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Preeti S. Bhanushali

AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE MADE AND ENTERED AT NAVI MUMBAI, this 22nd day July 2014, BETWEEN M/s. ROYAL MEADOWS, a partnership Firm registered under the Partnership Act, 1932 having its Registered Office at Shop No. 5, Neel Pride, Sector 10, Panvel (East) Navi Mumbai represented by its Partners (1) Mr. Bhimesh K. Mehta, age 30 years, (2) Mr. Keyur K. Modi, age 30 years (3) Mr. Keki D. Bavla, age 26 years, (4) Mr. Sunil L. Gajra, age 26 years, (5) Mr. Padamshi K. Gajra, age 44 years, (6) Mr. Kishor D. Bhadra HUF, age 31 years (7) Mr. Deep J. Gajra, age 22 years, (8) Mr. Jitendra P. Jain, age 33 years (9) Mr. Mulchand P. Shah, age 38 years (10) Mr. Arvind Mhatre, age 55 years, partner No. 1, 3, & 4 for self and POA of No. 2, 5 to 10, hereinafter referred to as "THE BUILDERS" (Which expression shall where the context so admits be deemed to include the partner/partners for the time being of the said firm and their respective survivors or survivor of them and the heirs, executors and administrators of such last survivor, partner and their assigns) of the "ONE PART"

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1) **MRS. PARVATI BHANUSHALI**, PAN: AGNPB5149G AGE : 55,
OCCUPATION : SERVICE,

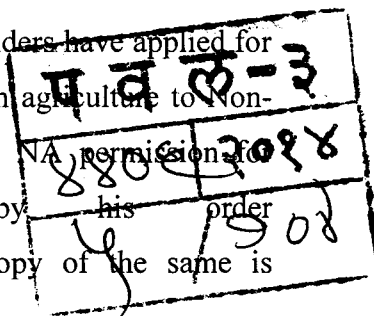
2) **MRS. PRITI SHANKARLAL BHANUSHALI** PAN: AGLPB2401P
OCCUPATION : SERVICE AGE - 36

Residing at: **AZAD NAGAR 11/7, R.A.K ROAD, VADALA, MUMBAI 31**,
hereinafter called and referred to as the PURCHACER/PURCHASERS (which
expression shall, unless it be repugnant to be context or meaning thereof be
deemed to mean and include his/her heirs, executors, administrators and
assignees) of the **OTHER PART**:

WHEREAS Non-Agriculture piece of land more particularly described in
the First Schedule herein under written is owned by The Builders.

WHEREAS the Builders have purchased said Property from the Mr. Dilip
J. Katharani by for separate Sale Deed. That Sale Deed of Survey Nos. 26/1, 26/2,
27/2D & 27/2E is executed and registered on 5/5/2010 with the Sub-Registrar of
Panvel Vide document serial nos. PWL3-04579/2010, PWL3-04578/2010,
PWL3-04576/2010 & PWL3-04580/2010. The effect of said Registered Sale
Deed is given to the Revenue Record of said land and names Builders are
recorded in the Revenue Record of said land as per Koproli Mutation Entry No.
586,587,588,589.

AND WHEREAS the predecessor in title of the Builders have applied for
grant of permission to change the use of the said land from agriculture to Non-
Agriculture use and the Collector of Raigad has granted NA permission for
residential use of the said land by his order
No. MASHA/L.N.A.1(B)/P.K.123/2010 dt. 18/11/2010 copy of the same is
annexed.



AND WHEREAS in view of registered sale deed mentioned hereinabove
the Builders are seized in possession of or otherwise well and sufficiently entitled
to all those pieces of parcels or non-agriculture land lying and being at Koproli,
Taluka Panvel, District Raigad particularly described in the First Schedule
hereunder written (herein referred to as 'the Said Land').

AND WHEREAS The Builders have prepared a lay out in respect of the
said land providing for construction of building comprising of part Sub part 3A
Ground plus 2 upper floors with other amenities as shown on the layout plan. A
copy of the lay out plan showing the location of the various structures proposed to
be constructed and proposed amenities to be provided in the said lay out area is
hereto annexed. The layout in respect of the said land is herein referred to as the
said layout.

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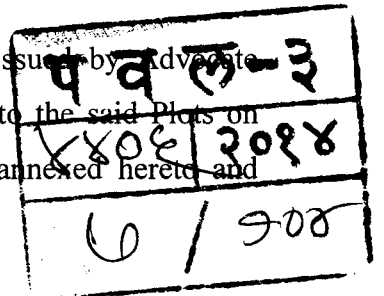


AND WHEREAS accordingly the Builders has obtained building permission, which is building permission dated 28/05/2010 and sanction an approval for the building plan from the Group Grampanchayat Koproli as well as the Town Planning Office as Alibag dt. 04/11/2010. The Builder has commenced the construction work on the said land.

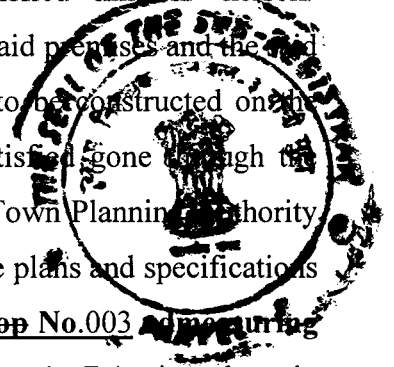
AND WHEREAS The Builder hereby declare that they have launched a residential & commercial project known as "**ROYAL MEADOWS**" consisting of Flats/ Shops for selling.

WHEREAS THE BUILDER have entrusted the Architectural works to i.e. MEENAKSHI & ASSOCIATES, and having address at Payal Complex, Plot No.15D, Sector- 17, New Panvel. (hereinafter called "THE ARCHITECTS") and the Builder has appointed SAMARTH AGRAVAL, a Structural Engineer, for preparation of Structural design/s of the building/s to be constructed over the said Plots to develop, design and lay down specifications for the construction of building on the Said Plots.

WHEREAS the copies of the Certificate of Title issued by Advocate S.M.Lad. showing the nature of the title of the BUILDER to the said Plots on which the building/s are proposed constructed have been annexed hereto and marked as Annexure "A".



AND WHEREAS the Purchasers have satisfied himself/ herself/ themselves regarding the Builder marketable title of the said premises and the purchaser/s being interested in purchasing a flat/ shop to be constructed on the said land approached the Builders and after having satisfied gone through the conditions of eligibility laid down by, Grampanchayat, Town Planning Authority and any other appropriate authority and on perusals of the plans and specifications the purchaser/s has/have approved and booked a **Flat/Shop No.003** amounting about **33.72 sq. mtrs. Carpet area on the ground floor in D4 wing** about in building **ROYAL MEADOWS** which is more particularly described in Schedule II for total lump sum consideration of **Rs.13,15,800/- (Rupees Thirteen Lakh Fifteen Thousand Eight Hundred Only)**



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

1. The Builders shall construct the said building/buildings consisting of stilt plus 3 floor OR Ground plus 2 upper floors on the said Plots in accordance with the plans, designs, specifications approved by the Concerned Authority and as per the Development Certificate and Commencement Certificate obtained from the Concerned Authority vide its reference No. TPDP-RA/BISHOP/BP/Village Koproli/Tal. Panvel/G.K. 26/1,26/2, 27/2D, 27/2E/3845 dated 04/11/2010 and which has been seen and approved by the Purchaser with only such variations and modifications as the Builder may consider necessary or as may be required by CONCERNED AUTHORITY.

2. The Purchaser hereby agrees to purchase from the Builder and the Builder hereby agree to sell to the Purchaser **Flat/Shop No. 003** admeasuring about **33.72 sq.mtrs.** Carpet area on the ground floor in 'D4' wing together with the common areas and facilities appurtenant thereto in building ROYAL MEADOWS Residency situated on land bearing Survey No. 26/1, 26/2, 27/2D & 27/2E at Village Koproli Tal. Panvel Dist. Raigad, for a total price of **Rs.13,15,800/-** (Rupees Thirteen Lakh Fifteen Thousand Eight Hundred Only) being inclusive of the price of the common areas and facilities appurtenant to the said premises. The Purchaser, on or before execution hereof, has paid an amount of **Rs.11,84,220/-** (Rupees Eleven Lakh Eighty Four Thousand Two Hundred & Twenty Only) being the advance and part payment towards the sale price which the Seller duly acknowledges having received the same from the Purchaser. The Purchaser hereby agrees to pay to the Builder the balance of price of **Rs.1,31,580/-** (Rupees One Lakh Thirty One Thousand Five Hundred & Eighty Only) in the following manner:

- Rs. _____/-** being 15% of total consideration on booking.
- Rs. /-** being 15% of total consideration on commencement of work.
- Rs. /-** being 10% of total consideration on commencement of 1st slab.
- Rs./-** being 10% of total consideration on commencement of 2nd slab.
- Rs./-** being 10% of total consideration on commencement of 3rd slab.
- Rs./-** being 10% of total consideration on commencement of 4th slab.
- Rs./-** being 10% of total consideration on commencement of Brick Work.

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h) Rs. /- being 10% of total consideration on commencement of Plastering.

i) Rs. 65,790/- being 5% of total consideration on commencement of Doors & Windows.

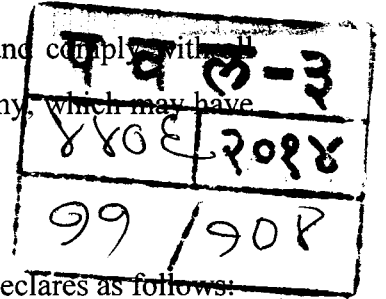
j) Rs. 65,790/- being 5% of total consideration on possession.

IF the Purchaser fails to make the balance payments within the stipulated period, he/she/they shall be charged an interest at the rate of 24% per annum for such delayed period to the BUILDER.

2a. At the request of the Purchaser, the Builder has allotted one Car Parking Space ~~open/stilt/podium~~.

2b. The said sale price shall exclusive of VAT, Service Tax, relevant deposits, stamp duty, registration fees, legal charges, Society Formation/Registration charges, and all the cost expenses etc. in connection with the conveyance of the said Plots/building to the Society.

3. THE BUILDER hereby agrees to observe, perform and comply with the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Concerned Authority.



4. The Purchaser hereby expressly agrees, confirms and declares as follows:

(i) The Builder will be entitled to use utilize consume or assign the unutilized FSI or balance FSI if any or the additional FSI or TDR or any other advantage benefit profit privilege or development potential which is now available or which may become available in respect of the said Plots on account of relaxations modifications or amendments to the building regulations or as a result of any special concession that may be granted by the Gram Panchayat and/or State of Maharashtra or otherwise howsoever, by constructing additional flats premises tenements etc in a vertical extension or horizontal annexes to the said Building or any part or portion thereof or elsewhere on the said Plots;

(ii) For the purpose of construction of such additional flats tenements premises etc and to utilize such additional or further FSI/TDR or other benefits etc as aforesaid, the Builder or their successors-in-title assignees or nominees are hereby authorized and will be entitled to enter upon the said Plots and the said Building and construct columns beams pillars and other external supports and members to the said Building and that the Purchaser will not raise any objection thereto;

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(iii) The Purchaser hereby expressly agrees that all necessary facilities assistance and co-operation will be rendered by the Purchaser to the Builder to enable the Builder to make additions alterations and/or to raise additional floor or floors or structures in accordance with the amended or modified plan sanctioned by the Gram Panchayat/Municipal/Collector authorities. The Purchaser hereby further agrees and undertakes that after the proposed Organization as is hereinafter stated is registered the Purchaser as a member or shareholder of such Organization, shall accord his consent to such Organization thereby granting and giving to the Builder full permission facility assistance and co-operation to enable the Builder to enter upon the said Plots and the said Building and to construct additional floors above the said Building or any part or portion thereof and also change the user thereof and also for the aforesaid purpose to shift the water tanks and other structures etc on upper floors or floor when so constructed;

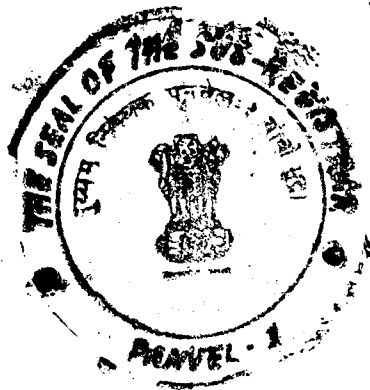
(iv) The Purchaser along with the purchasers of the other flats/Shops or tenements etc in the said Building will be entitled to use the common passages water tanks pump rooms compounds open areas staircases lobbies landings and other such areas (hereinafter referred to as the 'Common Areas'). The overhead terrace and or other terraces appurtenant or adjoining to any premises flats/Shops or tenements open/stilt car parking spaces refuge area parapets or external walls black walls and other walls or any other common areas compounds or portions of the said Building on the said Plots which are more particularly set out in the Fifth Schedule hereunder written shall hereinafter be referred to as the 'Restricted Areas'. Unless and until the Builder expressly sell assign transfer or in any manner grant the rights to use utilize or occupy the said Restricted Areas or any part or portion thereof, the Builder will be deemed to be in the possession of the same. Further, the Builder their agents servants licensees transferees or assignees will always be entitled and authorized to have the uninterrupted access thereto. The Purchaser does hereby agree and undertake not to, in any manner, obstruct hinder hamper or object to the Builder or their agents servants licensees transferees or assignees being in the exclusive use occupation enjoyment and possession of the said Restricted Areas or any part or portion thereof;

(v) It is expressly agreed that the Builder shall be entitled to use occupy or enjoy and/or permit any third party or person or persons to commercially or otherwise use occupy and enjoy the said Restricted Areas and other portions of the said Plots or the said Building, including but not limited to

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put up hoarding/s illuminated or neon signs V-sat or Cellular or other antennae and other apparatus/gadgets and machinery including cables wires conduits in respect thereof on the said Plots or on the said Building or any part or portion thereof and for such purpose the Builder or their assignees or transferees are absolutely authorized to allow temporary or permanent construction or erection or installation on the exterior of the said Building or on any part or portions thereof. PROVIDED HOWEVER the Builder or their assignees or transferees will not be entitled to pay to the Purchaser or the Organization, any amount fee compensation by whatever terminology called for the use or utilization of the said Restricted Areas or any of the aforesaid rights hereby retained and reserved by the Builder (save and except the statutory dues duties or taxes in respect thereof);

- (vi) The Builder has expressly informed the Purchaser and the Purchaser is aware that the Builder intend and will be absolutely entitled to either retain unto themselves or to sell lease sub-lease let out or in any manner grant rights to any other third party to use utilize enjoy occupy all or any part or portion of the said Restricted Areas forming a part of the said Plots and/or the said Building. The Builder or their assignees or nominees or such other third parties will be entitled to run operate conduct from the said Restricted Areas or any part or portion thereof such activity or activities as the Builder or their assignees or nominees or such third party may desire on professional and/or commercial basis or any other basis. The Builder or their assignees or nominees or any other third parties as aforesaid will be entitled to allow any outsiders (persons not owning any premises in the said Building) to use enjoy the facilities amenities to be provided in any of the said Restricted Areas forming a part of the said Plots or the said Building. The Builder or their assignees or nominees or such third parties as aforesaid will be entitled to make stipulate and enforce such rules regulations byelaws and directions for the use enjoyment of such Restricted Areas or any part thereof and to receive recover and appropriate unto themselves the charges fees deposits and subscription for such use enjoyment of the said Restricted Areas as aforesaid and that the Purchaser or the said Organisation as hereinafter provided or any of them will not be entitled to any reimbursement of such fees charges deposits or any other receipts on any account whatsoever. IT IS FURTHER CLARIFIED and expressly agreed and understood by and between the parties hereto that the Builder or their assignees or nominees or such third parties will always be entitled to the said Restricted Areas including the rights to own, manage

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run conduct or transfer or assign the benefits thereof and receive recover and appropriate consideration received there from including from day to day business thereof and the Purchaser will have no right thereto either in his individual capacity or through the said Organisation as aforesaid;

- (vii) The Builder will be entitled to transfer/assign all or any of the aforesaid rights hereby retained and reserved by them to any other person or persons for such consideration and on such terms as they may deem fit and the Purchaser or the Organisation shall not be entitled to object to the same. Such transferee/assignee will be entitled to all or any of the aforesaid rights without any payment or any kind of contribution and/or without any objection or obstruction of the Purchaser or the said Organisation. The Purchaser has clearly understood the implications of the above provisions. The aforesaid conditions are of the essence of the contract and only upon the Purchaser agreeing to the said conditions, the Builder has agreed to sell the said Premises to the Purchaser. The Purchaser shall not be entitled to object to any of the aforesaid provisions rights and authorities hereby granted to the Builder or claim any reduction in price of the said Premises on such or other grounds like damage hardship or inconvenience or any other grounds including obstruction of air light or otherwise in respect of the said Premises or any portion of the said Plots.

5. ON THE PURCHASER committing default in payment on due date of any amount due and payable by the Purchaser to the Builder under this Agreement for sale (including his proportionate share of taxes levied by the CONCERNED AUTHORITY and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Builder shall be entitled at its own option to terminate this Agreement for sale and shall refund the amount received from the Purchaser, without any interest thereon, albeit, after deduction there from the sum/s towards the compensation in respect the loss/es caused to or suffered by he BUILDER on account of the said breach.

PROVIDED always that the Power of termination hereinbefore contained shall not be exercised by the Builder unless and until the Builder has given to the Purchaser Fifteen days notice in writing of its intention to terminate this Agreement for sale and of the specified breach or breaches of terms and conditions because of which it is intended to terminate the Agreement for sale and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving such notice.

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PROVIDED further that upon termination of this Agreement for sale as aforesaid, the Builder shall refund to the Purchaser the installments of Sale Price of the Flat/Shop which may till then have been paid by the Purchaser to the Builder but the Builder shall not be liable to pay to the Purchaser any interest on the amount as refunded upon termination of this Agreement for sale and refund of the aforesaid amount by the Builder, the Builder shall be at liberty to dispose of and sell the Flat/Shop to such person and at such price as the Builder may at his absolute discretion think fit.

6. THE FIXTURES, fittings and amenities to be provided by the Builder in the Premises and in the said building are those that are set out in Annexure C annexed hereto.

7. THE BUILDER shall endeavour to give possession of the Premises to the Purchaser on or before 36 months from the date of execution of agreement for sale for sale, if the builder is able to complete the construction work before agreed time the purchaser shall pay the balance payment & take possession early.

PROVIDED that the Builder shall be entitled to the reasonable extension of time for giving delivery of Premises on the aforesaid date if the completion of building in which the Premises is to be situated is delayed on account of:

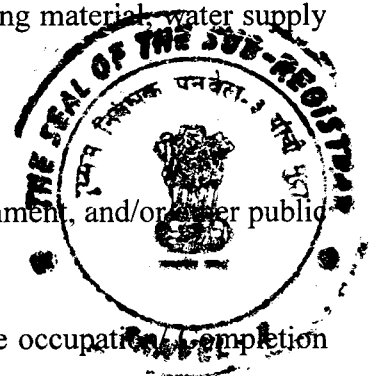
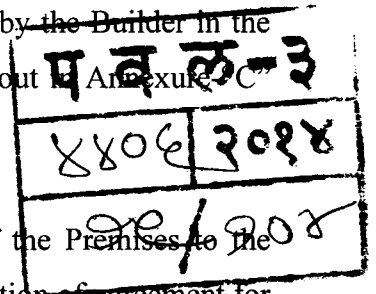
- non-availability of steel, cement and other building material, water supply or electric supply.
- War, Civil Commotion or act of God.
- Any notice, order, rule notification of the Government, and/or other public or Competent Authority.
- Any delay on the part of Local Authority to give occupation/Completion certificate after construction of the building by the Builder.

8. THE PURCHASER shall take possession of the Premises within fifteen days of the Builder giving written notice to the Purchaser intimating that the said premises are ready for use and occupation.

9. THE PURCHASER/S of the residential/commercial premises i.e. Flats/Shops shall use the said flat-s/Shop-s only for the residential/commercial purpose.

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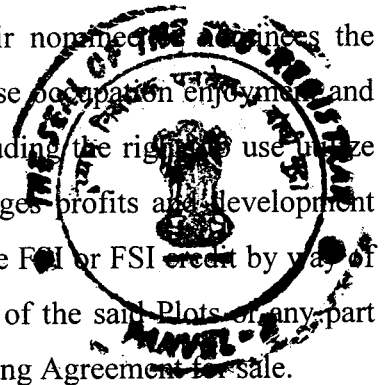
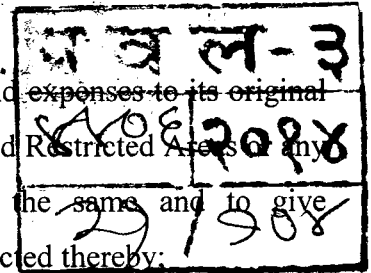
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9a. The Flat/Shop Purchaser shall use the Car Parking Space, if allotted, only for parking his own Vehicle/s.

10. The Purchaser agrees that the Deed of Transfer to be granted in respect of the said Plots with the said Building shall contain the covenants and provisions as stated in Clause 4 hereof. The Deed of Transfer shall also contain the following appropriate covenants on the part of the Purchaser and/or the said Organisation or any of them or their body or association as aforesaid as the case may be:

- a) covenant to maintain look after upkeep in good condition and order and repair alter and renovate said Common Areas and Restricted Areas or any part thereof;
- b) covenant to pay the proportionate rents rates and taxes as also other costs charges expenses outgoings maintenance charges and repairs of the said Plots and the Building including and the said Common Areas, Restricted Areas thereof;
- c) covenant to restore at their own costs charges and expenses to its original conditions the said Common Areas and/or the said Restricted Areas or any part thereof after digging opening or using the same and to give appropriate prior written notice to the parties affected thereby;
- d) covenant to keep open to sky and upbuilt upon as may be required the said Common Area and/or the said Restricted Areas and other amenities or any part thereof;
- e) covenant retaining with the Builder or their nominee the rights authorities and title to the exclusive use occupation enjoyment and possession of the said Restricted Areas including the right to use utilize and consume all advantages benefits privileges profits and development potential including unutilized FSI or available FSI or FSI credit by way of Transferable Development Rights in respect of the said Plots or any part thereof as contained in clause 4 of the foregoing Agreement for sale.



11. THE PURCHASER alongwith the other Purchasers of Premises in the building shall join in forming and registering the Society or a limited Company to be known by such name as the Purchasers may decide for this purpose also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society or Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Builder within fifteen days of the same being

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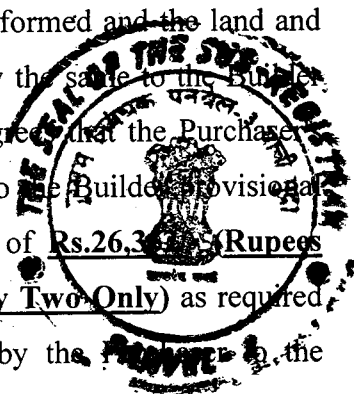
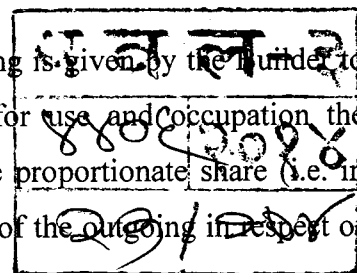
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forwarded by the Builder to Purchaser, so as to enable, Builder to register the Organization of the Purchasers under Section-10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flat Act 1964. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft /bye-laws or the memorandum and/or articles of the Association as may be required by the Registrar of Co-Operative Societies or the Registrar of Companies as the case may be or by any other Competent Authority.

12. THE BUILDER shall, at its earliest, transfer or caused to be transferred to the Society or Limited Company all right, title, and interest of the Builder and/or assignment of the lease of the said Plots and the said building in favour of such Society or Limited Company as the case may be such conveyance or assignment of lease shall be in keeping with the terms and provisions of this Agreement for sale.

13. COMMENCING a week after notice in writing is given by the Builder to the Purchaser that the Flat/Shop is ready for use and occupation the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat/Shop) of the outgoing in respect of the said Plots and building namely local taxes, betterment charges or such other levies by the Concerned Local Authorities/or Government Water Charges, insurance, common lights, repairs and salaries of Clerks, Bill Collectors, Chowkidars, Sweepers, and all other expenses necessary and incidental to the management and maintenance of the said Plots and building. Until the Society/Limited Company is formed and the land and building transferred to it, the Purchaser shall pay the same to the Builder as may be determined. The Purchaser further agrees that the Purchaser's share is so determined the Purchaser shall pay to the Builder provisional monthly contribution for 24 months i.e a sum of Rs.26,345 (Rupees Twenty Six Thousand Three Hundred & Fifty Two Only) as required towards the outgoings. The amounts so paid by the Purchaser to the Builder shall not carry any interest and remain with the Builder until an Assignment of Lease is executed in favour of the Society/ Limited Company as aforesaid subject to the Section-6 of the said Act. On such Assignment of Lease being executed, the aforesaid deposit (less deduction provided for this Agreement for sale) shall be accounted for the balance be paid over by the Builder to the Society or the limited Company, as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the



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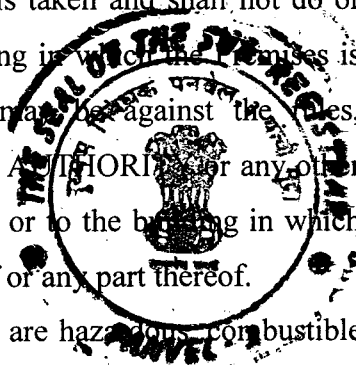
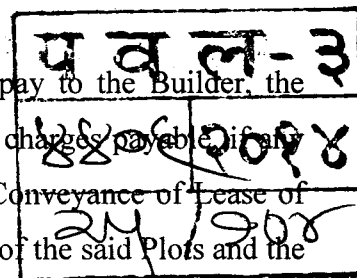
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5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

14. THE PURCHASER shall on or before Delivery of possession of the said premises, keep deposited with the Builder an amount of **Rs.5,000/-** (RUPEES FIVE THOUSAND ONLY) for legal charges and the sum as required for Society formation i.e. Share money, application fee, entrance fee, and registration of Society and the proportionate share of taxes and other charges.
15. The Builder shall utilise the required sum paid by the Purchaser to the Builder for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Builder in connection with the formation of the said Society or as the case may be, preparing and engrossing this Agreement for sale and the conveyance of Assignment of Lease.
16. At the time of Registration, the Purchaser shall pay to the Builder, the Purchaser's share of Stamp Duty and Registration charges payable if any by the said Society or Limited Company on the Conveyance of Lease of any document or Instrument of /transfer in respect of the said Plots and the building to be executed in favour of the Society or Limited Company.
17. The Purchaser with intention to bring all persons into whosoever hands, the Flat/Shop may come doth hereby covenant with the Builder as follows:
 - a) To maintain the Premises at the Purchaser's own cost in good condition from the date of possession of the Premises is taken and shall not do or suffer to be done anything in or to the building in which the Premises is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the CONCERNED AUTHORITY or any other Authority or change/alter or make addition in or to the building in which the Premises is situated and the Premises itself or any part thereof.
 - b) Not to store in the Premises any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Premises is situated/Flat is situated or storing of which goods is objected by the CONCERNED AUTHORITY or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Premises is situated including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the construction or structure of the building on account of negligence or default of the



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Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach of this clause.

- c) To carry at his own cost all internal repairs to the said Premises and maintain the said premises in the same conditions, state and order in which it was delivered by the Builder to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the Premises which may be given and to observe the Rules and Regulations and bye-laws of CONCERNED AUTHORITY or Co-Operative Society/ Limited Company or any other Authority. And in the event of the Purchaser committing any act in contravention to the above provision, the Purchaser shall be responsible and liable for consequences thereof to Co-Operative Society to CONCERNED AUTHORITY and any other Public Authority.

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

- e) Not to do or permit to be done any Act or things which may render void/voidable any insurance of the said Plots and the building in which the Premises is situated or any part thereof or whereby any insurance premium shall become payable in respect of the insurance.

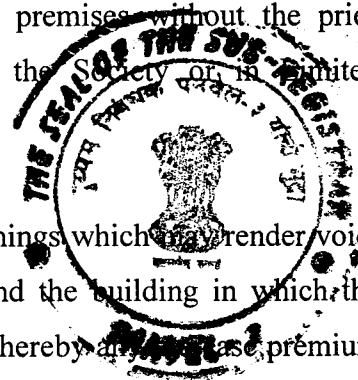
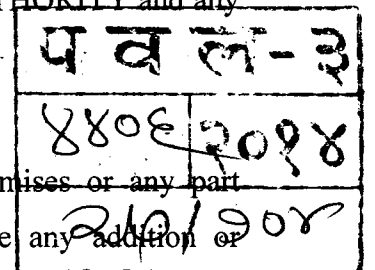
- f) Not to throw dirt, rubbish, rags, garbage, or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Plots & building in which the Premises is situated.

- g) Pay to Builder within eight days of demand by the Builder, his share of Security Deposit demand by CONCERNED AUTHORITY or

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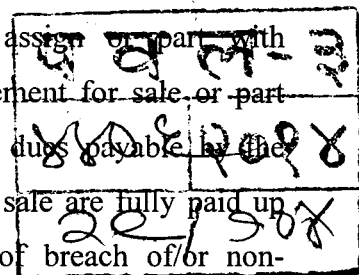
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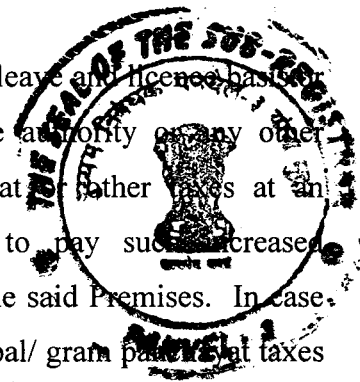
Government or any other service connection to the building in which the Premises is situated.

- h) The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations/amendments thereof that may be made from time to time for protections and maintenance of the said building and the Flat/Shops therein and the observance and performance of the building rules, Regulations and bye-laws for the time being of CONCERNED AUTHORITY and of Government and other Public bodies. The Purchaser shall observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Flat/Shop in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement for sale.

- i) The Purchaser shall not let, sub-let, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement for sale or part with the possession of the Premises until all the dues payable by the Purchaser to the Builder under this Agreement for sale are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement for sale and until the Purchaser has obtained the permission in writing of the Builder for such transfer.



- j) In case the Purchaser gives the said Premises on leave and licence basis on any other basis and if on that account the authority or any other authority charges the municipal/gram panchayat or other taxes at an increased rate the Purchaser hereby agrees to pay such increased municipal/ gram panchayat taxes in respect of the said Premises. In case the Purchaser fails to pay such increased municipal/ gram panchayat taxes the Purchaser shall alone be liable for all the consequences that may arise whether directly indirectly or remotely from such non-payment and agrees to indemnify the Builder against all loss, harm and damage, if any, caused to or suffered by the Builder consequent upon such non-payment of such municipal/gram panchayat or other taxes.



- k) Till a conveyance of building in which Premises is situated is executed, the Purchaser shall permit the Builder and its Surveyors and Agents with

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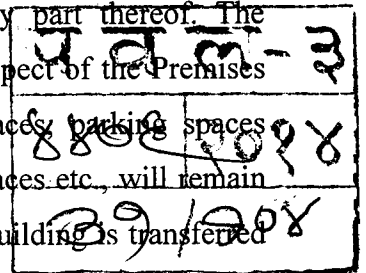
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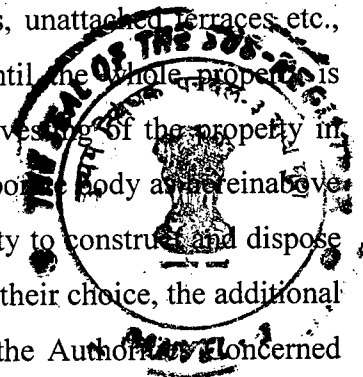
or without workmen and others, at all reasonable times, to enter into and upon the said Plots and building or any part thereof to view and examine the state and conditions thereof.

18. The Builder shall maintain a separate account in respect of sums received by the Builder from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-Operative Society or Limited Company towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which it has been received and no adjustments among the accounts should be done without the prior consent of the Purchaser.

19. Nothing contained in this Agreement for sale is intended to be nor shall it be constructed as a grant, demise or assignment in law of the said Premises or of the said Plots and building or any part thereof. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, unattached terraces, recreation spaces etc., will remain the property of the Builder until the said Plots and building is transferred to the Society/Limited Company as hereinabove mentioned.



20. The Purchaser shall have no claim against the Builder save and except in respect of the Premises hereby agreed to be sold so that all the open spaces, parking spaces, lobbies, staircases, lifts, unattached terraces etc., will remain as the property of the Builder until the whole property is transferred to the Society notwithstanding the vesting of the property in possession, management and control of the corporate body as hereinabove mentioned. The Builder shall always be at liberty to construct and dispose of to any person, firms, and corporate bodies of their choice, the additional structures, the garages that are sanctioned by the Authority concerned and/or the unsold tenaments and the Purchaser doth hereby give his written consent to the same contemplated under the said Ownership Flats Act and shall not raise any objection thereto hereafter.



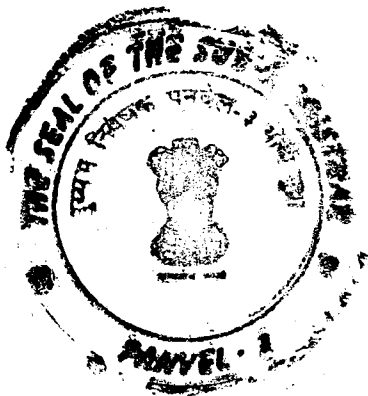
21. The Purchaser shall not affix any sign boards or advertisements outside the building nor shall affix any neon lights. The rights to affix sign boards, advertisement outside the building and the neon lights shall always remain

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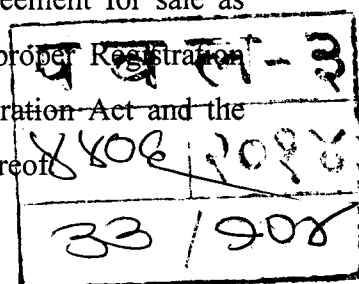
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vested in the Builder/ Society. The Purchaser shall not claim any abatement in price on account of such retention of user by the Builder/ Society. The Builder/Society shall be entitled to transfer his rights under this clause in respect of the user of unsold terrace or the parapet walls which he has retained in favour of any third party for valuable consideration or otherwise. If, however any Municipal/Gram Panchayat taxes become payable for the user, the same shall be borne and paid by the Builder/Society only (and not by the Purchaser) out of income derived from such party.

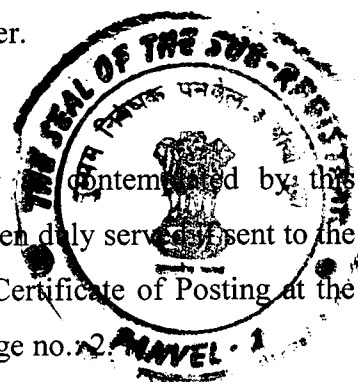
22. The Purchaser shall not put any decoration of the exterior of the said tenement otherwise than in the manner which may mutually agreed in writing with the Builder/Society.

23. The Purchaser and the Builder shall present this Agreement for sale as well as the Conveyance/Assignment of lease at the proper Registration Office within the time limit prescribed by the Registration Act and the Builder will attend such Office and admit execution thereof



24. Any delay tolerated or indulgence shown by the Builder in enforcing the terms of this Agreement for sale or any forbearance of giving of time to the Purchaser by the Builder shall not be construed as a waiver on the part of the Builder of any breach or non-compliance of any of the terms and conditions of this Agreement for sale by the Purchaser nor shall the same in any manner prejudice the rights of the Builder.

25. All notices to be served on the Purchaser contemplated by this Agreement for sale shall be deemed to have been duly served if sent to the Purchaser, by Registered Post - A/D, Under Certificate of Posting at the address specified in this Agreement for sale page no. 2.



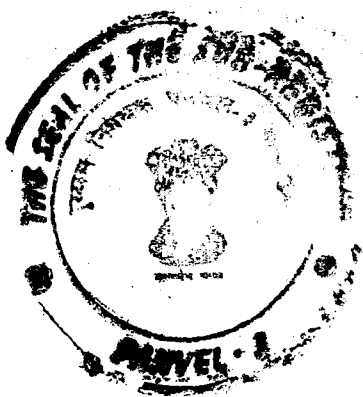
26. IT IS also understood and agreed by and between the Parties hereto that the terrace space in front of or adjacent to the terrace flat in the building, if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be closed by the flat purchaser till the permission in writing is obtained from the concerned

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local authority and the Builder or the Society, or as the case may be, the limited Company.

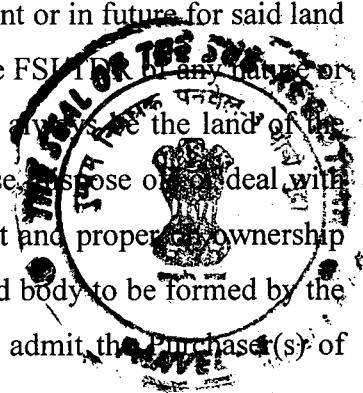
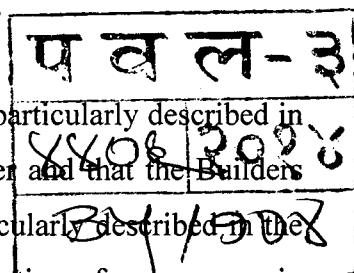
27. The Builders have represented to the Purchaser(s) that they shall develop the properties adjoining to the said properties, more particularly described in the First schedule hereunder written in a phased manner and as such, the common amenities /road etc provided in the layout of the said property, more particularly described in the First Schedule hereunder written as well as the properties adjoining to the said property, more particularly described in the First Schedule hereunder written are common and as such, the Purchaser(s) shall maintain the said common amenities in co-ordination with the Purchaser(s) of in the building to be constructed by the Builders on the properties adjoining to the said property more particularly described in the First Schedule hereunder written. The Purchaser(s) also hereby agree and undertake to accept the representation made by the Builders hereinabove in toto and under no circumstances, the Purchaser(s) shall be entitled to raise any objection for the same.

28. The Builders at present developing the land more particularly described in First Schedule hereunder written in phased manner and that the Builders shall be entitled to the said entire land more particularly described in the schedule here under written. Even after the execution of conveyance in respect of the said land the Builders is entitled to develop the same by constructing the additional building/s on said land and or making addition in the said building or by constructing additional floors/ structures so as to avail the additional full FSI permissible at present or in future for said land by using the FSI available by way of TDR. The FSI of any nature or whatsoever available as provided here in shall always be the land of the Builders who shall be at liberty to consume, use, dispose of or deal with the same in any manner the Builders/s deem fit and proper on ownership basis. The limited company or any incorporated body to be formed by the Purchaser(s) of flat in the said buildings shall admit the Purchaser(s) of such tenements as its members.

29. The Purchaser(s) also hereby agrees and undertakes that he/she/they shall not object against the work of construction of the layout by the Builders on their adjoining plot of lands. The Purchaser(s) also hereby agree and confirm that he/she/they have no right and /or authority to grant the right of way/ means of access through, across and over the said properties, more particularly described in the First Schedule hereunder written, to any third

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parties. However, the Builders have absolute rights and authority either to assign the right of way/ means of access through, across and over the said properties, more particularly described in the first Schedule hereunder written, to the person or person of their choice. Likewise the Builders shall have right to make use of the right of way/ means of access through the said properties, more particularly described in the First Schedule hereunder written for developing the other properties owned and possessed by the Builders herein and under no circumstances the Purchaser(s) shall be entitled to raise any objection for the same.

30. The Builders shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said buildings. The Purchaser(s) undertake to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.

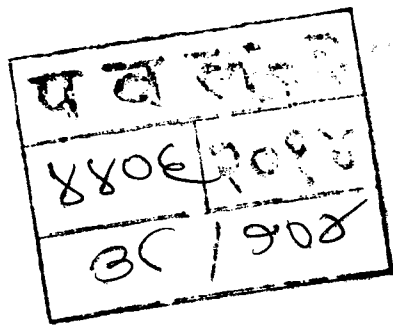
31. THIS AGREEMENT for sale shall always be subject to provisions of the Maharashtra Ownership Flats Act 1963 and the rules made thereunder.

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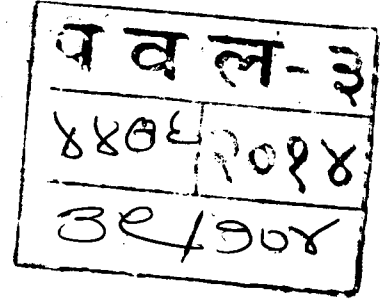
THE FIRST SCHEDULE REFERRED TO ABOVE

All that pieces and parcel of Non-Agriculture land situated, lying at village Koproli, Taluka Panvel, Dist Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within the limits of Raigad Zilla Parishad and described in the revenue record as under:-

S. No.	Gat/ Survey No.	Hissa No.	Area in H-R-P	Assessment
1	26	1	0-25.0	2=56
2	26	2	0-51.3	5=25
			0-10.4	
3	27	2D	0-42.0	1=25
			0-01.0	
4	27	2E	0-60.0	1=75

Boundaries of are as under

On or towards North :
 On or towards South :
 On or towards East :
 On or towards West :



and herein referred to as the Said "Property".

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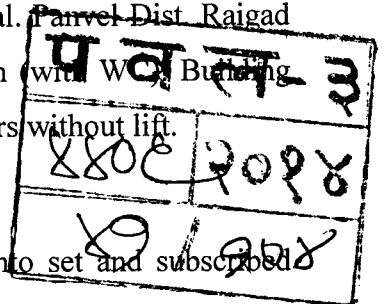


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SCHEDULE - II

Flat No.-003 admeasuring about **33.72 sq.mtrs.** Carpet area annexed thereto, on the ground **Floor** in **D4** wing together with the common areas and facilities appurtenant thereto in building Royal Meadows situated on land bearing Survey No.26, Hissa No.1, Survey No.26, Hissa No.2, Survey No.27, Hissa No.2D, & Survey No.27, Hissa No.2E situated at Village Koproli, Tal. Parvel Dist. Raigad comprising of **1** bedroom/s + hall + kitchen + **1** bathroom (with W.C.) Building consists of Part Stilt plus 3 & Ground + upper 2 (Two) floors without lift.



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

SIGNED AND SEALED DELIVERED BY
THE WITHIN NAMED BUILDERS,
M/s. ROYAL MEADOWS,
Through its partners

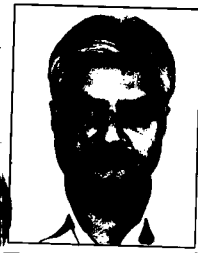
(1) **Mr. Sunil L. Gajra,**



(2) **Mr. Mulchand P. Shah**

in the presence of

M. S. Shah



(Builder)



SIGNED, SEALED AND DELIVERED
By THE PURCHASER

1) **MRS. PARVATI BHANUSHALI**

~~in the presence of~~

2] **MRS. PRITI SHANKARLAL
BHANUSHALI**

in the presence of

Preeti S. Bhanushali



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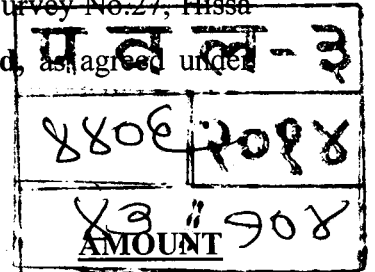


RECEIPT

RECEIVED the sum of **Rs.11,84,220/- (Rupees Eleven Lakh Eighty Four Thousand Two Hundred & Twenty Only)** from **MRS. PARVATI BHANUSHALI**, the Purchaser, being TOKEN MONEY / part payment of the sale price for the purchase of **Flat No.-003** admeasuring about **33.72 sq.mtrs.** Carpet. annexed thereto, on the ground **Floor** in **'D4'** wing together with the common areas and facilities appurtenant thereto in building named **"ROYAL MEADOWS"**, situated on land bearing Survey No.26, Hissa No.1, Survey No.26, Hissa No.2, Survey No.27, Hissa No.2D, & Survey No.27, Hissa No.2E situated at Village Koproli Tal. Panvel Dist. Raigad, as agreed under these presents.

DETAILS OF PAYMENT:-

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK NAME</u>
12-01-2010	535010	BANK OF BARODA
27-01-2010	542416	BANK OF BARODA
14-12-2010	570487	BANK OF BARODA
14-12-2010	522852	BANK OF BARODA
14-12-2010	565467	BANK OF BARODA
27-09-2011	000003	BANK OF BARODA
14-12-2011	000005	BANK OF BARODA
08-02-2012	000024	BANK OF BARODA
20-02-2013	000027	BANK OF BARODA
20-02-2013	647971	AXIS BANK
09-04-2013	127816	DENA BANK



Rs.1,10,000/-
Rs.90,000/-
Rs.1,30,000/-
Rs.14,740/-
Rs.50,000/-
Rs.1,31,580/-
Rs.1,31,580/-
Rs.2,63,160/-
Rs.1,00,000/-
Rs.1,00,000/-
Rs.63,160/-

TOTAL AMOUNT **Rs. 11,84,220/-**

We SAY RECEIVED

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M/S ROYAL MEADOWS
Through its partners

(1) Mr. Sunil L. Gajra,)

(2) Mr. Mulchand P. Shah,)



WITNESS:

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ANNEXURE "C"LIST OF AMENITIES

1. Vitrified 2*2 tiles for living room, bedroom & Kitchen.
2. Granite for Kitchen platform.
3. Designer wall tiles till window sill, in kitchen & bathroom.
4. Decorative flush door with standard fittings.
5. Powder coating Aluminium sliding window.
6. Dry distemper for internal walls.
7. Acrylic paint for exterior walls.
8. Concealed copper wiring & electric fitting.
9. Concealed plumbing with standard bathroom

Fittings.

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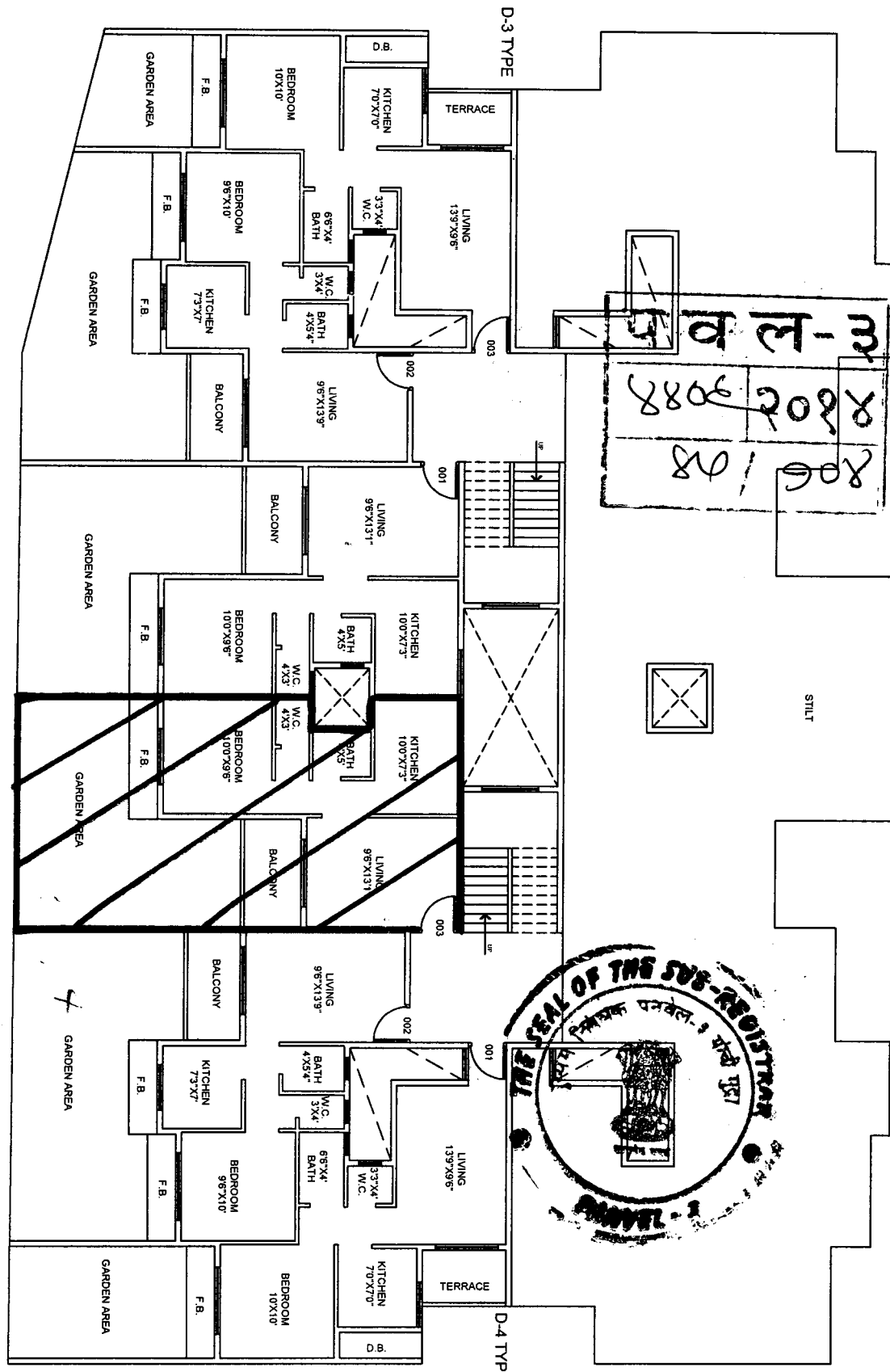
प्रीति शिंदे भाग मालिका
Preeti S- Bhanushali



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Preeti S. Bhanushali

Proposed Residential Building on survey no.26/1, 26/2, 27/2D & 27/2E				
at Koprolī. Tal. - Panvel.				
Architect: Meenakshi & Associates. 9820082293.				
BUILDING NO.	FLOOR	FLAT NO.	SIGN OF PURCHASER	SIGN OF VENDOR

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मातृका नमुना सार

(अधिकार अभिलेख प्रक)

मिळण्याचे ठिकाण :

मोनिता ऑफसेट, पनवेल

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गांव <u>कोयली</u>		तालुका <u>पनवेल</u>	
भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पध्दती	भोमवटादाराचे नं.व
२६	९	९	११८ २४२ २३३ २४४ ३०६ ३०८ ३४०
शेताचे स्थानिक नांव			खाते क्रमांक
लागवडी योग्य क्षेत्र	ए. गुं. हे./आर/प्रति	मे. रायल मिडोस करीगा	
विनक्षेत्री ५७७	०-२५-०	भा. रायल मिडोस करीगा	
पोटखराबा (लागवडी योग्य नसलेले) -	एकूण ०-२५-०	१) भिमेश शेरड मेला	
वर्ग (अ)		२) केयूर के मोरी	
वर्ग (ब)		३) केकीन एन्. सावळ	
एकूण		४) कुनिव एन्. गजरा	
आकारणी -	रुपये	पैसे	इतर अधिकार -
जुडी किंवा विशेष आकारणी	२५०-००००	०००	१) २३३ २४४ ३०६ ३०८ ३४०
			२) ३१६ ३४०
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			४) ५८७

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४४०६	२०१४



TRUE COPY



(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम
१९७१ यातील नियम २९)

प	४४०६	४४०६
४४०६	४४०६	४४०६

तारीख : 24/4/90



तलाठी सद्दा नेर
ता. पनवेल, जि. रायगड.

गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

मिळण्याचे ठिकाण :

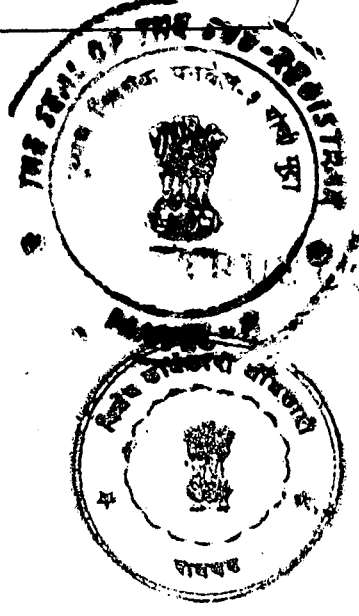
मोनिका ऑफसेट, पनवेल

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गांव कोपोली

तालुका पनवेल

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव	खाते क्रमांक
२६	२	१	२३३ २४४ २१० ४२३	कुळाचे नांव खंड
शेताचे स्थानिक नांव			म. रायल मिश्र कारिना भारीदार	६ पेसे
लागवडी योग्य क्षेत्र	ए. गुं. हे./आर/प्रति		अभिनेश नरेंद्र मेहता	ग व ल - ३ ४४०६ २०१४ ५९ / १०४
विनय	०-५९-३		अकेयुर के मोदी	
४८२	एकूण ०-५९-३		अकेकीन एन सायल	
पोटखराबा (लागवडी योग्य नसलेले) -	०-१०-४		असुनिल एल गंजरा	
वर्ग (अ)			अपक्षी के गंजरा	इतर अधिकार - ३५५ २४४
वर्ग (ब)			अक्षिशोर जी भट्टा	
एकूण	०-१०-४		अदीप जी गंजरा	
आकारणी -	रुपये	पैसे	अजितेन्द्र पी. जैन	
जुडी किंवा विशेष आकारणी	६९७-००		अमूलचंद पी. शहा	सीमा आणि भूमापन चिन्हे -
			१०५ अरविंद म्हात्रे	
			४९०	
			५८९	

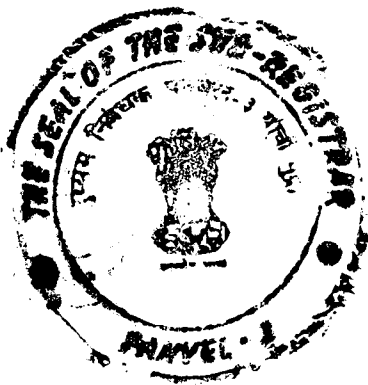


(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम
१९७१ यातील नियम २९)

2000	
2090	
4	5
8806	8080
42	908

तारीख : २५/५/१०


साधुगढी सझा नैर
ता. पनवेल, जि. सायगाड.



गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

मिळण्याचे ठिकाण :

मोनिका ऑफसेट, पनवेल

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गांव कोपोली तालुका पनवेल

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पध्दती	भोगवट्यादाराचे नांव	खाते क्रमांक
२७	२५	९	२६० २८२ २८० ३२० ०२८	कुळाचे नांव
शेताचे स्थानिक नांव			मे. रायल मिडस करिणा भा. गरीदार	खंड
लागवडी योग्य क्षेत्र	ए. गुं. हे./आर/प्रति		३० मिमेश नरेंद्र मेहता ३० के.पूर के मोदी ३० के.कीन एन रायल ३० सुनिल एन गजरा ३० पदमशी के गजरा ३० किशोर डी भडा ३० दीप जे गजरा ३० जीतेड पी जेठ ३० मुलापे वी. शहा ३० अरविंद म्हागे	रु. पेसे
पोटखराबा (लागवडी योग्य नसलेले) -	एकूण	०-४२-००	३०-४२-००	
वर्ग (अ)		०-०९-००		
वर्ग (ब)				
एकूण		०-०९-००		
आकारणी -	रुपये	पैसे		
जुडी किंवा विशेष आकारणी		४३०-००		

प व ल-३
४४०६/२०१४
२८० ३३३/१००४

सीमा आणि भूमापन चिह्ने



गांव नमुना बारा (पिकाची नोंद वही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम
१९७९ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	एक
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिका खालील क्षेत्र			स्वरूप	क्षेत्र		
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	प्रत्येक पिकाचे नोंदवह्यातील क्षेत्र			पिकांचे नांव	जल सिंचित	अजल सिंचित				
					पिकांचे नांव	जल सिंचित	अजल सिंचित							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे.आर	हे.आर		हे.आर	हे.आर		हे.आर	हे.आर		हे.आर		
वि. नं. २७७														

२००८
२०१०

४४०६२०१४
५४ ९०४

असल बरहुकूम नक्कल दिली.

तारीख : २५/५/१०

तलाठी
तलाठी सहाय्यक
ता. पनवेल, जि. रायगड.



गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

मिळण्याचे ठिकाण :
मोनिका ऑफसेट, पनवेल

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम
१९७१ यातील नियम ३, ५, ६ आणि ७)

गांव	कोपेली		तालुका	पनवेल
भूमापन क्रमांक	भूमापन क्रमांकांचा उपविभाग	भू-धारणा पध्दती	भोसपटादाराचे नांव	खमते क्रमांक
२०	२३	१	२६९ ७७८ ७९८ ७२४	कुळाचे नांव
शेताचे स्थानिक नांव			म. रायल मिडिस करिना भागीदार गजिनेश नरेंद्र मेहता २) केयूर के मोदी ३) केकीन लण सावळी ४) सुनिल एल गजरा ५) पदमशी के गजरा छविशोर डी भडा जदीप जे गजरा अजिनेड पी जैन ७) मुलपेद पी शहा ८) मरविंद भोगे	खंड रु. पैसे
लागवडी योग्य क्षेत्र	ए. गुं. हे./आर/प्रति	एकूण	इतर अधिकार	
पोटखराबा (लागवडी योग्य नसलेले) -			२६९ ७७८ ७९८	
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी -	रुपये	पैसे		
जुडी किंवा विशेष आकारणी	६००-००		सीमा आणि भूमापन चिन्हे	

प व ल - ३
४४०६ २०१४
५५/१०४



गांव नमुना बारा (पिकाची नोंद वही)

(महाराष्ट्र जमीन मंडसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	टोप		
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिका खालील क्षेत्र			स्वरूप	क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र			पिकांचे नांव	जल सिंचित	अजल सिंचित			जल सिंचनाचे साधन			
					पिकांचे नांव	जल सिंचित	अजल सिंचित									
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५		
			हे.आर	हे.आर		हे.आर	हे.आर		हे.आर	हे.आर		हे.आर				
२००८																
२०१०																

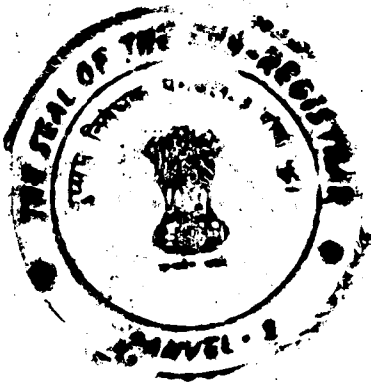
पिकाची नोंद वही
४४०६/२०१०
५६/१००४

अस्सल बरहुकूम नक्कल दिली.

तारीख :

२५/५/१०

तलाठी
तलाठी सद्दा नरें
ता. पनवेल, जि. रायगड.



वाचले



- १) मे. रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता वगैरे १० सा. कोप्रोली, ता. पनवेल, जि. रायगड यांचा अर्ज दिनांक ०२/०६/२०१०.
- २) या कार्यालयाकडील आदेश क्र. मशा/बिनशेती/अ-१/एस.आर./३०६/९६ दिनांक ०६/१०/१९९८.
- ३) या कार्यालयाकडील आदेश क्र. मशा/एल.एन.ए.१(ब)/एस.आर.१६०/२००८ दि. २०/१०/२००८.
- ४) तालुका निरीक्षक भूमि अभिलेख, पनवेल यांजकडील मो.र.नं. १०५/०३-०५-१९९३ व मो.र.नं. ११९/२४-०५-१९९३ अन्वये करण्यात आलेल्या मोजणी नकाशाची प्रत.
- ४) तहसिलदार पनवेल यांजकडील पत्र क्रमांक जमीन/का-१/एसआर - ८०/१० दि. २६/०८/२०१०.
- ५) सहाय्यक संचालक, नगर रचना, रायगड - अलिबाग यांजकडील पत्र जा.क्र. ससनर-राअ/बिशोप/बांप/मौ.कोप्रोली/ता.पनवेल/स.क्र. २६/१, २, २७/२ड, २ई/३८४५ दि. ४/११/२०१०.

क्र. मशा/एल.एन.ए.१(ब)/प्र.क्र. १२३/२०१०
जिल्हाधिकारी रायगड यांचे कार्यालय
अलिबाग, दिनांक :- १८/११/२०१०.

आदेश



मे. रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता वगैरे १० सा. कोप्रोली, ता. पनवेल, जि. रायगड यांचा अर्ज दिनांक ०२/०६/२०१०. या कार्यालयाकडील आदेश क्र. मशा/बिनशेती/अ-१/एस.आर./३०६/९६ दिनांक ०६/१०/१९९८ अन्वये करण्यात आलेल्या मोजणी नकाशाची प्रत. या कार्यालयाकडील आदेश क्र. मशा/एल.एन.ए.१(ब)/एस.आर.१६०/२००८ दि. २०/१०/२००८ अन्वये श्री. दिलीप जाधवजी काथरानी यांना मौजे कोप्रोली, तालुका पनवेल येथील गट नं. २६/१ क्षेत्र ०-२५-० हे.आर. गट नं. २६/२ क्षेत्र ०-६१-० हे.आर., गट नं. २७/२ड क्षेत्र ०-४३-० हे.आर., गट नं. २७/२ई क्षेत्र ०-६०-० हे.आर. एकूण क्षेत्र १-८९-७ हे.आर. या जागेत सुधारीत बांधकाम परवानगी मिळणेबाबत अर्ज केलेला आहे.

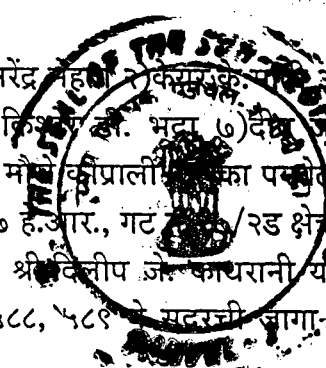
मौजे कोप्रोली, तालुका पनवेल येथील स.नं. २६/२, १/२ब, १/२अ, १/२क, २७/२ड, २७/२ई, १/३अ एकूण क्षेत्र ३-३१-२ हे.आर. या जमिनीची श्री. दिलीप जे. कातरानी यांना या कार्यालयाकडील आदेश क्र. मशा/बिनशेती/अ-१/एस.आर./३०६/९६ दिनांक ६/१०/१९९८ अन्वये निवासी या कारणासाठी बिनशेती व बांधकाम परवानगी देण्यात आलेली आहे.

तसेच या कार्यालयाकडील आदेश क्र. मशा/एल.एन.ए.१(ब)/एस.आर.१६०/२००८ दिनांक २०/१०/२००८ अन्वये श्री. दिलीप जाधवजी काथरानी यांना मौजे कोप्रोली, तालुका पनवेल येथील गट नं. २६/१ क्षेत्र ०-२५-० हे.आर. या जमिनीची निवासी या कारणासाठी बिनशेती व बांधकाम परवानगी देण्यात आलेली आहे.

मे. रॉयल मिडोस करिता भागीदार १) भिमेश नरेंद्र मेहता २) कमलेश्वर पाटील ३) केकीन एन. सावळा ४) सुनिल एल. गजरा ५) पदमशी के. गजरा ६) किशोर ड. भट्टा ७) देवू जे. गजरा ८) जितेंद्र पी. जैन ९) मुलचंद पी. शहा १०) अरविंद म्हात्रे यांनी मौजे कोप्रोली, ता. पनवेल येथील गट नं. २६/१ क्षेत्र ०-२५-० हे.आर., गट नं. २६/२ क्षेत्र ०-६१-० हे.आर., गट नं. २७/२ड क्षेत्र ०-४३-० हे.आर., गट नं. २७/२ई क्षेत्र ०-६०-० हे.आर. ही जमिन श्री. दिलीप जे. काथरानी यांच्याकडून खरेदीखताने विकत घेतली असून फेरफार क्र. ५८६, ५८७, ५८८, ५८९ ये सदरची जागा अर्जदार यांच्या नावे हक्कनॉदीस दाखल आहे.

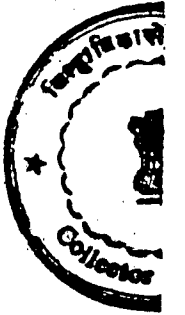
तालुका निरीक्षक भूमि अभिलेख, पनवेल यांचेकडून सदर जागेची मोजणी झालेली असून त्यांचेकडील मो.र.नं. १०५/०३-०५-१९९३ व मो.र.नं. ११९/२४-०५-१९९३ अन्वये करण्यात आलेल्या मोजणी नकाशाची प्रत अर्जदार यांनी सादर केली आहे.

प्रकरणी तहसिलदार पनवेल यांनी त्यांचेकडील पत्र दिनांक २६/०८/२०१० अन्वये सांप्रतच्या अर्जाची मंडळ अधिकारी पनवेल यांचेमार्फत सविस्तर चौकशी करण्यात आली असून, प्रस्तुतची जमिन मे. रॉयल मिडोज करिता भागीदार भिमेश नरेंद्र मेहता वै. १० यांच्या नावे आहे. जमिनीमध्ये कुळे वगैरे नाहीत. सदरची जमिन अर्जदार यांना इनाम नष्ट कायदयाने मिळालेली नाही. तसेच जमिनीवर तगाईचा, बँकेचा, सहकारी सोसायटीचा बोजा नाही. जमिन कोप्रोली ग्रामपंचायत हद्दीत येते. जमिन संपादनाखाली नाही अगर यापुढे शासकीय कामासाठी संपादन



होणार नाही. जमिन आरोग्य दृष्ट्या योग्य आहे. जमिन एखादया विकास कार्यासाठी राखून ठेवलेली नाही. जमिनीच्या जवळपास तुरुंग नाही. जमिनीवरून उच्च दाबाची विद्युत लाईन जात नाही. तसेच जमिनीतून गॅस लाईन, पाईपलाईन जात नाही. अर्जदार हे जमिनीत विटा, कौले उत्पादन करणार नाही. तसेच जमिनीत सर्व्हीस सेंटर करीता बांधकाम करणार नाही. जमिनीत स्फोटक पदार्थ ठेवणार नाहीत. नियमाप्रमाणे जमिनीमध्ये रस्ते, सांडपाणी वाहून जाणारी गटारे बांधणार आहेत. जमिनीची मोजणी फी भरून मोजणी करून घेणार आहेत. अर्जदार सनद तयार करून घेणार आहेत. सनदेतील अटी व शर्तीचे पालन करणार आहेत. जमिनीत इतर कोणाचाही हितसंबंध नाही. अर्जदार हे नियमाप्रमाणे दरवर्षी बिनशेती आकार भरीत आहेत. सदर जमिनीच्या जवळपास खाडी अथवा समुद्र नाही. सदरची जमिन पुनर्वसनासाठी राखून ठेवलेली नाही. पिण्याच्या पाण्याकरीता अर्जदार बोअरवेल करणार आहेत. जमिनीत मातीचा भराव करावा लागणार नाही. जमिन पाणी पुरवठा लाभ क्षेत्रांत येत नाही. जमिन नेरे रस्त्यालगत असून याच रस्त्याचा अर्जदार जाण्यायेण्याकरीता वापर करणार आहेत. जमिनीत मॅग्नोव्ह झाडे नाहीत. जमिन इको सेन्सिटीव्ह झोनमध्ये येत नाही. प्रस्तुत जमिनीत अर्जदारांनी बांधकाम केलेले नाही. प्रस्तुत जमिनीपैकी ग.नं. २६/१ या जमिनीस मा. जिल्हाधिकारी रायगड यांनी त्यांचे कडील आदेश क्र. मशा/एलएनए -१ब/एस.आर/१६०/२००८ दिनांक २०/१०/२००८ अन्वये बिनशेती व बांधकाम परवानगी दिली आहे. त्यातील शर्त क्र.३, ८ चे पालन केलेले आहे. शर्त क्र. ६, ७, ११, १२ चे पालन केलेले नाही. शर्त क्र. १, २, ४, ५, १०, १३, १४, १५, १६, १७, १८, १९, २० चे पालन करणार आहेत. गट नं. २७/२ड, २ई, २६/१, २ या जमिनीस मा. जिल्हाधिकारी रायगड यांनी त्यांचे कडील आदेश क्र. मशा/बिनशेती/अ-१/एस.आर/३०६/९६ दिनांक १६/१०/१९८८ अन्वये बिनशेती व बांधकाम परवानगी दिली आहे. त्यातील शर्त क्र. ७ चे पालन केलेले आहे. शर्त क्र. ५, ८, १०, ११ चे पालन केलेले नाही. शर्त क्र. १, २, ३, ४, ९, १३, १४, १५, १६, १७, १८ चे पालन करणार आहेत. वरील दोन्ही बिनशेती आदेशातील पालन न केलेल्या शर्तीकरीता होणारा दंड भरण्यास अर्जदार तयार आहेत, असा अहवाल सादर केलेला आहे.

सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांनी त्यांचेकडील पत्र दिनांक ०४/११/२०१० अन्वये अर्जदाराची जागा ही सुधारित मुंबई महानगर प्रादेशिक विकास योजनेमध्ये समाविष्ट असून विकास योजनेतील प्रस्तावानुसार हरित-२ भुवापर विभागात समाविष्ट आहे. विषयांकित जागेचा बहुतांशी भाग हा गावठाणापासुन २०० मी. अंतराच्या आत असून काही भाग हा विद्यमान गावठाणापासुन २००.० मी. अंतराबाहेर स्थित आहे. अर्जदार यांनी २००.० मी. अंतराचे अतील क्षेत्रावर १.० व बाहेरील ०.७५ चटई क्षेत्र निर्देशांकाचे मर्यादित नियोजित बांधकाम नकाशे सादर केले आहेत. विषयांकित जमिनी हरित - २ भुवापर विभागात समाविष्ट असल्याने २००.० मी. अंतराबाहेरील निर्धारित बांधकाम अनुज्ञेय होत नाही. यास्तव ते बांधकाम नकाशावर हिरव्या रंगाने रद्द केले आहेत. २००.० मी. चे अर्जदार जागेवर मंजूर विकास नियंत्रण नियमावलीतील तरतुद क्र. १५.८१ अ प्रमाणे १.० चटई क्षेत्र निर्देशांकाच्या मर्यादित निवासी वापर अनुज्ञेय ठरते. विषयांकित जागा ही राज्याच्या क्र. ५४ महामार्गासमोर असल्याने राज्यमहामार्गाचा मध्यापासुन ४०.० मी. अंतर सांडुन त्यापुढील क्षेत्रावर निवासी बांधकाम अनुज्ञेय करण्यास हरकत नसावी. सदरहु अबाधित क्षेत्र कोणत्याही प्रस्तावाने आरक्षित नाही किंवा बाधित नाही. अर्जदाराने सादर केलेल्या मोजणी नकाशानुसार जागेच्या मर्यादा सुस्पष्ट आहेत. उक्त वस्तुस्थितीनुसार नियोजित बांधकाम नकाशांची छाननी केली असता बांधकाम नकाशे हे विकास नियंत्रण नियमावलीनुसार नसून त्यामध्ये काही दोष दिसून आले आहेत. हे दोष दुर करण्यासाठी नकाशावर योग्य ते बदल हिरव्या रंगाने केले आहेत. अर्जदाराने शासनाची दि.१०.०२.२०१० चे निर्देश क्र.टिपीएस-१८०८/१२५४/प्र.क्र.१२५७/०८/नवि-१३ अन्वये आवश्यक छाननी शुल्क रक्कम रु.७६,५००/- चलन क्र.१२६ दि.१९.१०.२०१० ने जमा केली आहे. सबब अर्जदाराने सादर केलेल्या बांधकाम नकाशाप्रमाणे तसेच त्यावर हिरव्या रंगाने केलेल्या बदलाप्रमाणे वरील जागेतील निवासी बिनशेती वापर व बांधकामास मंजूरी पत्रातील शर्तीना अधिन राहून देणेस या कार्यालयाची काही हरकत नाही, असे अभिप्राय दिलेले आहेत.



वरील अभिप्राय विचारांत घेता, मे. रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता वगैरे १० यांना मौजे कोप्रोली, तालुका पनवेल येथील गट नं. २६/१ क्षेत्र ०-२५-० हे.आर., गट नं.२६/२ क्षेत्र ०-६१-७ हे.आर., गट नं.२७/२ड क्षेत्र ०-४३-० हे.आर., गट नं.२७/२ई क्षेत्र ०-६०-० हे.आर. एकूण क्षेत्र १-८९-७ हे.आर. पैकी गांवठाणापासून २०० मी. चे आतील क्षेत्र १४५१२-०० चौ.मी. या जागेत सुधारीत बांधकाम परवानगी खालील शर्तीवर देण्यांत येत आहे.

शर्ती :-

- १) वरील जागेचा व नियोजित इमारतीचा वापर निवासी व रस्त्यास सन्मुख दुकानगाळे या कारणासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे. मात्र राज्यमहामार्गाच्या मध्यापासून सोडावयाच्या अंतराबाबत संबंधित विभागाचा नाहरकत दाखला घेवूनच तदनंतरच मंजूर नकाशाप्रमाणे प्रस्तावित बांधकाम करणे अनुज्ञेय राहिल.
- २) स्थलदर्शक नकाशावर दाखविल्याप्रमाणे राज्यमार्गाच्या मध्यापासून नियोजित बांधकामाचे अंतर ४०.० मी. ठेवणे अर्जदारास बंधनकारक राहिल. तसेच नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी.
- ३) नियोजित बांधकामाचे भूखंडातील अस्तित्वातील अन्य बांधकामे धरून एकूण क्षेत्र नकाशात दर्शविल्याप्रमाणे तसेच १.०० चटई क्षेत्र निर्देशांकाच्या मर्यादित प्रत्यक्षात जागेवर नकाशाप्रमाणे पाहिजे.
- ४) बांधकाम नकाशातील कोणत्याही रस्त्यांची रुंदी मंजूर केलेल्या रुंदीप्रमाणे ठेवण्याची व रस्ते पक्क्या स्वरूपात रहदारीला योग्य होतील अशा स्वरूपात तयार करण्यात यावेत.
- ५) नकाशातील नियोजित केलेल्या रस्त्याच्या दुतर्फा झाडे लावण्याची तसेच वाढवण्याची जबाबदारी अर्जदाराने घेतली पाहिजे.
- ६) विषयांकित कोणत्याही भूखंडाची उपविभागणी पूर्वपरवानगी शिवाय करण्यात येवू नये.
- ७) इमारतीसाठी आवश्यक असणाऱ्या पाण्याची सोय तसेच सांडपाण्याची सोय व मैला निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष वापरापुर्वी अर्जदाराने केली पाहिजे.
- ८) विषयांकित जागा ही राज्यमहामार्गालगत असल्याने विकास / बांधकाम करण्यापुर्वी नॅशनल हायवे अॅथॉरिटी ऑफ इंडिया किंवा बॉम्बे हायवे अॅक्ट १९५५ च्या हायवे अॅथॉरिटीकडून नाहरकत घेणे व त्यांतील अटींची पूर्तता करणे अर्जदारास बंधनकारक राहिल.
- ९) नियोजित बांधकामात मंजुरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पुर्व परवानगी घेणे आवश्यक आहे.
- १०) मालकीहक्काबाबत तसेच पोचरस्त्याबाबत काही वाद निर्माण झाल्यास त्याची जबाबदारी अर्जदार/जमिनमालक यांची राहिल.
- ११) प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे त्या संबंधित क्षेत्राच्या पेक्षा कमी असू नये.
- १२) नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्कांचा भंग होणार नाही याची जबाबदारी अर्जदार/मालकाने परस्पर घेतली पाहिजे.
- १३) या कार्यालयाचे दि.६/१०/१९९८ चे बिनशेती आदेशाचे अवलोकन केले असता दिसून येते की, सार्वजनिक बांधकाम विभागाने १७.०४.२००५ पर्यंत नाहरकत दाखला दिलो आहे. यास्तव आता सुधारीत दाखला/मुदतवाढ अर्जदार यांनी घेणे आवश्यक आहे.
- १४) विषयांकित रेखांकनामधील भूखंडामध्ये बांधकाम करताना IS CODE-13920-1993 भूकंपरोधक RCC डिझाइननुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/ विकासकर्ता यांचेवर बंधनकारक राहिल.
- १५) विषयांकित जागेच्या नकाशावर रस्ता रुंदीकरण व सेवा रस्त्याखालील जागेचे चटई क्षेत्र निर्देशांकानुसार बांधकाम अनुज्ञेय केले असल्याने सदरहु रस्ता रुंदीकरण व सेवा रस्त्याखालील

- जागा संबंधित सक्षम प्राधिकरणास/विभागास विनामुल्य देणे अर्जदारावर बंधनकारक राहिल.
तसेच ही बाब अर्जदाराने संबंधित प्राधिकरणाच्या निदर्शनास आणुन देणे बंधनकारक राहिल.
१६) रेखांकनातील रस्ते जर शेजारील जागांना मार्ग देत असतील तर अशा शेजारील जागांच्या संभाव्य रेखांकनातील रस्त्यांना ते जोडण्याची व वापरण्याची परवानगी द्यावी लागेल.
१७) अर्जदार यांनी सादर केलेली माहिती अथवा कागदपत्रे खोटी अथवा दिशाभूल करणारी असल्यास सदर परवानगी रद्द समजण्यात यावी.
१८) मुळ बिनशेती आदेशामधील अटी व शर्ती अर्जदार/जमिनमालक यांच्यावर बंधनकारक राहतील.
१९) मुळ बिनशेती आदेशामधील शर्तीचा भंग केल्यामुळे अर्जदार यांनी रक्कम रु.१०००/- मात्र दंड तहसिलदार पनवेल यांजकडे १५ दिवसांत भरणा करावा.
२०) रस्त्यापासून नियमाप्रमाणे ठराविक अंतर सोडून बांधकाम करणे आवश्यक राहिल.
२१) वरील शर्तीचा भंग केल्यास सदरची परवानगी रद्द समजण्यात येईल.

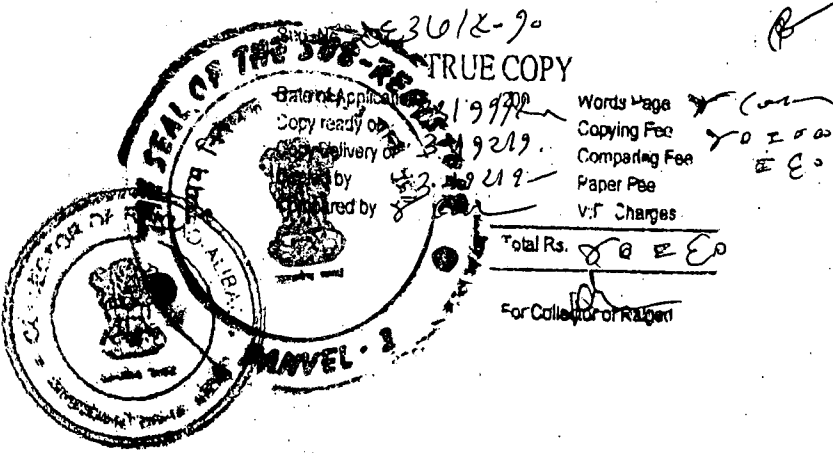


सही/-
(सुभाष सोनवणे)
जिल्हाधिकारी रायगड
अलिबाग.

प्रत:- मे. रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता वगैरे १० रा. कोप्रोली ता.पनवेल
जि.रायगड यास.
४४०६ सोबत मंजूर नकाशाची प्रत जोडली आहे.
प्रत:- तहसिलदार पनवेल यांचेकडे पुढील कार्यवाहीसाठी
प्रत:- तालुका निरीक्षक भूमि अभिलेख पनवेल यांजकडे.

प्रत:- सहाय्यक संचालक, नगररचना रायगड अलिबाग यांजकडे.
प्रत:- तलाठी सजा नेरे ता. पनवेल यांजकडे जरूर त्या कार्यवाहीसाठी.
प्रत:- हॅण्ड फाईलसाठी.

जिल्हाधिकारी रायगड करीता...



Search Report

(2)

Santosh Manohar Lad.

Advocate (MAH:1000/1994)

104, 1st floor, Aaditya Vihar CHS, Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206,
Tel No. (O) 2746 6415, Mobil- 98691 04652.

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search report & Title Certificate with
Respect to Non-Agriculture Land being
and lying at village Koproli, Taluka
Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTIONS :

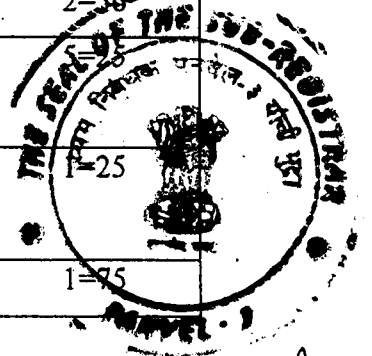
On the request of Mr. Bhimesh N. Mehta partner of M/s. Royal Meadows,
a Partnership firm formed under the Indian Partnership Act, 1932, I, have taken
search for 30 years from Index II and revenue record from 1/1/1981 to 17/06/2010
with respect of the said property which is described as follows :-

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६९/२००

2) PROPERTY DESCRIPTION:-

All that pieces and parcel of Non-Agriculture land situated, lying at
village Koproli, Taluka Panvel, Dist Raigad in the registration District of Raigad,
and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within
the limits of Raigad Zilla Parishad and described in the revenue record as under:-

S. No.	Gat/ Survey No.	Hissa No.	Area in H-R-P	Assessment
1	26	1	0-25.0	2=56
2	26	2	0-51.3	1=25
			0-10.4	
3	27	2D	0-42.0	1=75
			0-01.0	
4	27	2E	0-60.0	



and herein referred to as the Said "Property"..

Search_Khoproli (26-1) (E)



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3) SEARCH :

Accordingly, I have taken search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel-1, 2 & 3 and Registrar of Assurances at Alibag for a period of 30 years i.e. from 1/1/1981 to 17/6/2010, vide Receipt dt. 17/06/2010, (original receipt is annexed herewith) and revenue record with respect to the said property. Years wise details are given hereinunder.

4) DOCUMENTS :

For the purpose of investigation of title and search of the said property, I also perused the following documents:

- a) 7/12 extract.
- b) 8-A extract.
- c) Mutation entry No. 85, 118, 233, 242, 244, 264, 282, 284, 319, 329, 355, 356, 406, 409, 410, 418, 419, 420, 423, 424, 427, 467, 482, 577, 586, 587, 588 & 589.
- d) Copy of Registered Agreement for Sale with respect to the land mentioned at Sr. No. 1, dt. 10/02/2010.
- e) Copy of Registered Agreement for Sale with respect to the land mentioned at Sr. No. 2, dt. 10/02/2010.
- f) Copy of Registered Agreement for Sale with respect to the land mentioned at Sr. No. 3, dt. 10/02/2010.
- g) Copy of Registered Agreement for Sale with respect to the land mentioned at Sr. No. 4, dt. 10/02/2010.
- h) Copy of the letter dt. 21/03/1995.
- i) Copy of the N.A. Permission dt. 06/10/1998 & 20/10/2008
- j) Copy of Registered Deed of Conveyance with respect to the land mentioned at Sr. No. 1, dt. 05/05/2010.
- k) Copy of Registered Deed of Conveyance with respect to the land mentioned at Sr. No. 2, dt. 05/05/2010.
- l) Copy of Registered Deed of Conveyance with respect to the land mentioned at Sr. No. 3, dt. 05/05/2010.

- m) Copy of Registered Deed of Conveyance with respect to the land mentioned at Sr. No. 4, dt. 05/05/2010.

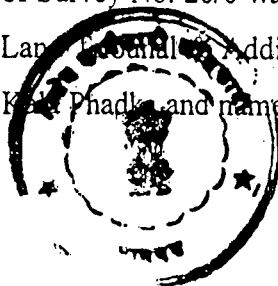
5) **PUBLIC NOTICE :**

That with a view for investigation of title of the said properties I have issued public notice with respect to land described at serial No. 1 to 4 in daily newspaper Kille Raigad dt. 10/12/2009. That till date I have not received any objection in response to said public notice.

6) **INCIDENTS :**

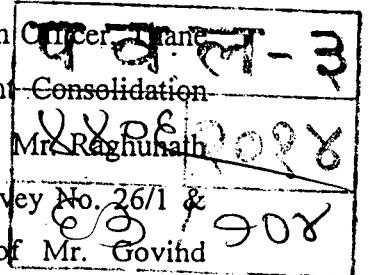
- a) That name of Mr. Janu Kalya Phadke is recorded as protected tenant of the land bearing Survey No. 26/1 & 26/2 formed out of Survey No. 26/0 in the revenue record of said land as per Koproli Mutation Entry No. 85, certified on 01/04/1948.
- b) That on 01/08/1956 as per the order of the Consolidation Officer, Surat, dt. 08/10/1954, the name of Kabjedar 1) Mr. Raghunath Gopal Karandikar was recorded to the land bearing Survey No. 26/1 & 26/2 formed out of Survey No. 26/0 and name of Mr. Govind Ramchandra Pavji was recorded to the land bearing Survey No. 27/2D & 27/2E in the revenue record as per the Koproli Mutation Entry No. 118 certified on 14/08/1956.
- c) That on demise of Mr. Janu Kalu Phadke on 22/02/1965 name of his sole legal heir namely i.e. his son namely Mr. Ranjaram Janu Phadke was recorded to the Revenue Record of land bearing Survey No. 26/1 & 26/2 formed out of Survey No. 26/0 along with the other lands as per Koproli Mutation Entry No. 233.
- d) That though Mutation Entry No. 242 appears on the 7/12 extract it does not relates to the said land hence no comments given.
- e) That purchase price of Rs. 1071=48 of the land bearing Survey No. 26/1 & 26/2 formed out of Survey No. 26/0 was fixed U/s. 32 of BT & A Act by the Agriculture Land Revenue Officer, Additional Mamlatdar Panvel in the name of Mr. Janya Kala Phadka and name of Mr. Janya Kala Phadka was

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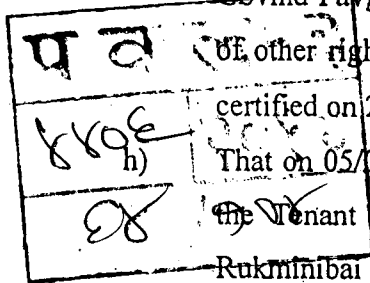
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recorded in the column of Kabjedar and that of landlord Mr. Raghunath Gopal Karandikar for recovery of purchase price was recorded in the column of other rights of the said land as per Koproli mutation entry No. 244, certified on 28/04/1966.

f) That though Mutation Entry No. 261 appears on the 7/12 extract of the said land it does not relates to the said Property hence no comments given.

g) That purchase price of Rs. 1531=06 of the land bearing Survey No. 27/2D & 27/2E was fixed U/s. 32 of BT & Al Act by the Agriculture Land Tribunal & Additional Mamlatdar Panvel in the name of Mr. Munga Chango Roadpalkar and name of Mr. Munga Chango Roadpalkar was recorded in the column of Kabjedar and that of landlord Smt. Rukmini Govind Pavgi for recovery of purchase price was recorded in the column



of other rights of the said land as per Koproli mutation entry No. 264, certified on 25/04/1967.

That on 05/08/1966 the land at mentioned at Sr. No. 4 was purchased by the Tenant Mr. Munga Chango Roadpalkar from the Landlord Smt. Rukminibai Govind Pavgi but the said transaction was cancelled because

Mr. Munga Chango Roadpalkar has no vavihat over the land bearing Survey No. 27/2E and therefore his name recorded to the revenue record of land bearing Survey No. 27/2E were removed and name of Mr. Narayan Chango Roadpalkar is recorded to the revenue record of land

bearing Survey No. 27/2E as per Koproli Mutation Entry No. 282, certified dt. 21/04/1969.

That though Mutation Entry No. 284 appears on the 7/12 extract of the said land it does not relates to the said Property hence no comments given.

j) That on demise of Mr. Raghunath Gopal Karandikar on 28/03/1975 of his heirs namely 1) Mr. Sudhir Raghunath Karandikar (Son), 2) Ms. Sanjivani Raghunath Karandikar (Daughter), 3) Ms. Sunita Raghunath Karandikar (Daughter) and 4) Smt. Pushpa Raghunath Karandikar (Widow) were recorded to the Revenue Record of said land

along with the other lands as per Koproli Mutation Entry No. 319, certified on dt.19/05/1976.

- k) That on demise of Mr. Munga Chango Roadpalkar one prior to 22/08/1979 name of his heirs namely 1) Smt. Tulsabai Munga Roadpalkar (Widow), 2) Mr. Bagaram Munga Roadpalkar (Son), 3) Smt. Vithabai Dinkar Patil (Married Daugher), 4) Smt. Nirabai Munga Roadpalkar (Married Daughter), 5) Smt. Shevanti Munga Roadpalkar (Married Daughter) and 6) Smt. Suman Munga Roadpalkar (Married Daughter) were recorded to the Revenue Record of land bearing Survey No. 27/2D & 27/2E along with the other lands as per Koproli Mutation Entry No. 329, certified on 21/01/1979.

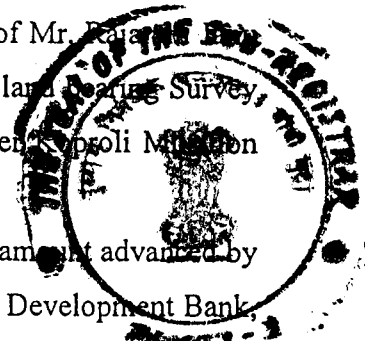
- l) That on 15/04/1982 as purchase price fixed with respect to the land bearing Survey No. 26/1 & 26/2 from out of Survey No. 26/0, U/s. 32-G of the BT & AL Act was paid by Mr. Rajaram Janu Phadke and on receipt of 32-M certificate from ALT charge of landlord was removed from the other rights column as per Koproli mutation entry No. 355 certified on 11/05/1982.

- m) That though Mutation Entry No. 356 appears on the 7/12 extract it does not relates to the said land hence no comments given.

- n) That Mr. Rajaram Janu Phadke has taken loan from The Maharashtra State Co-op. Agricultural and Land Development Bank, Mumbai Pen Branch by mortgaging the land bearing bearing S.No. 26/0. Therefore, as per the Vardi Report of the The Maharashtra State Co-op. Agricultural and Land Development Bank, Mumbai, Pen Branch , the charge of said Bank is recorded in the Kabjedar column and name of Mr. Rajaram Phadke is recorded in the other rights column of the land bearing Survey No. 26/1 & 26/2 from out of Survey No. 26/0 as per Koproli Mutation Entry No. 406, certified on 23/05/1992.

- o) That as Mr. Rajaram Janu Phadke has paid the loan amount advanced by The Maharashtra State Co-op. Agricultural and Land Development Bank, Mumbai Pen Branch, and therefore as per the letter dt. 24/07/1997 of the said Bank, name of the said Bank recorded as Kabjedar of the said land was removed and name of Mr. Rajaram Janu Phadke is recorded as

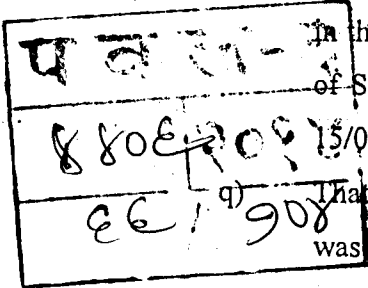
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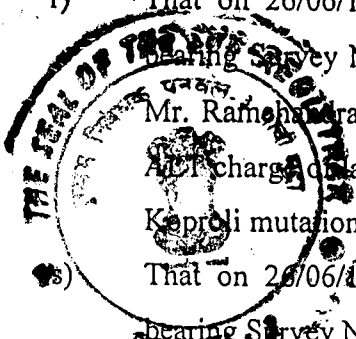
Kabjedar of the S.No. 26/0 in the revenue record as per Koproli Mutation Entry No. 409, certified on 20/08/1992.

- p) That on 27/08/1992 Mr. Rajaram Janu Phadke has given the land bearing Survey No. 26/1 & 26/2 from out of Survey No. 26/0 to Mr. Vishnu Rajaram Phadke, his son as per the Vahivat. Mr. Rajaram Janu Phadke has obtained permission from 1) Mr. Ramchandra Rajaram Phadke, 2) Mr. Janardan Rajaram Phadke, 3) Mr. Dinanath Rajaram Phadke and 4) Smt. Manjula Rajaram Phadke for the said partition and they have given written vardi that they have granted permission to give the land bearing Survey No. 26/1 & 26/2 formed out of Survey No. 26/0 to the share of Mr. Vishnu Rajaram Phadke. The effect of the written vardi is given to the revenue record of land mentioned at Sr. No. 1 & 2 are formed out of Survey No. 26/0 and the name of Mr. Vishnu Rajaram Phadke is recorded in the revenue record of land bearing Survey No. 26/1 & 26/2 formed out of Survey No. 26/0 as per Koproli mutation entry No. 410, certified on 15/09/1992.



- q) That purchase price of Rs. 247=20 of the land bearing Survey No. 27/2E was fixed U/s. 32 of BT & AL Act by the Agriculture Land Tribunal & Additional Mamlatdar Panvel in the name of Mr. Ramchandra Maya Khutale and name of Mr. Ramchandra Maya Khutale was recorded in the column of Kabjedar and that of landlord Smt. Rukhamini Govind Pavgi for recovery of purchase price was recorded in the column of other rights of the said land as per Koproli mutation entry No. 418, certified on 17/07/1993.

- r) That on 26/06/1993 as purchase price fixed with respect to the land bearing Survey No. 27/2E, U/s. 32-G of the BT & AL Act was paid by Mr. Ramchandra Maya Khutale and on receipt of 32-M certificate from ALT charge of landlord was removed from the other rights column as per Koproli mutation entry No. 419 certified on 17/07/1993.



- s) That on 26/06/1993 as purchase price fixed with respect to the land bearing Survey No. 27/2E U/s. 32-G of the BT & AL Act was paid by Mr. Munga Changya Roadpalkar and on receipt of 32-M certificate from ALT

charge of landlord was removed from the other rights column as per Koproli mutation entry No. 420 certified on 17/07/1993.

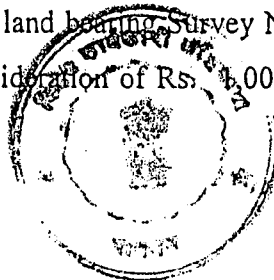
- t) That Mr. Rajaram Janu Phadke and others by Sale Deed dt. 18/08/1993 has sold and conveyed land bearing Survey No. 26/2 from out of Survey No. 26/0 for total consideration of Rs. 1,23,400/- to Mr. Dilip J. Kathrani. The effect of the said Sale Deed is given to the Revenue Record of land bearing Survey No. 26/2 from out of Survey No. 26/0 and name of Dilip J. Kathrani was recorded to the Revenue Record of land bearing Survey No. 26/2 from out of Survey No. 26/0 as per Koproli Mutation Entry No. 423, certified on 07/01/1994. During the search it is found that the said Sale Deed is registered with the Sub Registrar Panvel on 04/05/1993 at Sr. No. 1083/1993.

- u) That Mr. Ramchandra Maya Khutale and others by Sale Deed dt. 18/08/1993 has sold and conveyed land bearing Survey No. 27/2E for total consideration of Rs. 1,20,000/- to Mr. Dilip J. Kathrani. The effect of the said Sale Deed is given to the Revenue Record of land bearing Survey No. 27/2E and name of Dilip J. Kathrani was recorded to the Revenue Record of land bearing Survey No. 27/2E as per Koproli Mutation Entry No. 424, certified on 07/01/1994. During the search it is found that the said Sale Deed is registered with the Sub Registrar Panvel on 18/08/1993 at Sr. No. 1084/1993.

- v) That Smt. Tulsabai Munga Roadpalkar and others by Sale Deed dt. 18/08/1993 has sold and conveyed land bearing Survey No. 27/2D for total consideration of Rs. 86,000/- to Mr. Dilip J. Kathrani. The effect of the said Sale Deed is given to the Revenue Record of land bearing Survey No. 27/2D and name of Dilip J. Kathrani was recorded to the Revenue Record of land bearing Survey No. 27/2D as per Koproli Mutation Entry No. 427, certified on 07/01/1994. During the search it is found that the said Sale Deed is registered with the Sub Registrar Panvel on 18/08/1993 at Sr. No. 1093/1993.

- w) That Mr. Rajaram Janu Phadke by Registered Sale Deed dt. 28/11/1996 has sold and conveyed land bearing Survey No. 26/1 from out of Survey No. 26/0 for total consideration of Rs. 1,00,000/- to Mr. Dilip Jadhavji

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Kathrani. The effect of the said Sale Deed is given to the Revenue Record of land bearing Survey No. 26/1 from out of Survey No. 26/0 and name of Mr. Dilip Jadhavji Kathrani was recorded to the Revenue Record of land bearing Survey No. 26/1 from out of Survey No. 26/0 as per Koproli Mutation Entry No. 467, certified on 04/04/1997. During the search it is found that the said Sale Deed is registered with the Sub Registrar Panvel on 28/11/1996 at Sr. No. 4430/1996.

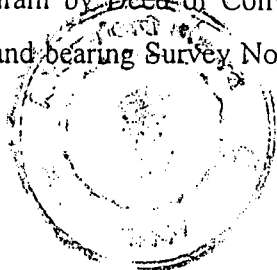
x) That the Collector, Raigad, vide his letter dt. 06/10/1998 has granted Non Agricultural permission with respect to the lands bearing Survey No. 26/2 from out of Survey No. 26/0 & Survey No. 27/2E and others lands as per Koproli Mutation Entry No. 482, certified on 21/09/1999.

y) That Mr. Dilip Kathrani by application dt. 16/05/2008 had applied to Collector of Raigad, Alibag for NA permission for the land bearing Survey No. 26/1 from out of Survey No. 26/0. That the Collector of Raigad, Alibag by his order dt. 20/10/2008 has granted NA permission (for residential use of land mentioned at Sr. No. 1). The effect of the said Order dt. 20/10/2008 is given to the revenue record of the land bearing Survey No. 26/1 from out of Survey No. 26/0 and a remark to that effect is entered as per Koproli Mutation Entry No. 577, certified on 26/02/2010.

z) That Mr. Dilip Kathrani by application dt. 15/12/1995 had applied to Collector of Raigad, Alibag for NA permission for the land bearing Survey No. 26/2 from out of Survey No. 26/0 & Survey No. 27/2E. That the Collector of Raigad, Alibag by his order dt. 06/10/1998 has granted NA permission (for residential use of land mentioned at Sr. No. 2 to 4).

That Mr. Dilip J. Kathrani has agreed to sale land bearing Survey No. 26/1 from out of S. No. 26/0 by Agreement for Sale dt. 10/02/2010 to M/S. Royal Meadows, a Partnership Firm registered under the Partnership Act, 1932 having its registered Office at Shop No. 5, Neel Pride, Sector-1, Panvel (E), Navi Mumbai represented by its Partners (hereinafter referred to as M/S. Royal Meadows) for Rs. 90,00,011/- as mentioned in the said Agreement for Sale. Said Agreement for Sale is registered with the Sub Registrar, Panvel-3 on same day at Sr. No. 01392/2010.

- bb) That Mr. Dilip J. Kathrani has agreed to sale land bearing Survey No. 26/2 from out of S. No. 26/0 by Agreement for Sale dt. 10/02/2010 to M/S. Royal Meadows for Rs. 90,00,011/- as mentioned in the said Agreement for Sale. Said Agreement for Sale is registered with the Sub Registrar, Panvel-3 on same day at Sr. No. 01391/2010.
- cc) That Mr. Dilip J. Kathrani has agreed to sale land bearing Survey No. 27/2D by Agreement for Sale dt. 10/02/2010 to M/S. Royal Meadows for Rs. 90,00,011/- as mentioned in the said Agreement for Sale. Said Agreement for Sale is registered with the Sub Registrar, Panvel-3 on same day at Sr. No. 01393/2010.
- dd) That Mr. Dilip J. Kathrani has agreed to sale land bearing Survey No. 27/2E by Agreement for Sale dt. 10/02/2010 to M/S. Royal Meadows for Rs. 90,00,011/- as mentioned in the said Agreement for Sale. Said Agreement for Sale is registered with the Sub Registrar, Panvel-3 on same day at Sr. No. 01390/2010.
- ee) That Mr. Dilip Kathrani by Deed of Conveyance, dt. 05/05/2010 has sold and conveyed land bearing Survey No. 26/1 from out of S. No. 26/0 for total consideration of Rs. 90,00,011/- to M/S. Royal Meadows. That said Deed of Conveyance is registered with Sub-Registrar- Panvel-3 on same day at document serial No. PWL3-04579/2010. The effect of the said Deed of Conveyance is given to the Revenue Record of said land and name of M/S. Royal Meadows is recorded to the Revenue Record of said land as per Koproli Mutation Entry No. 587, certified on 21/05/2010.
- ff) That Mr. Dilip Kathrani by Deed of Conveyance, dt. 05/05/2010 has sold and conveyed land bearing Survey No. 26/2 from out of S. No. 26/0 for total consideration of Rs. 2,22,12,028/- to M/S. Royal Meadows. That said Deed of Conveyance is registered with Sub-Registrar- Panvel-3 on same day at document serial No. PWL3-04578/2010. The effect of the said Deed of Conveyance is given to the Revenue Record of said land and name of M/S. Royal Meadows is recorded to the Revenue Record of said land as per Koproli Mutation Entry No. 589, certified on 21/05/2010.
- gg) That Mr. Dilip Kathrani by Deed of Conveyance, dt. 05/05/2010 has sold and conveyed land bearing Survey No. 27/2D for total consideration



TRUE COPY

of Rs. 1,54,80,019/- to M/S. Royal Meadows. That said Deed of Conveyance is registered with Sub-Registrar- Panvel-3 on same day at document serial no. PWL3-04576/2010. The effect of the said Deed of Conveyance is given to the Revenue Record of said land and name of M/S. Royal Meadows is recorded to the Revenue Record of said land as per Koproli Mutation Entry No. 588, certified on 21/05/2010.

hh) That Mr. Dilip Kathrani by Deed of Conveyance, dt. 4 for total consideration of Rs. 2,16,00,027/- to M/S. Royal Meadows. That said Deed of Conveyance is registered with Sub-Registrar- Panvel-3 on same day at document serial No. PWL3-04580/2010. The effect of the said Deed of Conveyance is given to the Revenue Record of said land and name of M/S. Royal Meadows is recorded to the Revenue Record of said land as per Koproli Mutation Entry No. 586, certified on 21/05/2010.

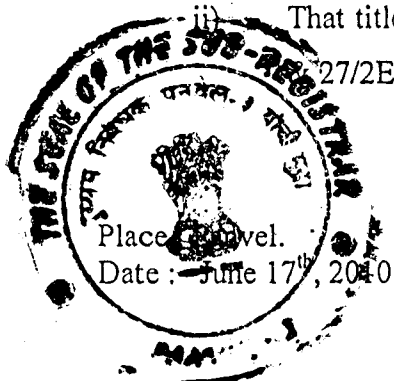
ii) That during search above entries were found that year wise search position is given hereunder.

प व र - ३	CONCLUSION
४४०६	
६० / १०४	

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search carried out by me I am of the opinion that,

i) That land bearing Survey No. 26/1, 26/2, 27/2D & 27/2E are owned by M/S. Royal Meadows.

ii) That title of M/S. Royal Meadows to land Survey No. 26/1, 26/2, 27/2D & 27/2E is clear, marketable and without any encumbrance.

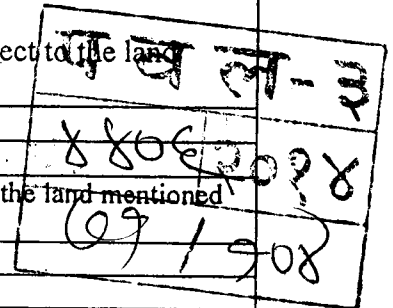


(S. M. Lad)
Advocate.

NOTES OF SEARCH FROM Index II since 1/1/1981 to 17/06/2010

Non-Agriculture land bearing Gat No. 26/1, 26/2, 27/2D & 27/2E situated, lying at village Koproli, Taluka Panvel, Dist Raigad in the registration District of Raigad,

YEAR	FINDINGS
1981	Index II was found in toned condition
1982	Index II was found in toned condition
1983	Index II was found in toned condition
1984	Index II was found in toned condition
1985	Index II was found in toned condition
1986	Index II was found in toned condition
1987	Index II was found in toned condition
1988	Index II was found in toned condition
1989	Index II was found in toned condition
1990	Index II was found in toned condition
1991	Index II was found in toned condition
1992	Index II was found in toned condition
1993	1) Document No. 1083/1993 Sale Deed with respect to the land mentioned at Sr. No. 2. 2) Document No. 1093/1993 Sale Deed with respect to the land mentioned at Sr. No. 3 3) Document No. 1084/1993 Sale Deed with respect to the land mentioned at Sr. No. 4
1994	Index II was found in toned condition
1995	Index II was found in toned condition
1996	Document No. 04430/1996 Sale Deed with respect to the land mentioned at Sr. No. 1.
1997	Index II was found in toned condition
1998	Index II was found in toned condition
1999	Index II was found in toned condition
2000	Index II was found in toned condition
2001	Index II was found in toned condition
2002	No entry in respect of concern property is found.
2003	No entry in respect of concern property is found.
2004	No entry in respect of concern property is found.
2005	No entry in respect of concern property is found
2006	No entry in respect of concern property is found
2007	No entry in respect of concern property is found.
2008	No entry in respect of concern property is found.
2009	No entry in respect of concern property is found.
2010	1) Document No. 01392/2010 Agreement for Sale with respect to the land mentioned at Sr. No. 1. 2) Document No. 01391/2010 Agreement for Sale with respect to the land mentioned at Sr. No. 2. 3) Document No. 01392/2010 Agreement for Sale with respect to the land mentioned at Sr. No. 3. 4) Document No. 01390/2010 Agreement for Sale with respect to the land mentioned at Sr. No. 4. 5) Document No. 04579/2010 Conveyance Deed with respect to the land mentioned at Sr. No. 1. 6) Document No. 04578/2010 Conveyance Deed with respect to the land



TRUE COPY

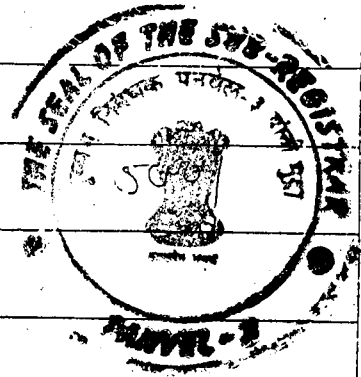
:: पावती ::

मा. खाली सही करणार श्री. विरेंद्र श्यामलाल गुप्ता, रा- रोमक झराक्स, शांप
नं. १, सिल्वर आर्केड, शिवाजी रोड, पनवेल, ता. पनवेल, जि. रायगड,
कारण पावती लिहून देतो की,

माझा स्टॅम्प वेंडर अनुज्ञप्ती क्रमांक पनवेल ८/१७-२८ असा माझे
नावे आहे व मी श्री. — रॉयल मिडलस (पनवेल)
यांना 14/02/2018 रोजी अनुक्रमांक — 11190 ने
स्टॅम्प विक्री केले आहे.

प न व ल - ३
खालीलप्रमाणे
४४०६/२०१४
०३/३०४

अ.नं.	स्टॅम्पची रक्कम	स्टॅम्पची संख्या	रक्कम
०१.	२०/-		
०२.	५०/-		
०३.	१००/-		
०४.	५००/-	1	
०५.	१०००/-		
०६.	५०००/-		
	एकुण	1	5000



पनवेल,

सही,

दिनांक :- 14.02.2018

(Signature)

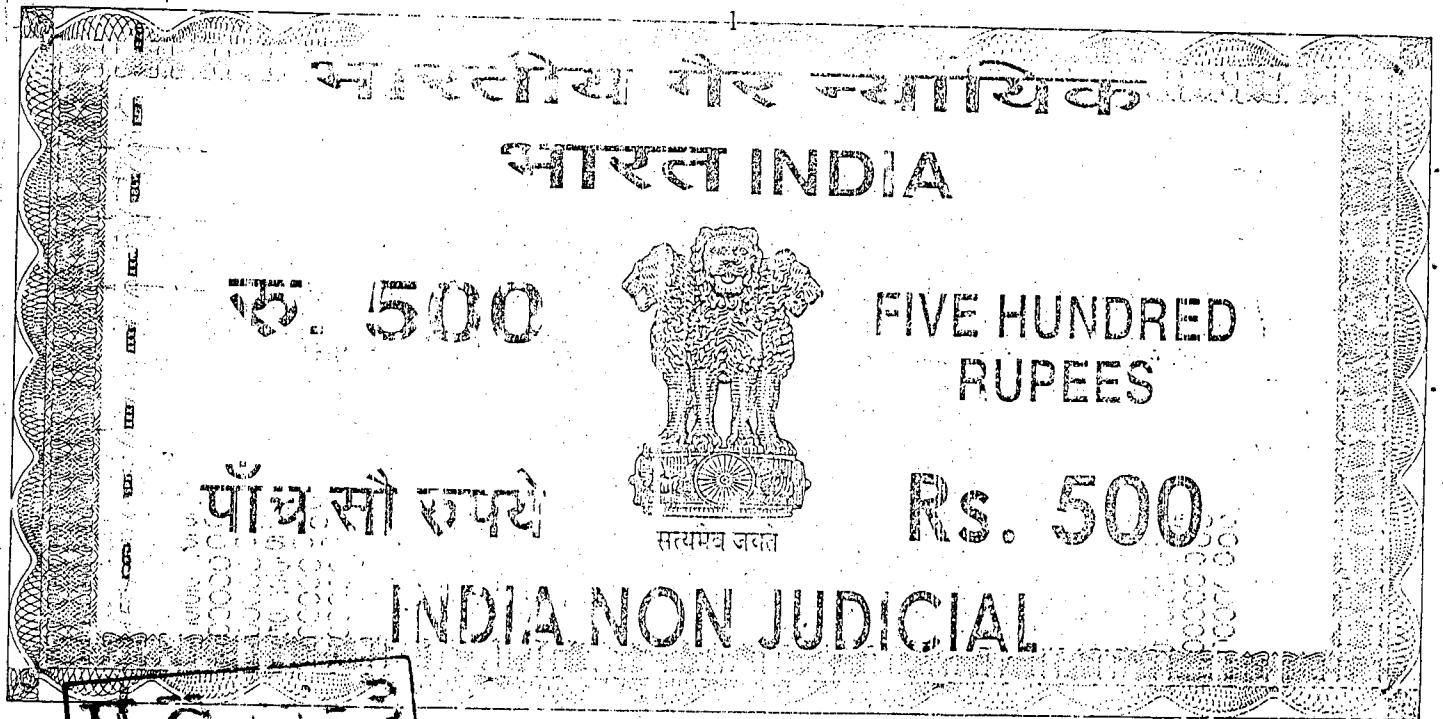
(विरेंद्र श्यामलाल गुप्ता)

मुद्रांक विक्रेता

अनु. क्र. : पनवेल ८-१४

विरेंद्र एस. गुप्ता

स्टॅम्प वेंडर



महाराष्ट्र MAHARASHTRA

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पुरवठा दिनांक

उपकोषागाराचे नांव-सत्यमेव

जि. रावरीड

व्य. 500 अ. क्र. 11/90 रोनक झोरोक्स प्रमवेल.

नांव रोहित मिडवेल रा पनवेल

वतीने मराठा गाडी

दिनांक 14/02/2011

पुनर्विलेखन/190-90

Power of Attorney

TO ALL TO WHOM THESE PRESENTS SHALL COME:

WE (1) Mr. Bhimesh N. Mehta, age 30 years, (2) Mr. Keyur K. Modi, age 30 years, (3) Mr. Kekan N. Savla, age 26 years, (4) Mr. Sunil L. Gajra, age 26 years, (5) Mr. Padamshi K. Gajra, age 44 years, (6) Mr. Kishor D. Bhadra HUF, age 31 years (7) Mr. Deep J. Gajra, age 22 years, (8) Mr. Jitendra P. Jain, age 33 years (9) Mr. Mulchand P. Shah, age 48 years (10) Mr. Arvind Mhatre, age 55 years, partners of M/s. ROYAL MEADOWS, a partnership Firm registered under the Partnership Act, 1932 having its Registered Office at Shop No. 5, Neel Pride, Sector-1, New Panvel (East) Navi Mumbai, SEND GREETINGS:

1) [Signature]

3) [Signature]

6) [Signature]

9) [Signature]

4) [Signature]

5) [Signature]

7) [Signature]

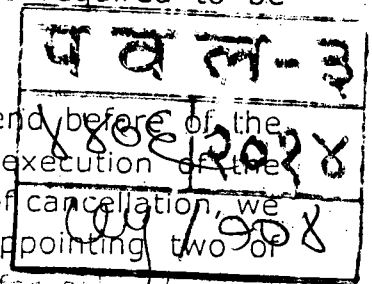
10) [Signature]

WHEREAS:-

(a) We all are partners of M/s. Royal Meadows a partnership firm. That our firm is owners of the piece or parcel of land, hereditaments and premises situate, lying and being at Koproli, Taluka Panvel, Dist-Raigad and more particularly described in the **Schedule** hereunder written and hereinafter referred to as the "said property".

(b) That our firm is developing said property by constructing thereon building/s consisting of flats etc to be sold to prospective purchasers. That registered agreement for sale, deed of correction, deed of cancellation are required to be executed and registered.

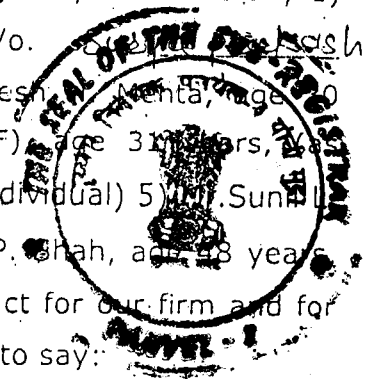
(c) Being unable to personally execute and attend before of the Sub-Registrar of Assurances for admitting execution of the agreement for sale, deed of correction, deed of cancellation, we as partners of said firm are desirous of appointing two of our partners of our firm to execute agreement for sale, deed of correction, deed of cancellation and also we as partners of the said firms are desires of appointing some fit and proper person/s to attend the office of the concern Sub-Registrar to lodge and to admit execution of the said agreement for sale, deed of correction, deed of cancellation on behalf of our firm in our name and on our behalf as partners of the said firm.



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH

that We do hereby nominate, constitute and appoint jointly and severally 1) Mr. Bharat K Gala, age 26 years, r/o. Unad, Jaxamkani Building Room 342 2) Mr. Bhimesh N. Mehta, age 30 years, (as individual) 3) Mr. Kishor D. Bhadra(HUF), age 31 years, (as individual) 4) Mr. Kekin N. Savla, age 26 years, (as individual) 5) Mr. Sunil L. Gajra, age 26 years, (as individual) 6) Mr. Mulchand P. Shah, age 28 years, (as individual) to be our true and lawful attorney to act for our firm and for us and in our name for the purposes expressed that is to say:

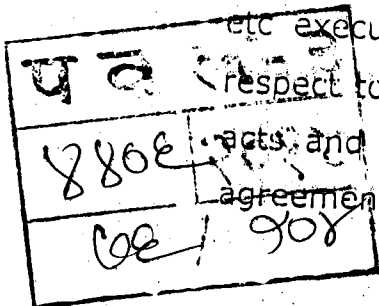
L. That out of six of our power of attorney holder 1) Mr. Bhimesh N. Mehta, 2) Mr. Kishor D. Bhadra(HUF), 3) Mr. Kekin N. Savla, 4) Mr. Sunil L. Gajra, 5) Mr. Mulchand P. Shah. any two shall be authorized to execute agreement for sale, deed of correction, deed of cancellation and on behalf our firm.



① Thakur ② Mehta ③ Shah ④ Mehta ⑤ Shah ⑥ Shah ⑦ Shah ⑧ Shah ⑨ Shah ⑩ Shah

Bharat K Gala shall not be authorized to execute agreement for sale, deed of correction, deed of cancellation.

2. That on execution of agreement for sale, deed of correction, deed of cancellation any one of the Power of Attorney holder shall be entitled to present and lodge in the office of the Sub-Registrar of Assurances at Panvel or any other concerned Sub-Registrar having Jurisdiction and to appear before him and to admit in the name of our firm and on our behalf execution of the agreement for sale, deed of correction, deed of cancellation etc executed by us in favour of prospective purchasers with respect to flats etc in the project Royal Meadows and to do all acts and things necessary for effectively registering the said agreement for sale, deed of correction, deed of cancellation etc.



AND WE DO HEREBY as partners of the said firm and for ourselves, our respective heirs, executors and administrators agree to ratify and confirm all and whatsoever our said Attorney shall or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF We have hereunto set out our respective hands at this 21st day of April Two Thousand Eleven.

SCHEDULE OF PROPERTY

placed and parcel of Non-Agriculture Land lying, being and situated at Village Kopolli Sub-Division of Panvel and Taluka of Panvel and within the District Division of Raigad and Sub-Registrar of Panvel and described in the revenue records as under:-

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)

Village Koprolli, Tal. Panvel, Dist. Raigad.

S. No.	Gat/ Survey No.	Hissa No.	Area in H-R-P	Assessment
1	26	1	0-25.0	
2	26	2	0-51.3	5=25
			0-10.4	
3	27	2D	0-42.0	1=25
			0-01.0	
4	27	2E	0-60.0	1=75

(herein before referred to as the Said "Property")

प व ल-३
४४०६/२०१४
०६/१०४

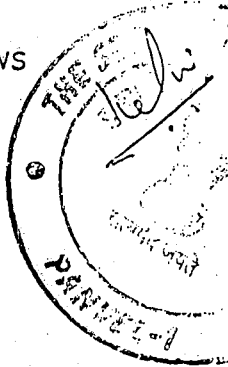
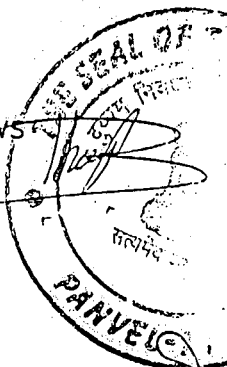
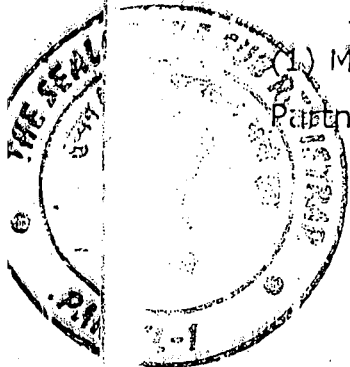
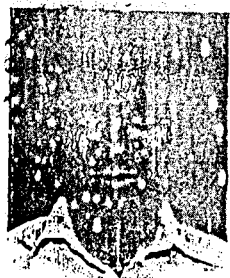
SIGNED, SEILED AND DELIVERED
BY WITHIN NAMED GRANTOR/PRINCIPAL

(1) Mr. Bhirnes N. Mehta,
Partner of M/s. Royal Meadows

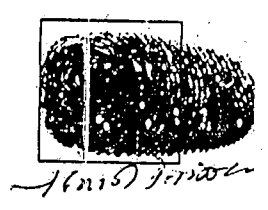
(2) Mr. Keyur K. Modi,
Partner of M/s. Royal Meadows

(3) Mr. Kekan N. Savla,
Partner of M/s. Royal Meadows

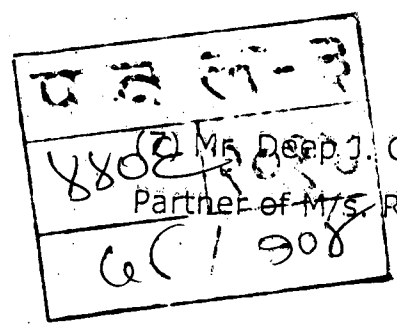
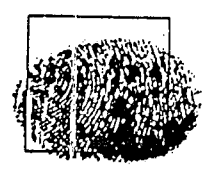
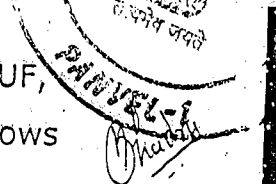
(4) Mr. Sunil L. Gajra,
Partner of M/s. Royal Meadows



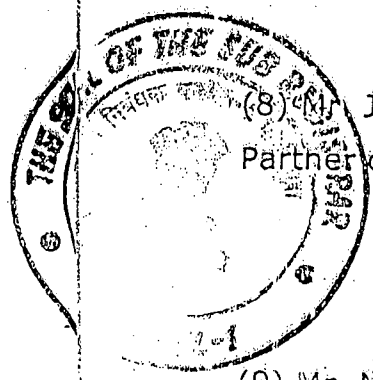
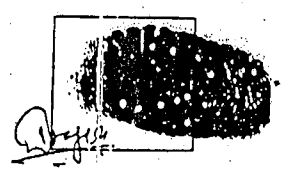
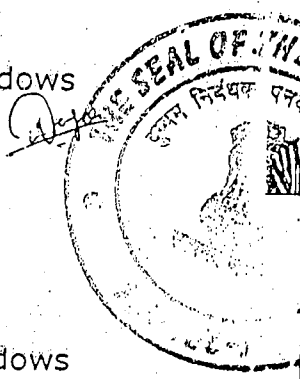
(5) Mr. Padamshi K. Gajra,
Partner of M/s. Royal Meadows



(6) Mr. Kishor D. Bhadra HUF,
Partner of M/s. Royal Meadows



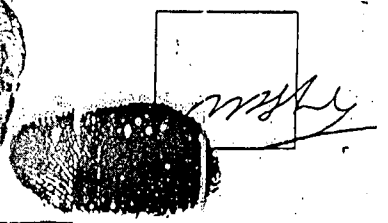
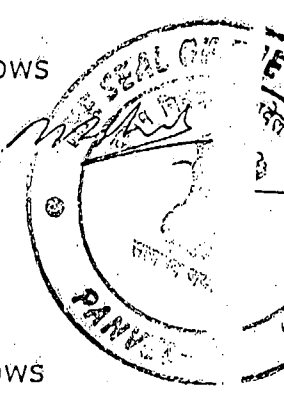
(7) Mr. Deep J. Gajra,
Partner of M/s. Royal Meadows



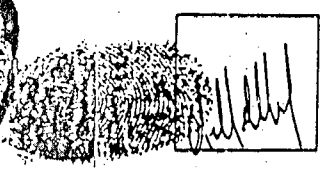
(8) Mr. Jitendra P. Jain,
Partner of M/s. Royal Meadows



(9) Mr. Mulchand P. Shan,
Partner of M/s. Royal Meadows



(10) Mr. Arvind Mhatre,
Partner of M/s. Royal Meadows



In the presence of

- 1)
- 2)

SIGNED, SEILED AND DELIVERED
By the Attorney/Agent

1) Bharat K Gala,

2) Mr. Bhirnesh N. Mehta,

3) Mr. Kishor D. Bhadra (HUF),

4) Mr. Kekan N. Savla,

5) Mr. Sunil L. Gajra

6) Mr. Mulchand P. Shah

In the presence of

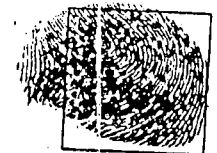
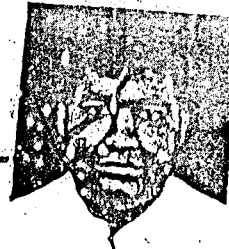
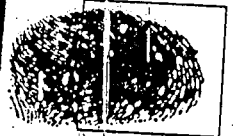
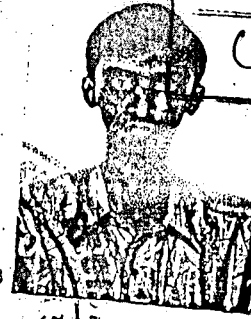
1)

2)

ज व ल-३

४४०६/२०१४

०६/१०/१४

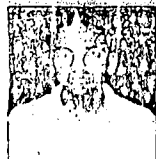


Mulchand P. Shah





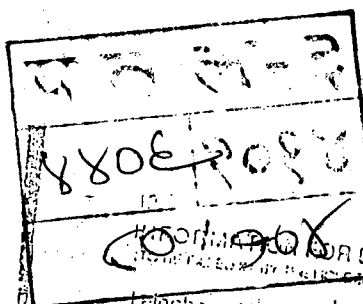
Rayat Shikshan Sanshodhan
Mahatma Phule A. S. C. College,
 Panvel, Dist. Raigad, ☎-27452561



Name : Gaikwad Anand S
 Class : 12th B.C. (C)
 Birth Date : 12.12.1985
 Address :
 At- Chowk, Dist- Raigad, Tal- Chowk

STUDENT'S SIGN.

PRINCIPAL



Telephone No.
 (Res.)

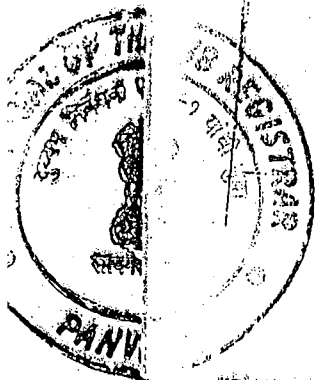
Telephone No.
 (Family Doctor)

Personal identification marks

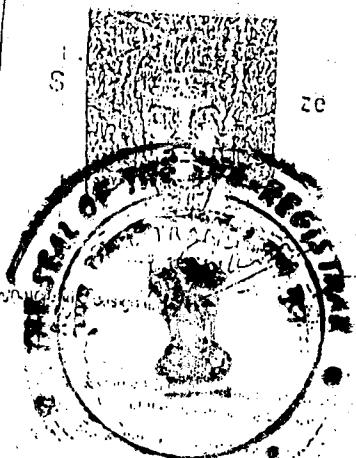
Allergic to a medicine, if any

LICENCE

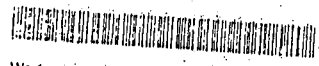
Driving Licence
 Driving Licence No. MH-05/0918/P/01
 Date of issue 02.10.2001
 Name of the holder Mr. Anand S. Gaikwad
 Son/Wife/Daughter of Shamir



MH-05/0918/P/01



- Renew this licence after—
 Three years for transport
 vehicle drivers.
- Always carry this licence
 while driving the vehicle.
- Observe traffic rules. They
 are for the safety of—
- (a) Yourself
- (b) Pedestrians
- (c) Other road users



Wednesday, May 05, 2010
4 09:36 PM

पावली

Original
नॉदणी 39 म.
मिडगाव, 05/05/10

प व ल - 3	
पावली क्र. 4713	दिनांक 05/05/2010
8806	2010
59/908	

पावली नाव कोद्रोली

दस्तावेजाचा अनुक्रमीक

पावली - 04576 - 2010

दस्तावेजाचा प्रकार

अग्निहस्तांतरणपत्र

साधारण करणाऱ्याचे नाव: 1) मे / रॉयल मिडोस करिता भागीदार भिमेश वरेंद्र मेहता, 2) मे / रॉयल मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता

मोदणी फी

100.00

नयकास (अ. 11(1)), पूर्णपणे नयकास (अ. 11(2)), राजपत्र (अ. 12) या एकाचिपत्रेण (अ. 13) -> एकत्रित फी (41)

820.00

एवढेच रु.

920.00

अगवणास हा दस्त अंदाजे 4:10PM हा वेळेस मिळेल

वाजारा मूल्य: 4945000 रु.
भरतीले मुद्रांक मूल्य: 100 रु.

मोबदला: 15480019 रु.



TRUE COPY



दस्ता गोपवारा भाग - 2

पवले 3

दस्ता क्रमांक (4576/2010)

35-138

दस्ता क्र. [पवले 3-4576-2010] चा गोपवारा
वाजारा मूल्य : 4945000 गोपवारा : 5480019 भरलेले मुद्रांक शुल्क : 100

दस्ता हजर केलेल्या दिनांक : 05/05/2010 03:40 PM
निष्पादनाचा दिनांक : 05/05/2010
दस्ता हजर करणा-याची सही :

[Signature]

पावती क्र.: 4713 दिनांक: 05/05/2010
पावतीचे वर्णन
नॉय: 1) मे / रॉयल मिडोस करिता भागी
मिमेश नरेंद्र मेडता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मादी, 3)
रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल
करिता भागीदार सुनिल
एल गजरा 5) मे / रॉयल मिडोस करिता भ
पदमशी के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी,
(HUF), 7) मे / रॉयल
मिडोस करिता भागीदार दीप जे गजरा

100 : नॉदणी की
820 : नस्कल (अ. 11(1)), पृष्ठांकनाची
(अ. 11(2)),
रुजयात (अ. 12) व छायाचित्रण (अ. 13) :-
एकत्रित की

920: एकूण

दस्ताचा प्रकार : 25) अर्धदस्तांतरणपत्र
निष्पादना क्र. 1 ची वेळ : (प्राप्तीकरण) 05/05/2010 03:40 PM
निष्पादना क्र. 2 ची वेळ : (प्राप्तीकरण) 05/05/2010 03:56 PM
निष्पादना क्र. 3 ची वेळ : (प्राप्तीकरण) 05/05/2010 04:07 PM
निष्पादना क्र. 4 ची वेळ : (प्राप्तीकरण) 05/05/2010 04:07 PM

दस्ता नोंद घेतल्याचा दिनांक : 05/05/2010 04:07 PM

अर्धदस्ता 1908

खोलीस इतरांस असं निवेदन केलेले की, ते दस्ताऐवज करून देणो-यांना व्यक्तीस ओळखतात.

1) आनंद गायकवाड - घर/एलिट नं: चौक खालापूर

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं: ---

पेट/यस्ताहत:

शहर/गाव:

तालुका:

पिन:

2) साचेन भाईर - घर/एलिट नं: पनवेल

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं: ---

पेट/यस्ताहत:

शहर/गाव:

तालुका:

पिन:



मुनिबंधकाची सही, सह दु.नि.पनवेल 3



प्रमाणित करण्यास येते की सदर दस्तास एकूण 35 पाने आहेत.

दस्ता क्र. 2 पानवत-3 (पान-2)

दस्ता क्र. 2 कपाक 60000

दुष्प्रभ निबंधकाच्या सहीसह - 3 (पान-2) TRUE COPY दिनांक 5 भाडे 5 सन 2010



संलग्नक संख्या: ६ वर्ष: ५५७६/२०१०

द्वयम निबंधकः गणेश नि त्रिभुवनम् ५

INDEX NO. 11

Regh. 63 m. a.

गावाचे नाव : कोप्रोली

- (1) विलेखाना प्रकार, मोनोप्लायर स्वरूप अभिहरतांतरणपत्र
व वाजारभाव (गाउपटलाव्या
मॉबिलिटी पट्टाकार आकारणी देतो
या पट्टेसाठी नमूद करावे) मोनोप्लायर रु. 15,480,019.00
वा.भा. रु. 4,945,000.00

- (2) भू-मापन, पोटहिरसा व धरद्वन्नांव
(असल्यास)

- (1) वर्णन: बीजे कोपेली ता पनवेल जि रायगड येथील सर्वे नं 27, हिस्सा नं 2ड, क्षेत्र 0-42-0, पो ख 0-01-0, एकुण क्षेत्र 0-43-0. आकार 1-25.... दस्त क्र 1393 /2010 दिनांक 10/02/2010 नुसार नोंदी य म सु यमुल.

- (3) સિત્રાંકજ

- (4) ओज्जित्वाणि किंवा खुडी देण्यात
असेल तेव्हा

- (۱)

- (5) दस्तऐवज करून देण्या-चा परावर्तनाचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (1) रीलीप के काथराणी :- धर/प्रलेट नः गुयई ; गतली/गुतः :- ईगरीचे गावः :- ईसार
नः :- पेठ/वसाहत :- शहर/गावः :- तासुको :- भिनः :- पैनरः AACPIR 100

- (6) दर्शनार्थी वरून घेण्या-या पक्षपाताचे नाव व संपूर्ण पता किंवा दिवाणी भाग्यालयाचा हुकुमनामा किंवा आदेश अस्तित्वास. यादीचे नाव व संपूर्ण पता.

- (1) 1) मे / रॉयल मिडोस करिता भागीदार भिगेरा नरेंद्र मेहता, 2) मे / रॉयल मिडोस करिता भागीदार केपुर के मोदी, 3) मे / रॉयल मिडोस करिता भागीदार केकीन एन सांयला, 4) मे / रॉयल मिडोस करिता भागीदार सुनिल एल गजरा 5) मे / रॉयल मिडोस करिता भागीदार पद्मश्री के गजरा, 6) मे / रॉयल मिडोस करिता भागीदार किशोर डी. भद्रा (IHUF), 7) मे / रॉयल मिडोस करिता भागीदार दीप जे गजरा, -; घर/प्लॉट नं: 8) मे / रॉयल मिडोस करिता भागीदार जितेंद्र पी. जैन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद दी शाला, 10) मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1, 3, 5, 6, 7, 8, य 10, ये अंश, स्वता: करिता 2) केपुर के मोदी, -; गल्ली/रस्ता: से 3, नविन पनयेंत; ईमार्ततीये नाय: -; ईमार्तत नं: -; पेट/यताहत: -; हात/पाय: -; हात/पाय: -; पंग नम्बर: -; हात/पाय: -

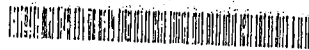
- (2) 1) मे / रॉयल मिडोस करिता भागीदार किमेश गॅर्रेड, 2) मे / रॉयल मिडोस करिता भागीदार केवुर के गोदी, 3) मे / रॉयल मिडोस करिता भागीदार केवीन एन सायबला, 4) मे / रॉयल मिडोस करिता भागीदार सुनील एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पदम एल गजरा, 6) मे / रॉयल मिडोस करिता भागीदार किशोर डी. भद्रा (HUF), 7) मे / रॉयल मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता भागीदार जितेंद्र पी जेन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद्र साहा 10) मे / रॉयल मिडोस करिता भागीदार अरविंद ग्लात्रा
- क्रमांक 1, 3, 5, 6, 7, 8, व 10, चे अख. 4) सुनिल एल गजरा; गॅर्रेड/रस्ता: -/-; ईमार्तरीचे नाव: -/-; ईमार्तरीचे नाव: -/-; तालुका: -/-; पिन: -/-; पॅन नंबर: -/-

- (3) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल मिडोस करिता भागीदार कैथुर के भोदी, 3) मे / रॉयल मिडोस करिता भागीदार केवीन एन सावंत, 4) मे / रॉयल मिडोस करिता भागीदार सुमित एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पंदेमारी के गजरा, 6) मे / रॉयल मिडोस करिता भागीदार विशोर जी. भद्रा (HUF). :- घर/फ्लैट नं. भरपिंद न्यात्रे कमठांक 1,3,5,6,7, 8, व 10, ये अज. स्वता: करिता गुलपंद फ्री होमिंग फ्लैट करिता :- ईगारतीचे नाव :- ईगारती मे :- रेट/वसाहत :- साहर/गाव :-

- | | | |
|---|----------------|------------|
| (7) दिनांक | कलकत्ता दिनांक | 05/05/2010 |
| (8) | नोटिफिकेशन | 05/05/2010 |
| (9) अनुमतिपत्र, खंड 3 पृष्ठ | | 4576 /2010 |
| (10) दीर्घावधायकतापत्र मुद्रांक पत्रिका | | रु 20.00 |
| (11) दीर्घावधायकतापत्र नोटिफिकेशन | | रु 100.00 |
| (12) शेष | | |

TRUE COPY

पुण्याचे निवेदन, पनवले-
(वर्ग-१)



Wednesday, May 05, 2010

4:36:15 PM

Original

मोदणी ३९ मं.

Rēgn. 39 M

पावती

पावली क्र. : 4716

दिनांक 05/05/2010

गावचं नाव कोणाली

दस्तावेज्या अनुक्रमांक प्रवर्त - 04579 - 2010

दस्तावेजाच्या प्रकारात अग्निहस्तांतरणपत्र

साक्षर करणाराचे नाव:1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता,2)मे / रॉयल मिडोस करिता भागीदार केयूर के मोदी,3) मे / रॉयल मिडोस करिता नोंदणी फी

नॉटिंगी परी

:- 100.05

नयकल (आ. ११(१)), पृष्ठाफनाची नयकल (आ. ११(२)),
कन्यात (आ. १२) नयकल (आ. १२(१)),

780.00

रुजयात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित पृी (39)

एकूण रु. 880.00

આપનારા હાં કરનાં અંદાજે 4:51PM હાં વેળેનાં મિલેલાં

दुष्प्रसन्न निवधक
सह. दु. नि. पनवेल 3

सह. दु. नि. पनवेल 3

मूल्य: 2875000 रु.

मोबाइल: 9000011

शुल्क: 100 रु.



TRUE COPY

दस्ता गोपवारा भाग - 2

पवेल 3

दस्ता क्रमांक (4579/2010)

38132

दस्ता क्र. [पवेल 3-4579-2010] चा गोपवारा
वाजारा मुख्य : 2875000 मोबिली 9000011 भरलेले मुद्रांक शुल्क : 100

दस्ता हजर केल्याचा दिनांक : 05/05/2010 04:31 PM

निष्पादनाचा दिनांक : 05/05/2010

दस्ता हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : (25) अभिहरणांतरणा
शिवका क्र. 1 ची वेळ : (सादरपत्र) 05/05/2010 04:31 PM
शिवका क्र. 2 ची वेळ : (डी) 05/05/2010 04:36 PM
शिवका क्र. 3 ची वेळ : (कपुती) 05/05/2010 04:37 PM
शिवका क्र. 4 ची वेळ : (अंकित) 05/05/2010 04:37 PM

दस्ता सौंद केल्याचा दिनांक : 05/05/2010 04:37 PM

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दस्ता सौंद केल्याचा दिनांक : 05/05/2010 04:37 PM

दस्ता सौंद केल्याचा दिनांक : 05/05/2010 04:37 PM

दस्ता सौंद केल्याचा दिनांक : 05/05/2010 04:37 PM

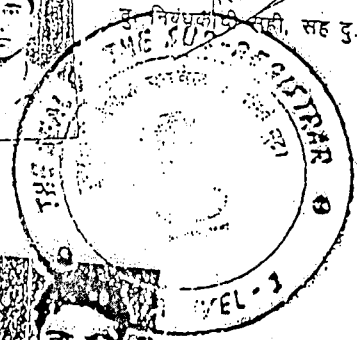
दस्ता सौंद केल्याचा दिनांक : 05/05/2010 04:37 PM

दस्ता सौंद केल्याचा दिनांक : 05/05/2010 04:37 PM

दस्ता सौंद केल्याचा दिनांक : 05/05/2010 04:37 PM

पावली क्र.: 4716 दिनांक: 05/05/2010
पावलीचे वर्णन
नांव: 1) मे / रॉयल मिडोस करिता भागीद
नरेंद्र मेहता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3)
रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल
करिता भागीदार सुनित
एन गजरा, 5) मे / रॉयल मिडोस करिता ग
पदमशी के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी,
(HUF), ...

पवेल-3
880/908



दु. निबंधकाची सही सह दु. नि. पवेल 3

प्रमाणित करण्यास येले की सदर दस्तास एकूण 38 पाने आहेत.

दस्ता निबंधका, पवेल-3 (वर्ग-2)

पुस्तक क्र. 8

क्रमांक 896/

दुय्यम निबंधका, पवेल-3 (वर्ग-2)
दिनांक 5 माहे 5 सन 2010



दस्तावेज क्रमांक व वर्ष: 4579/2010

Wednesday, May 03, 2010
1:07:54 PM

दुय्यम निबंधक: सह दु.नि.पनवेल 3

सूची क्र. दोन INDEX NO. II

गावाचे नाव: कोपोली

नोंदणी 63 म.
Regn. 63 m.e.

जल सं
8806
28

- (1) विलेखावा प्रकार, भोंवट्याला स्वरूप अभिलेखांतरणपत्र व बाजारभावाभावेपट्ट्याच्या वसतीला कर्ता आकारणी देतो की पत्रेद्वारे नमूद करावे) भोंवट्या: रु. 9,000.011.00 वा.भा. रु. 2,875,000.00

(2) भ.भा.पोलीला व धरकामांक

(3) भ.भा.पोलीला व धरकामांक

(4) ओळखणी किंवा जुडी देण्यात आलेले तैह्या

(5) दस्तऐवज करून देण्याचा पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेशा अन्वयात, वादीचे नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून देण्याचा पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेशा अन्वयात, वादीचे नाव व संपूर्ण पत्ता

(1) वर्णना भोजे कोपोली ता पनवेल जि रांगयड येथील सर्व नं 26, हिस्सा नं 1, क्षेत्र 0-25-0, आकार 2-56*** धिनशेती मिळकत **** दस्त क्र 1392 /2010 दिनांक 10/02/2010 नुसार नो की व गु शु वसुल

(1)

(1) दीर्घाप जे कांधराणी - -; घर/फ्लॅट नं: मुयई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; राहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACPK 0524F.

(1) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनिल एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मश्री के गजरा, 6) मे / रॉयल मिडोस करिता भागीदार फिशोर डी.भद्रा (HUF), -; घर/फ्लॅट नं: 7) मे / रॉयल मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता भागीदार जितेंद्र पी जेन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी शहा, -; गल्ली/रस्ता: 10) मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7, 8, व 10, यांचे अख.व स्वता:करिता केयूर के मोदी; ईमारतीचे नाव: न्यु पनवेल; ईमारत नं: -; पेट/वसाहत: -; राहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AALFR 7337J.

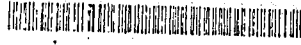
(2) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनिल एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मश्री के गजरा, 6) मे / रॉयल मिडोस करिता भागीदार फिशोर डी.भद्रा (HUF), -; घर/फ्लॅट नं: 7) मे / रॉयल मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता भागीदार जितेंद्र पी जेन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी शहा, -; गल्ली/रस्ता: 10) मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7, 8, व 10, यांचे अख.व स्वता:करिता सुनिल एल गजरा; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; राहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(3) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनिल एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मश्री के गजरा, 6) मे / रॉयल मिडोस करिता भागीदार फिशोर डी.भद्रा (HUF), -; घर/फ्लॅट नं: 7) मे / रॉयल मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता भागीदार जितेंद्र पी जेन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी शहा, -; गल्ली/रस्ता: 10) मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7, 8, व 10, यांचे अख.व स्वता:करिता मुलचंद पी शहा; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; राहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक वाळू दिल्पाचा 05/05/2010
(8) नं.दणीचा 05/05/2010
(9) अमुकामा, खंय व पृष्ठ 4579 /2010
(10) बाजारभाव,प्रमाण, मुद्रांक शुल्क रु 20.00
(11) बाजारभाव,प्रमाण, नोंदणी रु 100.00
(12) शेरा

दुय्यम निबंधक, पनवेल-3
(सर्ग-2)





Wednesday, May 05, 2010
4:27:32 PM

Original
नोदणी 39 म.
Regn 39 म.

पावती

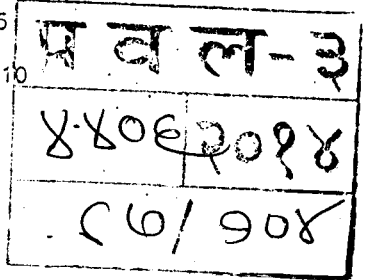
पावती क्र. :- 4715

दिनांक 05/05/2010

मावाचे माव कोप्रोली

दस्तावेजाचा अनुक्रमांक पवल3 - 04578 - 2010

दस्तावेजाचा प्रकार अभिहरतांतरणपत्र



सादर करणाऱ्याचे नाव: 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता

नॉदणी फी :- 100.00

नक्कल (अ. 11(1)), वृत्तांकनाची नक्कल (अ. 11(2)), :- 820.00

रजवत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (41) एकुण रु. 920.00

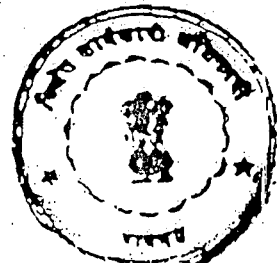
आवभास इ' दस्त अंदाजे 4:42PM ह्या वेळेस मिळेल

दुय्यम निवधक
सह दु.नि.पनयेत 3

वाजपार मुल्य: 7006000 रु. मोयदला: 22212028 रु.
भरलेले मुद्रांक शुल्क: 100 रु.



TRUE COPY



दुष्यम निदेश-३ (वर्ग-२)



दस्तावेज संख्या: 4578/2010

Wednesday, May 05, 2010

4:19:15 PM

दुय्यम निबंधक: सह. दु. नि. पनवेल 3

सूची क्र. दोन INDEX NO. II

नॉटरी 65 म.

Regn. 63 m.e.

भावाचे नाव : कोप्रोली

- (1) विलेसोची बळार, सोयऱ्यांचे स्वरूप अभिहरतांतरणपत्र
व वापरिमाव (भाडेपट्टेबांधा)
वावतीत गट्टीकार आचारणी देता
की पेट्टेबांधा से संग्रह वारिमाव मोवदला सं. 22,212,028.00
वा.भा. सं. 7,096,000.00

- (2) भू-भाषण, पोटलिस्ता व वारिमाव
(अस्त्यारा)

(1) दर्पना मोजे कोप्रोली ता पनवेल जि रावगड येथील सर्व नं 26, डिस्ता नं 2, क्षेत्र 0-51-3 पो
ख 0-10-4; एकुण क्षेत्र 0-61-7, आकार 5-25

- (3) क्षेत्रफल

(1)

- (4) आकारणी किंवा जुडो देण्यात
असले होय

(1)

- (5) दस्तऐवज काढून देण्याचा
पक्षकारांचे व संपूर्ण पता नाव किंवा
दियाणी न्यायालयाचा हुकुमनामा
किंवा आदेश अस्त्यारा, प्रतियादीचे
नाव व संपूर्ण पता

(1) सीलीप जे काथराणी - - - घर/प्लॅट नं: मंयूर - गल्ली/रस्ता: - - - इमारतीचे नाव: - - - ईमारत
नं: - - - पेट/वसाहत: - - - शहर/गाव: - - - तालुका: - - - पिन: - - - पॅन नंबर: AALFR 7337J

- (6) दस्तऐवज काढून देण्याचा
पक्षकारांचे नाव व संपूर्ण पता किंवा
दियाणी न्यायालयाचा हुकुमनामा
किंवा आदेश अस्त्यारा, वारिमाव नाव
व संपूर्ण पता

(1) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनित
एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मशी के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी. भद्रा (HUF), - - - घर/प्लॅट नं: 7) मे / रॉयल
मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता
भागीदार जितेंद्र पी जेन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी
शहा, 10) गल्ली/रस्ता: मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7,
8, व 10, यांचे अख.व स्वता:करिता केयूर के मोदी, - - - इमारतीचे नाव: न्यु पनवेल - - - ईमारत नं: - - -
पेट/वसाहत: - - - शहर/गाव: - - - तालुका: - - - पिन: - - - पॅन नंबर: AALFR 7337J

(2) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनित
एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मशी के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी. भद्रा (HUF), - - - घर/प्लॅट नं: 7) मे / रॉयल
मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता
भागीदार जितेंद्र पी जेन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी
शहा, 10) गल्ली/रस्ता: मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7,
8, व 10, यांचे अख.व स्वता:करिता सुनित एल गजरा, - - - इमारतीचे नाव: न्यु पनवेल - - - ईमारत नं: - - -
पेट/वसाहत: - - - शहर/गाव: - - - तालुका: - - - पिन: - - - पॅन नंबर: AALFR 7337J

(3) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनित
एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मशी के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी. भद्रा (HUF), - - - घर/प्लॅट नं: 7) मे / रॉयल
मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता
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शहा, 10) गल्ली/रस्ता: मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7,
8, व 10, यांचे अख.व स्वता:करिता सुनित एल गजरा, - - - इमारतीचे नाव: न्यु पनवेल - - - ईमारत नं: - - -
पेट/वसाहत: - - - शहर/गाव: - - - तालुका: - - - पिन: - - - पॅन नंबर: AALFR 7337J

- (7) दिनांक कलम दित्याचा 05/05/2010

- (8) नॉटरीची 05/05/2010

- (9) अनुक्रमांक, उड व पट्ट 4578/2010

- (10) गट्टीकारांना मुद्रांक शुल्क रु. 20.00

- (11) वापरिमाव भावनाणी मोडणी रु. 100.00

- (12) शेरा

दुय्यम निबंधक, पनवेल-1
(सो-न)

ज.स.स. - ३
8806 1098
00 1908

Original
नोदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4717

दिनांक 05/05/2010

गावाचे नाव कोप्रोली

दस्तावेजाचा अनुक्रमांक

पयल3 - 04580 - 2010

दस्तावेजाचा प्रकार

अभिहरतातरणपत्र

सादर करणाराचे नाव: 1) मे / रॉयल मिडीस करिता भागीदार भिमेश नरेंद्र महता, 2) मे / रॉयल मिडीस करिता भागीदार कंगुर के मोदी, 3) मे / रॉयल मिडीस करिता

भोंदजी र्फी

100.00

भजकल (अ. 11(1)), वृष्टीफिनाधी नयकल (अ. 11(2)),

840.00

राज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)

एकूण

रु.

940.00

अपणास हा दस्त अंदाजे 4:59PM हा वेळेस मिळेल

दुय्ये निवधक
राह दु.नि. पनवेल 3

गाजार मूल्य: 5900000 रु.

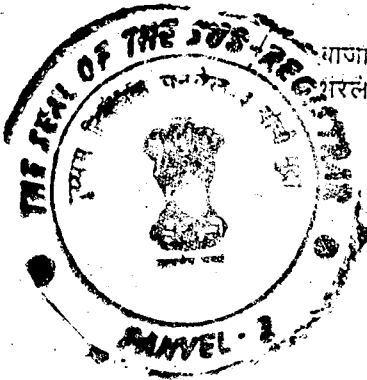
मोबदला: 21600027 रु.

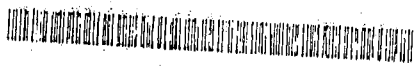
शरलले मुद्रांक शुल्क: 100 रु.

दुय्ये वस्त परत मिळाला!

Keyvan

दस्तावेजाचा प्रकार





दस्ता गोपवारा भाग - 2

प व ल-३
8808 2018
पवक 9/908
दस्ता क्रमांक (4580/2010)
82182

दस्ता क्र. [पवक 3-4580-2010] चा गोपवारा
वाजार मुल्या : 6900700 मंदारता 2*600027 भरलेले मुद्रांक शुल्क : 100

दस्ता हजर केल्याचा दिनांक : 05/05/2010 04:39 PM
निष्पादनाचा दिनांक : 05/05/2010
दस्ता हजर करणा-याची सही :

Keyman

दस्ताचा प्रकार : 25) अग्निहस्तांतरणपत्र
शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 05/05/2010 04:39 PM
शिक्षका क्र. 2 ची वेळ : (फ्री) 05/05/2010 04:44 PM
शिक्षका क्र. 3 ची वेळ : (युक्ती) 05/05/2010 04:45 PM
शिक्षका क्र. 4 ची वेळ : (ओळख) 05/05/2010 04:45 PM

दस्ता नोंद केल्याचा दिनांक : 05/05/2010 04:45 PM

ओळख :

खालील दस्तम अग्ने मिश्रीत करतात की, ते दस्तऐवज करून देणा-यांना व्याखतीस ओळखतात,
व त्यांची ओळख पटवितात.

1) आदि गायकवाड - घर/प्लॉट नं: धोक खालापूर

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं: -

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

2) सचिन भोईर - घर/प्लॉट नं: पनवेल

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं: -

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

पायती क्र.: 4717 दिनांक: 05/05/2010

पायतीचे वर्णन

नांव: 1) ने / रॉयल मिडोस करिता भागीदार मि
गणेंद्र मेहता, 2) ने / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3) ने /
रॉयल मिडोस करिता
भागीदार केकीन एन सायता, 4) ने / रॉयल
मिडोस करिता भागीदार सुनिल
एल गजरा, 5) ने / रॉयल मिडोस करिता भागीदार
पद्मश्री के गजरा, 6) ने /
रॉयल मिडोस करिता भागीदार किशोर डी. भद्रा
(HUF).

100
840
(आ. 118)
रुजवात 12) व 13) या (अ. 118)
एकपत्रिका
940: एकूण

नियम 3



उ. नि. पनवेल 3

प्रमाणित करण्यास देते की वर दस्तास एकूण 82
पाने आहेत.

दस्ता नोंद करणारी, पनवेल-3 (अं-1)

पत्रांक क्र. 2

दस्तावेज क्रमांक व वर्ष: 4580/2010

Wednesday, May 05, 2010

4:45:44 PM

मुख्य निबंधक: सह दु.नि.पनवेल 3

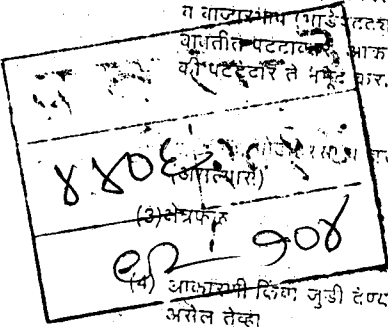
सूची क्र. दांन INDEX NO. II

भावाचे नाव: कोप्रोली

पृष्ठ 53 मं.

Regn. 63 m.e.

- (1) विलोकाचा प्रकार, भौतदत्ताचे स्वरूप अभिहस्तांतरणपत्र
न वाच्यतासंग (गुण्डे/दत्तशाच्या
वाच्यता पट्टाच्या आकारणी दत्त
वाच्यता पट्टाचे भौतदत्त (कार.वे) माध्यमातून 21.600 027 00
वा.प. 21.600 027 00



- (1) यामात मोज कोप्रोली ता पनवेल जि रागयड येथील सर्व नं 27, हिस्सा नं 2ई, क्षेत्र 0-60-0,
आकार 1-75 दस्त क्र 1390/2010 दिनांक 10/02/2010 नुसार नो फी व मु शु यमुल
(1)

- (1) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

- (5) दस्तऐवज वाच्यता देण्या-या
पक्षकाराचे व संपूर्ण पत्ता किंवा
दियाणी न्यायालयाचा हुकुमनामा
किंवा आदेश अस्तित्वात, प्रसिवादीचे
नाव व संपूर्ण पत्ता

- (1) सीलीप जे कायराणी - -; घर/प्लॉट नं: मुंबई: गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACPK0524F

- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नांव व संपूर्ण पत्ता किंवा
दियाणी न्यायालयाचा हुकुमनामा
किंवा आदेश अस्तित्वात, वादीचे नांव
व संपूर्ण पत्ता

- (1) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनिल
एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मश्री के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी.भद्रा (HUF), -; घर/प्लॉट नं: 7) मे / रॉयल
मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता
भागीदार जितेंद्र पी जैन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी
शाहा, गल्ली/रस्ता: 10) मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7,
8, व 10, यांचे अख.व स्वता:करिता केयूर के मोदी, ईमारतीचे नाव: न्यु पनवेल; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AALFR 7337J

- (2) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनिल
एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मश्री के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी.भद्रा (HUF), -; घर/प्लॉट नं: 7) मे / रॉयल
मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता
भागीदार जितेंद्र पी जैन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी
शाहा, गल्ली/रस्ता: 10) मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7,
8, व 10, यांचे अख.व स्वता:करिता सुनिल एल गजरा; ईमारतीचे नाव: -/-; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -/-

- (3) 1) मे / रॉयल मिडोस करिता भागीदार भिमेश नरेंद्र मेहता, 2) मे / रॉयल
मिडोस करिता भागीदार केयूर के मोदी, 3) मे / रॉयल मिडोस करिता
भागीदार केकीन एन सायला, 4) मे / रॉयल मिडोस करिता भागीदार सुनिल
एल गजरा, 5) मे / रॉयल मिडोस करिता भागीदार पद्मश्री के गजरा, 6) मे /
रॉयल मिडोस करिता भागीदार किशोर डी.भद्रा (HUF), -; घर/प्लॉट नं: 7) मे / रॉयल
मिडोस करिता भागीदार दीप जे गजरा, 8) मे / रॉयल मिडोस करिता
भागीदार जितेंद्र पी जैन, 9) मे / रॉयल मिडोस करिता भागीदार मुलचंद पी
शाहा, गल्ली/रस्ता: 10) मे / रॉयल मिडोस करिता भागीदार अरविंद म्हात्रे क्रमांक 1,3,5,6,7,
8, व 10, यांचे अख.व स्वता:करिता मुलचंद पी शाहा; ईमारतीचे नाव: -/-; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -/-

- (7) दिनांक कलम दिल्याचा 05/05/2010
(8) मोड/मोबा 05/05/2010
(9) अन्वयार्थक, खंड व पृष्ठ 4580/2010
(10) वाजाराभावाप्रमाणे मुद्रांक शुल्क रु 20.00
(11) वाजाराभावाप्रमाणे नोंदणी रु 100.00
(12) शेरी

मुख्य निबंधक, पनवेल-3
(धा-2)

11 Phadga

E Phadga

Weyman

10/ Phadga

7 Phadga

प व ल-३	
४४०६	२०१४
०३/१०४	

7 Phadga

4 Phadga

27 Phadga

19 Phadga

12 Phadga

93 Phadga



94 Phadga

95 Phadga

निवेदन

मुख्य न्यायालय क्रमांक :- ४०६/२०११

सदर भुक्तियारपत्रावर आज दिनांक २१/१२/११

रांजी श्री.

वय वर्ष सा.

बांजी माझे संपन्न सही केली व त्याचे

ओळखी विषयी :- ज्ञानद

३. गावकऱ्या बांजी खात्री पद्धतीने

सद. दुय्यम निवडक बरी व

पुनर्विल क्रमांक ३

अकेश
गुप्ता

परधन - मिमेश १७ मे ११

केपूर के मोदी केविन एण सावला

मुनेल एल गजारा

वदमशरी के गजारा, किशोर जी

कादा - दिप जे गजारा

जितेंद्र पी जेठ - मार्केट पी

शहा - अश्विंद मारी - सहाय

य नविन पतयेद

अ. अरुण के गोरा मिमेश १७

मेहता - किशोर जी कादा

केविन एण सावला

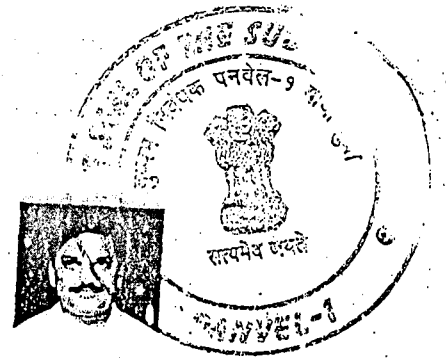
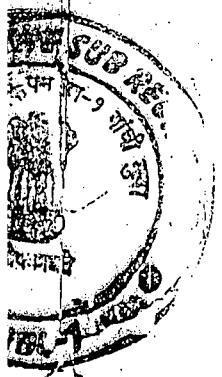
मुनेल एल गजारा, मार्केट

अध - सहाय निवेदन

४०६/२०११
२४/१२/११



प व ल-३
४४०६२०१४
२५/१००४



१) आगे नामक व.
 रा. सोनली कोशिका:
 पनवेल
 व. २३

२) रिजि. पु.
 रा. सोनली कोशिका:
 पनवेल
 व. ३५

वरील मुख्यापत्रात खाडाखोड
 व चुकदुरुस्ती नाही. त्यात एकूण ()
 पाने डाकी आहेत.
 आभिप्रायान पती म.

सह. मुख्य निबंधक वर्ग १
 पनवेल क्रमांक १



40-11-3
88062088
2061908



398/4406

मंगळवार, 22 जुलै 2014 1:35 म.नं.

दस्त गोषवारा भाग-1

पवल3

१०९/१०४,

दस्त क्रमांक: 4406/2014

दस्त क्रमांक: पवल3 /4406/2014

बाजार मूल्य: रु. 15,05,500/- भोबदला: रु. 13,15,800/-

भरलेले मुद्रांक शुल्क: रु.75,800/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:4629

पावती दिनांक: 22/07/2014

अ. क्र. 4406 वर दि.22-07-2014

सादरकरणाचे नाव: पार्वती भानुशाली - -

रोजी 1:31 म.नं. वा. हजर केला.

नोंदणी फी

रु.

15200.00

दस्त हाताळणी फी

रु. 2080.00

पृष्ठांची संख्या: 104

पार्वती भानुशाली

दस्त हजर करणाऱ्याची सही:

एकुण: 17280.00

22.7

Sub Registrar Panvel 3

22.7

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिकका क्र. 1 22 / 07 / 2014 01 : 31 : 21 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 22 / 07 / 2014 01 : 32 : 42 PM ची वेळ: (फी)

दस्ताऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल



प व ल-३	
४४०६	२०१४
१०२/१०४	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV OF INDIA

PRITI SHANKARLAL BHANUSHALI

SHANKARLAL SHIVJI DAMA

28/05/1977

Permanent Account Number
AGLPB2401R

Signature



व व ल-३	
४४०६	२०१४
ev/908	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGNPB5149G

नाम /NAME
PARVATI SHANKARLAL
BHANUSHALI

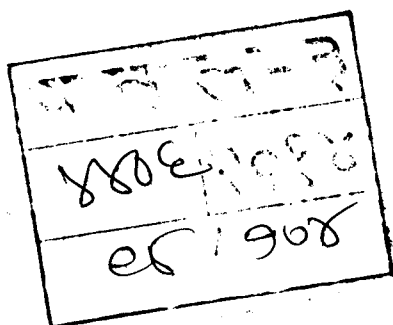
पिता का नाम /FATHER'S NAME
TOPANDAS GOPALJI BHANUSHALI

जन्म तिथि /DATE OF BIRTH
05-10-1960

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax(Computer Operation)



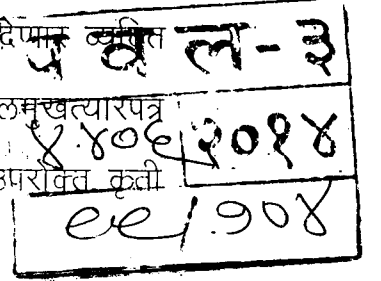



कुलमुखत्यार पत्र बाबत घोषणा पत्र

मी अरुण आडा याद्वारे घोषित करतो
की, दुय्यम निबंधक पेनवेल यांचे कार्यालयात

या शीर्षकाच्या दस्त नोंदणीसाठी सादर करण्यात
आला आहे श्री. अरुण आडा व.ड. यांनी दिनांक २९/०१/१९

रोजी मला दिलेल्या मुख्यात्यार पत्रा आधारे मी सदर दस्त नोंदणीस सादर केला
आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देण्यात व्युत्पन्न
पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्द बदल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती
करण्यास मी पुर्णतः सक्षम आहे.



सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये शिक्षेस मी पात्र राहिन. याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे नाव

B. Jale

सही/-



सदरचे कुलमुखत्यारपत्र मी वाचले असून त्याची सत्यता पडताळली आहे.

प्रीति स. भानुशाली
Preeti S. Bhanushali



DL No. MH43 20120007315
Valid Till : 27-05-2032 (NT)

DOI : 28-05-2012



FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 28-05-2012
LMV 28-05-2012

DOB : 01-06-1988 BG

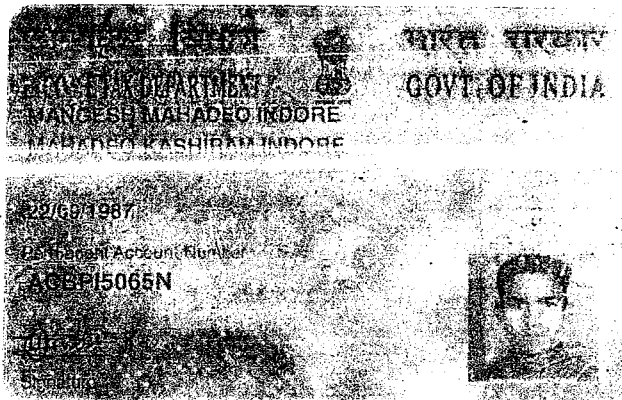
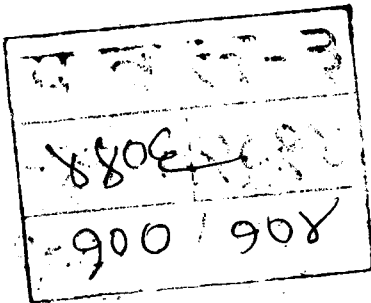
Name : DHANANJAY MAHARNAWAR
S/DW of BHARAT MAHARNAWAR
Add : R NO-A-58-10, GROUND FLR, SEC-21,
PRAVIN ENTERPRISE, TURBHE, NAVI MUMBAI.

PIN : 400705

Signature & ID of
Issuing Authority:

MH43 2012280 COLOUR XEROX

Signature/Thumb
Impression of Holder





22/07/2014 1 37:29 PM

दस्त गोषवारा भाग-2

पवल3

903/908

दस्त क्रमांक:4406/2014

दस्त क्रमांक :पवल3/4406/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पार्वती भानुशाली - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आझाद नगर ११/७ आर ए के रोड वडाळा मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AGNPB5149G	लिहून घेणार वय :-55 स्वाक्षरी:- <i>पार्वती शिंदे</i>		
2	नाव:मैं रॉयल मिडोस तर्फे भागीदार सुनील एल गजरा व मुलचंद शाह यांचे वतीने कु मु भरत गाला - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप क्र ५, नील प्रोडे सेक्टर १ न्यू पनवेल, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AALFR7337J	लिहून देणार वय :-29 स्वाक्षरी:- <i>B. Gab</i>		
3	नाव:प्रिती शंकरलाल भानुशाली - - पत्ता:-, -, -, आझाद नगर ११/७ आर ए के रोड वडाळा मुंबई, Kidwai Nagar (Mumbai), MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AGLPB2401P	लिहून घेणार वय :-36 स्वाक्षरी:- <i>Przeti s. Bhanushali</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:22 / 07 / 2014 01 : 34 : 29 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:धनंजय महारनवर - - वय:25 पत्ता:सेक्टर 21 तुर्भे नवी मुंबई पिन कोड:400705		
2	नाव:मंगेश इंदोरे - - वय:25 पत्ता:सेक्टर 21 तुर्भे नवी मुंबई पिन कोड:400705		



शिवका क्र.4 ची वेळ:22 / 07 / 2014 01 : 35 : 04 PM

शिवका क्र.5 ची वेळ:22 / 07 / 2014 01 : 35 : 20 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Pánvel 3

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001819834201415R	0001166430201415

4406 /2014

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प व ल-३	
४४०६	२०१४
९०८ / ९०८	

प्रमाणित करणेत येते की सदर दस्तास एकूण ९०८
पाने आहेत. पुस्तक क्र. ९
क्रमांक ४४०६ वर नोंदला.

सह दुव्यम निबंधक वर्ग-२, पनवेल-३
दिनांक २२ माहे ७ सन २०१४.

