशेष भाकारणी	२-२५	०	१२) मधुरा देवी डेवेंद्र कर्मा	
	२-२५	०	१३) मधुरा देवी डेवेंद्र कर्मा	

गाव नमुना द्वारा
विकाशी नोंदवही

[सहाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७१ च्या तरतुदी नियम २१]

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध मसलेकी जमीन		वर्ग	पैसे
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					एकूण	वर्ग		
		सिंचनाचा प्रकार	जल सिंचित	बाबल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र	पिकाचे नाव	जल सिंचित	बाबल सिंचित	पिकाचे नाव	जल सिंचित	बाबल सिंचित				
१	२		हे. वा.	हे. वा.		हे. वा.	हे. वा.		हे. वा.	हे. वा.	NA	हे. वा.	१५		
२	३		हे. वा.	हे. वा.		हे. वा.	हे. वा.		हे. वा.	हे. वा.	NA	१०००	२५		



१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. सा.	हे. आ.		हे. आ.	हे. आ.								
											१००८-६४ TVA				
											१००८-६४ N/A				
											१००८-६४ N/A				
											१००८-६४ N/A				
											१००८-६४ N/A				
											E-6 JUN 2016				

२९/०८ रविवार
 २३/०८
 २०/०८
 २१/०८

टलन - १
 दस्ता क्रमांक १२९५/२०१८
 ४२ / २०१८

२१
 २२
 २३
 २४

प्र. न. ल. र. स. ज. नौपाडा
 ता. जि. काणे



[महाराष्ट्र जमीन महसूल अधिकारी कार्यालय आणि नोंदवहा (तयार करण व सुविधताय ठेवणे) नियम, १९७१ यातील नियम २, ५, ६ आणि ७]

गाव..... नौपाडा..... तालुका..... काणे.....

भूमापन क्रमांक	भूमापन क्रमांकाचा नोंदवहा	भू-धारणा पत्रकी	भोगवहाकाराचे नाव	दाते क्रमांक
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मालमत्ता पत्रक

विभाग/मोजे -- ठाणे शहर

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा -- ठाणे



नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सामनाला दिलेल्या आकडेवारी किंवा मूल्याचा तपशील आणि त्याच्या वर तपसणीकृत झाल्याचे
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१९ ३१ १९ ३१

२३/२ [१९५३] चौ.मी. ८३२१.९

सुविधाधिकार

--

टर्मिन - १

हक्काचा मुळ धारक वर्ष १९४७

अंगीकराधारक.

दस्तावेज क्रमांक ५२५०/२०१८

पट्टेदार

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२३/२०

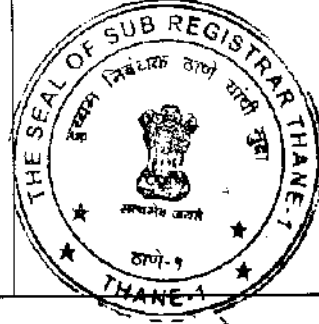
इतर भार

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इतर शोरे

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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	सासाकन
०९/१२/१९६८	भा.स.च्या १९५६ च्या वलन मापाचे कंत्रध्यालगत म.रा.सं.च्या १९५८ अमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकाराचे रुपांतर केले.	--	--	सही - ९/१२/१९६८ वि.नि.नि.भू.अ(द) नासिक.
२९/०७/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न.भू.१/ वि.प. अक्षरी नोंद - २०१५ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद क्षेत्राची अभिलेखा करून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र आठ हजार तीनशे एकवीस पुर्णक नऊ दशांश चौ.मी अशी नोंद केली.	--	--	के रत्नर क.१५०० प्रमाणे सही - २९/७/२०१५ न.भू.अ. ठाणे



तपासणी करणारा -

खरी नक्कल -

ठाणे

ठाणे

अत्याप्त

नक्कल आल्याची तारीख २९/०७/१५ बीबी ३
 नक्कल तयार करीख २९/०७/१५ रुपये ६५/-
 नक्कल बिलबाची तारीख २९/०७/१५
 नक्कल तयार करणारा
 नक्कल तपासणी करणारा
 एकूण फी ६६/-



१२६२१३१८
 प्रमुख लिपिक
 नगर भूमापन अधिकारी
 ठाणे

टनन - १
पल्लव क्रमांक ५२५५८/२०१८
४४/२२२

Page



मालमत्ता पत्रक

विभाग/मोजे -- ठाणे शहर

तालुका/न.भू.मा.का. -- ठाणे

जिल्हा -- ठाणे

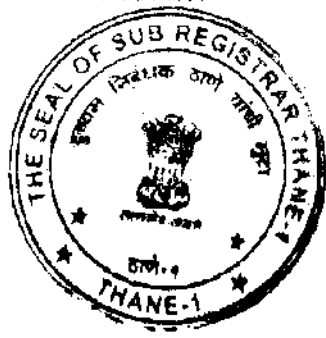


नगर पुरवठा क्रमांक/प्र.सं. न.	शिफ्ट नंबर	प्लॉट नंबर	खंड चौ.मी.	धारणाधिकार
२१ ३३	२१	३३	३९९२ -५४० ----- (३४५२) चौ.मि. २८८६.३ -३४९.७ न.भू.क्र.३३/१ यांत ----- सामिल. २५३६.६	

टनन - १
दस्ता क्रमांक ५२५०/२०१८
३५ / २०२

सुनिवाधिकार --
ठेवकाचा मूळ धारक वर्ष १९४७ - सौ.प्रो.कलचरण--
पट्टेदार --
इतर भार --
इतर सेरे --

दिनांक	व्यवहार	खंड क्रमांक	नविन घटक (घा) पट्टेदार (घ) किंवा भार (घा)	साक्षात्करण
१८/०३/१९६४	मं.असि.कलेक्टर सो.।। yy ठाणा प्रांत यांचेकडील md नं.NAP ६०/WS ७००२ ता.२३ १० १५१ ने बौनशेती परवानगी मिळालेले यापैकी ५४० चौ.घार क्षेत्र कमी करून नवीन सि.स. .xi. नं.१०७ यांत सामिल केले	-	-	सही - C.T.S.O.
१०/१२/१९६८	भा.स.च्या १९५६ च्या वजन म्हापाचे कायद्यान्वयत म.श.सं.च्या १९५८ अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्रआकाराचे रूपांतर केले.	k १९५८ ikb		सही - २६/१२/१९६८ सि.नि.मि.पु.अ.यो अ.रं.रं.रि.क्र. ID
२४/०२/१९७०	मा.प्रांत ऑफिसर सो. b xiu. कडील दु.नं.NAP ४८३ व ८०६२/२३ १० १५१ ता.नं.LNDSR-I ३१/ २७ १११ १५१ अन्वये बिनशेतीकडे १० ११ चौ.घार वर्ग झाले	-	(H) कॅप्टन रमाकांत शांताराम कामथे	सही - C.T.S.O.



मालमत्ता पत्रक

विभाग/मोजे -- ठाणे शहर

तालुका/न.भू.मा.का. -- ठाणे

जिल्हा -- ठाणे

नगर भूमापन क्रमांक / सा. नों. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासननाला विलेत्या अकारपीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवट वेळ

२१ २२ २३

दिनांक	प्रकार	खंड क्रमांक	नविन घरक (धा) पड्डेदार (प) किंवा धार (धा)	साक्षात्करण
१४/०१/२००२	अज्ञेय, शेतकरी, कृषी, पत्र, मूल्यमापन दाखला या करून रमाकोत शांताराम कामथे याचे नाव घेऊन मूल्यमापनानुसार नाव दाखल.	-	श्री नितीन मनोहर कामथे डस्टी क्षेत्र १०११ चौ.वार.	रखी - १४/०१/२००२ न.भू.अ.ठाणे/MkPr
२०/०३/२००२	मे.प्रांत सो.ठाणे यांचे कडील वि.शे.आदेश क्र.NAP-४८३ व ८०६९ वि.२३.१०.५१ व मा.अ.भू.अ.ठाणे यांचे कडील वि.११.३.२००२ चे पत्र व या कार्यालयाकडील दि.२०.३.२००२ चा आवेश व जबाब दि.१८.३.२००२ अन्वये सदर मिळकती मधून ३४९.७० चौ.मि.क्षेत्र वजा करून न.भू. क्रं.३३/१ मध्ये सामिल केले व दि.२४.२.७० व दि.१४.१.२००२ च्या नोंदी कमी केल्या.			रखी - २०/०३/२००२ न.भू.अ.ठाणे
२९/०६/२०१५	मा. जमालदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न.भू.१/ मि.प. अक्षरी नोंद -/२०१५ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्राची अभिलेखा वरून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र दोन हजार पाचशे छत्तीस पुणांक सहा दशांश चौ.मी अशी नोंद केली.			के रफार् क्र.१५०० प्रमाणे रखी - २९/०६/२०१५ न.भू.अ. ठाणे

तपासणी करणारा -

खरी नमकल -

ठाणे

ठाणे

अत्याप्त

नमकल अत्याप्त वारीस २८/०३/१६ गौदी ७
 नमकल तयार वारीस २८/०३/१६ रुपये १०५१०
 नमकल दिव्याची वारीस १
 नमकल तयार करणार
 नमकल तपासणी करणार
 एकूण छी १०६१

प्रमुख लिपिक
 नगर भूमापन अधिकारी



मालमत्ता पत्रक

विभाग/मौजे - ठाणे शहर

तालुका/न.मु.मा.का. -- ठाणे

जिल्हा -- ठाणे



नगर न्यायपालिका क्रमांक/प्र.सं. न. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकारी शासनाला दिलेल्या अर्थीकरणाचा क्रमांक/प्र.सं. न. तपशील आणि त्यासाठी फेर चपसती/सुधारित विलेख

२१ ८ २१ ८ २५अ/२

२५अ/२ [[१८१५]] चिरो. चौ.मि. १५१७.६ ८४४.६ ११६ चे नजिन कार्ड --- उचडलेने क्षेत्र कमी ०६७३.०

वजन - ९
दस्तावेजाचा क्रमांक १२५१८/२०१८
२०/२०१८

सुविधाधिकार -

हक्काचा मुळ धारक वर्ष १९४७ [सिमीकन्ट्रल]

पड्डेदार -

इतर धार -

इतर शोरे -

दिनांक	व्यवहार	खंड क्रमांक	दविन धारक (धा) पड्डेदार (प) किंवा धार (धा)	साक्षात्करण
२०/१२/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं.च्या १९५८ अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेशिर्षी कायद्यानुसार क्षेत्रअन्वयारेचे रूपांतर केले.	k १९५८ ikb		सक्षी - २६/१२/१९६८ वि.नि.मि.मू.४.४० अ. (प)नसिंक ID
२८/०२/१९८१	हुकमाने न.मु. अ. याचा आदेश क्र. न.मु.बी.आर (१) १३४ दि. २२-१२-८१ ने नाव राखल व वि.शे. राखल.	S.I.	[H] [सरलाबाई यशवंत महाजन]	सक्षी - २६/०८/१९८१ न.मु.अ. ठाणे
०५/०५/२००५	इच्छापत्राने सरलाबाई महाजन यांचे नांव कमी केले व नावे दाखल		[धा] १) राहुल वसुधेश्वर महाजन २) रोहन वसुधेश्वर महाजन	के रफर क्र. ४८९/०५ सक्षी - ५/५/२००५ न.मु.अ. ठाणे
२९/०७/२०१५	मा. जमजंबी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न.मु.२/ मि.प. अक्षरी नोंद -/२०१५ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्राची अभिलेखा वरून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र सहासो व्याहतर घुणांक शुन्य दर्शवशा चौ.मी अक्षरी नोंद केली.			के रफर क्र. १५०० प्रमाणे सक्षी - २९/०७/२०१५ न.मु.अ. ठाणे



सत्यापन

नवकल आल्याची तारीख २८/०७/१८
नवकल तयार झाल्याची तारीख २८/०७/१८
नवकल तयार करणाऱ्याचे नाव
नवकल तपासणी करणाऱ्याचे नाव
सत्यापन ठाणे

तपासणी करणारा -

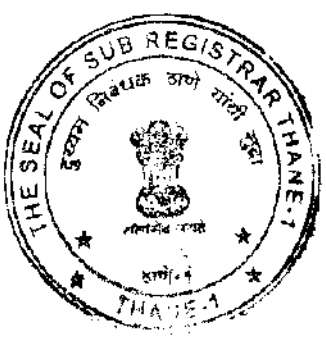
खरी नवकल



प्रमुख लिपिक

टनन - १
दस्ता क्रमांक ५२५५/२०१८
४५ / २०२४

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मालमत्ता पत्रक

विभाग/मौजे - ठाणे शहर

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा -- ठाणे



नगर पंचायत कंपाक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	खेत्र चौ.मी.	धारणाधिकार	शासनाला विस्तार्या क्षेत्राचा किती क्षेत्राचा तपशील आणि त्याच्या फेर तपासण्यास तयार केले
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२१ १४	२१	१४			
२५ अ/३अ			१०५६० -१७७ १०३८३ -७४० — ०९६४३ -५०३ [११४०] चौ.मी. ७६४२.१ -४९५.३ न.भू.क्र.३३/१ -----मध्ये सामील. ७१४६.८	N.A.	

टक्का - १
टक्का क्रमांक ५२५५/२०११
२१ / २०११

सुविधाधिकार	-
हक्काचा मुळ धारक वर्ष १९४७	[एंप्रीकलेक्टर]
पडेवार	-
इतर भार	-
इतर शेरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेदार (प) किंवा भार (बा)	साक्षात्कृत
२३/०९/१९५७	सि.स.नं. १ प्रमाणे या नंबर पैकी १७७. चौ.वार क्षेत्र कमी करून नवीन नंबर १०६ पाडला.	S.I.F.	-	सही- C.T.S.O.
१८/०३/१९६४	मे.असि.कलेक्टर सो ठाणा प्रांत यांचे कडील ऑर्डर नं NAP ६० /WS ७००२ ता.२३-१०-५१ ने बीनशेती परवानगी मिळालेने या पैकी ७४० चौ.वार क्षेत्र कमी करून नवीन सि.स.नं. १०७ यांत सामील केले.	-	-	सही- C.T.S.O.



मालमत्ता पत्रक

विभाग/मोजे - ठाणे शहर

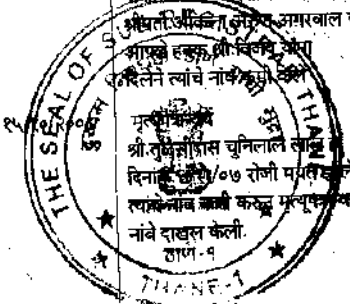
तालुका/न.भु.मा.का. - ठाणे

जिल्हा - ठाणे

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील अर्षिण त्याच्या फेर तपासणीची निवत घेऊ

नगर प्रमाणक क्रमांक / पत्र. सं. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	
२१ १४	२१	१४			

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा मार (भा)	साक्षात्करण
०१/०४/१९६४	<div style="border: 2px solid black; padding: 5px; display: inline-block; transform: rotate(-5deg);"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">टिपण - १</p> <p>कोणे प्रश्न ठाणा यांचे चुनील नं. NAP-४८३ व ८०६९ ५-५२ नं.चा व ५०३ चौ.वार क्षेत्रास चीनरोती परवानगी मिळालेने व अतीम मोजणी नुसार ५०३ चौ.वार क्षेत्र कमी करून निराळा सि.स.नं. १०८ पाडला असे.</p> </div>			सही - C.T.S.O.
१०/१२/१९६८	क्षेत्रआकाराचे रूपांतर केले. अंमल बजावणी कायदानुसार व भा.स.च्या नाणेसंबंधी कायदानुसार क्षेत्रआकाराचे रूपांतर केले.	ikb		सही - वि.जि.नि.सू. x Yo अ. (२) नं. १०८
२०/०६/१९८०	मे.प्रांत सो.ठाणा यांचे कडील वि.शे.आदेश क्र. NAP-४८३ व ८०६९ दि. २३.१०.५९ व मा.अ.भू.अ.ठाणे यांचे कडील दि. ११.३.२००२ चे पत्र व या कार्यालयकडील आदेश दि. २०.३.२००२ व जबाब दि. १८.३.२००२ अन्वये स्वर मिळकती मधून ४९५.३ चौ.मि. क्षेत्र वजा करून दि. नं. २१ न.भू.क्र. ३३/१ ह्या मिळकती मध्ये सामिल केले. घेतली.	S.I.	[H] [चिरंजीलाल चुनीलाल लाला.] [तुळशीदास चुनीलाल लाला]	सही - २६/०८/१९८१ न.भू.अ.ठाणे
२०/०३/२००२	मे.प्रांत सो.ठाणा यांचे कडील वि.शे.आदेश क्र. NAP-४८३ व ८०६९ दि. २३.१०.५९ व मा.अ.भू.अ.ठाणे यांचे कडील दि. ११.३.२००२ चे पत्र व या कार्यालयकडील आदेश दि. २०.३.२००२ व जबाब दि. १८.३.२००२ अन्वये स्वर मिळकती मधून ४९५.३ चौ.मि. क्षेत्र वजा करून दि. नं. २१ न.भू.क्र. ३३/१ ह्या मिळकती मध्ये सामिल केले.			सही - २०/०३/२००२ न.भू.अ.ठाणे
१०/०४/२००६	श्री. चिरंजीलाल चुनीलाल लाला दिनांक ३/७/२००० रोजी मयत अर्ज जबाब मृत्यू दाखला हरकती सुनावणी व्हावारे अनौपणीकृत विल नाकासंख्या - वारसांची नावे दाखल पत्रे श्रीमती. अशिव तुळशीदास अग्रवाल यांनी आपले हक्क श्री. चिरंजीलाल लाला व श्री. अशिव तुळशीदास अग्रवाल यांनी घेतलेने त्यांचे नावे दाखल केली.		धा. १) श्री. विनय चिरंजीलाल अग्रवाल. २/३ [२) श्रीमती. अंकिता अरुण अग्रवाल] ३) श्रीमती. मालाविक मुकेश अग्रवाल. १/३	फेरफार क्र. ५६८/०६ सही - १०/०४/२००६ न.भू.अ. ठाणे
	श्री. तुळशीदास चुनीलाल लाला दिनांक ३/७/०७ रोजी मयत अर्ज घेतलेने त्यांचे नावे दाखल केली. ठाणा - १		धा. [१) डॉ. अशिव तुळशीदास अग्रवाल.] २) अशिव तुळशीदास अग्रवाल.	फेरफार क्र. ८६७ प्रमाणे सही - १५/१०/२००८ न.भू.अ. ठाणे



मालमत्ता पत्रक

विभाग/मौजे - ठाणे शहर

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा -- ठाणे

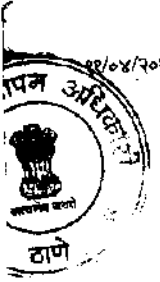


सामान्या दिलेल्या अकरापेक्षा किती नोंदी वा तपशील आणि त्याच्या फेर तपासणीची (संश्लेषक)

नगर भूमापन क्रमांक / स. फळे. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
२१ १४	२१	१४		

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदर (प) किंवा भार (भा)	साक्षात्कन
२९/०७/२०१५	मा. जयवंदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न.भु.१/ सि.प. अक्षरी नोंद -२०१५ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्राची अभिलेखा वरून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र सात हजार एकशे सहाचौस पुर्णक आठ दशांश चौ.मी अशी नोंद केली.			फेरफार क्र.१५०० प्रमाणे सही - २९/०७/२०१५ न.भु.अ. ठाणे
२९/०४/२०१७	मा जिल्हा अधीक्षक भूमि अभिलेख, ठाणे यांचेकडील आदेश क्र. न.भु./अपील/एस.आर. १५६४/२०१६/१७ /७३९ दि. १४/०३/२०१७ अन्वये सदर मिळकतीबाबत नगर भूमापन अधिकारी, ठाणे यांचे दि. २०/११/२०१६ चे आदेशात अंशतः बदल करून मे दिवाणी न्यायालयाचा निर्णय भविष्यात जो काही लागेल तो सर्व पक्षकारांना बंधनकारक राहिल या अटीस अधीन राहून निकर्षात नमुद कायद्याचे तरतुदीन्वये नोंदणीकृत दस्तऐवा अंमल घ्यावा. सदर निर्णय हा Judges protection ACT १९८५ व मा उच्च न्यायालय, मुंबई खंडपीठ औरंगाबाद यांचेकडील Criminal Application No ४१२४/२०१० व ४१२५/२०१० (ब्याकट लि कोळी विरुध्द महाराष्ट्र शासन) मधील आदेशाधीन राहून देण्यात येत आहे. सदर निर्णय मान्य नसल्यास मा उपसंचालक भूमि अभिलेख चौकण प्रदेश मुंबई यांचेकडे दुसरे अपील करणेची तरतुद आहे अशी अपिल आदेशाची नोंद दाखल केली.			फेरफार क्र.१६१८ प्रमाणे सही - १९/०४/२०१७ न.भु.अ. ठाणे
१९/०७/२०१७	मा. जिल्हा अधीक्षक भूमि अभिलेख, ठाणे यांचेकडील आदेश क्र. न.भु./अपील/एस.आर. १५६४/२०१६/१७/७३९ दि. १४/३/२०१७ व इकडील कार्यलयाचा दि. १९/७/२०१७ चा आदेशान्वये मा दुय्यम निबंधक ठाणे क्र. ५ यांचेकडील हक्कसोडपत्र र.द.क्र. टनन-५/८२६८/२०१६ दि. १४/०७/२०१६ अन्वये श्री अक्षय तुळशीवास अप्रवाळ यांनी त्यांचा मिळकती मधील अविभाज्य हिस्सा श्री अमिता तुळशीवास अप्रवाळ यांचे लाभार्थ सोडलेने हक्क सोडणार यांचे नांव कमी केले.			फेरफार क्र.१७२० प्रमाणे सही - १९/०७/२०१७ न.भु.अ. ठाणे

टक्का
५९/१२२



तपासणी करणारा -

खरी नक्कल -

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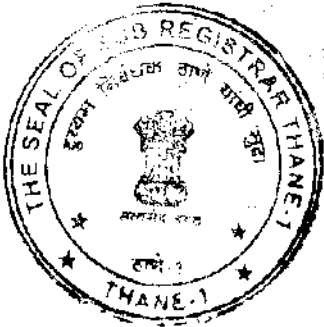


अत्यंत
नक्कल आल्याची तारीख २०/०७/१६ मोदी १२
नक्कल तयार तारीख २०/०७/१६ रुपडे १८
नक्कल दिल्याची तारीख २०/०७/१६
नक्कल तयार करणार २
नक्कल तपासणी करणार २
एकूण फी १६२०



टलन - 9
दस्तावेज क्रमांक 4250/2016
42/ 2016

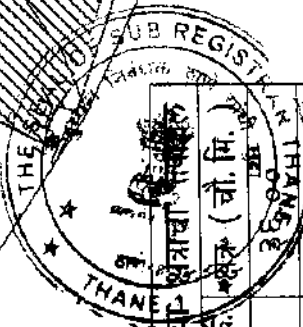
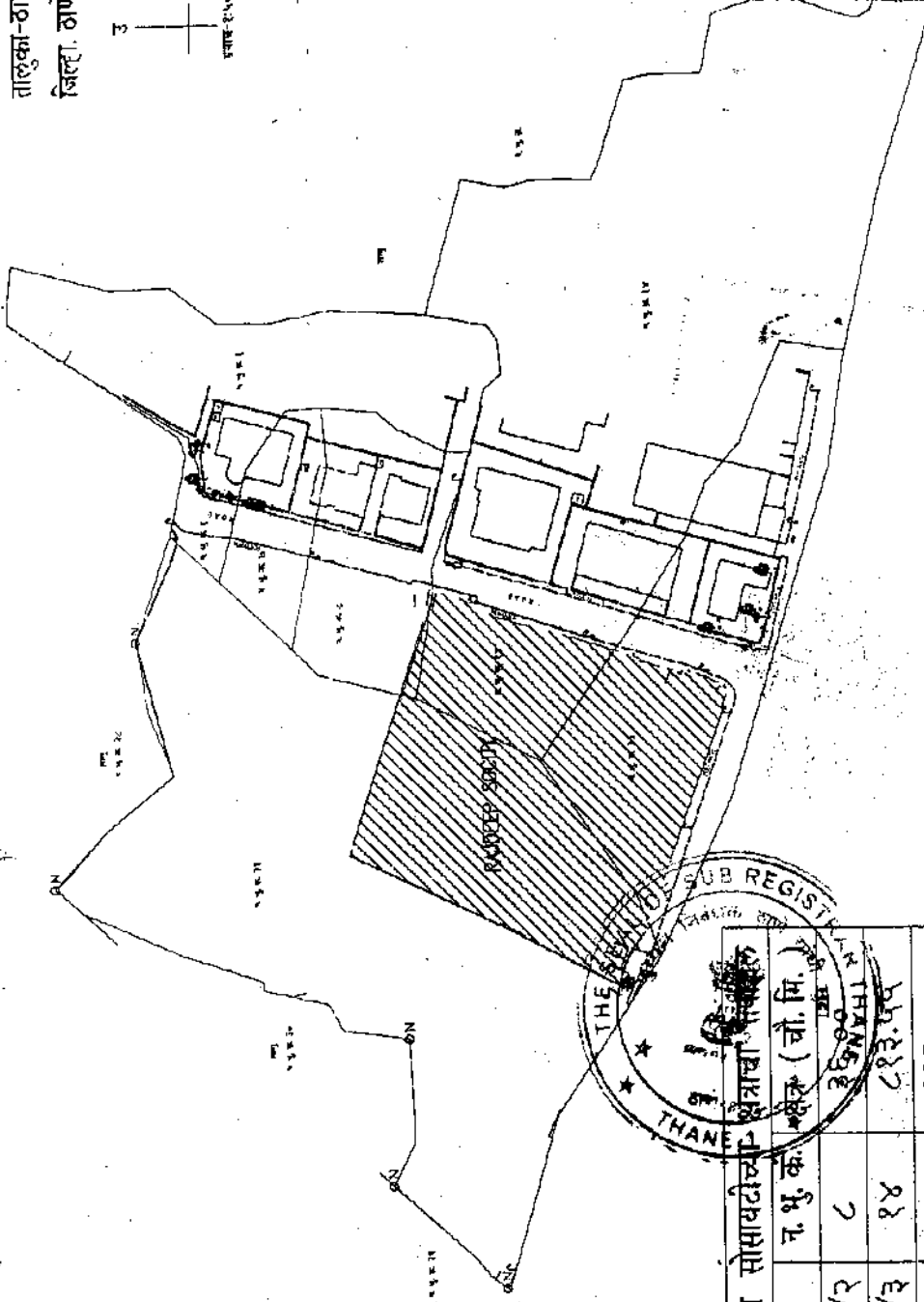
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नगर भुमायन ठाणे शहर
तालुका-ठाणे
जिल्हा. ठाणे



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दस्ता क्रमांक 42910/209
43/102



स. नं.	न. भु. क्र.	क्षेत्र (चौ. मि.)	एकूण
२५A/२	८	३६.००	३६.००
२५A/३	१४	८२.५५	८२.५५
२३/२	३१	११२५.७८	११२५.७८
२४	३३	११५४.१४	११५४.१४
			३९२९.४७



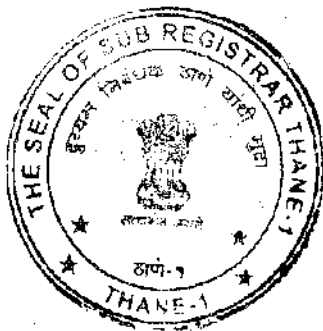
Chairman

SECRETARY

TREASURER

दस्तावेज - 9
दिनांक 29/01/2011
पृष्ठ 222

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THANA MUNICIPAL COUNCIL

Form A

(Rule 8)

19 2
टोलन - 9

दस्तावेज नं. 4290/2095

Commencement Certificate No. 72 Date 19.6.1972

yjt mr

Valid for 12 months from the date of issue, unless the sanctioned work is commenced during this period.

अनुमति महाराष्ट्र प्रादेशिक

Permission is hereby granted, under Sanction ~~1972~~ of the ~~Urban~~ Town Planning Act, 1972 (Bombay LXXVII of 1972)

To, Sri. Pandit & Associates Archt.

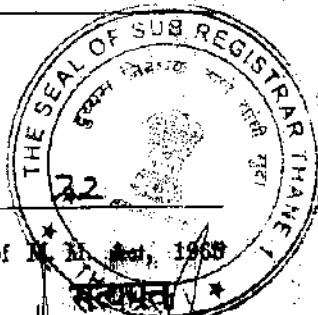
for Sri Deepak Varma & others

To, Construct two buildings on P.S. Nos 30, 31, 7, 14, 88 P.N.O.s 19, 20, 21 of Gokhale Road Thana as per your plans & application dated 17.6.72

On the following conditions :-

The work will be carried on according to the Permit No. 22

dated 19.6.1972, granted under Section 189 of M. M. Act, 1969



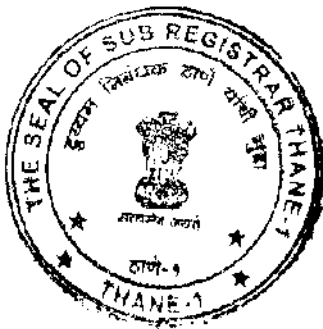
कार्यकारी अधिकारी
शहर विकास विभाग
वधे नगरपालिका कार्यालय

Received

[Signature]

टलन - १
दस्तावेज नं. 2500/2091
५६ / ००

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THANA MUNICIPAL COUNCIL

Form A

(Rule 4)

Commencement Certificate No. 93 Date 17/6/75

टनल 9
दस्तावेज क्रमांक 4240/2014
40/22

Valid for 12 months from the date of issue, unless the sanctioned work is commenced during this period.

Permission is hereby granted, under Sanction 45 (2) Maharashtra Regional and Planning Act 1966 (Bombay) XXXVII of 1966

To, Shri/Esat. Pandit & Associates (Pvt.) Ltd. (Pvt. Ltd.)
for Shri Deepak Varma & others.

To, Construct a building on R.S. No. 24/1 & 24/2 at Gokhale Road, Neepada, Thane, as per your plans & application dated 17/6/75.

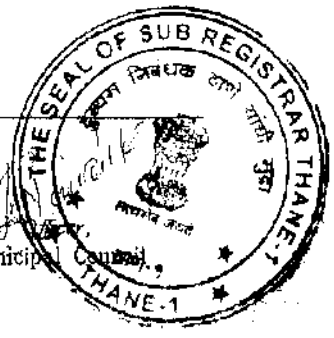
On the following conditions :-

The work will be carried on according to the Permit No. 93 dated 17/6/1975, granted under Section 189 of M. M. Act, 1965



Recd
17/6/75
for
Pandit & Associates

Recd
17/6/75
T.S. Chief
Thana Municipal Council



टनन - १
दस्ता क्रमांक ५२५५/२०१८
४८/२२

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739 76
M. M. Act-1965 Section 189

Permit No. 93

Dated 17/6/1975

Tika No. 21

R. S. No. 23/PT & 24/PT

रजन - 9
4296/2090
48/220
Road, Thana.

To, Shri/श्रीमान् Pandit & Associates Koch Thana.
for Shri Sheepak Verma & others.

With reference to your application dated 24/5/75 I have to inform you as follows.

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

- 1) No projection is allowed on the Municipal Land.
- 2) No work is allowed within R. L. of street.
- 3) Aqua or septic Tank privies should be constructed as per Govt's approved plan.
- 4) It should be 50'-00" away from any well.
- 5) There should be two units of septic tanks.
- 6) The latrines should be provided with flushing apparatus and over head tank.
- 7) The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting
- 8) The effluent should be passed through a soakage pit.
- 9) The effluent should be of a standard composition.
- 10) Construction should not be occupied without obtaining the completion certificate.
- 11) The structural responsibility will be on the Owner and the Engineer.
- 12) The R. C. C. wall below G. L. Should be constructed between wall and Aqua privy and just touching to the chamber.
- 13) No work should be carried on without obtaining the Commencement Certificate from the Municipality.
- 14) The work should be commenced within one year from the date of the permission otherwise the permission will be lapsed.
- 15) The work should be carried out within the owner's land.
- 16) Rain water way shall have to be maintained to pass rain water.
- 17) Pukka drain for waste disposal should be constructed up to municipal drain.
- 18) N. A. Permission from the Revenue Authorities for the proposed work to be obtained and produced before 7 days of the starting the Construction work.
- 19) The Owner and the Architect or Engineer is responsible for constructions.
- 20) Notice shall be given before 7 days of starting the construction.
- 21) Municipality is not responsible to supply water for domestic or any other use.

(2) INFORMATION in writing, should be received at this office when the construction, part of the water supply, reaches the plinth level and the work should not be proceeded further until the certificate is obtained from this office.

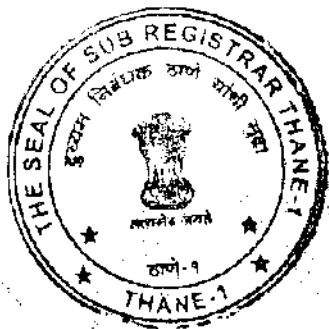
Date :
Seal :
Received Date of Applicant :



Red Seal
FOR PANDIT & ASSO.

टाऊन - १
५२५/२०१
०० / २०१

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THANE MUNICIPAL COUNCIL

OCCUPATION CERTIFICATE U.P. 883

223
Date 20/11/80

Architect's Name & Address:
Subhash Parulit (Arch)
Postman, Milk wadi,
Chilgiri, Pathe, Thane.

Owner's Name & Address:
Deepak Vasna Forhad,
Chilgiri Road, Thane.

DIMENSIONS (Gr. + 4 upper floors) only.

Part Ground Floor

Shop - 2 x 10'-0" x 21'-0" Shop - 13 x 10'-0" x 31'-6"

— 1 x 10'-6" x 24'-0" — 1 x 10'-0" x 24'-0"

— 1 x 12'-0" x 21'-0" — 1 x 10'-6" x 23'-0"

— 1 x 10'-0" x 29'-0"

Drg. Room - 1 x 11'-0" x 10'-0" Bed Room - 1 x 10'-0" x 10'-0" & 1 x 11'-0" x 10'-0"

Kil. - 1 x 7'-6" x 13'-6" Bath Room - 1 x 7'-6" x 3'-6"

W.C. - 1 x 3'-0" x 4'-0" O.H. - 2 x 10'-0" x 4'-0"

Part (First to fourth floors)

Drg. Room - 4 x 7 x 11'-0" x 10'-0" 4 x 2 x 11'-0" x 10'-0" & 4 x 1 x 13'-0" x 10'-0"

Bed Room - 4 x 3 x 10'-0" x 10'-0" 4 x 4 x 10 x 11'-0" x 10'-0"

Kil. - 4 x 2 x 7'-6" x 13'-6" 4 x 2 x 10'-6" x 10'-0"

— 4 x 3 x 7'-6" x 10'-6" 4 x 1 x 13'-0" x 10'-0"

Bath Room - 4 x 10 x 7'-0" x 3'-6" W.C. - 4 x 10 x 7'-0" x 4'-0"

Balcony - 4 x 3 x 4'-0" x 5'-0" 4 x 4 x 5'-0" x 5'-0" & 4 x 1 x 4 x 6'-0" x 5'-0"

Septic Tank with soak pit.

Consent is hereby granted to occupy the Building as mentioned above.

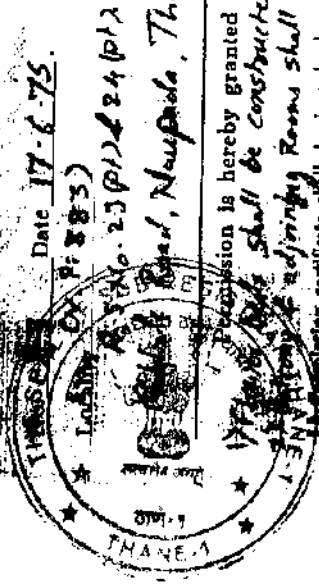
Conditions: The Building shall be constructed as per sanctioned plan.

The adjoining Rooms shall be separated by the wall as per San. Mn.

The completion certificate shall be issued when the building is completed in all respects.

You shall have to apply for it, after the completion of the building.

The Building shall be taxed from the date of issue of occupation certificate.



Town Development Officer
 Thane Municipal Council Thane

कार्यकारी अधिकारी
 शरद विकास विभाग

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दिनांक: 4/2/2019
वत् 2019

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THANE MUNICIPAL COUNCIL

OCCUPATION CERTIFICATE Y.P. 883.

Date 27/12/81

Architect's Name & Address :

Shri Subhash Parashit (Arch)
Guru Pratapa, Ist fl
Shri. wadi, Shivaji Park
Thane

Owner's Name & Address :

Deepak Verma & others
Gokhale Road
Thane

Occupation Certificate & Building Permit

No. 1913 Date 17.6.75

Locality (V.P. 883)
388, 25(01) & 24(01)
Gokhale Road, Thane.

DIMENSIONS Remaining Part (Gr. + A upper floors)

Shop - 1 X 31-0 X 12-0 ; 1 X 30-0 X 11-6 ; 1 X 27-0 X 11-6
 - 1 X 25-0 X 12-0 ; 1 X 15-0 X 13-6 ; 1 X 17-0 X 14-0
 - 1 X 15-6 X 14-0 ; 1 X 19-0 X 13-6

Dwg. Room - 3 X 11-0 X 10-0 ; 1 X 10-6 X 10-0 ; 2 X 11-0 X 11-0
 Bed Room - 3 X 11-0 X 10-0 ; 2 X 10-6 X 10-0 ; 2 X 11-0 X 11-0
 Kit - 1 X 7-6 X 13-6 ; 1 X 8-0 X 13-6 ; 2 X 11-6 X 7-6 ; 2 X 8-0 X 11-0
 Bath Room - 6 X 7-0 X 3-6 ; 2 X 7-6 X 3-6 W.C. ; 8 X 3-0 X 4-0
 O.H. - 5 X 10-0 X 6-0 ; 1 X 10-6 X 6-0 ; 1 X 10-0 X 4-0
 1 X 10-0 X 3-0 ; 4 X 11-0 X 6-0

Remaining Part (Part to be removed)

Dwg. Room - 4 X 6 X 11-0 X 10-0 ; 4 X 2 X 10-6 X 10-0 ; 4 X 2 X 11-0 X 11-0
 Bed Room - 4 X 6 X 10-0 X 10-0 ; 4 X 4 X 10-6 X 10-0 ; 4 X 2 X 11-0 X 11-0
 Kitchen - 4 X 2 X 7-6 X 13-6 ; 4 X 2 X 8-0 X 13-6 ; 4 X 2 X 11-6 X 7-6 ; 4 X 4 X 11-0 X 11-0
 Bath Room - 4 X 12 X 7-0 X 3-6 ; 4 X 2 X 7-6 X 3-6 W.C. ; 4 X 14 X 3-0 X 4-0
 Balcony - 4 X 16 X 6-0 X 5-0 ; 4 X 3 X 5-0 X 3-0 ; 4 X 1 X 4-0 X 5-0

Condition - 1) Balconies of adjoining Drawing Room shall be separated by Bt. wall as per Sanctioned Plan.
 2) Flower Beds shall be constructed as per Sanctioned Plan.
 3) Perpet wall of Gates shall be removed.

Permit is hereby granted to occupy the Building as mentioned above.



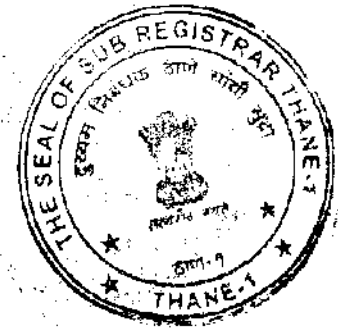
Town Development Officer
Thane Municipal Council

Chief Officer	209
Thane Municipal Council Thane	9

सत्यमेव जयते
सर्वकार विभूत
सर्वे भद्राणि कर्तव्यानि

टलन - १
दस्ता खनलः ५२५४/२०१८
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THANE MUNICIPAL COUNCIL

OCCUPATION CERTIFICATE U.P. 883

A No. 912

223

Date 20/12/80

Applicant's Name & Address:

Siddhesh Parulit (Arch)

Address: Math used,

College: Patha, Thane.

Name & Address:

Deepak Vinay Patha

Emballe Road, Thane.

Occupation Certificate & Building Permit

No. 17-6-75

Localities (U.P. 883)

R.S. No. 21(01) & 24(01)

Emballe Road, Thane

Thane

Permit is hereby granted to occupy the Building as mentioned above.

It shall be constructed as per sanctioned plan.

It shall be separated by 6m wall as per plan.

The building is completed in all respects.

You shall have to apply for it after the completion of the building.

Issue of occupation certificate.

THANE-1

DIMENSIONS

1st Ground Floor

Shop - 2 x 10-0 x 21-0

Shop - 13 x 6-0 x 31-6

1 x 12-0 x 21-0

1 x 10-0 x 29-0

1 x 10-0 x 10-0

1 x 7-6 x 13-6

1 x 3-0 x 4-0

Part (First to Fourth Floor)

1 x 10-0 x 10-0

4 x 7 x 11-0 x 10-0

4 x 3 x 10-0 x 10-0

4 x 2 x 7-6 x 13-6

4 x 5 x 9-6 x 10-6

4 x 10 x 7-0 x 3-6

4 x 3 x 4-0 x 5-0

4 x 2 x 11-0 x 10-0

4 x 4 x 10 x 11-0

4 x 2 x 7-6 x 13-6

4 x 5 x 9-6 x 10-6

4 x 10 x 7-0 x 3-6

4 x 4 x 5-0 x 5-0

4 x 1 x 13-0 x 10-6

4 x 1 x 13-0 x 10-6

4 x 1 x 13-0 x 10-6

4 x 1 x 13-0 x 10-6

4 x 1 x 13-0 x 10-6

4 x 1 x 13-0 x 10-6

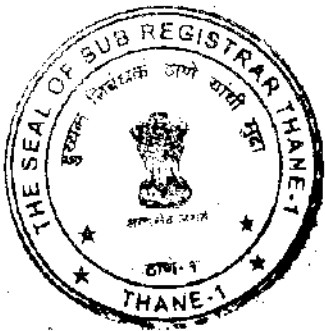
4 x 1 x 13-0 x 10-6

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कार्यकारी अधिकारी
शहर विकास विभाग

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THANE MUNICIPAL COUNCIL

A - No. 298

OCCUPATION CERTIFICATE Y.P. 883

Date 27/12/81

Architect's Name & Address :

Shri Subhash Parashetti (Arch)
Surya Prasad, T-51/1
Shuk wadi Shivaji Park
Thane.

Owner's Name & Address :

Deepak Varma & others
Gobbale Road,
Thane.

Commence Certificate & Building Permit

No. 193 Date 17/6/79
Y.P. 883

25(1) & 26(1)
Municipal Council Thane.

Permission is hereby granted to occupy the Building as mentioned above.



संपूर्ण
अधिकारी
विकास विभाग
शुभम नगरपालिका ठाणे.

Town Development Officer
Thane Municipal Council

Thane

Chief Officer
Municipal Council Thane

DIMENSIONS Remaining Part (Gr. + 4 upper floors)

Remaining Part Ground Floor

Shop 1x31.0x12.0 ; 1x30.0x11.6 ; 1x22.0x11.6
- 1x23.0x12.0 ; 1x15.0x13.6 ; 1x17.0x16.0
- 1x15.6x14.0 ; 1x19.0x13.6

Dry Room 3x11.0x10.0 ; 1x10.6x10.0 ; 2x11.0x11.0
Bed Room 3x11.0x10.0 ; 2x10.6x10.0 ; 2x11.0x11.0 ; Dry Room 2x18.0x10.0

Kit. 1x7.5x15.6 ; 1x8.0x13.6 ; 2x11.6x7.6 ; 1x8.0x11.0
Bath Room 6x7.0x3.6 ; 2x7.6x3.6 W.C. 8x3.0x4.0
Other 5x10.6x6.0 ; 1x10.6x6.0 ; 1x10.0x6.0 ; 1x10.0x3.0 ; 1x11.0x6.0

Remaining Part (Floor to Ceiling Floor)

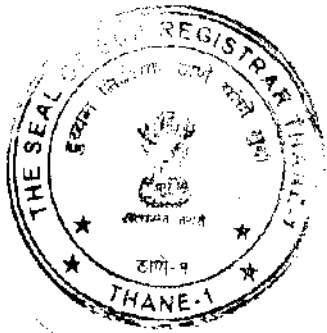
Dry Room 4x6x11.0x10.0 ; 4x2x10.6x10.0 ; 4x2x11.0x11.0
Bed Room 4x6x10.0x10.0 ; 4x4x10.6x10.0 ; 4x2x11.0x11.0 ; Dry Room 4x4x10.6x10.0
Kitchen 4x2x7.6x13.6 ; 4x2x8.0x13.6 ; 4x2x11.6x7.6 ; 4x4x11.0x8.0
Bath Room 4x12x7.0x3.6 ; 4x2x7.6x3.6 W.C. 4x14x3.0x4.0
Balcony 4x16x6.0x5.0 ; 4x3x5.0x3.0 ; 4x1x3.0x5.0

Condition - 1) Balconies of adjoining Drawing Rooms shall be separated by 8" wall as per Section 8.11.1
2) Flower Beds shall be constructed as per Section 8.11.1
3) Perpet wall of Office shall be removed

1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

टलन - १
दस्ता क्रमांक ५२५०/२०१८
७५ / २२२

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U - 7304/2016

CASE NO.: First Appeal No. 1419/2008

Prepared by

Mrs. A. M. Patil
Mrs. Vidya Kumbhar
Mr. P. C. Patil
Mr. Sharad Chavan
Mrs. V. V. Kadam
MT. V. V. Shirsath

Clerk
Clerk
Clerk
Clerk
Clerk
Clerk

Ver
04/01/2017

Compared by

Mrs. S. S. Hadkar
Mrs. R R Ghadigaonkar
Mrs. P. P. Sawant

Assistant
Assistant टोल - 9
Assistant
Assistant 4240/209 A
Section Officer 200
Section Officer 200
Section Officer 31119

Verified & Examined by

Mrs. P. P. Koige
Mrs. B. B. Shirke
Mrs. S.A. M. Shah

Section Officer
Section Officer
Section Officer

Pages

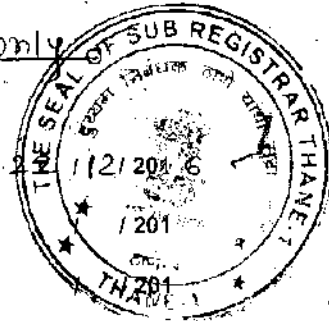
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Typing/Xeroxing and Comparing Charges

Rs. 490/PS

TOTAL RUPEES: Four hundred Ninety Only

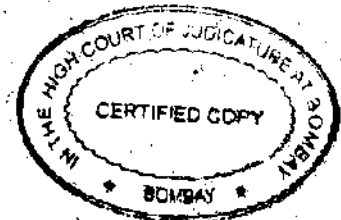
- *****
- 1) Date of Application :
 - 2) Date on which office objection removed :
 - 3) The date on which application, was Completed :
 - 4) The date on which copy was ready :
 - 5) The date on which copy was delivered :



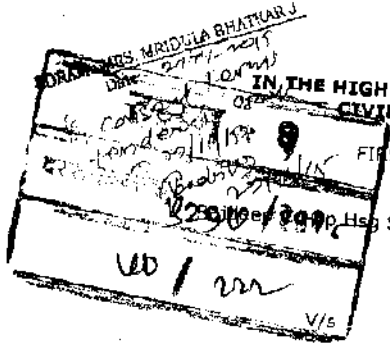
05/01/2017

05/01/2017

For Assistant
Certified Copy Branch
High Court, Appellate Side, Bombay



Dr. P. S. Rao



**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION**

FIRST APPEAL No. 1419 of 2008

Hsg Soc Ltd

Appellants
(Org. Plaintiff)

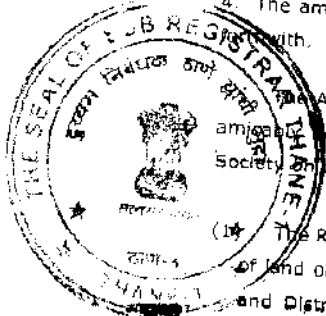
- 1) Smt. Virbala Reddy
 - 2) Shri. Deepak Tekchand Verma
 - 3) Shri. Dharmendra Tekchand Verma
- Respondents
(Org. Defendants)

CONSENT TERMS

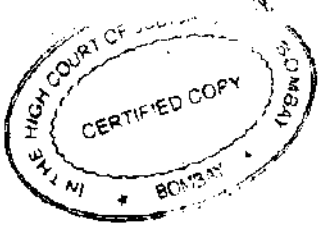
- 1. The name of Respondent No.2 allowed to be deleted as since deceased.
- 2. Appellants allowed to withdraw the Appeal against Respondent Nos. 1, 6(a), (b), (c) and 7 to 14.
- 3. Appellants allowed to renumber Respondent Nos. 3, 4 and 5 as Respondent Nos. 1, 2 and 3.
- 4. The amendments to the title of the Appeal to be carried out with.

The Appellants and Respondents have settled the disputes amicably with the intervention of respectable persons in the Society on the following terms and conditions:

(1) The Respondents are the owners of all that piece or parcel of land or ground situate lying and being at Naupada, Taluka and District Thane within the limits of the Thane Municipal Corporation bounded on the East side by Prashant Nagar Road, on the West side by Vasant Plot on the North side by



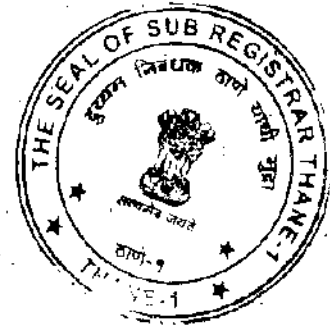
SR *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]*



Prashant Nagar and on the South side by: Gokhale Road being Survey No. 23 Hissa No. 2, Survey No: 24(Part) Survey No. 25-A(Part), Survey No. 25-A Hissa No. 3 (Part), Survey No. 25-A Hissa No. 2(Part) and Survey No. 26 (Part) admeasuring 12166.20 sq. meters or thereabout (hereinafter referred to as "the Larger Plot"). The Respondents have agreed to execute Conveyance Deed of the land admeasuring 3,930 sq. meters out of the Larger Plot which is possessed and occupied by the members of the Appellant Society within a period of One month from the Respondents receive from the Court of Civil Judge (S.D.) Thane the amount referred to in Clause 5 below and also to lodge the same for registration in the office of Sub-Registrar of Assurance, Thane. The description of the land agreed to be conveyed to the Appellants by Respondents is as under:

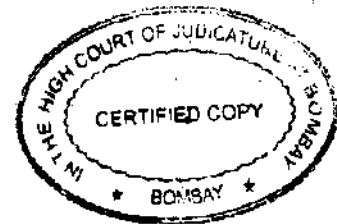
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 42/1/2009

Sr. No.	Survey No.	Hissa No.	Tika No. / Sheet No.	City Survey No.	Area (Sq. Meters)
1.	23	2 (Part)	19	31	1,926.00
2.	24 (Part)		21	33 (Part)	1,154.00
3.	25-A	3 (Part)	21	14 (Part)	814.00
4.	25-A	2 (Part)	21	8 (Part)	36.00
Total					3,930.00



The said plot is bounded as follows:

- On the East: by Prashant Nagar Road
- On the West : by Vacant plot
- On the North : by Prashant Nagar (Wadar Wadi)
- On the South : by Gokhale Road.



(Hereinafter referred to as "the Plot of Land") together with the full benefit of the Building Plan sanctioned, vide Commencement Certificate No. 72 dated 19/06/1972 and Commencement Certificate No. 93 dated 17/06/1975 by Thane Municipal Council.

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 10/2/2015

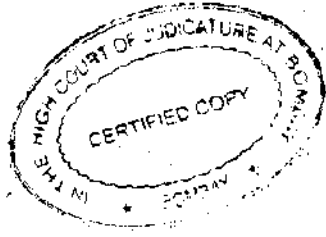
(2) The Expenses of stamp duty, registration charges and out of pocket expenses of the Sale Deed shall be borne and paid by Appellants. Each Party shall bear their Advocates' professional fee.

(3) The Respondents expressly agree and give consent that the Appellant Society shall be entitled to all the benefits of building plan sanctioned by Thane Municipal council vide Commencement Certificate No. 72 dated 19/06/1972 and Commencement Certificate No. 93 dated 17/06/1975.

(4) The Respondents declare that they are the absolute owners of the above referred suit land and that they have absolute authority and full power to execute the Conveyance Deed as contemplated above.

(5) The Appellant Society had deposited a sum of Rs.9,20,000/- from 23/07/1976 to 11/09/1980 with M/s. Mahimtura and Company. M/s. Mahimtura and Company deposited the said amount in fixed Deposit from time to time, in pursuance of the directions of the Court of Civil Judge senior Division, Thane in Special civil Suit No.35/1985. M/s. Mahimtura and Company deposited the said amount of Rs.9,20,000/- along with accrued interest thereon in the said Court of Civil Judge Senior Division, Thane to the credit of the said Special Civil Suit No. 35 of 1985. The said aggregate amount has been reinvested in fixed Deposits from time to time and as on 30th September, 2015 the said amount along with interest comes to approximately Rs. 1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only), which is presently lying deposited in the Court of Civil Judge Senior Division, Thane.

(6) Agreed, declared and ordered that the Respondents be and are hereby permitted and authorized to withdraw the amount lying to the credit of the above Suit No. 35/1985 in

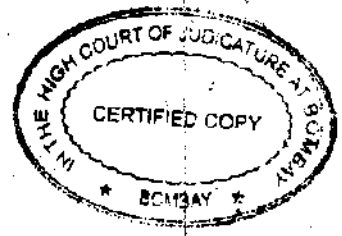


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US / 2002

the Court of Civil Judge, senior Division, Thane with further interest upto the date of withdrawal and the Civil Judge Senior Division Thane is requested to permit the Respondents to do so. The Appellants withdraw all claims on the amount of the said deposit. The Cheques of the above amount will be drawn in the name of Smt. Virbala Reddy, Shri. Deepak Tekchand Verma and Shri. Dharmendra Tekchand Verma of equal amount.

- (7) Upon such withdrawal, the Respondents shall immediately execute and lodge for registration the Conveyance in respect of the Plot of Land in the form annexed hereto and marked Annexure - 1.
- (8) In case of failure of the Respondents to execute and get registered the Conveyance Deed, as per copy annexed, within the period as proved in clause (1) above the Appellants and Respondents agree that this consent decree will operate as legal transfer of title of the property described herein above and the Appellants are entitled and at liberty to get registered this decree with Sub-Registrar of Assurance Thane.
- (9) Both the parties shall bear their respective costs of Special Civil Suit No. 35 /1985 as well as this First Appeal.

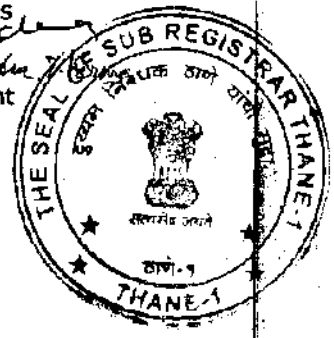


(Shri A.D. Sankhakar) *[Signature]* *[Signature]*
 Chairman Secretary Treasurer Appellants.

[Signature] *[Signature]* *[Signature]*
 VIRBALA REDDY DEEPAK VERMA Respondents
 Advocate for Appellants Advocates for Respondent

Nos. 1 to 3.
 Malvi Ranchoddas & Co.
[Signature]
 Partner

[Signature]
 RAJESH K. MUDHOLKAR
 B. Sc. LL.B. Reg. No. (MAM/20/1987)
 202, Malvi Road, Thane - 400001
 Opp. B.S. School No. 1, Near District Court, Thane - 400001



[Signature] *[Signature]* *[Signature]*

CONVEYANCE DEED

THIS DEED OF CONVEYANCE is made at Thane on this ____ day of _____, 2015

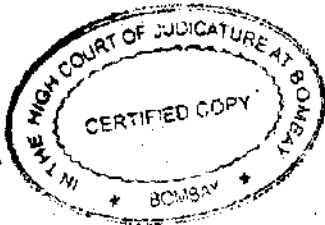
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BETWEEN

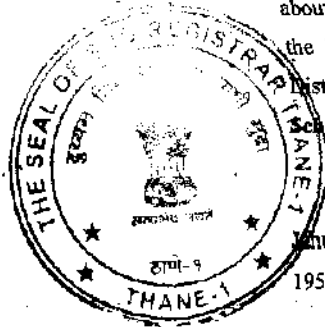
SMT. VIRBALA REDDY age: 82 years, of Mumbai, Indian Inhabitant, residing at 15, Mayfair, Veer Nariman Road, Mumbai 400020 (2) SHRI DEEPAK TEKCHAND VERMA age: 81 years of Mumbai Indian, Inhabitant, residing at 6, Ravindra Mansion, Dinshaw Vachha Road, Churchgate, Mumbai - 400 020 AND (3) DHARMENDRA TEKCHAND VERMA age: 76 years, represented by Deepak Tekchand Verma residing at 6, Ravindra Mansion, Dinshaw Vachha Road, Churchgate, Mumbai 400 020 hereinafter collectively referred to as "the Vendors" (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include their respective heirs, legal representatives, executors and administrators) of the ONE PART

AND

M/S. RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Society registered under the provisions of Maharashtra Co-Operative Societies Act 1960 bearing Registration No. TNA(TNA)/HSG/666/75, having its office at Rajdeep Society, Opposite Income Tax Office, Gokhale Road, Naupada, Thane, 400 602 through its (1) Chairman, Shri. Arvind D. Sontakke, (2) Secretary, Shri Sarjerao S. Sonmale and (3) Treasurer, Shri Kamalakant K. Wadkar, the authorized signatories of the said Society, (hereinafter referred to "the Purchaser" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the OTHER PART.



WHEREAS one Tekchand Charandas Verma was owner of all that pieces and parcel of land and premises bearing Survey No. 23 Hissa No. 2, Survey No. 24 (part), Survey No. 25 Hissa No. 1(part), Survey No. 25-A Hissa No. 3A (part), Survey No. 25-A Hissa No. 2 (part), Survey No. 26 (part), totally admeasuring about 12,166.20 sq. mtrs., situated at Naupada, Taluka and District: Thane within the limits of Thane Municipal Corporation and within the Registration Sub-District and District Thane and which is more particularly described in the First Schedule written hereunder (hereinafter referred to as 'the Larger Plot').



AND WHEREAS the said Tekchand Charandas Verma died on 24th January, 1958 leaving behind his Last Will and Testament dated 19th January, 1957 by which he appointed the said Deepak Tekchand Verma and

Handwritten signatures and initials of the parties involved in the deed.

Kaushalyadevi Tekchand Verma as the Executors and by which he devised and bequeathed inter alia the Larger Plot to his wife, Smt. Kaushalyadevi Tekchand Verma, his daughter, and his two sons (the Vendors herein) in equal shares.

AND WHEREAS the names of all the above three heirs were brought on record vide Mutation Entry 2746 and accordingly the Larger-Plot of land transferred in their names.

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AND WHEREAS the said Smt. Kaushalyadevi Tekchand Verma died on 30th December, 1995 and accordingly Mutation Entry No. 5022 was certified and the said larger plot of land was transferred in the name of the Vendors herein.

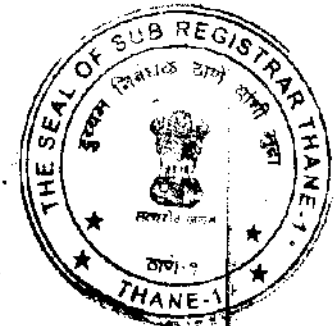
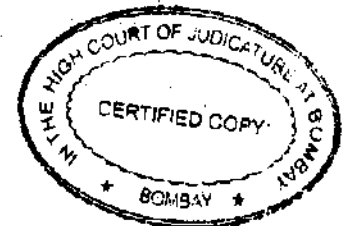
AND WHEREAS the Vendors thus became seized and possessed of and otherwise well and sufficiently entitled to the said Larger Plot which is more particularly described in the First Schedule written hereunder.

AND WHEREAS the Vendors by Sale Deed dated 24/04/2008 executed with Theme Developers Pvt. Ltd. through its Director Mr. Hareh Daulatani, sold and conveyed 7,219.20 sq. meter land out of the above referred property. The said Sale Deed is registered on 24/04/2008 with Sub-Registrar of Assurance Thane -1 at serial No. TNN-1-2452/2008.

AND WHEREAS one M/s. Ninad Builders who had no right, title or interest in or agreement in respect of the said Larger Plot or any part thereof purported to enter into an agreement with Mr. Mahendra M. Kapadia, acting as the Chief Promoter of the then proposed Rajdeep Co-operative Housing Society Ltd. by which the said M/s. Ninad Builders purported to agree to sell to the said Mr. Mahendra M. Kapadia acting as the Chief Promoter of the proposed Rajdeep Cooperative Housing Society Ltd. a portion of the Larger Plot more particularly described in the Second Schedule hereunder written as also thereunder written (hereinafter referred to as the 'said Plot of Land') and purported to put the said Mr. Mahendra M. Kapadia as the Chief Promoter of Rajdeep Cooperative Housing Society Ltd. in possession thereof.

AND WHEREAS the Purchaser intended to develop the said Plot of Land by constructing a multi-storied building thereon.

AND WHEREAS the intending purchasers of the premises incorporated and registered a Co-operative Housing Society on 08th November, 1975 and registered under No. TNA/HSG/666/1975 in the name of the Purchaser.



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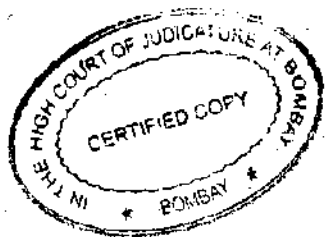
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AND WHEREAS The Purchaser also got the plan of the building sanctioned from erstwhile Thane Municipal Council (now Thane Municipal Corporation and hereinafter referred to as "the Corporation") and thereafter the Purchaser constructed a building on the said Plot of Land as per the plan sanctioned by the Corporation vide Commencement Certificate No. 72 dated 17/06/1972 and Commencement Certificate No. 93 dated 17/06/1975 and sold the various tenements in the said building to various flat/shop purchasers. After completion of the building, the Corporation issued Occupation Certificate bearing No. V.P. 883 dated 26/03/1980 and 27/02/1981.

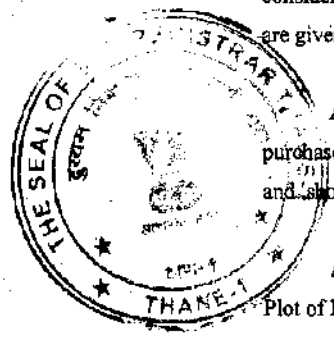
AND WHEREAS as per the Certificate dated 15th July, 2014 issued by Mr. Sanjeev Mande, Architech, no further commercial benefit can be derived from the balance F.S.I. on the subject mentioned plot.

AND WHEREAS all the flats and shops in the said building constructed on the said Plot of Land are sold by the Purchaser and the Purchaser has received full consideration payable by each flat and shop purchasers in the said building in terms of several Agreements entered into by the flat / shop purchasers with the Purchaser. All the flat and shop purchasers have occupied their respective premises.

AND WHEREAS the Purchaser has constructed the said building on behalf of and for the benefit of the flat and shop purchasers and with the money fully paid by flat and shop purchasers to the Purchaser from time to time under respective Agreements for purchase of flats and shops being and cost / price / consideration of the respective flats and shops inclusive proportionate share in the price of the said land and the price or cost of the common areas and amenities in the said building.



AND WHEREAS a statement of particulars of the agreements relating to each of the flats and shops, their numbers, names of the Purchasers and the price / consideration paid by each of them and the stamp duty paid on such agreements are given in the **Third Schedule** hereunder written.



AND WHEREAS since the year 1981 or thereabout the flat and shop purchasers are in continuous and undisturbed possession of their respective flats and shops as of right as the owners thereof.

AND WHEREAS the Vendors herein are absolutely entitled to the said Plot of Land described in the **Second Schedule** hereunder written.

AND WHEREAS the Purchaser requested the Vendors to transfer, convey and assign the said Plot of Land alongwith full benefit of sanctioned Building plan bearing V.P. No. 72 dated 19/06/1972 and V.P. No. 93 dated 17/06/1975 sanctioned by Thane Municipal Council to the Purchaser.

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AND WHEREAS the Purchaser had deposited, from 23/07/1976 to 11/09/1980, Rs.9,20,000/- (Rupees Nine Lac Twenty Thousand only M/s. Mahimtura and Co., Solicitors.

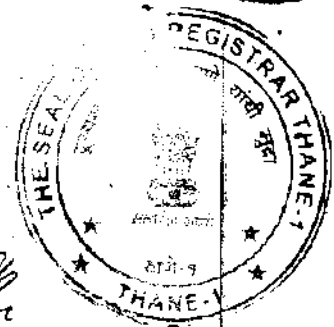
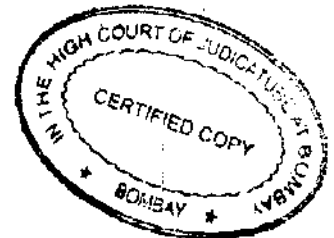
AND WHEREAS the Purchaser filed Spl. Civil Suit No. 35 of 1985 against the Vendor and other parties for specific performance in the Court of Civil Judge (S.D.), Thane. During pendency of the said suit, M/s. Mahimtura and Co., Solicitors, deposited the said sum of Rs. 9,20,000/- (Rupees Nine Lac Twenty Thousand only) alongwith interest accrued thereon in Civil Court, Thane to the credit of the said Civil Suit No. 35 of 1985. The said amount was from time to time reinvested in Fixed Deposits and after accumulation of interest a sum of about Rs.1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) is lying to the credit of the said Suit No. 35 of 1985 in the Court of Civil Judge (S.D), Thane.

AND WHEREAS the Court of Civil Judge (S.D), Thane by its judgment and order dated 23/10/2007 dismissed the said Civil Suit No. 35 of 1985.

AND WHEREAS the Purchaser Society filed in the High Court of Judicature at Bombay First Appeal No. 1419 of 2008 against the Judgment and Order in SD Civil Suit No. 35 of 1985. The Vendors and Purchaser have decided to amicably settle their dispute on the condition that the Vendors shall convey, transfer and assign the Plot of Land more particularly described in the Second Schedule hereunder written to the Purchaser on receiving the entire amount lying to the credit of the said Suit No. 35 of 1985 in Civil Court, Thane which the Purchaser has agreed.

AND WHEREAS in consideration of the said amount of Rs.1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) received by the Vendors and in consideration of the settlement arrived at between the Vendors and the Purchaser, the Vendors have agreed to transfer, convey and assign and the Purchaser has agreed to acquire the said Plot of Land.

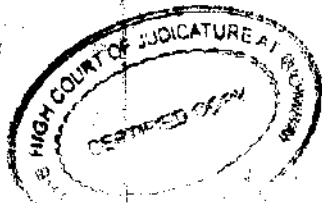
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AND WHEREAS in the Special General Body Meeting of the members of Purchaser Society held on 31/05/2015, a Resolution has been passed unanimously that the Purchaser Society should get the Conveyance of the landed property described in Schedule II written hereunder from the Vendors on the terms and conditions as mentioned in this Conveyance Deed and a draft of this Conveyance Deed is also approved vide Resolution dated 31/05/2015 passed unanimously in the said meeting and vide the said Resolution Chairman, Secretary and Treasurer have been authorized to sign and execute this Conveyance Deed on behalf of Purchaser Society.

NOW THIS INDENTURE WITNESSETH THAT in the premises and in pursuance of the said Agreement between the Vendors and the Purchaser, and in consideration of the sum of Rs.1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) or an amount of the date of withdrawal, being the total amount lying to the credit of the said Suit No. 35 of 1985 in the Court of Civil Judge (S.D) Thane (the receipt whereof the Vendors do hereby admit and acknowledge) the Vendors do hereby grant, convey, transfer, assure and assign unto the PURCHASER their all rights, title and interest in the said Plot of Land TOGETHER WITH all and singular areas, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, waters, water courses, rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Plot of Land or any part thereof belonging to or in any way appertaining to, of with the same of any part thereof and the benefit that may arise to the said Plot of Land now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof, AND ALL THAT ESTATE right, title and interest, claim demand whatsoever at law and in equity of the Vendors, into, out of or upon the said Plot of Land or any part thereof TO HAVE AND TO HOLD all and singular the said Plot of Land hereby granted conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances UNTO AND TO THE USE AND BENEFIT OF THE PURCHASER forever, SUBJECT TO the payment of all rents, rates, assessments, taxes, dues and duties now chargeable and payable upon the same or hereafter to become chargeable and payable from time to time to the Government or the Corporation or any other local public body or authority in respect thereof, AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever either already or hereafter had made, executed, occasioned or suffered by the Vendors or by any other person or



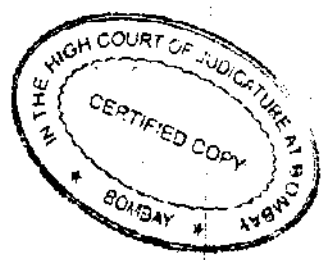
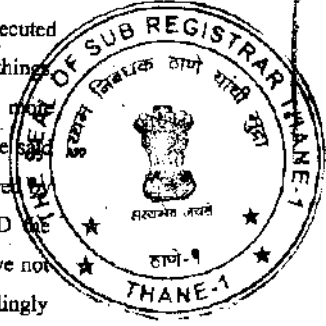
Handwritten signatures and initials of the parties involved in the deed.

persons lawfully or equitably claiming or to claim by from through, under or in trust for them: AND THE VENDORS do hereby for themselves and for their heirs, executors, administrators, assigns and successors covenant with the PURCHASER THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Vendors or any person/s lawfully or equitably claiming from through, under or in trust for them, made, done, committed, omitted or knowingly, or willingly suffered to the contrary THEY THE VENDORS do have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said Plot of Land hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid; AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said Plot of Land hereby granted, conveyed, transferred and assured with their appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their successors and assignees or any of them; AND FURTHER THAT THE Vendors and all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said Plot of Land hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser the said Plot of Land in the manner aforesaid as shall or may be reasonable required by the Purchaser or its successors or assignees or its Counsel in law AND the Vendors do hereby covenant with the Purchaser that THEY the Vendors have not at any time heretofore made, done, executed, entitled or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the Vendors are prevented from conveying, transferring and assuring the said Plot of Land in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof is or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

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

Sr *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]*

<p>दस्तावेज - 9</p> <p>दिनांक 15/09/2017</p> <p>वेपर</p>
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टनन - 9
 40/2002

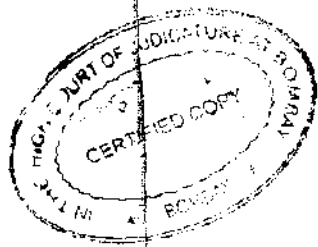
THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces or parcels of land or ground, situate, lying and being Village Naupada, Taluka and District: Thane within the limits of Thane Municipal Corporation within the Registration Sub - District and District: Thane. The particulars of which are as under:

Sr. No.	Survey No.	Hissa No.	City survey Tikka No.	Limit CTS No.	Area in sq.mts	Remark
1)	23	2	19	31	8320.00	
2)	24	(P)	21	33(P)	1630.46	
3)	25	1(P)	21	7(P)	252.51	
4)	25A	3(P)	21	14(P)	1088.64	
5)	25A	2(P)	21	8(P)	775.09	
6)	26	(P)	21	1(P)	99.50	
					Total :	12166.20 sq. mts.

The above said property is bounded as under:

- On the East : Prashant Nagar Road.
- On the West : Slum Area
- On the North : Prashant Nagar (Wadar Wadi)
- On the South : Gokhale Road.



THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground situate lying and being at Village Naupada, Taluka and District Thane within the limits of the Thane Municipal Corporation within Registration Sub - District and District: Thane, having following Survey No. and City Survey Nos.

Sr. No.	Survey No.	Hissa No.	Tika No. / Sheet No.	City Survey No.	Area (Sq. Meters)
1.	23	2 (Part)	19	31-	1,926.00
2.	24 (Part)	-	21	33 (Part)	1,154.00
3.	25-A	3 (Part)	21	14 (Part)	814.00
4.	25-A	2 (Part)	21	8 (Part)	36.00
Total					3,930.00

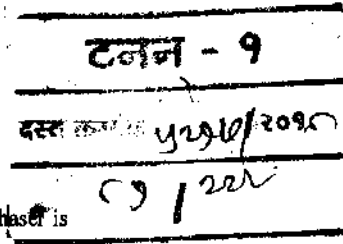


The above City Survey Numbers are shown in Sheet No.19 of the Property Register of Thane City, together with the full benefit of the Building Plan sanctioned vide Commencement Certificate No. 72 dated 19/06/1972 and

(Handwritten signatures and initials)

Commencement Certificate No. 93 dated 17/06/1975 by Thane Municipal Council. The said plot is bounded as follows:

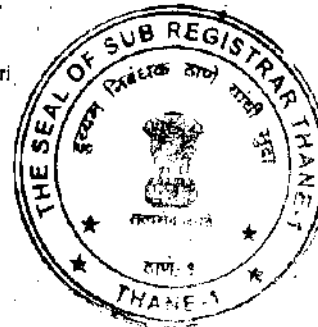
- On the East : by Prashant Nagar Road
- On the West : by a vacant plot
- On the North : by Prashant Nagar (Wadar Wadi)
- On the South : by Gakhale Road



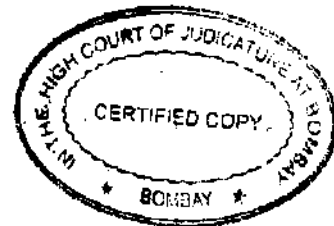
The property hereby sold, conveyed and transferred to the Purchaser is shown on the plan by green hatch line on the map, annexed hereto.

LIST OF DOCUMENTS ANNEXED TO THIS CONVEYANCE DEED

- (A) Map of the property referred in Second Schedule above written.
- (B) Property Register Extract of Survey No. described in Second Schedule.
- (C) Building permission (Commencement Certificate) sanctioned by Thane Municipal Council under V.P. No. 72 dated 19/06/1972 and No. 93 dated 17/06/1975. *and Part copy of Sanctioned Plan*
- (D) Occupation Certificate bearing V.P. No. 883 dated 26/03/1980 and 27/02/1981.
- (E) Certificate dated 15/07/2014 issued by Architect Mrs. Konkaushalya - Shri Sanjeev Mande, Architect regarding balance potential of the above property.
- (F) List of Members of Purchaser Society showing particulars of stamp duty paid.
- (G) Society Registration Certificate.
- (H) *Extract of Village Form No 2 (N.A. Assessment)*



SIGNED, SEALD AND DELIVERED)
 by the within named VENDORS)
 1) SMT. VIRHALA REDDY,)
 2) DEEPAK TEKCHAND VERMA)
 3) SHRI DHARMENDRA TEKCHAND VERMA)
 In presence of)



- 1)
- 2)

[Handwritten signatures and initials]

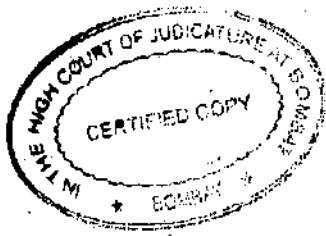
SIGNED, SEALED AND DELIVERED
by the within named "PURCHASER"
M/S. RAJDEEP CO-OPERATIVE
HOUSING SOCIETY LTD.

एनए - 9
दस्तावेज क्रमांक 1209/2007
50/200

- (1) Chairman, Shri. Arvind D. Sontakke,
 - (2) Secretary, Shri. Sarjerao S. Sonmale
 - (3) Treasurer, Shri. Kamalakant K. Wadkar
- In presence of

21ec
[Handwritten signature]

- 1)
- 2)



[Handwritten signatures]

RECEIPT

Received from _____ the sum of Rs _____
(Rupees _____ only) being the the full and final
consideration amount in respect of sale of the plot of land described in Second Schedule
written hereinabove.

पल्ल - 9
१२/११/२०१८
८३/२०२०

We say Received

- 1) SMT. VIRBALA REDDY,
 - 2) SHRI. DEEPAK TEKCHAND VERMA
 - 3) SHRI. DHARMENDRA TEKCHAND VERMA
- VENDORS

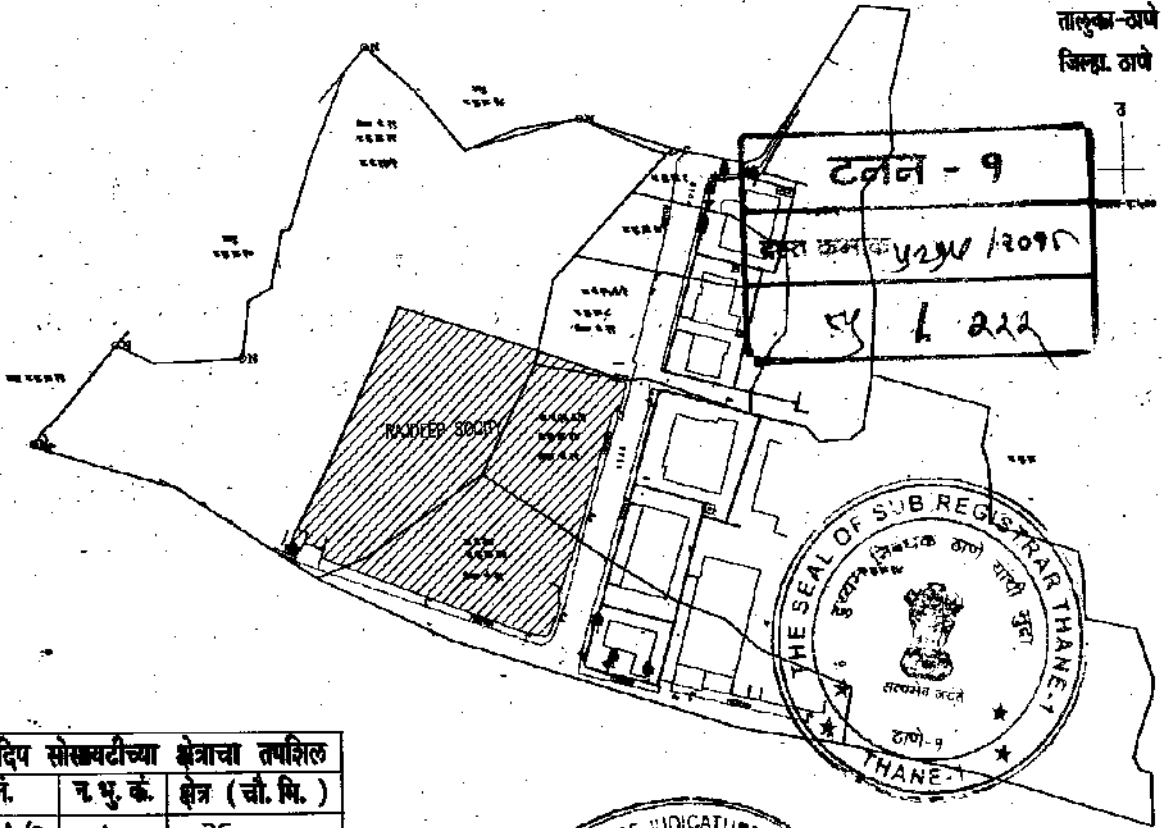
In presence of

- 1)
- 2)

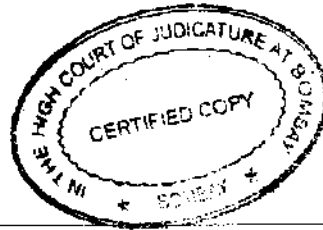


टजन - १
कस्त प्रमाणित 14/2/2010/2095
१४/२०१०





स.नं.	न.भु.कं.	क्षेत्र (चौ.मि.)
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२३/२	३१	१९२६.००
२४	३३	११५४.००
	एकूण	३९३०.००



[महाराष्ट्र नवीन महसूल अधिनियम अन्वये आणि नोंदवहा (द्वयार करणे व सुविधीत ठेवणे) नियम, 1999 मधील नियम 21]

गाव नवीना वारा नौपीडा

पिकांची नोंदवही

भूभाषण क्रमांक	भूभाषण क्रमांकाचा उपविभाग	भू-धारणा पदवी
73	2	NA
गोदाचे स्थानिक नाव		
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	0-00	
पट्टा	0-02-2	
पोस्टवाच (नगरपालिका क्षेत्रातील) -		
वर्ग (अ)		
वर्ग (ब)		
पट्टा		
आकारणी	रुपये	पैसे
पुढी दिशा दिशेचे आकारणी	34/00	00
	34/00	00

शेण्वटावाराचे नाव (1113)
 1) दिपक देवरावराव का. (116)
 2) श्री बाळासाहेब का. (138)
 3) श्री बाळासाहेब का. (138)
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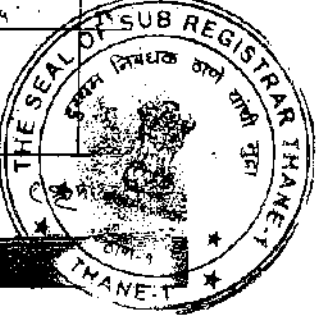
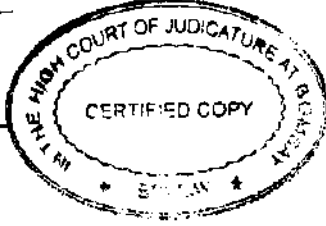
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 कुळाचे नाव
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 5/25/2019
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गाव नवीना वारा

पिकांची नोंदवही

[महाराष्ट्र नवीन महसूल अधिनियम अन्वये आणि नोंदवहा (द्वयार करणे व सुविधीत ठेवणे) नियम, 1999 मधील नियम 21]

क्र.सं.	नाम	पिकावारीतील क्षेत्रांचा तपशील										नामबरीसाठी उपलब्ध नसलेली क्षेत्रे		एक हेक्टर क्षेत्राचे क्षेत्र	एक हेक्टर क्षेत्राचे क्षेत्र			
		मिथ पिकावारीतील क्षेत्र					निर्मळ पिकावारीतील क्षेत्र					एक हेक्टर क्षेत्राचे क्षेत्र	एक हेक्टर क्षेत्राचे क्षेत्र					
		सिखण्डाचा क्षेत्राचा	अन्न विहित	सकल विहित	चटक क्षेत्रे व प्रत्येका-घातनीय क्षेत्र	निर्मळ क्षेत्र	अन्न विहित	सकल विहित	एक हेक्टर क्षेत्राचे क्षेत्र	एक हेक्टर क्षेत्राचे क्षेत्र								
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गणेश मयूना मठ...

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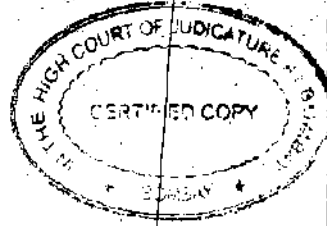
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4 OCT 2016

महाराष्ट्र हायकोर्ट
 नोपाडा



भारत सरकार	नाथन कमलबाबा उपरिभाष	पु-वाटणा पडती	भोगवटाराएचे नाव	बाते कर्णिक
2-8-16			दिकु...	३५

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(अधिकार अभिलेख पत्र)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवंड्या (तयार करणे व सुविधित केवणे) नियम, १९७९ यातील नियम ३, ९, १ आणि ७]

गाव: नीपाडा तालुका: जुने

पूमापन क्रमांक	पूमापन क्रमांकाचा उपनिषय	स-धारणा पत्राची	सोपवदादाराचे नाव	दाते क्रमांक
24			1165 दि.केशव चरणरास वती	35
सोपवदादाराचे नाव			शरदिक टेपकरी वती 1185	
सामवडीयोग्य क्षेत्र	हेक्टर	बंड	27 कोळ्याकघादकी टेकचंगलागी	
	9220		नोखिलीनेची हदय्याक वती 1422	
एकूण	9620			
पोटखान (सामवडीयोग्य तुल्येने)				
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वर्ग (ब)				
एकूण				
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पुढी किंवा विशेष आकारणी	3[2] 92			
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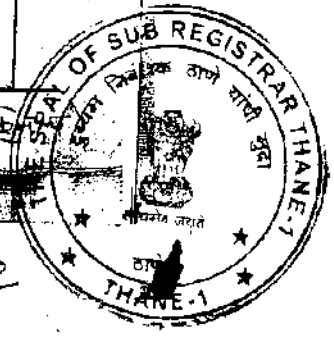
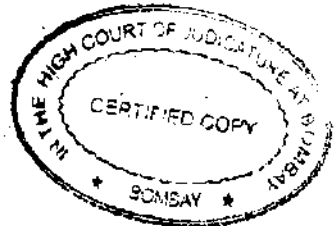
पत्रे टनन - 9
 दिनांक 12/06/2024
 1/222

गाव नमुना कारा

पिकांचा शेतवडी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवंड्या (तयार करणे व सुविधित केवणे) नियम, १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाबाबीत क्षेत्राचा वपशीत										वारवडीसाठी उपलब्ध नसलेली जमीन		एकूण	शेत विकासाचे साधन	जमीन करपावले गाव	शेता
		विश्व पिकाबाबीत क्षेत्र					निर्मळ पिकाबाबीत क्षेत्र					एकूण	शेत				
		पिकाबाबीत क्षेत्र	वर्ग	हे. मा.	हे. आ.	वर्ग	हे. मा.	हे. आ.	वर्ग	हे. मा.	हे. आ.						
18	18	हे. मा.	हे. आ.	हे. मा.	हे. आ.	हे. मा.	हे. आ.	हे. मा.	हे. आ.	हे. मा.	हे. आ.	हे. मा.	हे. आ.				



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[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि मोदबद्धा (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम १, ५, ९ आणि ७]

गाव..... ता.

भूतपत्र क्रमांक	भूतपत्र क्रमांकाचा उपनिर्देश	भू-धारण पद्धती	भोगवदागारचे नाव	खाते क्रमांक
२३/अ	२/अ	NA	① लिपिक देवचंद्र नाग कोडीबाई देवचंद्र नाग आदिती देवचंद्र नाग ② १२२९ अ ③ ७०२२ म. थिम उरुळपले प्रा. ७ ल. क. म. ५२२-५३०-वी. म. ७ ④ ५०२९	कुटाचे नाव - १०५
मोदबद्धाचे स्वास्तिक नाव			जमीन अधिकार	२२/११/२०११
सायबंदीयोग्य क्षेत्र	७५५-०९		सीमा आणि सुलायन विन्दे	
मोदबद्धाचे (सायबंदीयोग्य तसलेले) -	७५५-०९			
वर्ग (अ)				
वर्ग (ब)				
ए.क.म.				
भाकारणी	९ = ०९			
पूढी किंवा विशेष भाकारणी	९ = ०९			

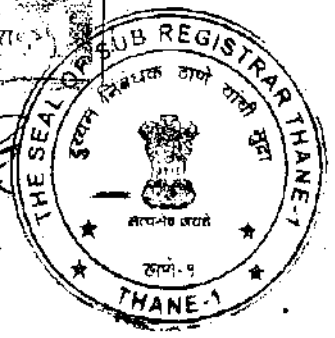
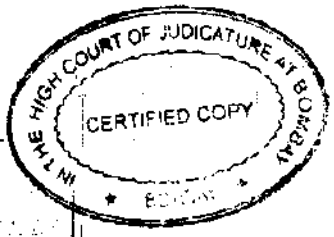
१०५
टैन - ९
२२/११/२०११
२०११

गाव मसुदा कार्या

विकासाची मोदबद्धी

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि मोदबद्धा (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम २१]

वर्ग	हजाम	पिकाधारणीत क्षेत्राचा तपशील								सायबंदीसाठी उपलब्ध तसलेली जमीन		वर्ग किंवा विशेष वर्ग	जमीन कारणाचे नाव	वर्ग	
		पिकाधारणीत क्षेत्र				निर्मित पिकाधारणीत क्षेत्र				एकक	सेक				
		पिकाधारणीत क्षेत्र	वर्ग	वर्ग	वर्ग	पिकाधारणीत क्षेत्र	वर्ग	वर्ग	वर्ग						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६



१२ १० १० १०

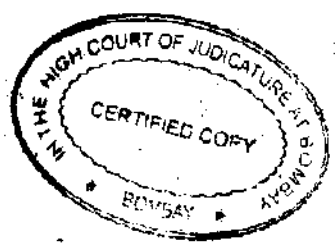
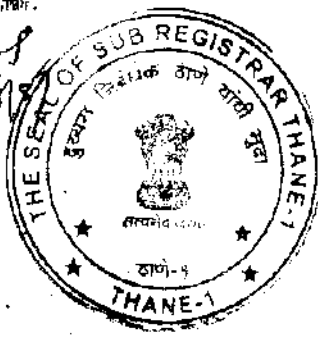
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टमल - 9
दस्तावेजांक 5296/2097
08/222

90132187 न. स. का. 1555 का. नं. 10 के अधीन आने वाले भूखण्डों का न. नं. 1940 जमल
 अथवा नं. 10 के अधीन आने वाले भूखण्डों का न. नं. 1940 जमल के अधीन आने वाले भूखण्डों का न. नं. 1940 जमल

25/11/19 25/11/19 25/11/19
 25/11/19 25/11/19 25/11/19
 25/11/19 25/11/19 25/11/19
 25/11/19 25/11/19 25/11/19
 25/11/19 25/11/19 25/11/19



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उत्तर - ९
वस्तु क्रमांक १२३४/२०१८
२०/२०

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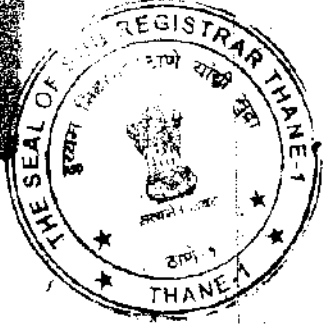


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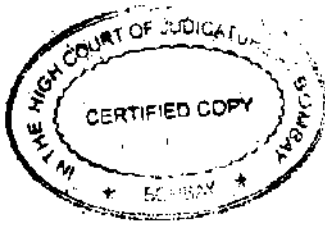


Handwritten document on lined paper, possibly a court order or affidavit. The text is in Marathi. A large blacked-out section covers the middle part of the document. The word 'अभिज्ञान' (Abhigyan) is visible at the top. There are several lines of text, some of which are partially obscured by the blacked-out area. A circled number '118' is written in the middle. At the bottom, there is a paragraph of text starting with '3102'.

क्रमांक - 9
दिनांक 4/2/2015
27/2/15



Handwritten signatures and initials in black ink, including a large stylized signature on the right.



टनन - १
 वस्तु क्रमांक ५२५१६०१८
 ee 12/11

१०/११/२००६ नवी चिंरमीबाब
 धर्मप्राय वाच्य
 नि. ३५१ २२००
 नोबरी नमन कर्त
 गनाब हुंभु नाकव
 इच्छती, अनामनी
 दीपारे, अनांदप
 मिळ नाकारुत
 वनी नाकारुत
 नाम कारुत
 अधिकां मळिका
 अरुण अनांदना
 अशु अनांदना
 अशु अनांदना
 अशु अनांदना
 अशु अनांदना

१) २४० निजय चिंरमीबाब
 आकारनाम २४०
 २) अशु अनांदना अरुण
 अनांदना
 ३) अशु अनांदना अरुण
 अनांदना
 ४) अशु अनांदना अरुण
 अनांदना
 ५) अशु अनांदना अरुण
 अनांदना
 ६) अशु अनांदना अरुण
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 ७) अशु अनांदना अरुण
 अनांदना
 ८) अशु अनांदना अरुण
 अनांदना
 ९) अशु अनांदना अरुण
 अनांदना
 १०) अशु अनांदना अरुण
 अनांदना
 न. भू. अ.
 ठाणे.

१५/१०/२००६ श्री. तुळशीदास तुळशीबाब
 व. न. १०१११६०
 शेजरी मयत झालेने स्थान
 नांव: कमी अनांदना अरुण
 नामे वनाळ केले.

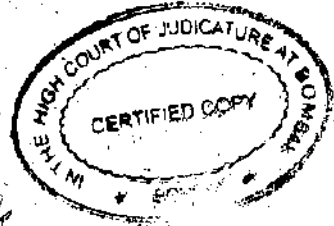
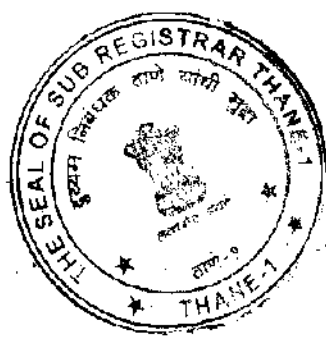
१) श्री. अशु अनांदना अरुण
 २) अशु अनांदना अरुण
 न. भू. अ.
 ठाणे.

२००५ नं. अनांदना आयुक्त आणी संचालक भूमि अभिलेख, (महाराष्ट्र राज्य)
 पुणे याचे कडील परिष्कृत क्रमांक / व. मू. प. अशु अनांदना नोद
 /२०११ पुणे दिनांक १६/०२/२०११ अशु अनांदना अरुण पत्रिकेवरील
 नमुद क्षेत्राची अभिलेखापत्तिका आनी कलम सुद्ध मिळकतीचे अशु अनांदना
 अशु अनांदना अरुण अशु अनांदना अरुण अशु अनांदना अरुण अशु अनांदना अरुण
 श्री. मी. अशी नोद केली.



नवी १०
 २६१११५
 २६१११५
 २६१११५
 २६१११५

प्रमुख लिपिक
 नगर भूमिपान अधिकारी
 ठाणे



Handwritten signatures and initials, including 'SR', 'SR', and 'SR'.

FORM 100-1-6
G. R. H. P. No. 100-1-6 (1957)

RULED CARD

G. R. H. P. No.

002798



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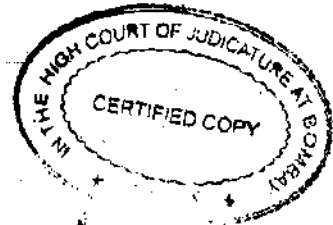
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६३२७-९

संग १००० मध्ये - उद्योगिक-परत -

तनन - १
१५/११/२०१८
१०० / २००



१००० मध्ये - उद्योगिक-परत -



PTO.

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भा. बगवतदी आकुळा जागी तंचालक भूमि अभिलेख, (महाराष्ट्र राज्य)
पुणे यांचे कडील परिपत्रक क्रमांक / व. भू. १/नि.प. अन्वये बोव
/२०१५ पुणे दिनांक १६/०२/२०१५ अन्वये निकाल पत्रिकेद्वारे
बमुद क्षेत्राची अभिलेखावळकन खात्री करून सद्य निकालीचे अन्वये
सं. ३११० ६-१२ ती नये रकवील प्रती २०१५ १२-०२-१५
बी. बी. अशी नोंद होती.

टोल - १
दस्त क्रमांक ५५५/२०१०
१०१ / २२

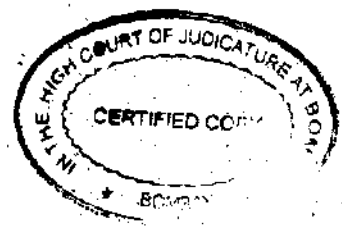


सत्यमत

नक्कल आख्याची तादीय	२०१११५	नोंदी	३
नक्कल तयार तादीय	२०१११५	नये	२५१-
नक्कल दिल्याची तादीय			१६
नक्कल तयार करणार			
नक्कल तपासणी करणार			
एकूण फी			३६

१०२१११५
प्रमुख लिपिक
नगर भूमापन अधिकारी
ठाणे

Handwritten signatures and initials: *रु*, *रु*, *रु*, *रु*, *रु*



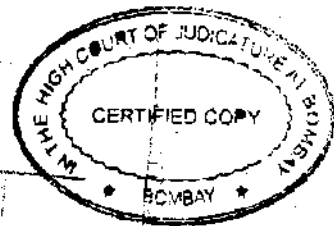


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टोल - 9
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70-3-67 सि. अदि. कोर्ट कर
सो. 601 NS 10012
नं. NRP 601 NS 10012
दि. 23-3-67 को दिनांकीत
परकानगी मिकाने
प्राप को 470 को नार देस
कमी कानन कोनी पुसि-8-ग
900 कोस साना क केले.

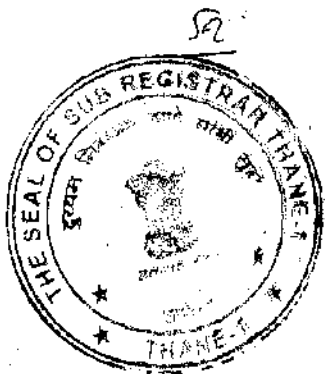


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यस. स. स. 1997...
रमासनी-धरमनासुनारव बा. स. स्या भाषेतवरी कोषदानुसार क्षेत्राका...

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पृष्ठ - 9
दस्तावेज क्र. 42910/2096
903/202

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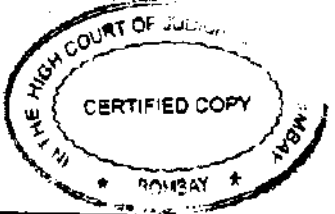
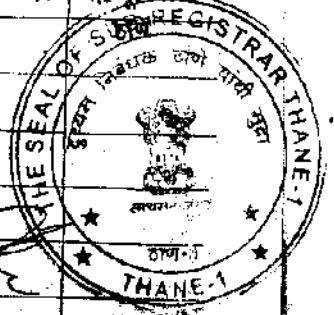


2220-30,000-1-53-WCD
D., No. 8616, dated 18-9-26.]

PLAIN CARD

क्रमांक	908/2002
दिनांक	18/09/2002
व्यक्ति	908/2002

क्रमांक	908/2002	व्यक्ति	श्री. जकाब प्रसिदाफ, मूलपत्र, मूलपत्रा दाखला, अविवाहित नमाकाल शाला नमा कामपे शिचे लोक कठि करीम मूलपत्रा शिचे गाव दाखला.	श्री. मिलिब मनोहर कामपे - कुटुंबी - अंक-9099-शाला.	विलयकाल 17/9/2002 सुधार नोट केवळी.
क्रमांक	2013/2002	व्यक्ति	श्री. प्रातल राजा वणम अन्व कडीक शि शे आदरी फ्रे. NRI 1-23-क 6-2-रि. 2313/93 न.मा. अ. मूलपत्रा शिचे कडीक रि. 9013/2002-शाला व माफा शाला कडीक रि. 2013/2002-शाला आदरी न.मा. रि. 9013/2002-शाला शिचे रि. 300-00 नो. शि शे अ. वजा करील न.मा. 33/9 मन्व शालाक केवळी व रि. 2013/00 व 9013/2002-आदरी फ्रे मी केवळी.		विलयकाल 20/9/2002 शि शे आदरी केवळी.



टनन - 9
 पुणे द्यावे 984/2009
 984/2009

नकाशावादी आधुनिक आणी संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) नोंद नं. 19
 नकाशावादी आधुनिक आणी संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) नोंद नं. 19
 पुणे द्यावे 984/2009 पुणे दिलांक 98/02/2009 अन्वये मिळकत पत्रिकेवरील नोंद
 बसुदेव शिवाजी अभिलेखावरून आजी करून सदर मिळकतीचे अक्षरी नोंद
 क्षेत्र... तालुका... जिल्हा... ए.पी.ए.सी. नं. 19/1/2009...
 बी. जी. अक्षरी नोंद केली.

रहील
 कर्ण

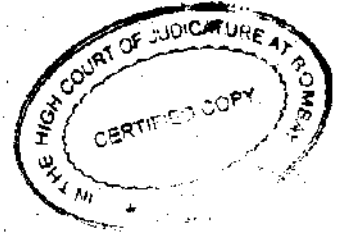


सत्यप्रत
 नकाशा आल्याची तारीख 22/09/2019 नोंद 19
 नकाशा तयार तारीख 22/09/2019 रूपये 204/-
 नकाशा दिव्याची तारीख 22/09/2019 रूपये 81/-
 नकाशा उभार करणार
 नकाशा समाप्ती करणार
 एकूण मूल्य 900/-

16/09/2019
 प्रमुख लिपिक
 नगर भूमापन अधिकारी
 ठाणे

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BR
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THANA MUNICIPAL COUNCIL

Form A (Rule 8)

904 - 9
4280/2094
904 / 209

Commencement Certificate No. 72 Date 19.6.1972

Valid for 12 months from the date of issue unless the sanctioned work is commenced during this period.

Permission is hereby granted, under Sanction No. 100/Maharashtra Regional & Town Planning Act 1966 (Bombay XXVII) of 1966

To: Shri. Ramesh Chandra Desai
for Shri. Dr. Jyoti Bhatt & others

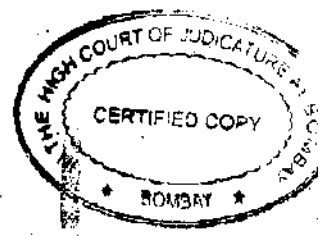
To Construct two buildings on plots nos 30, 31, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

On the following conditions:-

The work shall be carried on according to the Plan No. 72

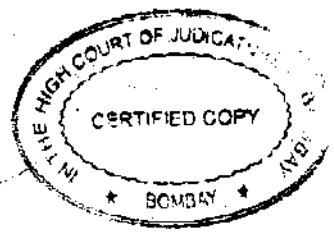
[Signature]
TREASURER

[Signature]
SECRETARY



[Handwritten signatures and initials]

9-1122
 102/1962/201
 106



No. 212
 ARCHITECT'S NAME & ADDRESS: Siddhant Patel, Girgaon, Mumbai
 OCCUPATION CERTIFICATE V.P. 883
 DATE: 22/3/2011
 THANE MUNICIPAL COUNCIL

Name & Address	Shop	Bed Room	Kill	W.C.	Bath Room	Other	Dimensions (ft. & upper floors) only
<u>Siddhant Patel, Girgaon, Mumbai</u>	Shop - 2 x 10.0 x 21.0	Bed Room - 4 x 5.5 x 10.0	Kill - 4 x 2 x 7.6	W.C. - 1 x 3.0 x 4.0	Bath Room - 4 x 7.0 x 10.0	Other - 1 x 7.0 x 5.0	13 x 5.0 x 21.0
<u>Shri. V. K. Patil, Thane</u>	Shop - 1 x 10.0 x 21.0	Bed Room - 4 x 7.0 x 11.0	Kill - 4 x 2 x 7.6	W.C. - 1 x 3.0 x 4.0	Bath Room - 4 x 7.0 x 10.0	Other - 1 x 7.0 x 5.0	13 x 5.0 x 21.0
<u>Shri. V. K. Patil, Thane</u>	Shop - 1 x 10.0 x 21.0	Bed Room - 4 x 7.0 x 11.0	Kill - 4 x 2 x 7.6	W.C. - 1 x 3.0 x 4.0	Bath Room - 4 x 7.0 x 10.0	Other - 1 x 7.0 x 5.0	13 x 5.0 x 21.0
<u>Shri. V. K. Patil, Thane</u>	Shop - 1 x 10.0 x 21.0	Bed Room - 4 x 7.0 x 11.0	Kill - 4 x 2 x 7.6	W.C. - 1 x 3.0 x 4.0	Bath Room - 4 x 7.0 x 10.0	Other - 1 x 7.0 x 5.0	13 x 5.0 x 21.0

1) Permission is hereby granted to occupy the Building as mentioned above.
 2) The building shall be constructed as per sanctioned plan.
 3) The building shall be completed within the period specified in the sanctioning order.
 4) The building shall be completed within the period specified in the sanctioning order.
 5) The building shall be completed within the period specified in the sanctioning order.

Chairman
 Secretary
 Treasurer

Town Development Officer
 Thane Municipal Council

[Handwritten signature]

29
 2021/2022
 1/20



Chairman

A-110 298

THANE MUNICIPAL COUNCIL
 OCCUPATION CERTIFICATE V.P. 283

Date 27/12/21

Applicant's Name & Address

Shri Subhash Parasheti (Husband)
 Laxmi Parasheti
 1st/11
 Durgam Chaudy, Shivajy Park,
 Thane

Owner's Name & Address

Deepak Vasama & others
 Gokul Road
 Thane

Occupance Certificate & Building Permit

No. 298
 Date 17.6.78
 (2021/2022)

Plot No. 17/11
 Thane

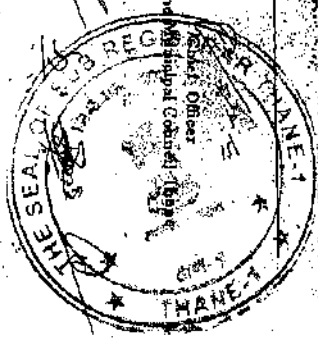
Permission is hereby granted to occupy the Building as mentioned above.

1) Construction shall be in accordance with the approved plans and specifications.
 2) Building shall be used for the purpose mentioned above.

Secretary

Secretary

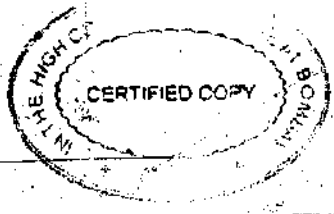
Treasurer



DIMENSIONS Remaining Part (6 + 4 upper floors)

Shop	1x 31.0 x 12.0	0	1x 50.0 x 11.6	1x 27.0 x 11.6
1	1x 23.0 x 11.0	1x 15.0 x 15.6	1x 17.0 x 16.0	
2	1x 15.6 x 14.0	1x 19.0 x 15.6	1x 14.0 x 10.0 (of existing structure)	
3	3x 11.0 x 10.0	1x 10.4 x 10.0	2x 11.0 x 11.0	
4	3x 11.0 x 10.0	2x 10.6 x 10.0	2x 11.0 x 11.0	
5	1x 7.6 x 15.6	1x 8.0 x 15.6	2x 11.6 x 7.6	2x 8.0 x 11.0
6	6x 7.0 x 5.6	2x 7.6 x 3.6	W.C.	8x 5.0 x 4.0
7	5x 10.0 x 5.0	1x 10.6 x 5.0	1x 10.0 x 4.0	
8	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
9	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
10	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
11	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
12	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
13	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
14	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
15	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
16	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
17	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
18	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
19	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
20	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
21	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
22	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
23	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
24	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
25	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
26	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
27	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
28	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
29	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
30	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
31	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
32	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
33	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
34	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
35	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
36	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
37	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
38	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
39	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
40	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
41	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
42	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
43	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
44	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
45	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
46	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
47	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
48	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
49	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	
50	1x 6.0 x 10.0	1x 6.0 x 10.0	1x 6.0 x 10.0	

Handwritten signature



2017-9
42510/2095
990 / 2017

003, Tara Niwas, Gaji Prabhu Dashpande Marg, Near 3 Petrol Pump, Naupada, Thane (W)-400602.
 Tel: +91-22-25421726 Fax: +91-22-25421726 Email: kankaushalya@gmail.com

July 15, 2016

TO WHOMSOEVER IT MAY CONCERN

Ref. 1. Plan Approved by TMC vide Building Permit No. 93 Dt. 17/6/75 (V.P. No. 833)

2. Occupation Certificate issued by TMC vide V.P. No. 833 Dt. 16/3/80

Sub: Balance potential on Plot bearing C.T.S. No. 8 (Pt), 14-A, 14-B, 31 (Pt) and 33 (Pt) housing Rajdev Co-Op Housing Society Ltd., Gokhale Road, Naupada, Thane (W).

Sirs,

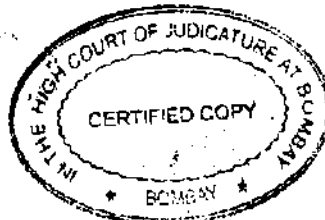
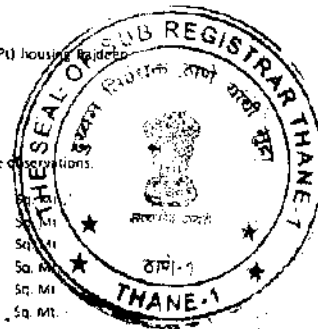
From the documents made available to us referred to in 1 & 2 above, following are the observations.

1. Area of the plot As Per Approved Plan	1157.18	Sq. Mt.
2. Area of the plot as per physical possession	3929.47	Sq. Mt.
3. Total FSI	5607.03	Sq. Mt.
4. Permissible Floor Area	5607.03	Sq. Mt.
5. FSI Consumed	5578.86	Sq. Mt.
6. Balance FSI	28.86	Sq. Mt.

From the aforesaid facts we are of the opinion that no further commercial benefit can be derived from the plot as per the documents mentioned (P/L).

Yours faithfully,
 For Rajdev Co-Op Housing Society Ltd.

At Thane, this 15th July 2016
 (Reg. No. CN/2000/25825)



S. D. D.
Chairman

[Signature]
SECRETARY

[Signature]
TREASURER

[Five additional signatures]

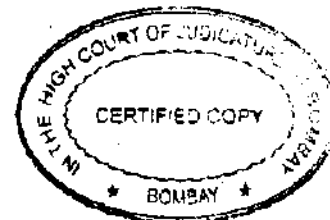
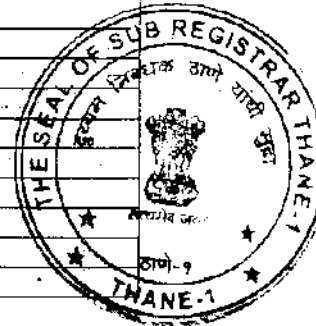
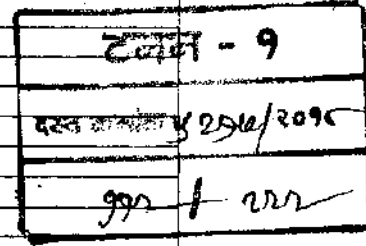
टॉल - १
दस्ता नं. ५२१७/२०१८
१११ / २००



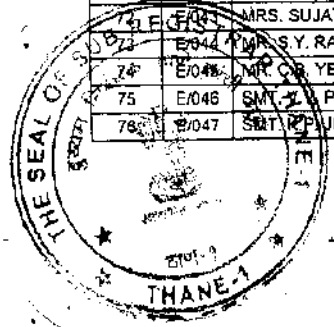
RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD., THANE

RAJDEEP MEMBER'S NAME LIST

SR. NO.	FLAT NO.	NAME OF THE FLAT OWNER (MEMBER)			
"A" WING					
1	A/002	MRS. ASHWIN BAPAT			
2	A/003	MR. ABHISHEKH BHATE			
3	A/004	SMT. MAYA PARANJAPE			
4	A/092	MR. M. HEGDE			
5	A/093	MR. A. D. SONTAKKE			
6	A/094	MR. R. D. KHANZODE			
7	A/095	SMT. S. N. KAREKAR			
8	A/096	SMT. V. R. TILAK			
9	A/097	MR. P. S. MUDHOLKAR			
10	A/098	MRS. S. S. PENOSE			
11	A/099	MRS. V. V. SAHASRABUDHHE			
12	A/100	MRS. N. R. NIMKAR			
13	A/101	MR. V. S. AROSKAR			
14	A/102	SMT. S. S. ASARKAR			
15	A/103	MRS. O. R. PANDE			
"B" WING					
16	B/005	MRS. G. C. MAHASHABDE			
17	B/006	MRS. A. M. WADEKAR			
18	B/007	MR. J. D. YADAV			
19	B/076	MR. K. G. SAWANT			
20	B/077	MR. K. N. KUMATHA			
21	B/078	SMT. S. U. CHOUDHARY			
22	B/079	MR. A. R. MATHURE			
23	B/080	SMT. C. P. REDKAR			
24	B/081	MRS. S. M. MAHALE			
25	B/082	MR. M. K. RATHOD			
26	B/083	MRS. S. V. RAILKAR			
27	B/084	MR. R. J. DEVANI			
28	B/085	MR. K. V. MAHADIK			
29	B/086	MRS. V. K. PHADKE			
30	B/087	MR. A. A. SONTAKKE			
31	B/088	MR. R. J. DEVANI			
32	B/089	MR. A. S. MULE			
33	B/090	MR. A. A. SANNAKKI			
34	B/091	MR. S. P. AJGAONKAR			
35	B/104	SMT. PUSHPA V. JADHAV			

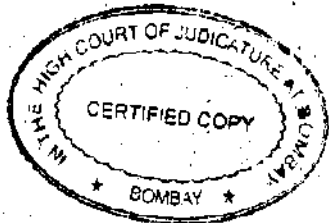
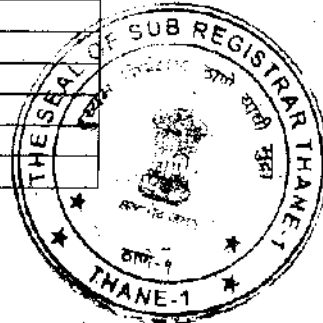


SR. NO.	FLAT NO.	NAME OF THE FLAT OWNER (MEMBER)
"C" WING		
36	C/064	MR. U.V. BHIDE
37	C/065	MR. S.S. BANJAN
38	C/066	MRS. S.G. BHAT
39	C/067	SMT. M.A. JOSHI
40	C/068	MRS. J.M. MANOHAR
41	C/069	MR. K.D. BUPTÉ
42	C/070	MR. ABHINAV JOSHI
43	C/071	MRS. P.H. SHARMA
44	C/072	MRS. A.A. VERMA
45	C/073	MR. O.M. POTDAR
46	C/074	MR. R.R. KARGUTKAR
47	C/075	MR. S.V. TRIMBAKAR
48	C/105	MR. E.L. BHASKAR
"D" WING		
49	D/048	SMT. VANITA V. JOSHI
50	D/050	SMT. A.K. SHIVADE
51	D/049	MR. S.S. PALKAR
52	D/051	MR. S.V. ROTHE
53	D/052	MRS. V.S. GADGIL
54	D/053	MR. MILIND RANE
55	D/054	MRS. M.K. PRADHAN
56	D/055	MR. K.K. WADKAR
57	D/056	MR. S.J. DALVI
58	D/057	MRS. S.D. VEDPATHAK
59	D/058	MR. J.L. GOGRI
60	D/059	MR. R.S. MORE
61	D/060	MR. D.D. RATHOD
62	D/061	MRS. S.V. GHOLKAR
63	D/062	MRS. S.T. TAMHANE
64	D/063	MR. SUSHANT S. ROTHE
"E" WING		
65	E/036	MRS. M.D. RAMNATH
66	E/037	MRS. S.V. DESAI
67	E/038	MRS. S.V. RAJE
68	E/039	MR. A.V. JOSHI
69	E/040	MR. R.N. KULKARNI
70	E/041	MR. A.A. GODBOLE
71	E/042	MRS. SWATI PUJARI
72	E/043	MRS. SUJATA KHOPKAR
73	E/044	MRS. S.Y. RAJE
74	E/045	MR. G.B. YERUNKAR
75	E/046	SMT. S. POTDAR
76	E/047	SMT. P. JOSHI



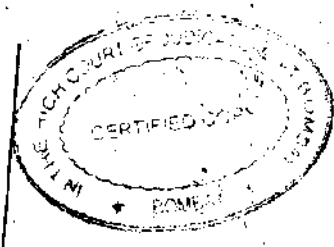
SR. NO.	FLAT NO.	NAME OF THE FLAT OWNER (MEMBER)			
"F" WING					
77	F/028	MR. C.R. DALVI			
78	F/026	SMT. S.D. SAWANT			
79	F/030	MRS. R.S. PRABHUDESAI			
80	F/031	MR. S.A. GOKHALE			
81	F/032	MRS. K. K. HATKAR			
82	F/033	DR. SUNIL V. GHAG			
83	F/034	SMT. GEETA K. SAWANT			
84	F/035	MR. S.N. MAYEKAR			
"G" WING					
85	G/020	MR. C.S. JUSS			
86	G/021	SMT. R.R. NACHAVANEKAR			
87	G/022	MR. S.S. SONMALE			
88	G/023	SMT. S.D. SONALKAR			
89	G/024	MR. H.V. MESTRY			
90	G/025	MR. M.V. GHANEKAR			
91	G/026	MR. HEMANT B. POTE			
92	G/027	MRS. S.A. KADAM			
"H" WING					
93	H/001	M/S. TAYABBI INTERNATIONAL			
94	H/008	SMT. USHA PHADNIS			
95	H/009	MRS. J.S. JAMKHANDIKAR			
96	H/010	MR. P.V. KIRLOSKAR			
97	H/011	MR. A.M. DIVEKAR			
98	H/012	MR. S.M. PAWAR			
99	H/013	MR. V.V. KARKARE			
100	H/014	MR. G.T. MAHASHABDE			
101	H/015	MR. R.R. GALGALI			
102	H/016	SMT. K. DHIR			
103	H/017	SMT. P.H. KULKARNI			
104	H/018	MRS. S.V. PATWARDHAN			
105	H/019	MR. T.A. ERANPRWALA			

2011 - 9
 दस्तावेज क्र. 42910/2011
 798/2011



Handwritten signatures and initials: SR, BR, and others.

SR. NO.	FLAT NO.	NAME OF THE FLAT OWNER (MEMBER)				
		SHOPS				
106	S/003	MR. P.S. DEODHAR				
107	S/004	MR. V.S. WAKANKAR				
108	S/005	MR. J.C. SHAH				
109	S/008	M/S. KAMBAR TONE				
110	S/008	MR. SURAJ PANDE				
111	S/008	MR. SURAJ PANDE				
112	S/011	MR. SURAJ PANDE				
113	S/013	MR. R.A. RAWAL				
114	S/014	MR. JAM KHATTANE				
115	S/015	M/S. A.K. FOAM CENTER				
116	S/016	MRS. N.R. VAITY				
117	S/017	MR. G.M. SHETTY				
118	S/018	MR. BHASKAR SHETTY				
119	S/019	MR. PRITAMSING SAPRA				
120	S/020	MR. PRITAMSING SAPRA				
121	S/021	MR. P.B. PANDE				
122	S/022	MR. C.P. PANDE				
122-A	S/023	MR. J.T. THANAWALA				
123	S/024	MR. J.T. THANAWALA				
124	S/025	MR. C.G. RAWAL				
125	S/026	MR. J.P. PATEL				
126	S/027	MR. C.T. MAHASHABDE				
127	S/028	M/S. S.V. TRADING CO.				
128	S/A01	MR. R.P. MUDHOLKAR				
129	S/A02	DR. MILIND PATIL				
130	S/A05	MR. R.M. YAVAGAL				
131	S/A07	MR. S.T. MAHASHABDE				
132	S/A12	MRS. M.N. MISTRY				
133	S/B01	DR. MILIND PATIL				
134	S/B02	MRS. R.A. RAMDAS				
135	S/B05	MR. K.K. NALAWADE				
136	S/B07	DR. NITIN POWAR				
137	S/B12	MR. P.M. DEODHAR				
138	S/C02	DR. MILIND PATIL				
139	S/C12	MR. SURAJ PANDE				



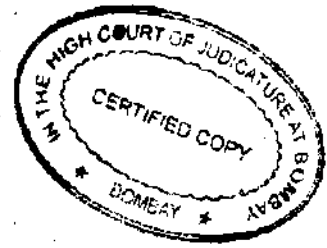
Handwritten signatures and initials are present above the seals, including a signature that appears to be 'B.K.' and another that looks like 'J.R.'.

टबल - 9
 20/09/2010
 996/2010

श्री 1 शीतल		श्री 2 शीतल		श्री 3 शीतल		श्री 4 शीतल		श्री 5 शीतल		श्री 6 शीतल	
क्र.सं.	विवरण	क्र.सं.	विवरण	क्र.सं.	विवरण	क्र.सं.	विवरण	क्र.सं.	विवरण	क्र.सं.	विवरण
1	...	2	...	3	...	4	...	5	...	6	...
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टनल - 9
दस्तावेज क्रमांक 4290/2095
990 / 2095

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महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक :- टि ५१५/३५५५/१९६६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते आहे की, राजदीप

ने-आर्किटेक्ट डोमिंगो जोसोव्ही पि. ठाण्ण ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (उप १९६१ या महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे दर्जाकरण गृह निर्माण करत्या असून उप-सर्गीकरण ओ.उ.अ.स.सह आगोदारी आहे. गृह निर्माण संस्थेचे असे

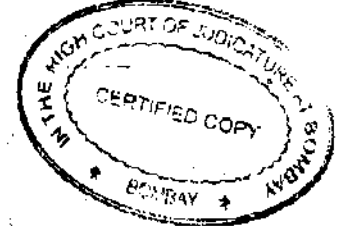
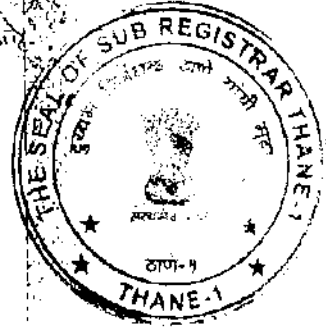
कार्यालयीन पत्ता:

गरी (सहकारी नं. ५४८५)

स्थळ: ठाणे

दिनांक

दिनांक: ६-५-१९६५



Passed Unanimously



Chairman

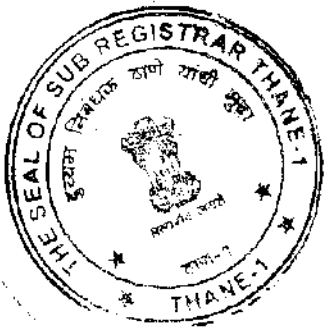
SECRETARY

TREASURER

Handwritten signatures of the Chairman, Secretary, and Treasurer.

टलन - 9
दस्ता क्रमांक 4290/2091
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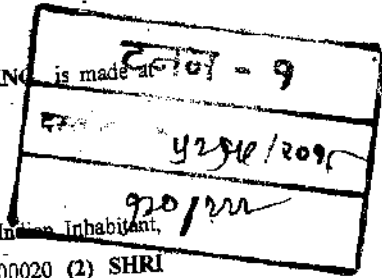


MEMORANDUM OF UNDERSTANDING

THIS DEED OF MEMORANDUM OF UNDERSTANDING is made

Thane on this _____ day of _____, 2015

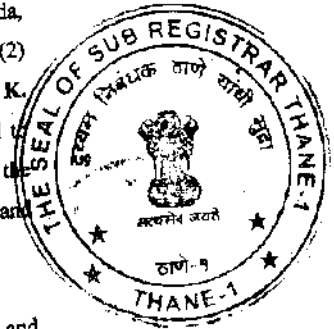
BETWEEN



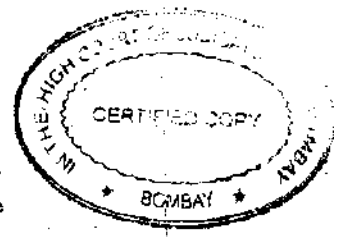
(1) SMT. VIRBALA REDDY age: 82 years, of Mumbai, Indian Inhabitant, residing at 15, Mayfair, Veer Nariman Road, Mumbai 400020 (2) SHRI DEEPAK TEKCHAND VERMA age: 81 years of Mumbai Indian, Inhabitant, residing at 6, Ravindra Mansion, Dinshaw Vachha Road, Churchgate, Mumbai - 400 020 AND (3) DHARMENDRA TEKCHAND VERMA age: 76 years, represented by Deepak Tekchand Verma residing at 6, Ravindra Mansion, Dinshaw Vachha Road, Churchgate, Mumbai 400 020 hereinafter collectively referred to as "the Party of the First Part" (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include their respective heirs, legal representatives, executors and administrators) of the ONE PART

AND

M/S. RAJDEEP CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Society registered under the provisions of Maharashtra Co-Operative Societies Act 1960 bearing Registration No. TNA(TNA)/HSG/666/75, having its office at Rajdeep Society, Opposite Income Tax Office, Gokhale Road, Naupada, Thane, 400 602 through its (1) Chairman, Shri. Arvind D. Sontakke, (2) Secretary, Shri Sarjerao S. Soumale and (3) Treasurer, Shri Kamalakant K. Wadkar, the authorized signatories of the said Society, (hereinafter referred to as "the party of the Second Part" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the OTHER PART.



WHEREAS one Tekchand Charandas Verma was owner of all that pieces and parcel of land and premises bearing Survey No. 23 Hissa No. 2, Survey No. 24 (part), Survey No. 25 Hissa No. 1(part), Survey No. 25-A Hissa No. 3A (part), Survey No. 25-A Hissa No. 2 (part), Survey No. 26 (part), totally admeasuring 12166.20 sq. mtrs., situated at Naupada, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration Sub-District and District Thane and which is more particularly described in the First Schedule written hereunder (hereinafter referred to as "the Larger Plot").



AND WHEREAS the said Tekchand Charandas Verma died on 24th January, 1958 leaving behind his Last Will and Testament dated 19th January, 1957 by

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which he appointed the said Deepak Tekchand Verma and Kaushalyadevi Tekchand Verma as the Executors and by which he devised and bequeathed inter alia the Larger Plot to his wife, Smt. Kaushalyadevi Tekchand Verma, his daughter, and his two sons (the Party of the First Part herein) in equal shares.

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AND WHEREAS the names of all the above three heirs were brought on record vide Mutation Entry 2746 and accordingly the Larger Plot of land was transferred in their names.

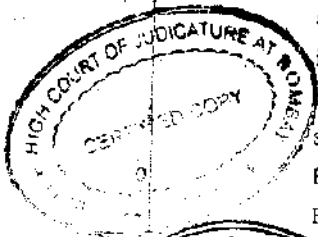
AND WHEREAS the said Smt. Kaushalyadevi Tekchand Verma died on 30th December, 1995 and accordingly Mutation Entry No. 5022 was certified and the said larger plot of land was transferred in the name of the Party of the First Part herein.

AND WHEREAS the Party of the First Part thus became seized and possessed of and otherwise well and sufficiently entitled to the said Larger Plot which is more particularly described in the First Schedule written hereunder.

AND WHEREAS the Vendors by Sale Deed dated 24/04/2008 executed with Theme Developers Pvt. Ltd. through its Director Mr. Haresh Daulatani, sold and conveyed 7,219.20 sq. meter land out of the above referred property. The said Sale Deed is registered on 24/04/2008 with Sub-Registrar of Assurance Thane - 1 at serial No. TNN-1-2452/2008.

AND WHEREAS one M/s. Ninad Builders who had no right, title or interest in or agreement in respect of the said Larger Plot or any part thereof purported to enter into an agreement with Mr. Mahendra M. Kapadia, acting as the Chief Promoter of the then proposed Rajdeep Co-operative Housing Society Ltd. by which the said M/s. Ninad Builders purported to agree to sell to the said Mr. Mahendra M. Kapadia acting as the Chief Promoter of the proposed Rajdeep Cooperative Housing Society Ltd. a portion of the Larger Plot more particularly described in the Second Schedule hereunder written as also thereunder written (hereinafter referred to as the 'said Plot of Land') and purported to put the said Mr. Mahendra M. Kapadia as the Chief Promoter of Rajdeep Cooperative Housing Society Ltd. in possession thereof.

AND WHEREAS the Party of the Second Part intended to develop the said Plot of Land by constructing a multi-storied building thereon.



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AND WHEREAS the Party of the Second Part incorporated and registered a Co-operative Housing Society on 08th November, 1975 and registered under No. TNA/HSG/666/1975 in the name of the Party of the Second Part.

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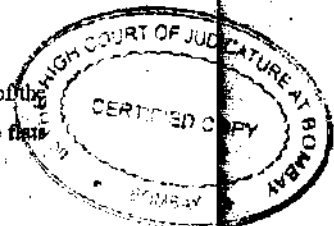
AND WHEREAS The Party of the Second Part also got the plan of the building sanctioned from erstwhile Thane Municipal Council (now Thane Municipal Corporation and hereinafter referred to as "the Corporation") and thereafter the Party of the Second Part constructed a building on the said Plot of Land as per the plan sanctioned by the Corporation vide Commencement Certificate No. 72 dated 19/06/1972 and Commencement Certificate No. 93 dated 17/06/1975 and sold the various tenements in the said building to various flat/shop Party of the Second Part. After completion of the building, the Corporation issued Occupation Certificate bearing No. V.P. 883 dated 26/03/1980 and 27/02/1981.

AND WHEREAS all the flats and shops in the said building constructed on the said Plot of Land are sold by the Party of the Second Part and the Party of the Second Part has received full consideration payable by each flat and shop Party of the Second Part in the said building in terms of several Agreements entered into by the flat / shop Party of the Second Part with the Party of the Second Part. All the flat and shop Party of the Second Part have occupied their respective premises.

AND WHEREAS the Party of the Second Part has constructed the said building on behalf of and for the benefit of the flat and shop Party of the Second Part and with the money fully paid by flat and shop Party of the Second Part to the Party of the Second Part from time to time under respective Agreements for purchase of flats and shops being and cost / price / consideration of the respective flats and shops inclusive proportionate share in the price of the said land and the price or cost of the common areas and amenities in the said building.



AND WHEREAS since the year 1981 or thereabout the flat and shop Party of the Second Part are in continuous and undisturbed possession of their respective flats and shops as of right as the owners thereof.



AND WHEREAS the Party of the First Part herein are absolutely entitled to the said Plot of Land described in the Second Schedule hereunder written.

AND WHEREAS the Party of the Second Part requested the Party of the First Part to transfer, convey and assign the said Plot of Land alongwith full benefit of

SR BR

sanctioned Building plan bearing V.P. No. 72 dated 19/06/1972 and V.P. No. 93 dated 17/06/1975 sanctioned by Thane Municipal Council to the Party of the Second Part.

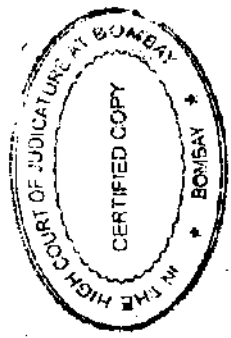
टनन - 9
11/09/1980, Rs. 9,20,000/-
महामतुरा व को. सल्लिचर.
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AND WHEREAS the Party of the Second Part had deposited, from 23/07/1976 to 11/09/1980, Rs. 9,20,000/- (Rupees Nine Lac Twenty Thousand only M/s. Mahimtura and Co., Solicitors.

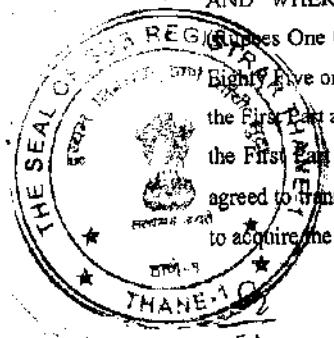
AND WHEREAS the Party of the Second Part filed Spl. Civil Suit No. 35 of 1985 against the Party of the First Part and other parties for specific performance in the Court of Civil Judge (S.D.), Thane. During pendency of the said suit, M/s. Mahimtura and Co., Solicitors, deposited the said sum of Rs. 9,20,000/- (Rupees Nine Lac Twenty Thousand only) alongwith interest accrued thereon in Civil Court, Thane to the credit of the said Civil Suit No. 35 of 1985. The said amount was from time to time reinvested in Fixed Deposits and after accumulation of interest as on 30/09/2015 a sum of Rs. 1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) as on date of withdrawal is lying to the credit of the said Suit No. 35 of 1985 in the Court of Civil Judge (S.D.), Thane.

AND WHEREAS the Court of Civil Judge (S.D.), Thane by its judgment and order dated 23/10/2007 dismissed the said Civil Suit No. 35 of 1985.

AND WHEREAS the Party of the Second Part Society filed in the High Court of Judicature at Bombay First Appeal No. 1419 of 2008 against the Judgment and Order in SD Civil Suit No. 35 of 1985. The Party of the First Part and Party of the Second Part have decided to amicably settle their dispute on the condition that the Party of the First Part shall convey, transfer and assign the Plot of Land more particularly described in the Second Schedule hereunder written to the Party of the Second Part on receiving the entire amount lying to the credit of the said Suit No. 35 of 1985 in Civil Court, Thane which the Party of the Second Part has agreed.



AND WHEREAS in consideration of the said amount of Rs. 1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) or an amount of the date of withdrawal received by the Party of the First Part and in consideration of the settlement arrived at between the Party of the First Part and the Party of the Second Part, the Party of the First Part have agreed to transfer, convey and assign and the Party of the Second Part has agreed to acquire the said Plot of Land.



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THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces or parcels of land or ground measuring 14,781 sq. yards or thereabouts (equivalent to 12358.80 sq. mtrs) bearing Hissa No. 2, Survey No. 24 (Part), Survey No. 25-A (Part), Survey No. 25-A Hissa No. 3A (Part), Survey No. 25-A Hissa No. 2 (Part) situate, lying and being at Village Naupada, Taluka and District Thane within the limits of Thane Municipal Corporation within the Registration Sub-District and District: Thane and bounded as under:

Total	9
4241/209	
[Signature]	

- On the East : Prashant Nagar Road.
- On the West : Slum area)
- On the North : Prashant Nagar (Wadar Wadi)
- On the South : Gokhale Road.

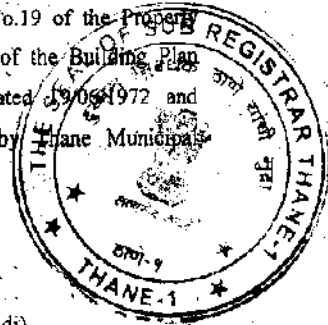
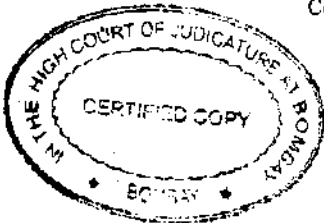
THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground situate lying and being at Naupada, Taluka and District Thane within the limits of the Thane Municipal Corporation within Registration Sub - District and District: Thane, having following Survey No. and City Survey Nos.

Sr. No.	Survey No.	Hissa No.	Tika No. / Sheet No.	City Survey No.	Area (Sq. Meters)
1.	23	2 (Part)	19	31	1,926.00
2.	24 (Part)	-	21	33 (Part)	1,154.00
3.	25-A	3 (Part)	21	14 (Part)	814.00
4.	25-A	2 (Part)	21	8 (Part)	36.00
Total					3,930.00

The above City Survey Numbers are shown in Sheet No.19 of the Property Register of Thane City, together with the full benefit of the Building Plan sanctioned vide Commencement Certificate No. 72 dated 29/06/1972 and Commencement Certificate No. 93 dated 17/06/1975 by Thane Municipal Council. The said plot is bounded as follows:

- On the East : by Prashant Nagar Road
- On the West : by a vacant plot
- On the North : by Prashant Nagar (Wadar Wadi)
- On the South : by Gokhale Road



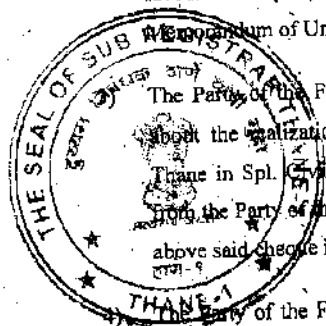
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AND WHEREAS in the Special General Body Meeting of the members of Party of the **Second Part Society** held on 31/05/2015, a Resolution No. 4 has been passed unanimously that the Party of the Second Part Society should get the conveyance of the landed property described in Schedule II written hereunder from the Party of the First Part on the terms and conditions as mentioned in this Conveyance Deed and a draft of this Conveyance Deed is also approved vide Resolution No. 4 dated 31/05/2015 passed unanimously in the said meeting and vide the said Resolution Chairman, Secretary and Treasurer have been authorized to sign and execute this Conveyance Deed on behalf of Party of the Second Part Society.

AND WHEREAS in the said Special General Body Meeting held on 31/05/2015 a Resolution is passed unanimously approving the draft of this Memorandum of Understanding and further authorizing the Chairman, Secretary and Treasurer to sign and execute this Memorandum of Understanding on behalf of the Party of the Second Part.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

- 1) The Party of First Part shall pay to the party of Second Part the sum of Rs.22,51,000/- (Rupees Twenty Two Lac Fifty One Thousand only) within 7 days from the date of realization of cheque issued by Civil Court, Thane in Spl. Civil Suit No. 35 of 1995.
- 2) The party of First Part shall issue undated cheque for the amount of Rs.22,51,000/- (Rupees Twenty Two Lac Fifty One Thousand only) in favour of the party of the Second Part simultaneously on execution of this Memorandum of Understanding.



The Party of the First part shall intimate to the Party of the Second Part about the realization of the cheque received by them from Civil Court, Thane in Spl. Civil Suit No. 35 of 1995 and on receiving such intimation from the Party of the First Part, the Party of the Second Part shall deposit the above said cheque in its Bank for realization thereof.

The Party of the First Part undertakes to duly honour the said cheque and under no circumstances the said cheque will be dishonoured.



SR [Signature] BR [Signature]

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

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SIGNED, SEALD AND DELIVERED)

by the withinnamed "Party of First Part")

(1) SMT. VIRBALA REDDY)

(2) SHRI. DEEPAK TEKCHAND VERMA)

(3) DHARMENDRA TEKGHAND VARMA)
In presence of

1)

2)

SIGNED, SEALD AND DELIVERED)

by the withinnamed "Party of Second Part")

M/S. RAJDEEP CO-OPERATIVE)

HOUSING SOCIETY LTD.)

through its:-)

(1) Chairman, Shri. Arvind D. Sontakke,)

(2) Secretary, Shri. Sarjerao S. Sonmale)

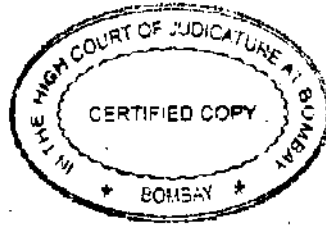
(3) Treasurer, Shri. Kamalakant K. Wadkar)

In presence of

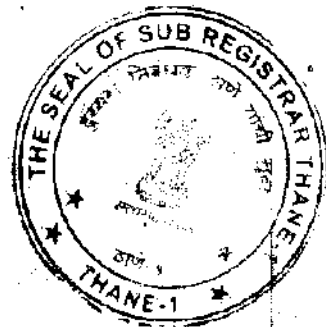
1)

2)

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RECEIPT

Received from the Party of First part a Cheque bearing No. _____ of
Rs.22,51,000/- (Rupees Twenty Two Lac Fifty One Thousand only) of
Bank, _____ Branch.

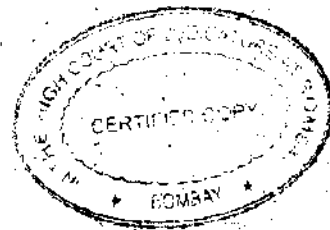
टाऊन - १
दस्तावेज क्रमांक १२१०/२०१०
१२०/१२

We Say Received

- 1)
 - 2)
 - 3)
- Rajdeep.Co-op. Hsg. Soc. Ltd.

S *SP* *D*

for *[Signature]*



IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

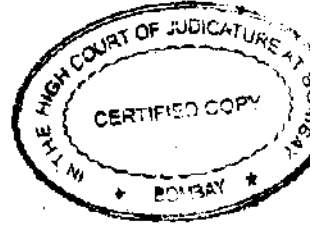
WE, (1) **SMT. VIRBALA REDDY** age: 82 years, of Mumbai Indian Inhabitant, residing at 15, Mayfair, Veer Nariman Road, Mumbai 400020 (2) **SHRI DEEPAK TEKCHAND VERMA** age: 81 years of Mumbai Indian, Inhabitant, residing at 6, Ravindra Mansion, Dinshaw Vachha Road, Churchgate, Mumbai 400 020 AND (3) **DHARMENDRA TEKCHAND VERMA** age: 75 years, represented by Deepak Tekchand Verma residing at 6, Ravindra Mansion, Dinshaw Vachha Road, Churchgate, Mumbai 400 020 do hereby **SEND GREETINGS** :

Stamp: 9
Date: 19/06/2017
Signature: [Handwritten]

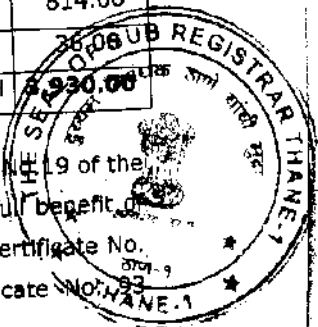
WHEREAS a Deed of Conveyance dated _____ has been entered into and executed between us and M/s. Rajdeep Co-op. Hsg. Soc. Ltd; whereby we have sold and M/s. Rajdeep Co-op. Hsg. Soc. Ltd. have purchased the following landed property:

ALL THAT piece or parcel of land or ground situate, lying and being at Naupada, Taluka and District Thane within the limits of the Thane Municipal Corporation within Registration Sub - District and District: Thane, having following Survey No. and City Survey Nos.

Sr. No.	Survey No.	Hissa No.	Tika No. / Sheet No.	City Survey No.	Area (Sq. Meters)
1.	23	2 (Part)	19	31	1,926.00
2.	24 (Part)	-	21	33 (Part)	1,154.00
3.	25-A	3 (Part)	21	14 (Part)	814.00
4.	25-A	2 (Part)	21	8 (Part)	
Total					4,930.00



The above City Survey Numbers are shown in Sheet No. 19 of the Property Register of Thane City, together with the full benefit of the Building Plan sanctioned vide Commentment Certificate No. 72 dated 19/06/1972 and Commencement Certificate No. 1



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dated 17/06/1975 by Thane Municipal Council. The said plot is

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929/200

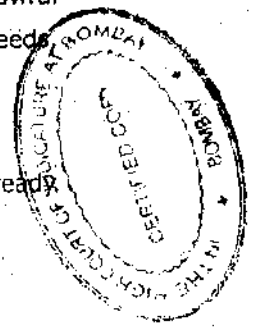
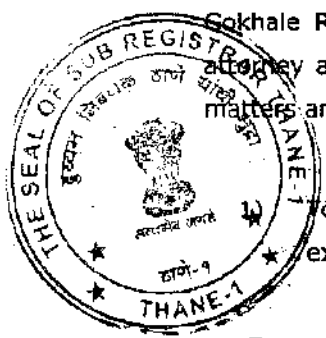
bonded as follows:

- On the East : by Prashant Nagar Road
- On the West : by a vacant plot
- On the North : by Prashant Nagar (Wadar Wadi)
- On the South : by Gokhale Road

AND WHEREAS now It has become necessary for us to execute this Power of Attorney in favour of **(1) SHRI. ARVIND DATTATRAYA SONTAKKE, (2) SHRI. SARJERAO SAKHARAM SONMALE** and **(3) SHRI. KAMLAKANT KESHAV WADKAR (Chairman, Secretary and Treasurer respectively of Rajdeep Co-op. Hsg. Soc. Ltd.)**, who agreed to work for us and act as our Constituted Attorney.

NOW THEREFORE WE, **(1) SMT. VIRBALA REDDY (2) SHRI DEEPAK TEKCHAND VERMA** and **(3) DHARMENDRA TEKCHAND VERMA**, hereby appoint, nominate and constitute **(1) SHRI. ARVIND DATTATRAYA SONTAKKE**, age 71 years, occupation: Retired, residing at A-93, Rajdeep Co-op. Hsg. Soc. Ltd., Gokhale Road, Naupada, Thane (W), **(2) SHRI. SARJERAO SAKHARAM SONMALE**, age 75 years, occupation: Retired, residing at G-22, Rajdeep Co-op. Hsg. Soc. Ltd., Gokhale Road, Naupada, Thane (W) and **(3) SHRI. KAMLAKANT KESHAV WADKAR**, age 71 years, occupation: Retired, residing at D-55, Rajdeep Co-op. Hsg. Soc. Ltd., Gokhale Road, Naupada, Thane (W) as our true and lawful attorney and empower them to do the following acts, deeds, matters and things that is to say:

to admit the execution of any documents already executed by us.



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2) To make the correspondence with the concerned Government, Semi Government authorities and local bodies including the Government of Maharashtra and all its departments, and/or other concerned authorities in respect of the said property to transfer the abovesaid landed property in Revenue Records in the name of Rajdeep Co-op. Hsg. Soc. Ltd.

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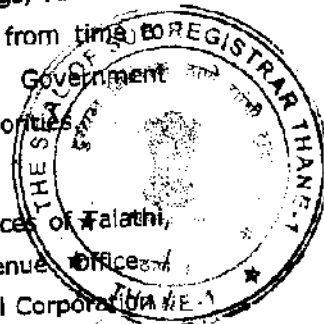
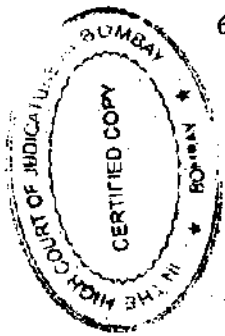
3) To pay taxes to the local or Revenue Authorities and other concerned Government or Semi Government or Local Bodies in respect of the said property.

4) To accept the service of Summons, Notice or any document from Court, Talathi, Tahsildar, City Survey Office, Revenue Office / Department, Collector, Thane Municipal Corporation / Government of Maharashtra etc. and to give proper reply thereto and to remain present for any hearing thereof.

5) To appear and represent us before all the concerned authorities and parties as may be necessary in connection with the abovesaid property and proceeding.

6) To submit letters, writings, undertakings, Affidavits, Declarations etc. as may be required from time to time by the Government or Semi Government authorities and/or other concerned authorities.

7) To approach before the concerned offices of Talathi, Tahsildar, City Survey Office, Revenue Office, Department, Collector, Thane Municipal Corporation, Government of Maharashtra etc. for obtaining necessary permission and for that purpose to file



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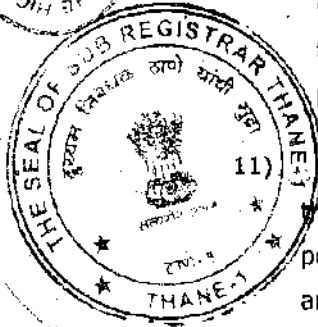
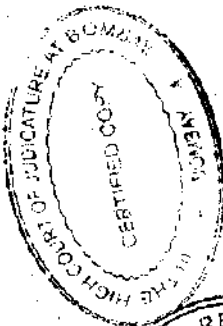
necessary, Applications, papers, documents, instruments or obtaining the same from them.

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To file suit/s, legal proceedings if required in respect of the said property against any person/s and to sign and verify the same and to sign Vakalatnama and to attend and remain present before the concerned court and to take all necessary steps in that behalf as well as to file written statement, say, reply, affidavit, file documents or withdraw the same and to give evidence, oral as well as documents in the court of law and to settle and compromise the matter as the occasion may arise and to proceed with the matter by engaging an Advocate, Solicitor and to pay his/their remuneration etc. and deal with such matters and take proper decisions in the matter and to prefer Appeal, Revision, etc. before Appellate Authority / Courts and to file Writ Petition and other appropriate Petitions as per the advice of the Advocate in Trial Court as well as in Appellate Court including High Court and Supreme Court of India.



9) Generally to do and perform all acts, deeds, matters and things which are necessary and convenient for us for any of the purposes aforesaid in respect of the said property and proceeding.

10) To do all the other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to law.

11) PROVIDED FURTHER that all acts, deeds, matters and things done or caused to be done pursuant to the powers and authorities hereby conferred shall be done and provided for by the said Attorneys at their own

(Handwritten signatures)

risks and costs in all respects without claiming any reimbursement from the Grantors and the said Attorneys shall indemnify and keep indemnified the Grantors from any claim, loss, damages or expenses, if any, that may arise due to the acts done or caused to be done by the said Attorneys by virtue of this Power of Attorney.

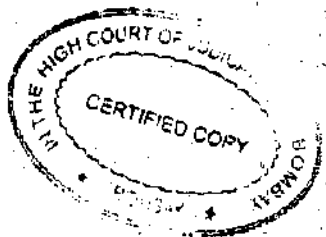
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AND GENERALLY to do or cause to be done, executed and performed all such acts, deeds, things and matters as my Attorney may deem fit and proper AND WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM whatsoever our said Attorney shall lawfully do or cause to be done by virtue of these presents.

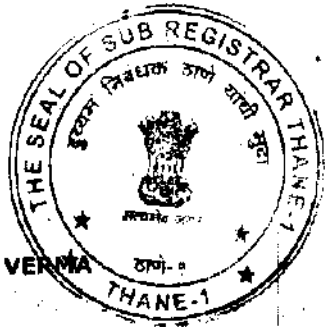
AND WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM whatsoever our said Attorney shall lawfully do or cause to be done by virtue of these presents.

The rights conferred under this Power of Attorney can be exercised by any 2 (Two) persons out of above named 3 (Three) persons.

IN WITNESS WHEREOF WE have signed this ___ day of _____, 2015 at Thane.



(1) SMT. VIRBALA REDDY



(2) SHRI DEEPAK TEKCHAND VERMA

(3) DHARMENDRA TEKCHAND VERMA

Executors

[Handwritten signatures of Smt. Virbala Reddy, Shri Deepak Tekchand Verma, and Dharmendra Tekchand Verma]

58

<p>हस्ताक्षर We accept</p>
<p>दस्तावेजांक 4294/2010</p>
<p>953 (1) SHRI. ARVIND DATTATRAYA SONTAKKE</p>

52 - Lake

(2) SHRI. SARJERAO SAKHARAM SONMALE

[Signature]

(3) SHRI. KAMLAKANT KESHAV WADKAR

[Signature]

Witnesses

[Signature]

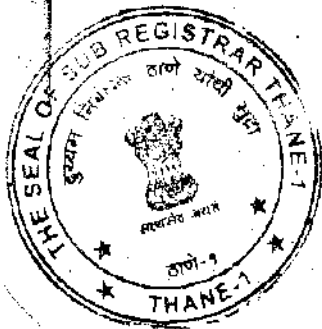
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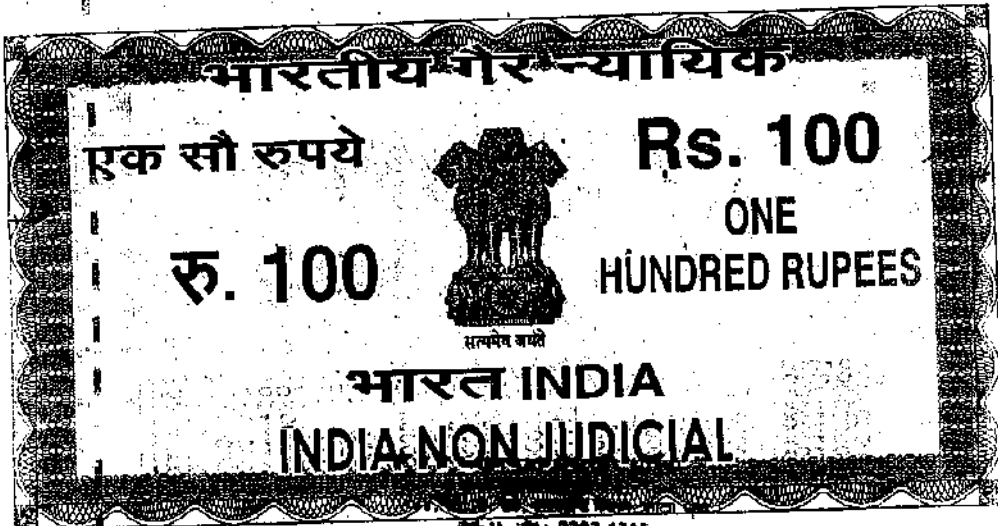
2)

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[Signature]

[Signature]





General Stamp Office, Mumbai
L.S.V. No. 207 MAHARASHTRA

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परवानाधारक मुद्रक विक्रेता

परवाना क्रमांक नं. 2007

5 OCT 2007

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21 SEP 2007

Proper Officer
Shri. M. D. Kadam

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GP. A. G.

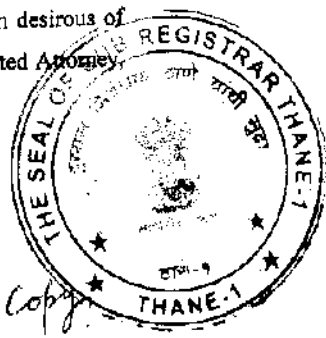
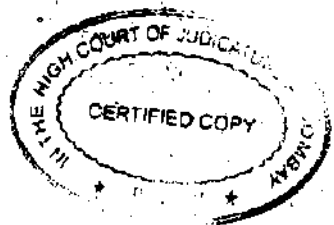
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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: I, DHARMENDRA TEKCHAND VERMA, a Citizen of the United States of America and a person of Indian origin, residing at 35 Bishwood Lane, Lincoln, Mass. 01773, USA, SEND GREETINGS:-

WHEREAS for the purpose of managing my affairs, I am desirous of appointing DEEPAK TEKCHAND VERMA, as my duly constinted Attorney, to act jointly and severally.



True Copy
S. M. S.

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NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I,

the said DHARMENDRA TEKCHAND VERMA, do hereby nominate, institute and appoint DEEPAK TEKCHAND VERMA to be my true and lawful Attorney for me and in my name and on my behalf to do and execute jointly and severally, the following acts, deeds, matters and things, that is to

To attend to, transact, carry on, conduct, manage and administer my properties and estate wheresoever situate and to do, execute and perform all properties and estate matters, transactions, affairs and things necessary in connection therewith.

2. To make, conduct and control correspondence in connection with my properties and estate.

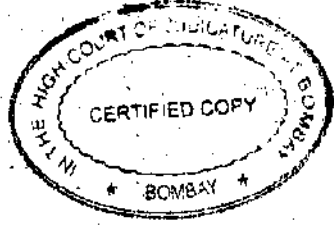
3. To enter upon and manage my properties and estate.

4. To view the state of repairs of my properties and to order, direct and carry out all necessary and proper repairs thereto as now are or from time to time be necessary as my Attorney shall think fit or advisable for the improvement and advantage of my properties.

5. To pay all taxes, rates, charges, expenses, assessments and all other outgoings whatsoever to be from, time to time payable by me or chargeable in respect of my properties and to insure the same as may be necessary and to pay the insurance premia in respect thereof.

6. To demand and recover from, all persons all rents, compensation, license fees and other sums of moneys to be from time to time payable by the persons to me for or in respect of my properties or any parts thereof or otherwise in any manner whatsoever and on payment thereof to make and assent to all just and reasonable payments and allowances for or in respect of any repairs and/or other outgoings paid or done by any such persons for and on my behalf to which as owner of my properties such persons shall be subject or liable.

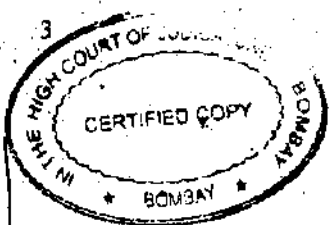
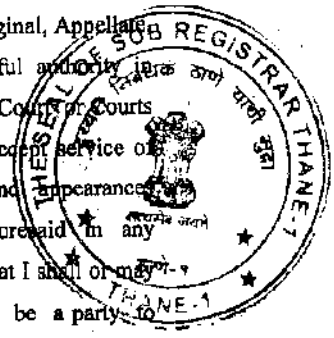
To ask, demand sue for, recover and receive of and from all and every person or persons, firm or firms, companies, offices, bankers or banks, government treasuries or courts who or which is or are or shall or may at all time hereafter be liable to pay transfer or deliver respectively all sum or sums



of money both principal and interest, rents, stocks, funds, dividends, debts, (Secured or unsecured) dues, arrears, goods, legacies, costs, charges, damages, wares, merchandise, chattels and all things whatsoever which now are or is and which shall or may at any time or times hereafter become or be in any way due, owing, payable or belonging to me by virtue of any securities, bills, vouchers, cheques or warrants or payment orders whatsoever or upon any balance of account, current or otherwise, book-debt, bill, rent, lease, demise consignments, public or private security, decree, sentence or judgment, execution or extent, or for, by or any other account whatsoever and without any exception or reserve and also demand, sue for, receive and take possession of all deeds, shares, securities for moneys and other securities and other rights, books, papers, accounts, vouchers and documents of all sorts relating thereto and assets and effects of every sort, kind and description wherever situated or being, now belonging to me and which shall or may hereafter belong to me or in which I shall or may become interested and on payment, delivery or transfer thereof respectively or any part thereof, to give, sign and execute, effectual and valid, receipts, releases, discharges and indemnities for the same respectively and on non-payment, non-transfer or non-delivery thereof or any part thereof respectively, to commence, institute, file, carry on, continue and prosecute any and all actions, suits or legal or other proceedings whatsoever for recovering and compelling the payment, transfer or delivery thereof respectively.

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8. To sign, verify and execute plaint, written statements, appeals, applications, affidavits, power of Attorney and papers of every description that may be necessary to be signed, verified and executed by me or in my name or on my behalf for the purposes of any suit, action, appeal and proceeding of any kind whatsoever in any Court of law or equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction established by lawful authority in India or any part thereof and also to appear for me in any such Court or Courts of law or Equity or other Courts whatsoever And also to accept service of summons, notice or precipe of any Court and to do acts and appearances and applications on my behalf in any such Court or Courts aforesaid in any action or proceeding and all information or complaints that I shall or may be had, brought, commenced or whereunto I shall or may be a party to defend answer or oppose the same or suffer judgments or decrees to be had, given, taken or pronounced against me in any such suits, actions,



proceedings, bills, information or complaints, defaults or otherwise as my Attorney shall be advised or think proper and to execute decrees and also to bid at the auction sale on my behalf and purchase the property for me at the said auction sales and to make withdrawals of decretal amounts or sale proceeds from any Court or authorise an agent or a sub-agent or sub-agents to do the same for me.

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9. Whenever thought to be in my interest to state, settle, withdraw, adjust, compound, submit to arbitration and compromise all actions, suits, accounts, reckonings, claims and demands whatsoever which now are or hereafter shall or may be pending between me and any person or persons, firm or firms whomsoever and to receive or pay as the case may be any balance due thereon.

10. To appoint pleaders, solicitors or advocates to appear and act on my behalf in any Court of Justice or before any Municipal, Revenue and/or Income Tax Authority or other Taxation Authorities and officers and to revoke such appointments and to substitute any others in their place and stead.

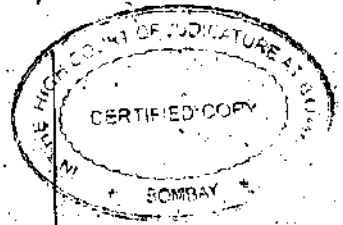
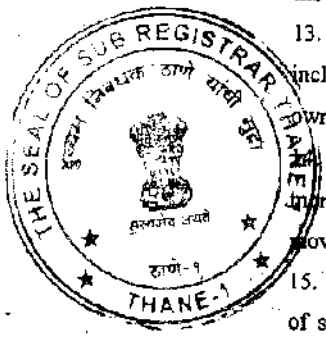
11. To appear on my behalf before any officer or officers exercising judicial, quasi-judicial, administrative and/or executive functions and to prove for and receive claims against any bankrupt or insolvent or to enter into or become party to any composition by any insolvent person.

12. To sign, draw, accept, endorse, negotiate, discount, realise, pay or satisfy any bills of exchange (inland or foreign) hundies, promissory notes, cheques, drafts and orders for payment, dividend warrants of companies or other dividend warrants or delivery of goods, securities, mercantile or negotiable or other instruments which may in the opinion of my Attorney be necessary or proper in relation to my business and estate in the usual course of mercantile business or according to any local or mercantile usage prevalent for the time being.

13. To purchase or otherwise acquire properties movable or immovable including but not limited to shares, bonds, or other securities and any ownership flats as my Attorney may think desirable.

To invest any of the moneys and funds belonging to me at interest in the mortgage of any freehold, leasehold or fazandari tenure properties or pledge of moveable properties as my Attorney may think fit.

15. To invest any of the moneys and funds belonging to me in the purchase of shares of any class or kind whatsoever and in government or municipal securities, debentures, loans, national plan certificate and Treasury Bonds



and other government and semi-government securities as my Attorney may think fit and proper.

16. To open and operate current or deposit or other account or accounts with any Bank or Banks or Bankers and to make, draw, present, recover, realise, endorse and negotiate from or in favour of the said Bank or Banks or Bankers all cheques, hundies, drafts, bills, notes and advices of whatsoever nature.

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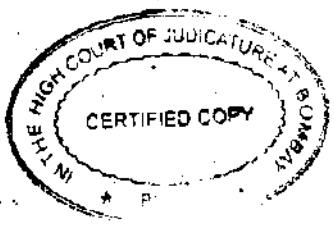
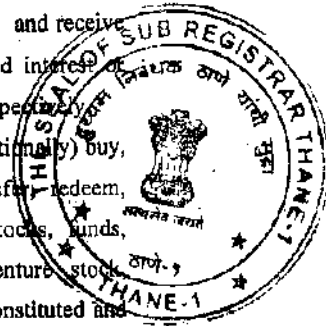
17. To deposit any moneys, which may come to the hands of my Attorney in the accounts with the Banks in my name and any of such moneys or any other moneys to which I may be entitled which now or hereafter shall be deposited with my Attorney or with Bank to withdraw and either employ as my Attorney shall think fit in or about any of the purpose mentioned in these presents or otherwise for any use, benefit or to invest the same in any stocks, shares or funds or securities as my Attorney may think proper and to vary such investments from to time and to receive and give receipts for any income or dividend arising from such investments and the same investments to vary or dispose of as my Attorney may think fit.

18. To pay and discharge all my just and lawful debts and liabilities and my household and other necessary expenses.

19. To sign all documents, letters, vouchers, bills of lading, railway receipts, dividend warrants and other papers of any and every kind whatsoever.

20. To buy, endorse, negotiate and transfer government promissory notes of all and every descriptions, war bonds, debentures of the port trusts, municipalities and other public bodies, post office cash certificates that have been or may hereafter be issued by or under authority of the government and shares of companies and to draw, realise, endorse, sign and receive interest, payment of money consideration and dividends and interest warrants and coupons, cheques, bills and securities whatsoever respectively.

21. To apply and subscribe for (whether absolutely or conditionally) buy, accept or otherwise acquire and to sell, endorse, assign, transfer, redeem, renew, exchange or otherwise dispose of, negotiate or deal in stocks, funds, shares, bonus shares, right shares, bonds, debentures, debenture stock securities and investments of every description howsoever constituted and wherever issued and whether now existing or hereafter to be created (including promissory notes, war loans, war bonds, bonds, debentures or other securities of any municipality, port trust, improvement trust or government



and any options or rights in respect thereof, to enter into underwriting and sub-underwriting agreements and generally to manage, convert, transpose and vary the said investments as my Attorney may think fit and proper.

22. To give vary and revoke instructions as to the manner in which any moneys payable to or by me shall be paid or dealt with and to make and submit returns and afford required information relating to Income tax, gift tax, capital gains tax, wealth tax and all taxation matters generally.

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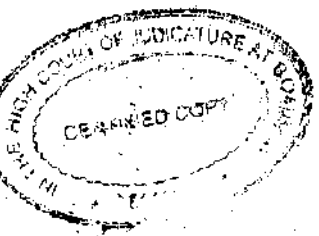
and vote or appoint any person to attend and vote as my proxy or representative at meetings of the holders of any funds, shares, debentures, debenture stocks, securities or investments in which I am or may become interested.

24. To present, support or oppose any petition for winding up or bankruptcy, to concur in or dissent from any composition or arrangement and to attend and vote or appoint any person to attend and vote as my proxy at any meeting of creditors and to make and file proofs of claims and generally to represent me in any liquidation, bankruptcy or insolvency.

25. To purchase, take on hire or in exchange or otherwise acquire and hold any and all goods, chattels, effects, rights, concessions or other moveable property whatsoever and to sell, transfer, assign, exchange, release, surrender, give up or otherwise dispose of or deal with and to let on hire and to execute or enforce any rights powers or remedies in respect of any property now or hereafter belonging to or held by me or any part or parts thereof for such consideration or premia and upon such terms as may be deemed expedient.

26. To apply for, consent to or oppose Letters of Administration (either with or without the will annexed) or a Succession Certificate or any other form of legal representation in respect of the estate and effects of any deceased person of any interest, present or contingent that I may have therein and for such purpose to obtain or enter into and execute any requisite bond of administration or suretyship and to renounce right and title to the probate and execution of any will and to disclaim trusts and the office of trustee.

To act on my behalf for withdrawing ornaments, documents, shares, stocks, securities, cash, articles and things and other contents lying in the safe custody drawers standing in any name solely or jointly with another or otherwise in any safe deposit company or bank and to add my said Attorney's name in the books of such company or banks as the persons entitled to open,



use and deal with the drawers in addition to other persons entitled to deal with the same and generally to deal with and use the said drawers as I myself could do if personally present.

28. To accept the transfer of any kind of property whether moveable or immovable to which I am or may become entitled under any settlement of testamentary disposition or intestacy.

29. To appear before Government Officers of public bodies and to act and appear before any Civil Criminal and Revenue Courts, Officers and Public bodies in connection with the matters of my properties and the estate.

30. To be present at meetings of Companies personally or by proxy or arbitration meetings and to present and vote there or at any Municipal or other election for me.

31. In case of insolvency or bankruptcy of any person or persons firm or firms indebted to me to attend meetings and to undertake such proceedings as my Attorney shall or may think proper.

32. To exercise any power and any duty vested in me whether solely or jointly with another or others as executor, administrator, trustee or in any other fiduciary capacity (including powers and trusts to sell or lease land or to receive and give good receipts for money) so far as such power or duty is capable of being validly delegated.

33. To exercise for and on my behalf all rights and privileges and perform all duties which now or hereafter may appertain to me as holder of debentures shares or securities or as otherwise interested in any company or Corporation.

34. To appear before the Income Tax and Super Tax and other connected Revenue and Judicial authorities to file returns, produce accounts, and pay assessments of taxes, to accept service or processes, make applications, appeals, statements, revision applications, petitions and motions in all taxation matters that, in the opinion of my Attorney may be advisable and to claim, recover, receive and adjust all refunds of taxes, income tax, super tax and generally to do each and everything in these matters as I could or would have done.

35. To sell either by public auction or by private contract or exchange my properties or any part thereof for such consideration and subject to such terms and conditions as my Attorney may think fit and to give receipts for all or any part of the purchase or other consideration moneys and to mortgage, charge or pledge and also to deal with my properties or any part

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thereof as my Attorney may think fit for the purpose of paying off, reducing, consolidating or making substitution for any existing or future mortgage or charge or pledge thereon or any part thereof and to make or concur in any transfer or alterations in the terms in any existing or future mortgage, charge or pledge of the same or any part thereof as my Attorney shall think fit and in general to sanction any scheme for dealing with the mortgages, charges or pledges of my properties or any part thereof as fully and effectually as I myself could have done and in connection with and under such sale, mortgage, pledge or charge to employ or remunerate any valuer and also for me and in my name to do or otherwise consent to the doing of any act connected with the registration in respect of such sale, mortgage or charge under the provisions of the Indian Registration Act, 1908 or any other statute modifying or extending the same or any rules made thereunder as I myself might do or might have done.

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36. To promote or join in promoting any company or syndicate formed to purchase or acquire any land business concessions, claims, rights, interest or property or otherwise and to make all payments which my Attorney may think necessary or fit in respect of such promotion and to contract with such company or syndicate notwithstanding that my Attorney may be a promoter himself thereof or in any way interested in the promotion thereof or may be or to be about to become interested or connected therein as shareholder, director, manager, secretary or in any other character or capacity.

37. To borrow from time to time for me and for any of firms wherein I may become interested, any sums of money on such terms and conditions and with or without security as my Attorney may think fit and to execute bond, mortgage charge, hypothecation, pledge or other document and/or give such guarantees, Indemnities or other securities as the circumstances of the case may require or as my Attorney may think fit and for the purpose of securing repayment of any sums borrowed as aforesaid, to execute sign and seal as my acts and deeds or on the act and deed of any firms in which I may become interested and to deliver such bonds, mortgages, charges, hypothecation, pledges and other documents in respect of the properties belonging to me or to any of the firms in which I may become interested and with and subject to all such covenants, powers and stipulations as my Attorney shall think necessary and proper or be advised.



38. To lend and make advance of any moneys belonging to me or to any of the firms in which I may become interested at such rate of interest and with or without securities and upon such other terms and conditions as my Attorney may think fit to any person or persons firm or body corporate or otherwise and to receive and give good and valid receipts and discharges and on payment or repayment of such or such sums so advanced and/or interest and/or commission therein.

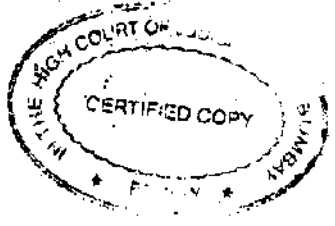
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39. To use and dispose of all the capital, credits, stock and effects which now are or shall be employed in or due or owing in respect of my business and to sell, exchange, surrender or give up all and singular the lands, hereditaments and premises and other properties moveable or immoveable which may at any time be belonging to me alone or jointly with another or others or which I or any of the firms in which I may become interested or jointly with another or others may have right to sell or disposing power with their appurtenances either by public auction or by private agreement either together or in separate portions or lots for such prices and subject to such covenants, reservations and restrictions as my Attorney may think fit.

40. To accept from proper parties all assurance or other writings in my favour and or in favour of any firm in which I may become interested as my Attorney may think fit of any lands, hereditaments and premises and other properties moveable and immoveable and to make all payments and to enter into for me or for any firms in which I may become interested and to do all other things on my behalf or on behalf of any firms in which I may become interested as may be necessary for completing such transactions as my Attorney may think fit.

41. To consent to or allow any alterations in the rate of interest upon any mortgages or pledges or charges or other security or the terms of repayment or redemption and to consent to or allow any arrears of interest upon such mortgage or charges or pledges or other securities to be capitalised and carry interest and to authorise the release of any of the securities for any debt or debts.

42. To sign and seal as my act and deed or as the act or deed of any firm in which I may become interested, any deed or deeds and/or instrument in writing and to do all acts and things whatsoever which may be necessary or



property for carrying out of any agreement for purchase, sale, exchange, mortgage, charge, pledge, release, reconveyance, reassignment, license, surrender lease, transfer or otherwise and to complete, effect and carry out all agreements in the premises.

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43. To enter into partnership with any person or persons including my Attorney either on my behalf and in my name or on behalf of and in the names of any firms in which I may become interested or otherwise to do all acts and things necessary in that behalf and to provide capital and lend moneys to and otherwise assist and manage such partnership business as my Attorney may think fit and in particular to employ any moneys belonging to me and/or to any firms in which I may become interested and on such terms and conditions and whether without or on such security and on such terms and conditions as my Attorney may think fit without in any manner being responsible for any loss that may be occasioned thereby and with liberty to him to vary such investments and arrangements from time to time as my Attorney may think fit or be advised.

44. To make and agree to any modification of the constitution of and any terms and conditions of any partnerships in which I now am or may hereafter be a partner.

45. To dissolve or agree to dissolve or retire or agree to retire from the partnership in which I or any such firm or firms may be a partner or partners and to enter into, sign, seal deliver and execute as my Attorney may think necessary to receive and give good and effectual receipts and discharges for the charges of myself or of any such firm or firms in the assets of the business or for the purchase moneys of shares therein or any part of such shares and to do all acts and things in the premises as my Attorney may think fit.

46. No dissolution of any partnership or partnerships and no change in the constitution of any such firm or firms shall operate as the cancellation of this Power of Attorney.

47. To cause these presents to be registered in the books of any Bank, Company or Corporation whatsoever or in any local public or Government office or elsewhere as occasion may require.

48. To sign, seal, execute and deliver all documents and assurances in the nature of grant, Conveyance, Assignment, Trust, Assurances, Exchange, Transfer, Lease, Licence, Surrender, Mortgage, Charge, transfer of Mortgage,



Further Charge, Additional Security, Hypothecation, Pledge, Release, Reconveyance, Guarantee, Indemnity, and/or any writing, contract, agreement and Instrument whatsoever in or about the management and administration of my estate as my Attorney may deem fit and proper to effectually carry out the purposes of these presents.

49. To appear before the Registrar or Sub Registrar of Assurances in Bombay or in any District or Sub District for the purpose of admitting execution of any instruments on documents for registration thereof under the provisions of the Indian Registration Act XVI of 1908 or any statute modifying or extending the same and then and there or at any time thereafter to lodge these presents and register or cause and procure to be registered any deeds, assurances contract or other instruments whatsoever executed by virtue of these presents including these presents, as may be deemed necessary in this behalf as fully and effectually as I could do.

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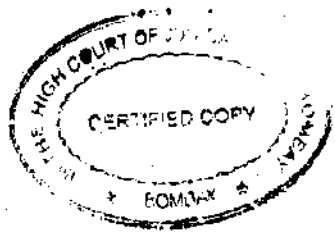
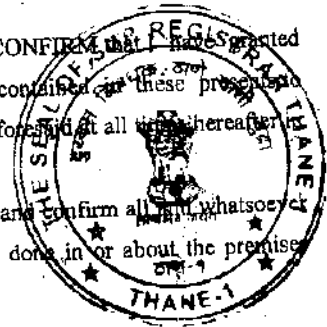
50. To concur in doing any of the acts, deeds, matters and things hereinbefore mentioned in conjunction with any other person or persons interested in the premises.

51. To appoint from time to time substitute or substitutes to act or in place in stead of the Attorney with all or some of the powers and authorities herein contained together with the power to remove such substitute or substitutes and appoint other or others in the place and stead of such substitute or substitutes.

52. And in general to do all other acts deeds matters and things whatsoever in or about the conduct management and administration of my estate wheresoever situate in India and all the affairs relating thereto as amply and effectually to all intents and purposes as we myself could do in my own proper person if these presents had not been made and executed.


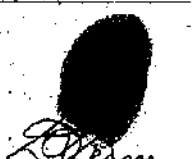

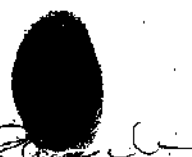
53. AND I DO HEREBY DECLARE AND CONFIRM that I have granted unto my Attorney the powers and authorities contained in these presents to be exercised by my Attorney in the manner aforesaid at all times hereafter in relation to my estate wheresoever situate.

54. AND I DO HEREBY AGREE to ratify and confirm all that whatsoever my Attorney shall lawfully do or cause to be done in or about the premises aforesaid by virtue of these presents.

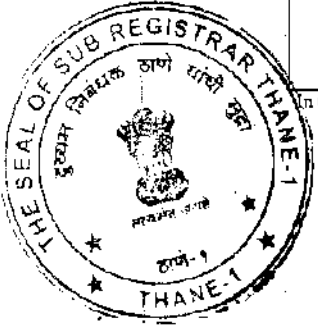


55 Specimen signature, left hand thumb impression and photograph of my Constituted Attorney are appended hereunder.

IN WITNESS WHEREOF I, the said DHARMENDRA TEKCHAND VERMA hereunto set and subscribed my hands at 1 Doshi Rd, this 26 day of October, 2007.

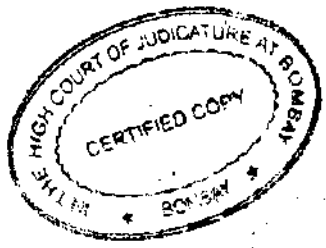
<p>टनन - 9</p> <p>दस्तावेजात येणे/रकम</p> <p>984 ru</p>	GRANTOR	PHOTOGRAPH	SIGNATURE & LEFT HAND THUMB IMPRESSION
	DHARMENDRA TEKCHAND VERMA		
	ATTORNEY	PHOTOGRAPH	SIGNATURE & LEFT HAND THUMB IMPRESSION
	DEEPAK TEKCHAND VERMA		

In the presence of



Before 
Notary Abhishek Kumar

Signature & Seal of the Indian Consulate, USA.

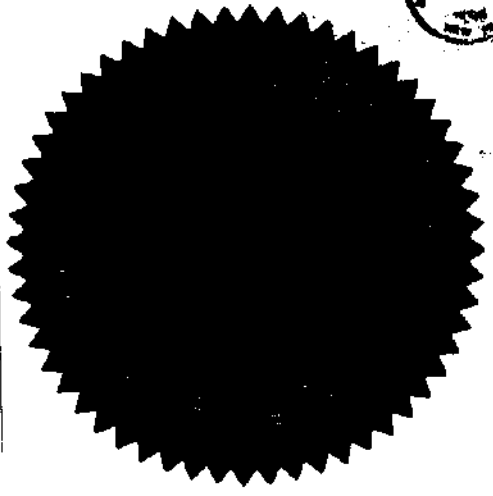


SEEN IN THE CONSULATE GENERAL OF INDIA, NEW YORK, USA

NO.USANC 087507 DATE: OCT 26 2007
THE CONSULATE GENERAL DOES NOT HOLD ANY RESPONSIBILITY ABOUT THE CONTENTS OF THE DOCUMENT.



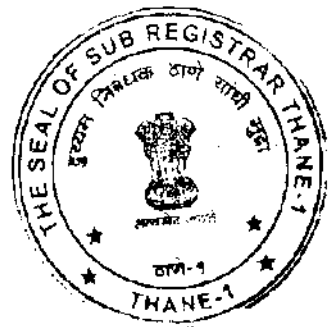
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Assistant Consular Officer
CONSULATE GENERAL OF INDIA
NEW YORK



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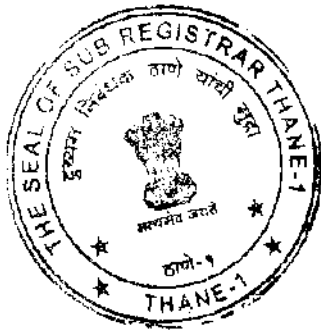
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Shilpa
Assistant Registrar
High Court, Appellate Side
Bombay 400 032.

पान - 9
बस संख्या 4280/2090
परेल



टनल - १
दस्तावेज क्रमांक ५२१५/२०१५
१४ / २५

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(Decree)

PHOTOCOPY/ Typing

U-308/2016

CASE NO.: First Appeal No. 1419/2008

Prepared by : Mrs. A. M. Patil
 Mrs. Vidya Kumbhar
 Mr. P. C. Patil
 Mr. Sharad Chavan
 Mrs. V. V. Kedam
Mr. V. V. Shirsath

Clerk
 Clerk
 Clerk
 Clerk
 Clerk
 Clerk

Verd
21/01/2017

Compared by : Mrs. S. S. Hadkar
 Mrs. R R Ghadigaonkar
 Mrs. P. P. Sawant

Assistant
 Assistant - 9
 Assistant
 Assistant
 Section Officer : 1 222
 Section Officer : 180
 Section Officer : 51117

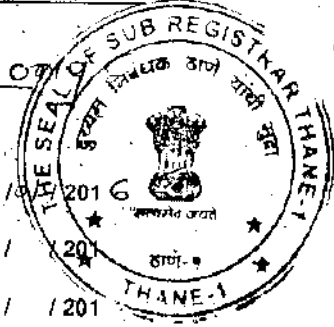
Verified & Examined by : Mrs. P. P. Kolge
 Mrs. B. B. Shirke
 Mrs. S. A. M. Shah

Pages : 22

Typing/Xeroxing and Comparing Charges

Rs. 154/- Ps

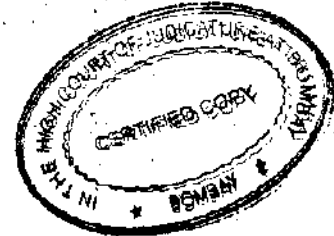
TOTAL RUPEES : One hundred Fifty Four



- 1) Date of Application :
- 2) Date on which office objection removed
- 3) The date on which application was Completed
- 4) The date on which copy was ready
- 5) The date on which copy was delivered

21/1/2016
 1/201
 1/201
 06/10/2017
 21/01/2017

for
Asst
21/1/17
 Assistant
 Certified Copy Branch
 High Court, Appellate Side, Bombay



APPELLATE DECREE

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

APPELLATE CIVIL JURISDICTION.

Case - 9
4290/2008
902/2015

District : Thane

This 27th Day of November, 2015

FIRST APPEAL NO. 1419 OF 2008

(For titles separate list attached herewith)

Claim : Rs. 13,52,000/- For both purpose

The Plaintiff has filed the Special Civil Suit No. 35 of 1985 for specific performance and for other reliefs against defendants.

The Appellant preferred this appeal to this Hon'ble Court against the Judgment and order passed by the 3rd Joint Civil Judge, Senior Division, Thane in Special Civil Suit No. 35 of 1985.

The Appeal came up for order on 27/11/2015 before the Hon'ble Court (CORAM : MRS. MRIDULA BHATKAR, J), and upon hearing Mr. R. P. Mudholkar Advocate for the Appellant, Mr. S.V. Mehta i/b M/s. Malvi Ranchoddas & Co. Advocate for the Respondents, the Hon'ble Court has disposed of in terms of the consent terms the appeal by passing the order.

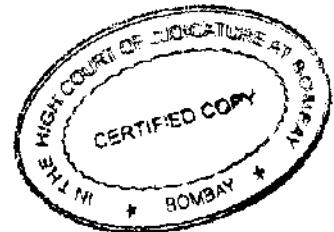
(True copy of the order & consent terms are enclosed herewith).

Witness, V. K. Tahilramani, Acting Chief Justice at Bombay, aforesaid this 27th day of November Two Thousand Fifteen.



By the Court,

For Registrar





20 TWENTY RUPEES

20 TWENTY RUPEES

20 TWENTY RUPEES

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20 TWENTY RUPEES

टोल - 9
दस्तावेज क्र. 4236/2007
9/10/2007

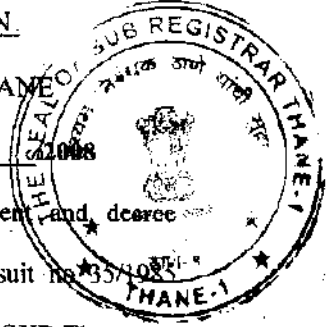
IN THE HIGH COURT OF JUDICATURE MUMBAI

APPELATE CIVIL JURISDICTION

DIST : THANE

First Appeal No. _____

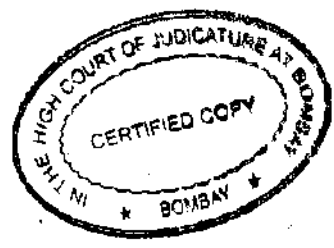
In the matter of judgment and decree
passed in Special Civil suit no. 35/2007
dated 23.10.2007 by 3rd Jt CJJD Thane



Rajdeep Cooperative Housing
Society Ltd., having its address
at Gokhale Road, Opposite Satya
Apartment, Near Malhar Talkies,
Naupada, Thane 400602.

....Appellant

[Original Plaintiff]



[Handwritten signature]

2017 - 9
4291/2097
959/202

3

v/s

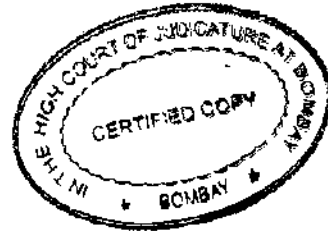
1. Messers. Ninad Builders, having
its address at 7, Chakrarihar
Niwas, Yogi Nagar Petrol Pump
Thane 400602

2. Smt Kaushalyadevi Tekchand Verma
flat no 15, May fair building,
Chgurchgate Bombay 400 020

3. Smt Veerbala L.R.Reddy, c/o
Smt Kaushalyadevi Tekchand Verma

flat no 15, May fair building,
Chgurchgate Bombay 400 020

4. Shri Deepak Tekchand Verma,



237 - 9
4296/2097
42/22

6, Ravindra Mansion, Dinshaw

Vacha Rd, Bombay 400 020

5. Shri Dharmendra Tekchand Verma

c/o Smt Kaushalyadevi Tekchand

Verma, flat no 15, May fair

building, Chgurchgate Bombay

400 020

6. Smt Savitridevi Hardayal Verma

(since Deceased) through her heirs

a) Hardayal Verma

b) Smt Veena Hardayal Verma

c) Shri Shashi Hardayal Verma

all residing at P-8, N.D.S.R.

Part II, New Delhi

7. Messrs N.G. Munjra & Co. having

its address at 56, May Nikolan

Kopri Colony, Thane.

8. Messrs Ramesh Enterprises,

having its add/t C/o Shri M K Natu

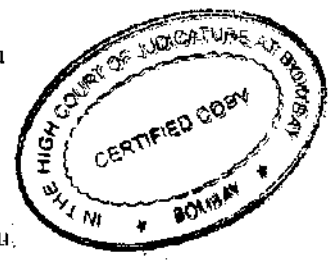
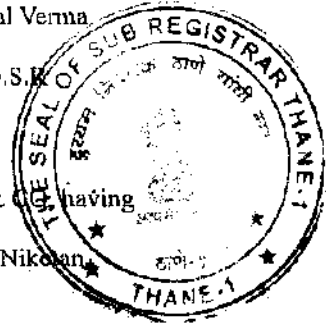
Rajhans, Shivaji Path, Thane

9. M/S Satvachan Agencies,

having its add/t C/o Shri M K Natu.

Rajhans, Shivaji Path, Thane

10. M/S Balani Builders, having their



(Handwritten signature)

address at Bldg no 5, 1st floor,

Daulat Nagar Society, Kopri,

Thane.

11.M/S Jaydeep Enterprises

ठाने-१
 दस्ता क्र. ५२५५/२०९
 ९५३/२०९

having its addt C/o Shri M K Natu

Rajhans, Shivaji Path, Thane

12.M/S Tinny Builders,

having its addt C/o Shri M K Natu

Rajhans, Shivaji Path, Thane

13.M/s Satyan Enterprises,

having its addt C/o Shri M K Natu

Rajhans, Shivaji Path, Thane

.....Respondents

14. M/s Mahantara & Co.,
 Adv. & Solicitor Firm,
 having its addt, 16, Tanager
 Lane, Fort, Mumbai - 23
 (Order No. 29/1985, Ex. 27/85, 28/85)
 To.

[Original Defendants]

The Hon'ble Chief Justice

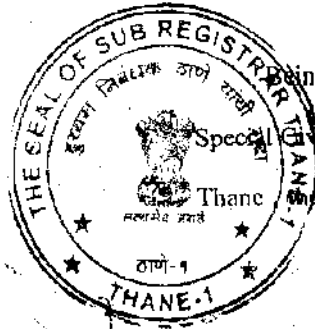
and his companion judges

of High court, Bombay

Claim: Rs. 13,52,000/- for both purposes

MOST RESPECTFULLY BEGS TO SUBMIT AS UNDER:

MEMORANDUM OF APPEAL



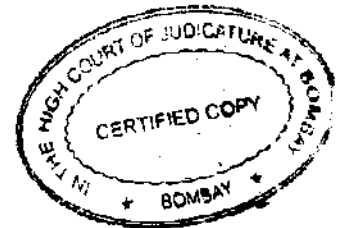
being aggrieved by the judgment and decree passed in

Special Civil suit no 35/1985 dated 23.10.2007 by 3rd Jt CJJD

the appellant begs to prefer this appeal on following

TRUE COPY

Section Officer
 Decree Department
 High Court, Appellate Side
 Bombay



PARAD CONTINUATION SHEET
IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

FIRST APPEAL NO.1419 OF 2008

2015-11-27
422/2008
948 / 2015

Office Notes, Office Memorandum of Coram, appearances, Court's orders or directions and the Registrar's orders

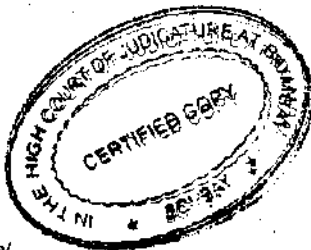
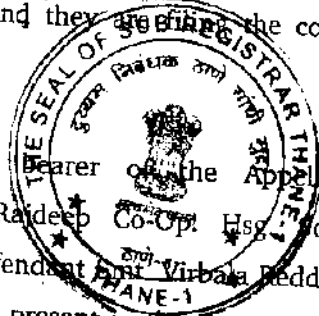
Court's or Judge's orders

Mr. R.P. Mudholkar, for the Appellants.
Mr. S.V. Mehta i/b. M/s. Malvi Ranchoddas & Co.,
for the Respondents.

CORAM: MRS.MRIDULA BHATKAR, J.
DATED: 27th NOVEMBER, 2015

The learned counsel for both the parties submit that the parties are ready to settle the dispute amicably and they agree to the consent terms.

2. The office bearer of the Appellants/ Original Plaintiff Raideep Co-Op. Hsg. Society Limited and the Defendant Sri Virbala Reddy are present. The parties present in the Court confirms the contents in the Consent Terms. The Consent Terms is taken on record and marked 'X' for identification.



Wishal

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Deccan Department
High Court, Appellate Side
Bombay

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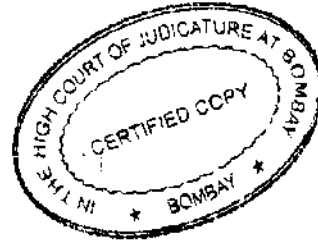
टलन - 9
दस्त क्रमांक 4250/209
944 / 202

3. In view of the above, First Appeal stands disposed of in terms of the consent terms. The decree is to be drawn in terms off the consent terms.

4. The Appellants are entitled to refund in accordance with the rules.

TRUE COPY

S. K. Madhavi
 15/7/16
 Section Officer
 Decree Department
 High Court, Appellate Sdys.
 Bombay



Vishal

Dr. Mohan (8)

Judge's orders
22/11/15
22/11/15
22/11/15

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION**

FIRST APPEAL No. 1419 of 2008

Rajdeep Co-op Hsg Soc Ltd

का. नं - 9 Appellants
Org. Plaintiff 1406/2008
<i>gubran</i>

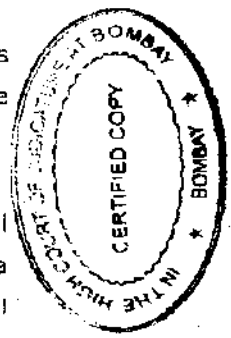
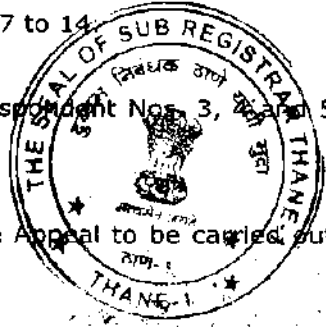
V/s

- 1) Smt. Virbala Reddy
- 2) Shri. Deepak Tekchand Verma
- 3) Shri. Dharmendra Tekchand Verma Respondents
(Org. Defendants)

CONSENT TERMS

- 1. The name of Respondent No.2 allowed to be deleted as since deceased.
- 2. Appellants allowed to withdraw the Appeal against Respondent Nos. 1, 6(a), (b), (c) and 7 to 14
- 3. Appellants allowed to renumber Respondent Nos. 3, 4 and 5 as Respondent Nos. 1, 2 and 3.
- 4. The amendments to the title of the Appeal to be carried out forthwith.
- 5. The Appellants and Respondents have settled the disputes amicably with the intervention of respectable persons in the Society on the following terms and conditions:

(1) The Respondents are the owners of all that piece or parcel of land or ground situate lying and being at Naupada, Taluka and District Thane within the limits of the Thane Municipal Corporation bounded on the East side by Prashant Nagar Road, on the West side by Vasant Plot on the North side by



SR *[Signature]* *[Signature]* *BR* *[Signature]* *[Signature]*

(8) The Expe
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by Appeal
Professio

Prashant Nagar and on the South side by: Gokhale Road,
 being Survey No. 23 Hissa No. 2, Survey No. 24(Part),
 Survey No. 25-A(Part), Survey No. 25-A Hissa No. 3 (Part),
 Survey No. 25-A Hissa No. 2(Part) and Survey No. 26 (Part)
 admeasuring 12166.20 sq. meters or thereabout (hereinafter
 referred to as "the Larger Plot"). The Respondents have
 agreed to execute Conveyance Deed of the land admeasuring

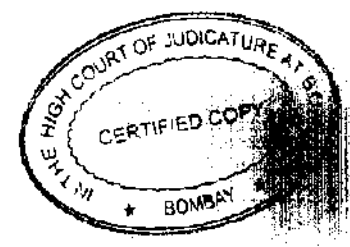
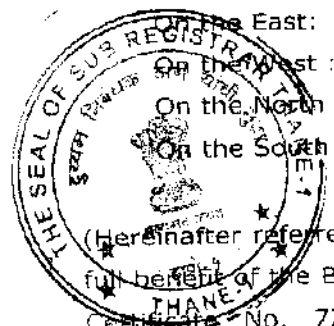
3,930 sq. meters out of the Larger Plot which is possessed
 and occupied by the members of the Appellant Society within
 a period of One month from the Respondents receive from
 the Court of Civil Judge (S.D.) Thane the amount referred to
 in Clause 5 below and also to lodge the same for
 registration in the office of Sub-Registrar of Assurance,
 Thane. The description of the land agreed to be conveyed to
 the Appellants by Respondents is as under:

Sr. No.	Survey No.	Hissa No.	Tika No. / Sheet No.	City Survey No.	Area (Sq. Meters)
1.	23	2 (Part)	19	31	1,926.00
2.	24 (Part)	-	21	33 (Part)	1,154.00
3.	25-A	3 (Part)	21	14 (Part)	814.00
4.	25-A	2 (Part)	21	8 (Part)	36.00
Total					3,930.00

The said plot is bounded as follows:

On the East: by Prashant Nagar Road
 On the West: by Vacant plot
 On the North: by Prashant Nagar (Wadar Wadi)
 On the South: by Gokhale Road.

(Hereinafter referred to as "the Plot of Land") together with the
 full benefit of the Building Plan sanctioned, vide Commencement
 Certificate No. 72 dated 19/06/1972 and Commencement
 Certificate No. 93 dated 17/06/1975 by Thane Municipal Council.



[Handwritten signatures and initials]

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24 (Part I)
Maha Board
(Part I)
No.

(10)

(2) The Expenses of stamp duty, registration charges and out of pocket expenses of the Sale Deed shall be borne and paid by Appellants. Each Party shall bear their professional fee.

their Associates' 9
इस संकेत 42/11/1209
[Signature]

(3) The Respondents expressly agree and give consent that the Appellant Society shall be entitled to all the benefits of building plan sanctioned by Thane Municipal Council vide Commencement Certificate No. 72 dated 19/06/1972 and Commencement Certificate No. 93 dated 17/06/1975.

(4) The Respondents declare that they are the absolute owners of the above referred suit land and that they have absolute authority and full power to execute the Conveyance Deed as contemplated above.

(5) The Appellant Society had deposited a sum of Rs.9,20,000/- from 23/07/1976 to 11/09/1980 with M/s. Mahimtura and Company. M/s. Mahimtura and Company deposited the said amount in fixed Deposit from time to time, in pursuance of the directions of the Court of Civil Judge senior Division, Thane in Special civil Suit No.35/1985. M/s. Mahimtura and Company deposited the said amount of Rs.9,20,000/- along with accrued interest thereon in the said Court of Civil Judge Senior Division, Thane to the credit of the said Special Civil Suit No. 35 of 1985. The said aggregate amount has been reinvested in fixed Deposit from time to time and as on 30th September, 2015 the said amount along with interest comes to approximately Rs. 1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven thousand Nine Hundred and Eighty Five only) which is presently lying deposited in the Court of Civil Judge Senior Division, Thane.

SEAL OF DISTRICT JUDGE
THANE
21/01-9

(6) Agreed, declared and ordered that the Respondents be and are hereby permitted and authorized to withdraw the amount lying to the credit of the above Suit No. 35/1985 in

IN THE HIGH COURT OF INDIA AT BOMBAY
CERTIFIED COPY
BY
[Signature]

[Signatures]

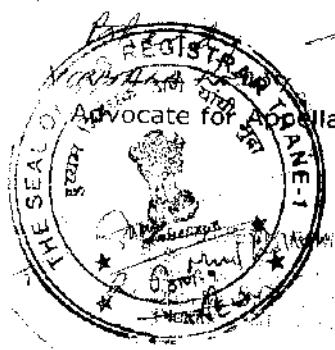
टवान - 9
 the Court of Civil Judge, senior Division, Thane with further
 interest upto the date of withdrawal and the Civil Judge,
 Senior Division Thane is requested to permit the
 Respondents to do so.

The Appellants withdraw all claims on the amount of the said deposit. The Cheques of the above amount will be drawn in the name of Smt. Virbala Reddy, Shri. Deepak Tekchand Verma and Shri. Dharmendra Tekchand Verma of equal amount.

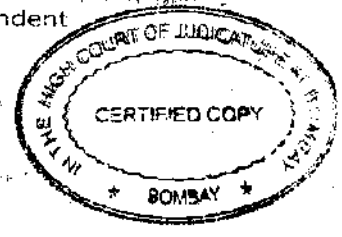
- (7) Upon such withdrawal, the Respondents shall immediately execute and lodge for registration the Conveyance in respect of the Plot of Land in the form annexed hereto and marked Annexure - I.
- (8) In case of failure of the Respondents to execute and get registered the Conveyance Deed, as per copy annexed, within the period as proved in clause (1) above the Appellants and Respondents agree that this consent decree will operate as legal transfer of title of the property described herein above and the Appellants are entitled and at liberty to get registered this decree with Sub-Registrar of Assurance Thane.
- (9) Both the parties shall bear their respective costs of Special Civil Suit No. 35 /1985 as well as this First Appeal.

Smt. A.D. Santakher (Chairman) *B.S. Somnath* (Secretary) *Appellants*

Advocates for Respondent
DEEPAK VERMA *Advocates for Respondent*



Nos.1 to 3.
Melvi
 Melvi Ranchhobur



SR *SR* *SR*

Kaushalyadevi Tekchand Verma as the Executors and by whom he devised and bequeathed inter alia the Larger Plot to his wife, Smt. Kaushalyadevi Tekchand Verma, his daughter, and his two sons (the Vendors herein) in equal shares.

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4220/209A
Sd/- 2008

AND I
Sub-Registrar
Co-operative
Purchaser
Succeeded by its

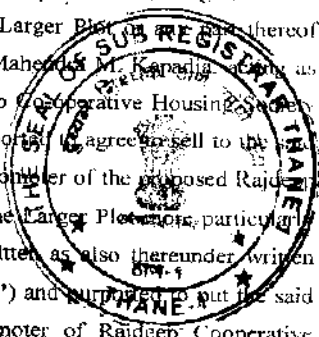
AND WHEREAS the names of all the above three persons were brought on record vide Mutation Entry 2746 and accordingly the Larger Plot of land was transferred in their names.

AND WHEREAS the said Smt. Kaushalyadevi Tekchand Verma died on 30th December, 1995 and accordingly Mutation Entry No. 5022 was certified and the said larger plot of land was transferred in the name of the Vendors herein.

AND WHEREAS the Vendors thus became seized and possessed of and otherwise well and sufficiently equipped to the said Larger Plot which is more particularly described in the First Schedule written hereunder.

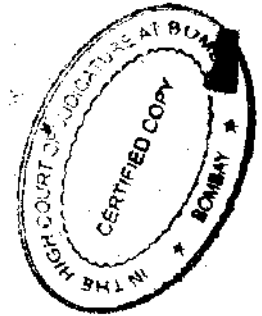
AND WHEREAS the Vendors by Sale Deed dated 24/04/2008 executed with Theme Developers Pvt. Ltd. through its Director Mr. Hareesh Daulatani, sold and conveyed 7,219.20 sq. meter land out of the above referred property. The said Sale Deed is registered on 24/04/2008 with Sub-Registrar of Assurance Thane -1 at serial No. TNN-1-2452/2008.

AND WHEREAS one M/s. Ninad Builders, who had no right, title or interest in or agreement in respect of the said Larger Plot thereof purported to enter into an agreement with Mr. Mahendra M. Kapadia as the Chief Promoter of the then proposed Rajdeep Co-operative Housing Society Ltd. by which the said M/s. Ninad Builders purported to agree to sell to Mr. Mahendra M. Kapadia acting as the Chief Promoter of the proposed Rajdeep Co-operative Housing Society Ltd. a portion of the Larger Plot more particularly described in the Second Schedule hereunder written as also thereunder (hereinafter referred to as the 'said Plot of Land') and to put the said Mr. Mahendra M. Kapadia as the Chief Promoter of Rajdeep Co-operative Housing Society Ltd. in possession thereof.



AND WHEREAS the Purchaser intended to develop the said Plot of Land by constructing a multi-storied building thereon.

AND WHEREAS the intending purchasers of the premises incorporated and registered a Co-operative Housing Society on 08th November, 1975 and registered under No. TNA/HSG/666/1975 in the name of the Purchaser.



SR
BR

AND WHEREAS the Purchaser Society that the Purchaser described in Section conditions as in Deed is the

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209
209

AND WHEREAS the Purchaser requested the Vendors to transfer, convey and assign the said Plot of Land alongwith full benefit of sanctioned Building plan bearing V.P. No. 72 dated 19/06/1972 and V.P. No. 93 dated 17/06/1975 sanctioned by Thane Municipal Council to the Purchaser.

AND WHEREAS the Purchaser had deposited, from 23/07/1976 to 11/09/1980, Rs. 9,20,000/- (Rupees Nine Lac Twenty Thousand only) M/s. Mahimtura and Co., Solicitors.

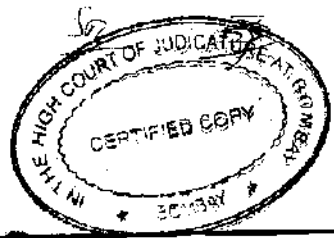
AND WHEREAS the Purchaser filed Spl. Civil Suit No. 35 of 1985 against the Vendor and other parties for specific performance in the Court of Civil Judge (S.D.), Thane. During pendency of the said suit, M/s. Mahimtura and Co., Solicitors, deposited the said sum of Rs. 9,20,000/- (Rupees Nine Lac Twenty Thousand only) alongwith interest accrued thereon in Civil Court, Thane to the credit of the said Civil Suit No. 35 of 1985. The said amount was from time to time reinvested in Fixed Deposits and after accumulation of interest a sum of about Rs.1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) is lying to the credit of the said Suit No. 35 of 1985 in the Court of Civil Judge (S.D), Thane.

AND WHEREAS the Court of Civil Judge (S.D), Thane by its judgment and order dated 23/10/2007 dismissed the said Civil Suit No. 35 of 1985.

AND WHEREAS the Purchaser Society filed in the High Court of Judicature at Bombay First Appeal No. 1419 of 2008 against the Judgment and Order in SD Civil Suit No. 35 of 1985. The Vendors and Purchaser have decided to amicably settle their dispute on the condition that the Vendors shall convey, transfer and assign the Plot of Land more particularly described in the Second Schedule hereunder written to the Purchaser on receiving the entire amount lying to the credit of the said Suit No. 35 of 1985 in Civil Court, Thane which the Purchaser has agreed.



AND WHEREAS in consideration of the said amount of Rs.1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) received by the Vendors and in consideration of the settlement arrived at between the Vendors and the Purchaser, the Vendors have agreed to transfer, convey and assign and the Purchaser has agreed to acquire the said Plot of Land.



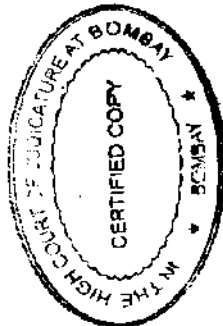
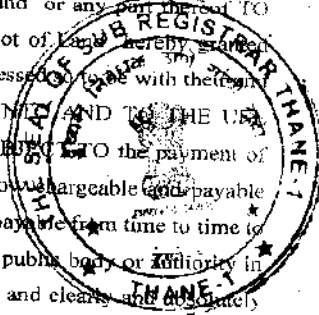
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17/04/2015
17/04/2015
17/04/2015

Handwritten notes in a box: "20/05/2015", "Vijay", "Jest" with a signature.

AND WHEREAS in the Special General Body Meeting of the members of Purchaser Society held on 31/05/2015, a Resolution has been passed unanimously that the Purchaser Society should get the Conveyance of the landed property described in Schedule II written hereunder from the Vendors on the terms and conditions as mentioned in this Conveyance Deed and a draft of the Conveyance Deed is also approved vide Resolution dated 31/05/2015 passed unanimously in the said meeting and vide the said Resolution Chairman, Secretary and Treasurer have been authorized to sign and execute this Conveyance Deed on behalf of Purchaser Society.

NOW THIS INDENTURE WITNESSETH THAT in the premises and in pursuance of the said Agreement between the Vendors and the Purchaser, and in consideration of the sum of Rs.1,39,37,985/- (Rupees One Crore Thirty Nine Lakh Thirty Seven Thousand Nine Hundred and Eighty Five only) or an amount of the date of withdrawal, being the total amount lying to the credit of the said Suit No. 35 of 1985 in the Court of Civil Judge (S.D) Thane (the receipt whereof the Vendors do hereby admit and acknowledge) the Vendors do hereby grant, convey, transfer, assure and assign unto the PURCHASER their all rights, title and interest in the said Plot of Land TOGETHER WITH all and singular areas, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, waters, water courses, rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Plot of Land or any part thereof belonging to or in any way appertaining to, of with the same of any part thereof and the benefit that may arise to the said Plot of Land now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof; AND ALL THAT ESTATE right, title and interest, claim demand whatsoever at law and in equity of the Vendors, into, out of or upon the said Plot of Land or any part thereof TO HAVE AND TO HOLD all and singular the said Plot of Land hereby granted, conveyed, transferred and assured or intended or expressed to be with their every of their rights, members and appurtenances UNTO AND TO THE USE AND BENEFIT OF THE PURCHASER forever, SUBJECT TO the payment of all rents, rates, assessments, taxes, dues and duties now chargeable and payable upon the same or hereafter to become chargeable and payable from time to time to the Government or the Corporation or any other local public body or authority in respect thereof; AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged saved, defended, kept harmless and indemnified of, from and against all former and other estates, title charges, encumbrances whatsoever either already or hereafter had made, executed, occasioned or suffered by the Vendors or by any other person or

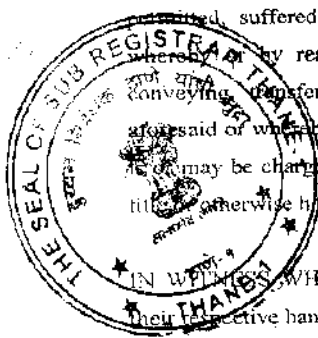


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ADD THE
SCHEDULES
Municipal

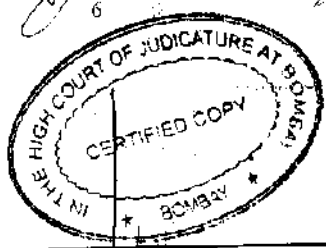
Copy
9
THE PURCHASER THAT NOT
WITTHSTANDING
any act, deed, matter or thing
whatsoever
from through
knowingly, or willingly
2001

persons lawfully or equitably claiming or to claim by from through, under or in trust for them: AND THE VENDORS do hereby for themselves and for their heirs, executors, administrators, assigns and successors covenant with the PURCHASER THAT NOT WITTHSTANDING any act, deed, matter or thing whatsoever the Vendors or any person's lawfully or equitably claiming by from through under or in trust for them, made, done, committed, omitted or knowingly, or willingly suffered to the contrary THEY THE VENDORS now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said Plot of Land hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid; AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said Plot of Land hereby granted, conveyed, transferred and assured with their appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their successors and assignees or any of them; AND FURTHER THAT THE Vendors and all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said Plot of Land hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser the said Plot of Land in the manner aforesaid as shall or may be reasonable required by the Purchaser or its successors or assignees or its Counsel in law AND the Vendors do hereby covenant with the Purchaser that THEY, the Vendors have not at any time heretofore made, done, executed, entitled or knowingly or willingly suffered or been party or privy to any act, deed, matter or thing whereby by reason or means whereof the Vendors are prevented from conveying, transferring and assuring the said Plot of Land in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.



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

SR *SP* *6* *BK* *Q* *R*



टनज - 9

दिनांक 12/10/2017

गुलफ: 222

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces or parcels of land or ground, situate, lying and being at Village Naupada, Taluka and District: Thane within the limits of Thane Municipal Corporation within the Registration Sub - District and District: Thane. The particulars of which are as under:

Sr. No.	Survey No.	Hissa No.	City survey Tikka No.	Limit CTS No.	Area in sq.mts	Remark
1)	23	2	19	31	8320.00	
2)	24	(P)	21	33(P)	1630.46	
3)	25	1(P)	21	7(P)	252.51	
4)	25A	3(P)	21	14(P)	1088.64	
5)	25A	2(P)	21	8(P)	775.09	
6)	26	(P)	21	1(P)	99.50	

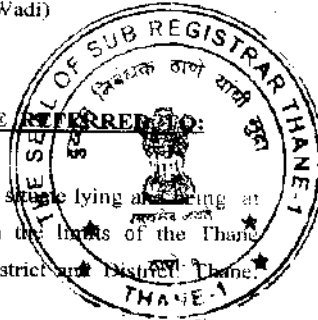
Total : 12166.20 sq. mts.

The above said property is bounded as under:

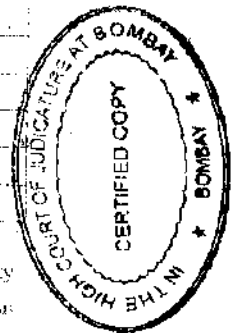
- On the East : Prashant Nagar Road.
- On the West : Slum Area
- On the North : Prashant Nagar (Wadar Wadi)
- On the South : Gokhale Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground situate lying and being at Village Naupada, Taluka and District Thane within the limits of the Thane Municipal Corporation within Registration Sub - District and District: Thane, having following Survey No. and City Survey Nos.



Sr. No.	Survey No.	Hissa No.	Tika No. Sheet No.	City Survey No.	Area (Sq. Meters)
1	23	2 (Part)	19	31	1,926.00
2	24 (Part)	-	21	33 (Part)	1,154.00
3	25-A	3 (Part)	21	14 (Part)	814.00
4	25-A	2 (Part)	21	8 (Part)	36.00
Total					3,930.00



The above City Survey Numbers are shown in Sheet No.19 of the Property Register of Thane City, together with the full benefit of the Building Plan sanctioned vide Commencement Certificate No. 72 dated 19/06/1972 and

SIGNED, SEAL
By the witnesses
M/S. RAJDEE
HOUSING
through

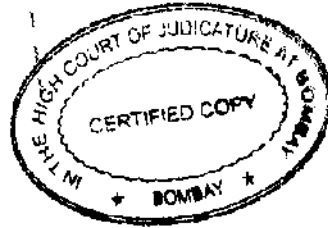
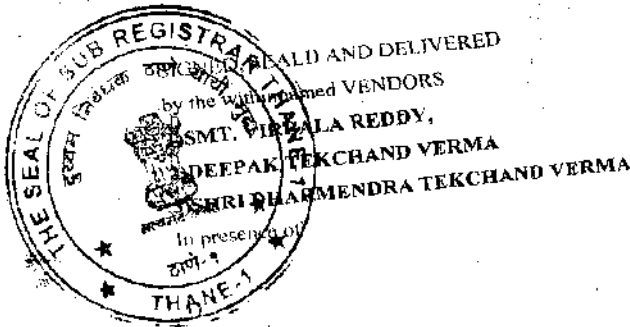
Commencement Certificate No. 93 dated 17/06/1975 by Thane Municipal Council. The said plot is bounded as follows:

On the East:	by Prashant Nagar Road
On the West:	by a vacant plot
On the North:	by Prashant Nagar (Wadar Wadi)
On the South:	by Gokhale Road

The property hereby sold, conveyed and transferred to the Purchaser is shown on the plan by green hatch line on the map, annexed hereto.

LIST OF DOCUMENTS ANNEXED TO THIS CONVEYANCE DEED

- (A) Map of the property referred in Second Schedule above written.
- (B) Property Register Extract of Survey No. described in Second Schedule.
- (C) Building permission (Commencement Certificate) sanctioned by Thane Municipal Council under V.P. No. 72 dated 19/06/1972 and No. 93 dated 17/06/1975 and Part copy of Sanctioned Plan.
- (D) Occupation Certificate bearing V.P. No. 883 dated 26/03/1980 and 27/02/1981.
- (E) Certificate dated 15/07/2014 issued by Architect Mrs. Konkaushalya - Shri Sanjeev Mande, Architect regarding balance potential of the above property.
- (F) List of Members of Purchaser Society showing particulars of stamp duty paid.
- (G) Society Registration Certificate.
- (H) Extract of village form No 2 (N.A. Assessment)



2)

h

BR

8

पत्रिका - 9
4296/2095
गुप्त रज

SIGNED, SEALED AND DELIVERED
 by the withinnamed "PURCHASER"
 M/S. RAJDEEP CO-OPERATIVE
 HOUSING SOCIETY LTD.
 through its :-

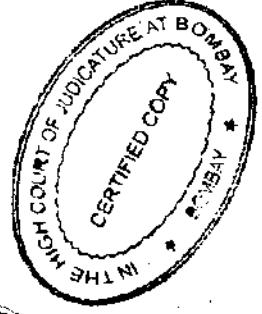
- (1) Chairman, Shri. Arvind D. Sontakke,
 - (2) Secretary, Shri. Sarjerao S. Sonmale
 - (3) Treasurer, Shri. Kamalakant K. Wadkar
- In presence of

[Handwritten signature]

- 1)
- 2)

TRUE COPY

[Signature]
 15/7/16
 Section Officer
 Decree Department
 High Court, Appellate Side
 Bombay



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टोल - 9
दस्ता क्रमांक 4294 2007 N
945/222

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GCP-J 1829-B(5000-12-2014)

SM-Civil Suit No-35/85

Urgent-Thane

CIVIL
CIVIL REVISION APPLICATION No:
SUIT PETITION

(Spl.-H.C., A.S., D.D-1e.

OF 20

W.P.

IN APPEAL No.

OF 2008

(F.A)

(disposed)
(Conduct Terms)

FROM ORIGINAL DECREE
APPELLATE

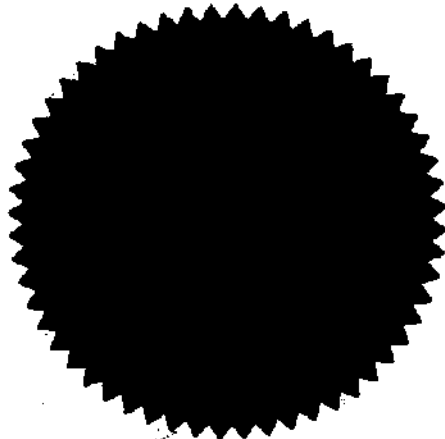
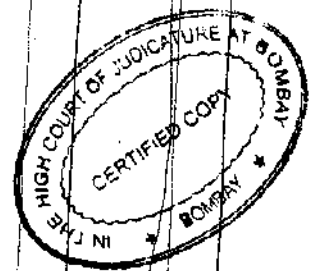
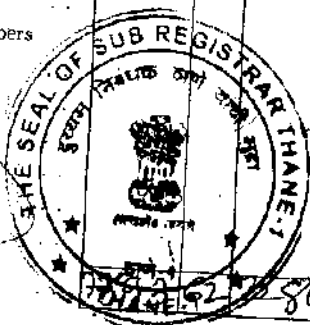
Bill of Costs in the High Court

Received for Costs on 25/11/16
Costs Taxed on 26/11/16
Costs Notified on 28/11/16

For Claim: - Rs 13,52,000/- for both parties

- Stamps for the Memorandum of Appeal/W.P. Application
- Stamps for copies of Decrees or orders and judgments
- Stamps for Vakalatnama
- Stamps for application to enter the names of the heirs of the deceased
- Bhatta for Process
- Sectioner's Fee
- Advocate's Fee 3
- Sucharge
- Printing Charges
- Copying Charges for preparing paper-books
- Stamps for Affidavit
- Search Fee
- Stamps for application for calling for additional papers
- Stamps for Memorandum of Cross-objections
- Advocate's Fee in the matter of Cross-objections
- Surcharge
- Printing charges of Cross-objections
- Cost at the trial of issue sent down
- Costs of translation and copies of translation

By the Applicant		By the Respondent Opponent		By the Respondent Opponent	
Rs	P	Rs	P	Rs	P
15000	00				
4500	00				
10	00				
15	00	15	00		
100	00				
203	00				
2265	62	2265	62		
Total		8062			



baile 02/11/16
Taxing Officer

Podak 04/11/16
Deputy Registrar

The 27th day of

NOV. 2015

5810
04/10/16

Clerk

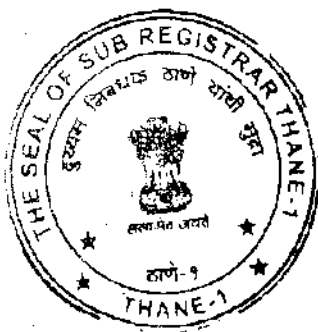
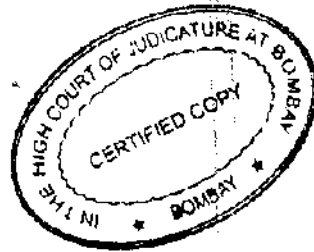
Assistant
25/11/16

Mr. R.P. Muelholkar, Adv.
for applicant.

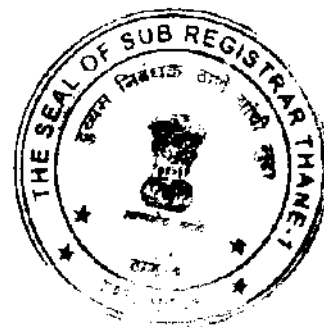
Mr. S.V. Mektailb. Mr.
Matri Ramchaldas
for the Respondent.

१९९१/२२
१९९१/२२
१९९१/२२

TRUE COPY
S. S. S.
Assistant Registrar
High Court, Appellate Side
Bombay 400 032.



टोल - 9
दरवाजा ५२५५२०१६
गोप २२



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Order

Photocopy/Typing

U-3782/2017

CASE NO.: First Appeal No. 1419/2008

Prepared by : Ms. S.S. Mancharkar Clerk :
 Mr. S.P. Swami Clerk :
 Mrs. V.S. Kumbhar Clerk :
 Mr. P. C. Patil Clerk :
 Mrs. A.S. Grandhi Clerk : Grandhi

Compared by : Mrs. S. S. Hadkar Assistant : 04/07/17
 Mrs. R R Ghadigaonkar Assistant :
 Mrs. P. P. Sawant Assistant :
 Assistant : grg

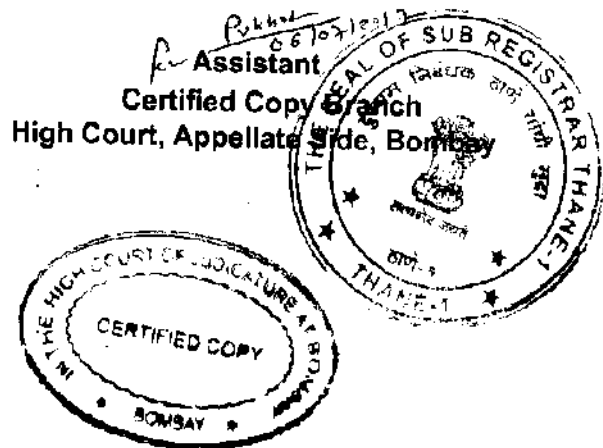
Verified & Examined by : Mrs. P. P. Kolge Section Officer : grg
 Mrs. B. B. Shirke Section Officer :
 Mrs. S. A. M. Shah Section Officer : 5/07/17

Pages: 6

Xeroxing and Comparing Charges TOTAL AMOUNT : Rs. 42/-

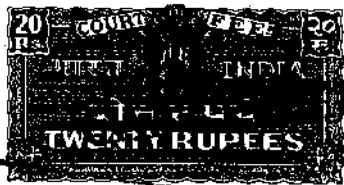
TOTAL RUPEES : Forty Two Only

- 1) Date of Application : 21/08/2017
- 2) Date on which office objection removed : 1/12/01
- 3) The date on which application was Completed : 1/12/01
- 4) The date on which copy was ready : 05/10/2017
- 5) The date on which copy was delivered : 06/10/2017





1



टोल - 9
 वस्तु क्रमांक 4290/2008
 9/1/2008

IN THE HIGH COURT OF JUDICATURE MUMBAI

APPELATE CIVIL JURISDICTION

DIST : THANE

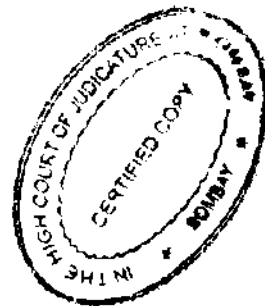
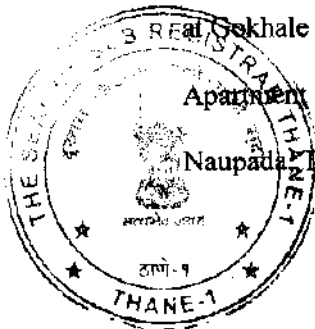
First Appeal No. 1419 /2008

In the matter of judgment and decree
 passed in Special Civil suit no 35/1985
 dated 23.10.2007 by 3rd Jt CJJD Thane

Rajdeep Cooperative Housing
 Society Ltd.,having its address
 at Sekhale Road, Opposite Satya
 Apartment, Near Malhar Talkies,
 Naupada, Thane 400602.

....Appellant

[Original Plaintiff]



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टॉक - 9
 42/10/2010
 गुणवत्ता

6 Ravindra Mansion, Dinshaw
 Vacha Rd, Bombay 400 020
 5 Shri Dharmendra Tekchand Verma
 C/o Smt Kaushalyadevi Tekchand
 Verma, flat no 15, May fair
 building ,Chgurchgate Bombay
 400 020

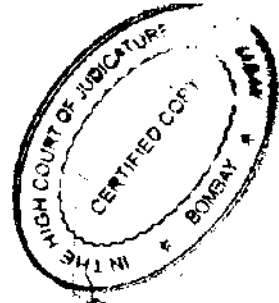
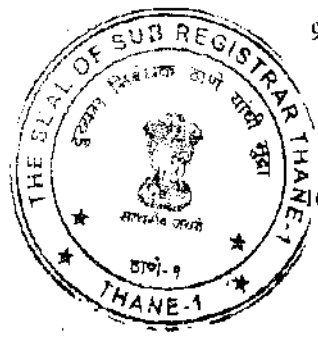
6.Smt Savitridevi Hardayal Verma
 (since Deceased) through her heirs
 a) Hardayal Verma
 b) Smt Veenu Hardayal Verma
 c) Shri Shashi Hardayal Verma
 all residing at P-8, N.D.S.R
 Part II, New Delhi

7.Messrs N.G.Munjra & CO, having
 its address at 56, May Niketan,
 Kopri Colony, Thane .

8.Messrs Ramesh Enterprises ,
 having its add/t C/o Shri M K Natu
 Rajhans, Shivaji Path, Thane

9.M/S Satvachan Agencies.,
 having its add/t C/o Shri M K Natu
 Rajhans, Shivaji Path, Thane

10.M/S Balani Builders , having their



(Handwritten signature and a long diagonal line)

7

टलन - 9
५२११०/२०१८
१५/१२/२०२०

address at Bldg no 5, 1st floor,
 Daulat Nagar Society, Kopri,
 Thane.

11. M/S Jaydeep Enterprises

having its add/t C/o Shri M K Natu
 Rajhans, Shivaji Path, Thane

12. M/S Tinny Builders,

having its add/t C/o Shri M K Natu
 Rajhans, Shivaji Path, Thane

13. M/s Satyan Enterprises,

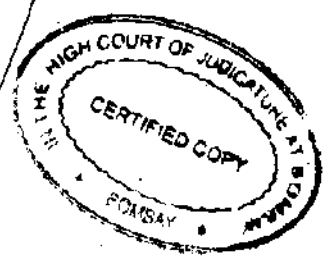
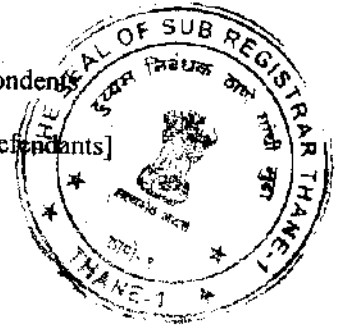
having its add/t C/o Shri M K Natu
 Rajhans, Shivaji Path, Thane

(Handwritten initials)

14. M/s. Malimtura & Co.,
 Adv. & Solicitor Firm,
 having its add/t, 16, Tangevit
 Laid 497, Mumbai - 23
 (Defendant has been deleted by the
 order of the court dated 27/03/2020 at
 CTO Thane)

.....Respondents

[Original Defendants]



एनं - 9
दस्तावेज क्रमांक 12094
पृष्ठ 1

904-fa-1419-2008.doc

PARAD CONTINUATION SHEET
 IN THE HIGH COURT OF JUDICATURE AT BOMBAY
 CIVIL APPELLATE JURISDICTION

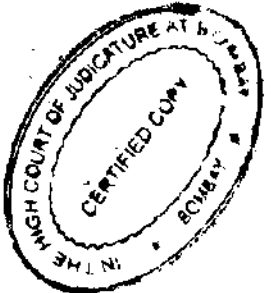
FIRST APPEAL NO.1419 OF 2008

Office Notes, Office Memorandum of Coram, appearances, Court's orders or directions and the Registrar's orders

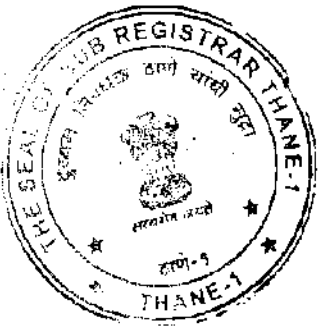
Court's or Judge's orders

Mr. R.P Mudholkar, for the Appellants.
 Mr. S.V. Mehta i/b. M/s. Malvi Ranchoddas & Co., for the Respondents.

CORAM: MRS.MRIDULA BHATKAR, J.
 DATED: 27th NOVEMBER, 2015



The learned counsel for both the parties submit that the parties are ready to settle the dispute amicably and they are filing the consent terms.



2. The office bearer of the Appellants/ Original Plaintiff Rajdeep Co-Op. Hsg. Society Limited and the Defendant Smt. Virbala Reddy are present. The parties present in the Court confirms the contents in the Consent Terms. The Consent Terms is taken on record and marked 'X' for identification.

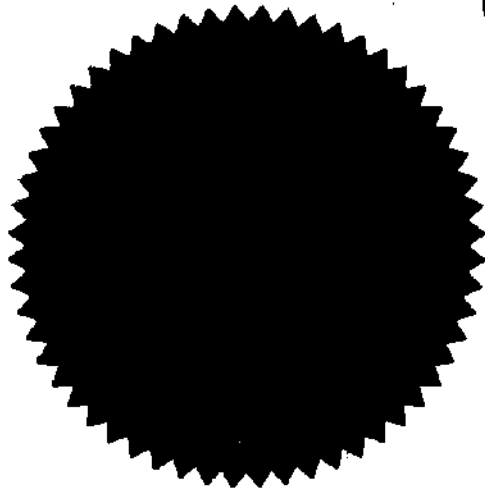
3. In view of the above, First Appeal stands disposed of in terms of the consent terms. The decree is to be drawn in terms of the consent terms.

Case - 9
4290/2008
9/11/2015

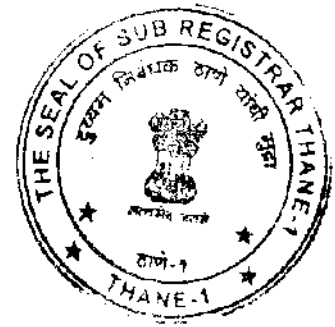
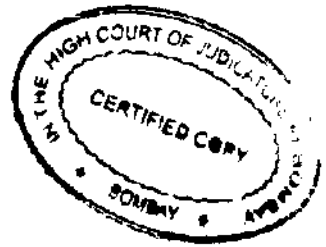
4. The Appellants are entitled to refund in accordance with the rules.

27/11/2015 _____ x _____ sdl-


TRUE COPY
S. K. Sandhu
Assistant Registrar
High Court, Appellate Side
Bombay

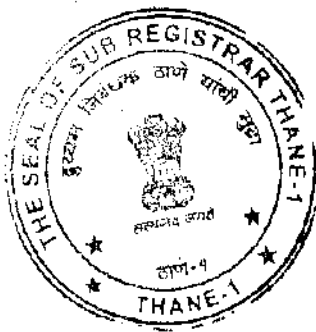


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5/7/17



टनन - १
दिनांक १२/१०/२०१८
१८१ / २०२


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घोषणापत्र

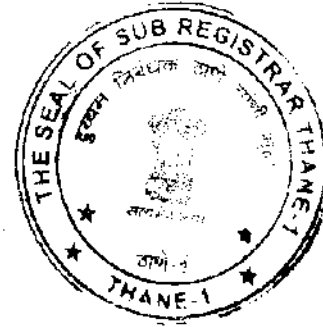
टनन - १
क्र. क्रमांक ५२५५/२०१८
१०२/२२२

मी दिपक तेकचंद वर्मा याद्वारे घोषित करतो की, वुद्यम निबंधक ठाणे - १ यांचे कार्यालयात कलेस डी.डी. या शिर्षकाचा वस्त नोंदणीसाठी सादर करण्यात आला आहे. दिपक तेकचंद वर्मा यांनी दि. २३/१०/२०१७ रोजी

मला दिलेल्या कुलमुखत्यावपत्राच्या आधारे मी, सादर करत नोंदणीस सादर केला आहे/निष्पादीत करून कछुलीजबाब दिला आहे. सादर कुलमुखत्यावपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यावपत्र बद्दलातल ठरलेले नाही सादरचे कुलमुखत्यावपत्र पूर्णपणे पैद्य 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.

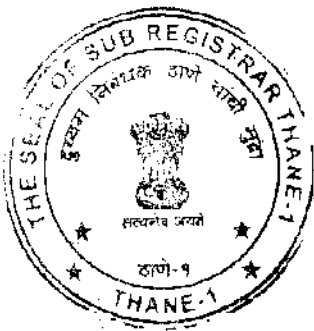
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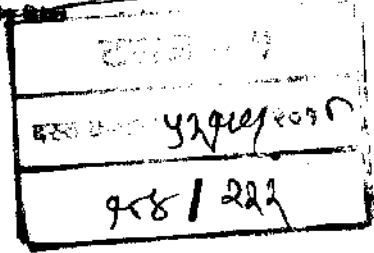
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5 OCT 2007

Proper Officer
Shri. M. D. Kadam

WITNESSE/My Dharmendra Verma
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(Signature)



GENERAL POWER OF ATTORNEY

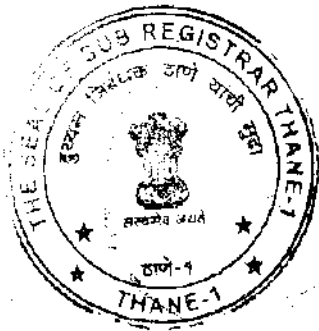
TO ALL TO WHOM THESE PRESENTS SHALL COME: I, DHARMENDRA TEKCHAND VERMA, a Citizen of the United States of America and a person of Indian origin, residing at 35 Bischwood Lane, Lincoln, Mass. 01773, USA, SEND GREETINGS:-

WHEREAS for the purpose of managing my affairs I am desirous of appointing DEEPAK TEKCHAND VERMA, as my duly constituted Attorney, to act jointly and severally.



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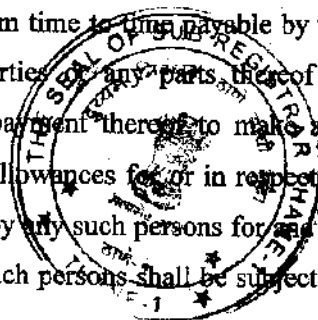
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NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I, the said DHARMENDRA TEKCHAND VERMA, do hereby nominate, constitute and appoint DEEPAK TEKCHAND VERMA to be my true and lawful Attorney for me and in my name and on my behalf to do and execute jointly and severally the following acts, deeds, matters and things, that is to say: -

1. To attend to, transact, carry on, conduct, manage and administer my properties and estate wheresoever situate and to do, execute and perform all properties and estate matters, transactions, affairs and things necessary in connection therewith.
2. To make, conduct and control correspondence in connection with my properties and estate.
3. To enter upon and manage my properties and estate.
4. To view the state of repairs of my properties and to order, direct and carry out all necessary and proper repairs thereto as now are or from time to time be necessary as my Attorney shall think fit or advisable for the improvement and advantage of my properties.
5. To pay all taxes, rates, charges, expenses, assessments and all other outgoings whatsoever to be from, time to time payable by me or chargeable in respect of my properties and to insure the same as may be necessary and to pay the insurance premia in respect thereof.
6. To demand and recover from, all persons all rents, compensation, license fees and other sums of moneys to be from time to time payable by the persons to me for or in respect of my properties or any parts thereof or otherwise in any manner whatsoever and on payment thereof to make and assent to all just and reasonable payments and allowances for or in respect of any repairs and/or other outgoings paid or done by any such persons for and on my behalf to which as owner of my properties such persons shall be subject or liable.
7. To ask, demand sue for, recover and receive of and from all and every person or persons, firm or firms, companies, offices, bankers or banks, government treasuries or courts who or which is or are or shall or may at all time hereafter be liable to pay transfer or deliver respectively all sum or sums



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of money both principal and interest, rents, stocks, funds, dividends, debts, (secured or unsecured) dues, arrears, goods, legacies, costs, charges, damages, wares, merchandise, chattels and all things whatsoever which now are or is and which shall or may at any time or times hereafter become or be in any way due, owing, payable or belonging to me by virtue of any securities, bills, vouchers, cheques or warrants or payment orders whatsoever or upon any balance of account, current or otherwise, book-debt, bill, rent, lease, demise consignments, public or private security, decree, sentence or judgment, execution or extent, or for, by or any other account whatsoever and without any exception or reserve and also demand, sue for, receive and take possession of all deeds, shares, securities for moneys and other securities and other rights, books, papers, accounts, vouchers and documents of all sorts relating thereto and assets and effects of every sort, kind and description wherever situated or being, now belonging to me and which shall or may hereafter belong to me or in which I shall or may become interested and on payment, delivery or transfer thereof respectively or any part thereof, to give, sign and execute, effectual and valid receipts, releases, discharges and indemnities for the same respectively and on non-payment, non-transfer or non-delivery thereof or any part thereof respectively, to commence, institute, file, carry on, continue and prosecute any and all actions, suits or legal or other proceedings whatsoever for recovering and compelling the payment, transfer or delivery thereof respectively.

8. To sign, verify and execute plaint, written statements, appeals, applications, affidavits, power of Attorney and papers of every description that may be necessary to be signed, verified and executed by me or in my name or on my behalf for the purposes of any suit, action, appeal and proceeding of any kind whatsoever in any Court of law or equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction established by law in authority in India or any part thereof and also to appear for me in any such Court or Courts of law or Equity or other Courts whatsoever And also to accept service of summons, notice or precipe of any Court and to do acts and appearances and applications on my behalf in any such Court or Courts aforesaid in any action or proceeding and all information or complaints that I shall or may be had, brought, commenced or whereunto I shall or may be a party to defend answer or oppose the same or suffer judgments or decrees to be had, given, taken or pronounced against me in any such suits, actions,

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proceedings, bills, information or complaints, defaults or otherwise as my Attorney shall be advised or think proper and to execute decrees and also to bid at the auction sale on my behalf and purchase the property for me at the said auction sales and to make withdrawals of decretal amounts or sale proceeds from any Court or authorise an agent or a sub-agent or sub-agents to do the same for me.

9. Whenever thought to be in my interest to state, settle, withdraw, adjust, compound, submit to arbitration and compromise all actions, suits, accounts, reckonings, claims and demands whatsoever which now are or hereafter shall or may be pending between me and any person or persons, firm or firms whomsoever and to receive or pay as the case may be any balance due thereon.

10. To appoint pleaders, solicitors or advocates to appear and act on my behalf in any Court of Justice or before any Municipal, Revenue and/or Income Tax Authority or other Taxation Authorities and officers and to revoke such appointments and to substitute any others in their place and stead.

11. To appear on my behalf before any officer or officers exercising judicial, quasi-judicial, administrative and/or executive functions and to prove for and receive claims against any bankrupt or insolvent or to enter into or become party to any composition by any insolvent person.

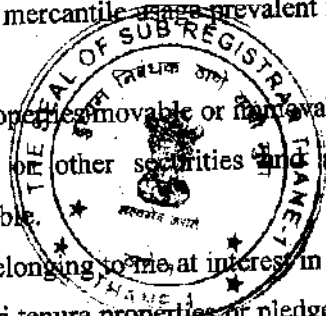
12. To sign, draw, accept, endorse, negotiate, discount, realise, pay or satisfy any bills of exchange (inland or foreign) hundies, promissory notes, cheques, drafts and orders for payment, dividend warrants of companies or other dividend warrants or delivery of goods, securities, mercantile or negotiable or other instruments which may in the opinion of my Attorney be necessary or proper in relation to my business and estate in the usual course of mercantile business or according to any local or mercantile usage prevalent for the time being.

13. To purchase or otherwise acquire properties, movable or immovable including but not limited to shares, bonds, or other securities and any ownership flats as my Attorney may think desirable.

14. To invest any of the moneys and funds belonging to me at interest in the mortgage of any freehold, leasehold or fazandari tenure properties or pledge of moveable properties as my Attorney may think fit.

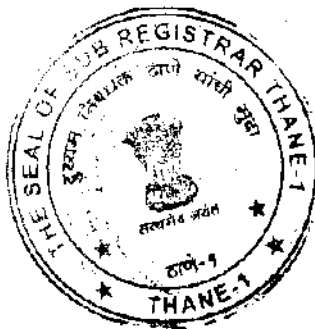
15. To invest any of the moneys and funds belonging to me in the purchase of shares of any class or kind whatsoever and in government or municipal securities, debentures, loans, national plan certificate and Treasury Bonds

to execute decrees and also to bid at the auction sale on my behalf and purchase the property for me at the said auction sales and to make withdrawals of decretal amounts or sale proceeds from any Court or authorise an agent or a sub-agent or sub-agents to do the same for me.



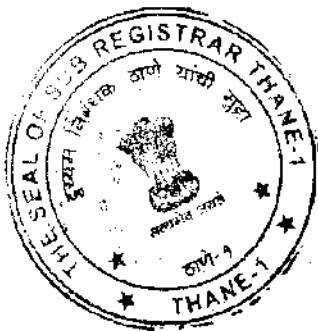
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and any options or rights in respect thereof, to enter into underwriting and sub-underwriting agreements and generally to manage, convert, transpose and vary the said investments as my Attorney may think fit and proper.

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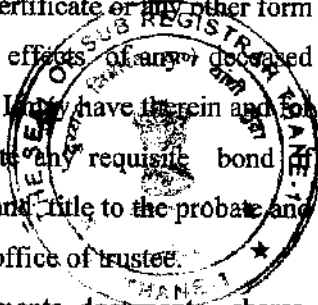
22. To give vary and revoke instructions as to the manner in which any moneys payable to or by me shall be paid or dealt with and to make and submit returns and afford required information relating to Income tax, gift tax, capital gains tax, wealth tax and all taxation matters generally.

23. To attend and vote or appoint any person to attend and vote as my proxy or representative at meetings of the holders of any funds, shares, debentures, debenture stocks, securities or investments in which I am or may become interested.

24. To present, support or oppose any petition for winding up or bankruptcy, to concur in or dissent from any composition or arrangement and to attend and vote or appoint any person to attend and vote as my proxy at any meeting of creditors and to make and file proofs of claims and generally to represent me in any liquidation, bankruptcy or insolvency.

25. To purchase, take on hire or in exchange or otherwise acquire and hold any and all goods, chattels, effects, rights, concessions or other moveable property whatsoever and to sell, transfer, assign, exchange, release, surrender, give up or otherwise dispose of or deal with and to let on hire and to execute or enforce any rights powers or remedies in respect of any property now or hereafter belonging to or held by me or any part or parts thereof for such consideration or premia and upon such terms as may be deemed expedient.

26. To apply for, consent to or oppose Letters of Administration (either with or without the will annexed) or a Succession Certificate or any other form of legal representation in respect of the estate and effects of any deceased person or any interest, present or contingent that I may have therein and for such purpose to obtain or enter into and execute any requisite bond in administration or suretyship and to renounce right and title to the probate and execution of any will and to disclaim trusts and the office of trustee.

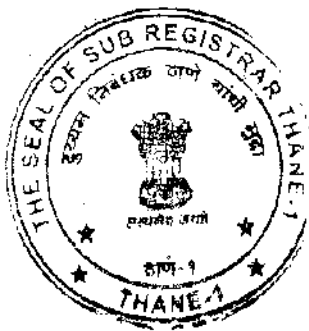


27. To act on my behalf for withdrawing ornaments, documents, shares, stocks, securities, cash, articles and things and other contents lying in the safe custody drawers standing in any name solely or jointly with another or otherwise in any safe deposit company or bank and to add my said Attorney's name in the books of such company or banks as the persons entitled to open,



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use and deal with the drawers in addition to other persons entitled to deal with the same and generally to deal with and use the said drawers as I myself could do if personally present.

28. To accept the transfer of any kind of property whether, moveable or immoveable to which I am or may become entitled under any settlement or testamentary disposition or intestacy.

29. To appear before Government Officers of public bodies and to act and appear before any Civil Criminal and Revenue Courts, Officers and Public bodies in connection with the matters of my properties and the estate.

30. To be present at meetings of Companies personally or by proxy or arbitration meetings and to present and vote there or at any Municipal or other election for me.

31. In case of insolvency or bankruptcy of any person or persons firm or firms indebted to me to attend meetings and to undertake such proceedings as my Attorney shall or may think proper.

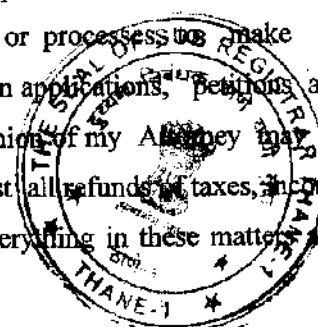
32. To exercise any power and any duty vested in me whether solely or jointly with another or others as executor, administrator, trustee or in any other fiduciary capacity (including powers and trusts to sell or lease land or to receive and give good receipts for money) so far as such power or duty is capable of being validly delegated.

33. To exercise for and on my behalf all rights and privileges and perform all duties which now or hereafter may appertain to me as holder of debentures shares or securities or as otherwise interested in any company or Corporation.

34. To appear before the Income Tax and Super Tax and other connected Revenue and Judicial authorities to file returns, produce, accounts, suffer and pay assessments of taxes, to accept service or process, to make all applications, appeals, statements, revision applications, petitions and motions in all taxation matters that, in the opinion of my Attorney may be advisable and to claim, recover, receive and adjust all refunds of taxes, income tax, super tax and generally to do each and everything in these matters as I could or would have done.

35. To sell either by public auction or by private contract or exchange my properties or any part thereof for such consideration and subject to such terms and conditions as my Attorney may think fit and to give receipts for all or any part of the purchase or other consideration moneys and to mortgage, charge or pledge and also to deal with my properties or any part

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thereof as my Attorney may think fit for the purpose of ~~paying off, reducing,~~ consolidating or making substitution for any ~~existing or future mortgage~~ or change or pledge thereon or any part thereof and to make or concur in any transfer or alterations in the terms in any existing ~~or future mortgage, charge or~~ pledge of the same or any part thereof as my Attorney shall think fit and in general, to sanction any scheme for dealing with the mortgages, charges or pledges of my properties or any part thereof as fully and effectually as I myself could have done and in connection with and under such sale, mortgage, pledge or charge to employ or remunerate any valuer and also for me and in my name to do or otherwise consent to the doing of any act connected with the registration in respect of such sale, mortgage or charge under the provisions of the Indian Registration Act, 1908 or any other statute modifying or extending the same or any rules made thereunder as I myself might do or might have done. 11

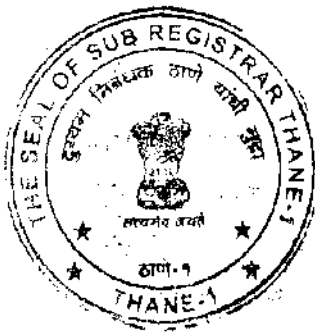
36. To promote or join in promoting any company or syndicate formed to purchase or acquire any land business concessions, claims, rights, interest or property or otherwise and to make all payments which my Attorney may think necessary or fit in respect of such promotion and to contract with such company or syndicate notwithstanding that my Attorney may be a promoter himself thereof or in any way interested in the promotion thereof or may be or to be about to become interested or connected therein as shareholder, director, manager, secretary or in any other character or capacity.

37. To borrow from time to time for me and for any of firms wherein I may become interested, any sums of money on such terms and conditions and with or without security as my Attorney may think fit and to execute bond, mortgage charge, hypothecation, pledge or other document and/or give such guarantees, Indemnities or other securities as the circumstances of the case may require or as my Attorney may think fit and for the purpose of securing repayment of any sums borrowed as aforesaid, to execute sign and seal as my acts and deeds or on the act and deed of any firms in which I may become interested and to deliver such bonds, mortgages, charges, hypothecation, pledges and other documents in respect of the properties belonging to me or to any of the firms in which I may become interested and with and subject to all such covenants, powers and stipulations as my Attorney shall think necessary and proper or be advised.



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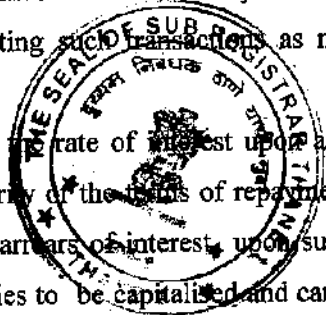
38. To lend and make advance of any moneys belonging to me or to any of the firms in which I may become interested at such rate of interest and with or without securities and upon such other terms and conditions as my Attorney may think fit to any person or persons firm or body corporate or otherwise and to receive and give good and valid receipts and discharges and on payment or repayment of such or such sums so advanced and/or interest and/or commission therein.

39. To use and dispose of all the capital credits, stock and effects which now are or shall be employed in or due or owing in respect of my business and to sell, exchange, surrender or give up all and singular the lands, hereditaments and premises and other properties moveable or immoveable which may at any time be belonging to me alone or jointly with another or others or which I or any of the firms in which I may become interested or jointly with another or others may have right to sell or disposing power with their appurtenances either by public auction or by private agreement either together or in separate portions or lots for such prices and subject to such covenants, reservations and restrictions as my Attorney may think fit.

40. To accept from proper parties all assurance or other writings in my favour and or in favour of any firm in which I may become interested as my Attorney may think fit of any lands, hereditaments and premises and other properties moveable and immoveable and to make all payments and to enter into for me or for any firms in which I may become interested and to do all other things on my behalf or on behalf of any firms in which I may become interested as may be necessary for completing such transactions as my Attorney may think fit.

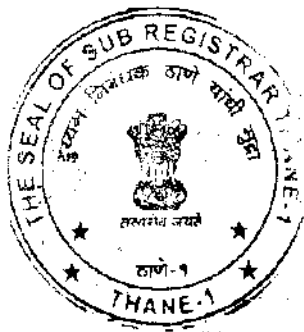
41. To consent to or allow any alterations in the rate of interest upon any mortgages or pledges or charges or other security or the terms of repayment or redemption and to consent to or allow any arrears of interest upon such mortgage or charges or pledges or other securities to be capitalised and carry interest and to authorise the release of any of the securities for any debt or debts.

42. To sign and seal as my act and deed or as the act or deed of any firm in which I may become interested, any deed or deeds and/or instrument in writing and to do all acts and things whatsoever which may be necessary or



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दस्ता क्रमांक १२५६/२०१८
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Further Charge, Additional Security, Hypothecation, Pledge, Release, Reconveyance, Guarantee, Indemnity, and/or any writing, contract, agreement and Instrument whatsoever in or about the management and administration of my estate as my Attorney may deem fit and proper to effectually carry out the purposes of these presents.

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49. To appear before the Registrar or Sub Registrar of Assurances in Bombay or in any District or Sub District for the purpose of admitting execution of any instruments on documents for registration thereof under the provisions of the Indian Registration Act XVI of 1908 or any statute modifying or extending the same and then and there or at any time thereafter to lodge these presents and register or cause and procure to be registered any deeds, assurances contract or other instruments whatsoever executed by virtue of these presents including these presents, as may be deemed necessary in this behalf as fully and effectually as I could do.

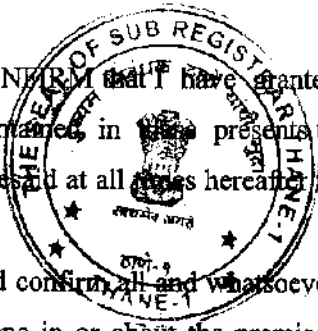
50. To concur in doing any of the acts, deeds, matters and things hereinbefore mentioned in conjunction with any other person or persons interested in the premises.

51. To appoint from time to time substitute or substitutes to act or in place in stead of the Attorney with all or some of the powers and authorities herein contained together with the power to remove such substitute or substitutes and appoint other or others in the place and stead of such substitute or substitutes.

52. And in general to do all other acts deeds matters and things whatsoever in or about the conduct management and administration of my estate wheresoever situate in India and all the affairs relating thereto as amply and effectually to all intents and purposes as we myself could do in my own proper person if these presents had not been made and executed.

53. AND I DO HEREBY DECLARE AND CONFIRM that I have granted unto my Attorney the powers and authorities contained in these presents to be exercised by my Attorney in the manner aforesaid at all times hereafter in relation to my estate wheresoever situate.

54. AND I DO HEREBY AGREE to ratify and confirm, all and whatsoever my Attorney shall lawfully do or cause to be done in or about the premises aforesaid by virtue of these presents.



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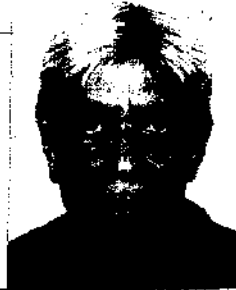
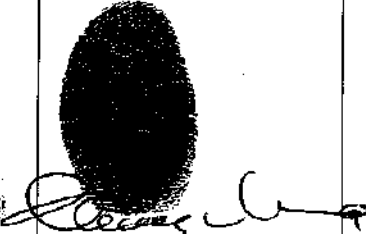
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55 Specimen signature, left hand thumb impression and photograph of my Constituted Attorney are appended hereunder

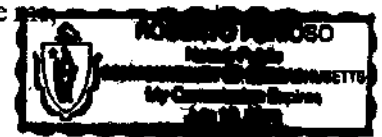
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IN WITNESS WHEREOF I, the said DHARMENDRA TEKCHAND VERMA hereunto set and subscribed my hands at Lincoln, MA, this 28 day of October, 2007.

GRANTOR	PHOTOGRAPH	SIGNATURE & LEFT HAND THUMB IMPRESSION
DHARMENDRA TEKCHAND VERMA		
ATTORNEY	PHOTOGRAPH	SIGNATURE & LEFT HAND THUMB IMPRESSION
DEEPAK TEKCHAND VERMA		

In the presence of

Before me



Signature & Seal of the Indian Consulate, USA.

SEEN IN THE CONSULATE GENERAL OF INDIA, NEW YORK, USA

NO.USANC 0878507 DATE: OCT 26 2007
 THE CONSULATE DOES NOT HOLD ANY RESPONSIBILITY ABOUT THE CONTENTS OF THE DOCUMENT.

Seal of setting
 Superintendent
 Civil Court S. D. Thane

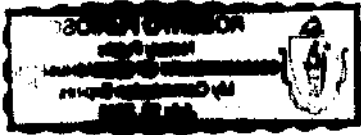


Assistant Consular Officer
 Consulate General of India
 New York

21 JAN 2016

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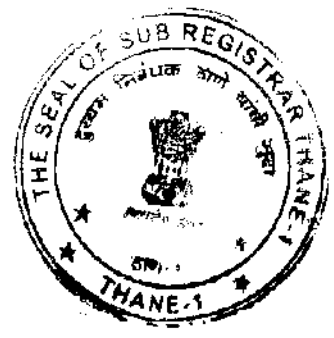


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DATED THIS DAY OF 2007

DHARMENDRA TEKCHAND VERMA
TO
DEEPAK TEKCHAND VERMA

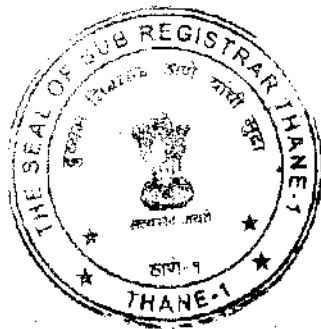
GENERAL POWER OF ATTORNEY



M/s. Malvi Ranchoddas & Co.
Advocates & Solicitors.

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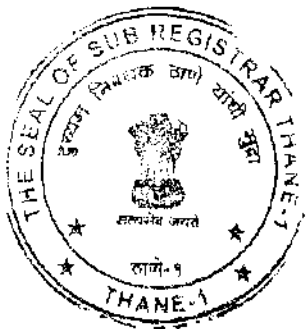
यदि आपकी PAN कार्ड खो गई है / किसी का PAN कार्ड खो गया है / किसी का PAN कार्ड चुराया गया है / किसी का PAN कार्ड गलत तरीके से प्रयोग किया गया है, तो आप इसे खोया हुआ PAN कार्ड रिपोर्ट करने के लिए NSDL के कार्यालय में जा सकते हैं।
NSDL, कानडा मिल्स कंपाउंड, ए. विंग, मुंबई - 400 013।

If your card is lost / someone's card is found / someone's card is misused / someone's card is used in a wrong manner, you can report the lost PAN card to NSDL office.
NSDL, Kanada Mills Compound, A Wing, Mumbai - 400 013.
Tel: 91-22-26109600
email: info@nsdl.com

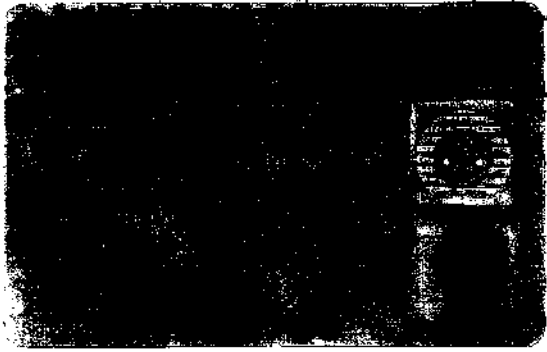


एकज - 9
दस्तावेज क्रमांक 4244/209
208 / 202

Page



डॉकन - १
दस्तावेज क्रमांक ५२९५/२०१८
२२२

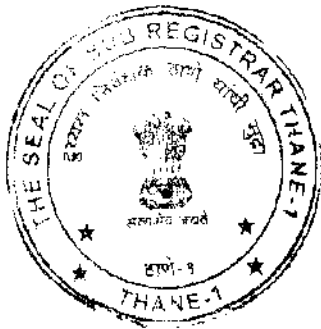


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टलन - १
दस्तावेज क्रमांक ५२५८२०१८
२११ / २२२

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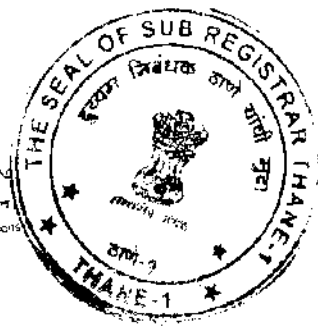
कक्षा - 9
दस्तावेज संख्या 4294/2090
22/22

PERMANENT ACCOUNT NUMBER
AAAAR1619P

राजदीप सहकारी मकान सोसायटी लि.
RAJDEEP CO OP HSG SOCTY L TD

DATE OF INCORPORATION/FORMATION
08-11-1975

P.R. Sharma
असिस्टंट कमिश्नर (कंप्यूटर ऑपरेशन्स)
Commissioner of Income-tax (Computer Operations)



Raj-Deep Co-op Hsg Society Ltd

SD 21/2
Chairman

[Signature]
SECRETARY

[Signature]
TREASURER

१०३ - १
१०३ / १०३ / २०१८
१०३ / २०१

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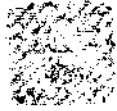
पत्रिका - 9
संख्या 1234/209
29/8 / 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARVIND DATTATRAY SONTAKKE
DATTATRAY DADABHAI SONTAKKE



20071945
Permanent Account Number
AHEPS8882P



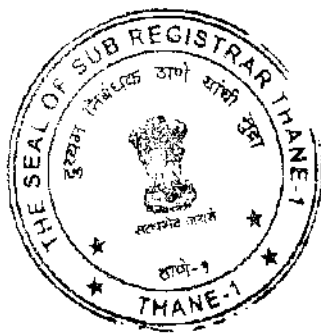
Arvind Sontakke
Signature

Arvind Sontakke
(A D Sontakke)



टनन - १
दस्त क्रमांक 4240/209
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दस्तावेज क्रमांक 42/2095
29/1/22


आयकर विभाग
INCOME TAX DEPARTMENT

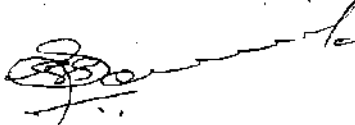
भारत सरकार
GOVT. OF INDIA

SAKHERAO SAKHARAM SONMALE
SAKHARAM BALA SONMALE

01/02/1941
 Permanent Account Number
ABBPS4447D


 Signature

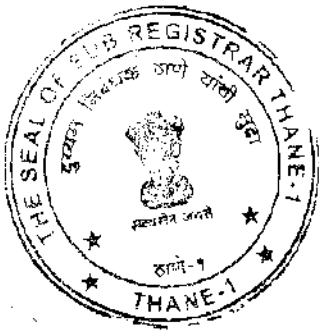






टबल - 9
दस्तावेज क्रमांक 4294/2091
294 / 222

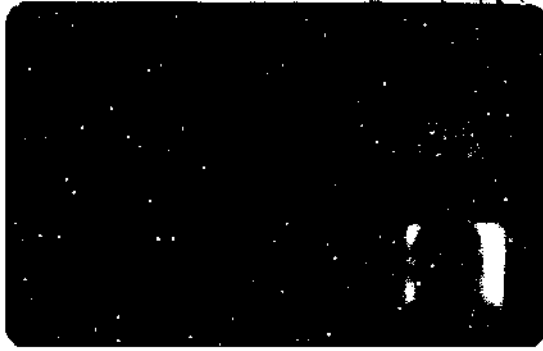
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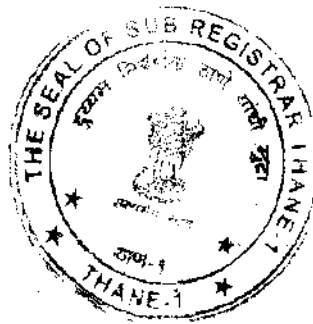
टनन - १

दस्ता क्रमांक १२१७/२०१८

१९०/२२५



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टनन - 9

दस्ता क्रमांक ५२५८२०१५

२९९ / २२२

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH04 20120037358 DOI: 31-08-2012
 Valid Till: 06-08-2019 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

COV DOI
 LMV 31-08-2012
 MCWG 31-08-2012

FORM 7
 RULE 16 (2)

DOB: 07-08-1969 BG: O+

Name: SACHIN N PANDAV
 S/D/W of: NANDKUMAR PANDAV
 Add: 202, KARNALISA CHS LTD,
 HARTI NIWAS, CIRCLE NAURADA, THANE (W)

PIN: 400602

Signature & ID of
 Issuing Authority: *[Signature]* MH04 2012484

Signature/Thumb
 Impression of Holder: *[Signature]*

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH05 20110039816 DOI: 12-08-2011
 Valid Till: 11-08-2031 (NT)

AED 09-06-2013

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

COV DOI
 MCWOC 12-08-2011
 LMV 18-04-2013

FORM 7
 RULE 16 (2)

DOB: 02-08-1994 BG: B

Name: MAYURESH TAMBE
 S/D/W of: RAJENDRA TAMBE
 Add: A, BHALERAO BLDG. SR. FLR SUKHOED
 BHOIR COLONY BETURKAR PADA KALYAN (W)

DIST THANE

PIN: 421301

Signature & ID of
 Issuing Authority: *[Signature]* MH05 2013121

Signature/Thumb
 Impression of Holder: *[Signature]*



73/5217

बुधवार, 04 एप्रिल 2018 11:59 म.पू.

दस्त गोषवारा भाग-1

दनन1

920 922

दस्त क्रमांक: 5217/2018

दस्त क्रमांक: दनन1 /5217/2018

बाजार मुख्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. दनन1 यांचे कार्यालयात

पावती:6618

पावती दिनांक: 04/04/2018

अ. क्र. 5217 वर दि.04-04-2018

सादरकरणाराचे नाव: राजदीप को ही सोसा लिमिटेड तर्फे
अध्यक्ष अरविंद डी सोनटके

रोजी 11:47 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 4440.00

पृष्ठांची संख्या: 222

SR - 2100

दस्त हजर करणाऱ्याची सही:

एकुण: 34440.00

Sub Registrar Thane 1

Sub Registrar Thane 1

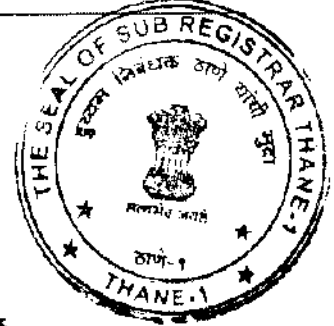
वस्ताचा प्रकार: कन्व्हेंन्स डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 04 / 04 / 2018 11 : 47 : 38 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 04 / 04 / 2018 11 : 48 : 56 AM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी आहेत. तथापि खोटी/बनावट आढळून आल्यास नोंदणी अधिनियम 1961 चे कलम 12 अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीस जबाबदार राहू.



SR - 2100

नि. देणार
Bheddy

नि. घेणार
[Signature]



04/04/2018 12:12:54 PM

दस्त घोषवारा भाग-2

एनन1

दस्त क्रमांक:5217/2018

दस्त क्रमांक :एनन1/5217/2018

दस्ताचा प्रकार :-कन्व्हेंन्स डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वीरबाबा, रेड्डी पत्ता:प्लॉट नं: 15, माळा नं: .. इमारतीचे नाव: मेफेअर, ब्लॉक नं: मुंबई, रोड नं: वीरनरीमन रोड, महाराष्ट्र, मुंबई, पिन नंबर:AABPR1882N	लिहून देणार वय :-85 स्वाक्षरी:- <i>Bheddy</i>		
2	नाव:दिपक तेकचंद वर्मा पत्ता:प्लॉट नं: 6, माळा नं: .. इमारतीचे नाव: रवींद्र मेशन, ब्लॉक नं: चर्चगेट, मुंबई, रोड नं: दिनशां बच्चा रोड, महाराष्ट्र, MUMBAI. पिन नंबर:AAAPV9572A	लिहून देणार वय :-83 स्वाक्षरी:- <i>Devede</i>		
3	नाव:धर्मेश तेकचंद वर्मा तर्फे कूमू म्हणून दिपक तेकचंद वर्मा पत्ता:प्लॉट नं: 6, माळा नं: .. इमारतीचे नाव: रवींद्र मेशन, ब्लॉक नं: चर्चगेट, मुंबई, रोड नं: दिनशां बच्चा रोड, महाराष्ट्र, MUMBAI. पिन नंबर:AAAPV9572A	लिहून देणार वय :-83 स्वाक्षरी:- <i>Devede</i>		
4	नाव:राजदीप को ही सोसा लिमिटेड तर्फे अध्यक्ष अरविंद डी सोनटके पत्ता:प्लॉट नं: ए/9, माळा नं: .. इमारतीचे नाव: राजदीप को ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मल्हार सिनेमाच्या जवळ, नौपाडा, ठाणे पश्चिम, रोड नं: गोखले रोड, महाराष्ट्र, ठाणे. पिन नंबर:AAAAR1619P	लिहून देणार वय :-72 स्वाक्षरी:- <i>Arvind</i>		
5	नाव:राजदीप को ही सोसा लिमिटेड तर्फे सचिव सर्जेराव एस. सोनमळे पत्ता:प्लॉट नं: जी/22, माळा नं: .. इमारतीचे नाव: राजदीप को ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मल्हार सिनेमाच्या जवळ, नौपाडा, ठाणे पश्चिम, रोड नं: गोखले रोड, महाराष्ट्र, THANE पिन नंबर:AAAAR1619P	लिहून देणार वय :-77 स्वाक्षरी:- <i>Sonmare</i>		
6	नाव:राजदीप को ही सोसा लिमिटेड तर्फे खजिनदार कमलाकांत के. वाडकर पत्ता:प्लॉट नं: डी/55, माळा नं: .. इमारतीचे नाव: राजदीप को ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मल्हार सिनेमाच्या जवळ, नौपाडा, ठाणे पश्चिम, रोड नं: गोखले रोड, महाराष्ट्र, ठाणे. पिन नंबर:AAAAR1619P	लिहून देणार वय :-74 स्वाक्षरी:- <i>Wadkar</i>		

वरील दस्तऐवज करून देणार तयारकीत कन्व्हेंन्स डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:04/04/2018/11:57:37 AM

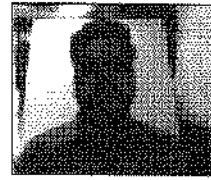
ओळख:-

खालील इसम अर्ज निवेदित कारणांनी ते खालील करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सचिन विठ्ठल पांडव वय:48 पत्ता:202, मंगलिवसोनी, पत्ता:वीरनरीमन रोड, हरी निवास सकलच्या जवळ, ठाणे पश्चिम पिन कोड:400602	स्वाक्षरी <i>Sachin</i>		
2	नाव:मयूरेश आर तांबे वय:23 पत्ता:02,11,पुष्पांजली सीएचएस लीमीटेड, टिळक नगर, चेंबूर,			

मुंबई
पिन कोड:400089

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स्वाक्षरी



शिक्षा क्र.4 ची वेळ:04 / 04 / 2018 11 : 58 : 30 AM

शिक्षा क्र.5 ची वेळ:04 / 04 / 2018 11 : 58 : 59 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 1

EPayment Details.

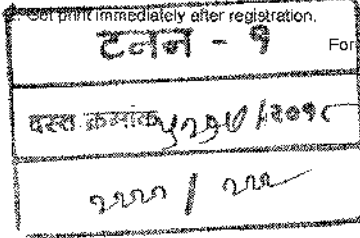
sr.	Epayment Number	Defacement Number
1	MH000062895201819E	0000065192201819

5217 /2018

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दस्ता क्रमांक अ.स.
दस्ता क्रमांक 41290/2018 वर नोंदला
प्रसूत त्यास एकूण 9/2018 पाले आहेत

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सह दुय्यम अधिकारी-1
ठाने 9
9/2018

